

Murraylands Life Informational Memorandum



*New Designs for Affordable Sustainable Homes:
Murraylands Life 'giving more back to the community than it takes
from the environment'*

Murraylands Life – Information Memorandum

A report on the proposed Murraylands Life development, its economic, social and environmental sustainability features and, an overview of the rationale for it to proceed.

GreenMode prepared this report for Said Property Developments.

GreenMode (www.greenmode.com.au) is an independent consultancy specialising in advice to build, and grow, environmental business.

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Cover picture

The image on the cover is a three dimensional model of the Murraylands Life home designs, site layout and community centre.

OVERVIEW

Murraylands Life is a cutting edge, affordable, environmentally sustainable residential project. It is poised to set new benchmarks and become a living demonstration of progressive, sustainable outcomes for South Australia.

The development will create a vibrant, regional, residential district in Murray Bridge. It aims to give more back to the community than it draws from the environment. Its new standards include:

- Reuse of all water (including stormwater, grey and black water).
- Cut the Carbon Footprint associated with home use by 85%.
- Cutting potable water use by 60 to 90 percent.
- Highly energy efficient households.
- Initiatives that deliver a significant cut to the Ecological Footprint associated with the homes and living in them.
- Fitting all 320 houses with 1 kW of Solar PV each.
- Achieving these social and environmental results while maintaining the affordability of the housing.
- Providing attractive, secure and affordable living for older Australians.
- Delivering innovation and growth, while demonstrating how new thinking can bring additional vibrancy into regional communities.

In addition to these outcomes, through engaging with schools, universities and the wide public, the development seeks to educate the broad community about sustainability. It may also assist the state with the delivery of many SA Plan targets.

This progressive development also helps deliver significant outcomes for regional South Australia and the State. The sustainable benchmarks and community, showcased at the site, are set to become headlines for commercially viable sustainable development. Murraylands Life and, its self sustaining features, can generate national and international interest while also delivering real lifestyle benefits for its community.

At Murraylands Life these cutting edge outcomes are an integral part of this affordable new development. The aims are to:

- Deliver on very progressive environmental, economical and social sustainability goals.
- Take a *Whole of Life* perspective to the development. We want to ensure what is built today has enduring economic, social and environmental values throughout its life and eventual decommissioning and replacement.
- Have a *Cradle to Cradle* view of the development – we design and operate it so that what would have been waste becomes valuable resources and environmental nutrients.
- Give back more to the community than is drawn from the environment.

Murraylands Life Carbon Footprint and Cost

Murraylands Life homes are designed to reduce the Carbon Footprint by 85%.



Figure 1

Figure 1 shows the footprint, to scale – the pink square and purple rectangle represent the amount of productive land required to absorb 320 home’s greenhouse gas emissions. In addition, the reduced Carbon Footprint is likely to cut the home’s operating costs (Figure 2 – details appendix 3).

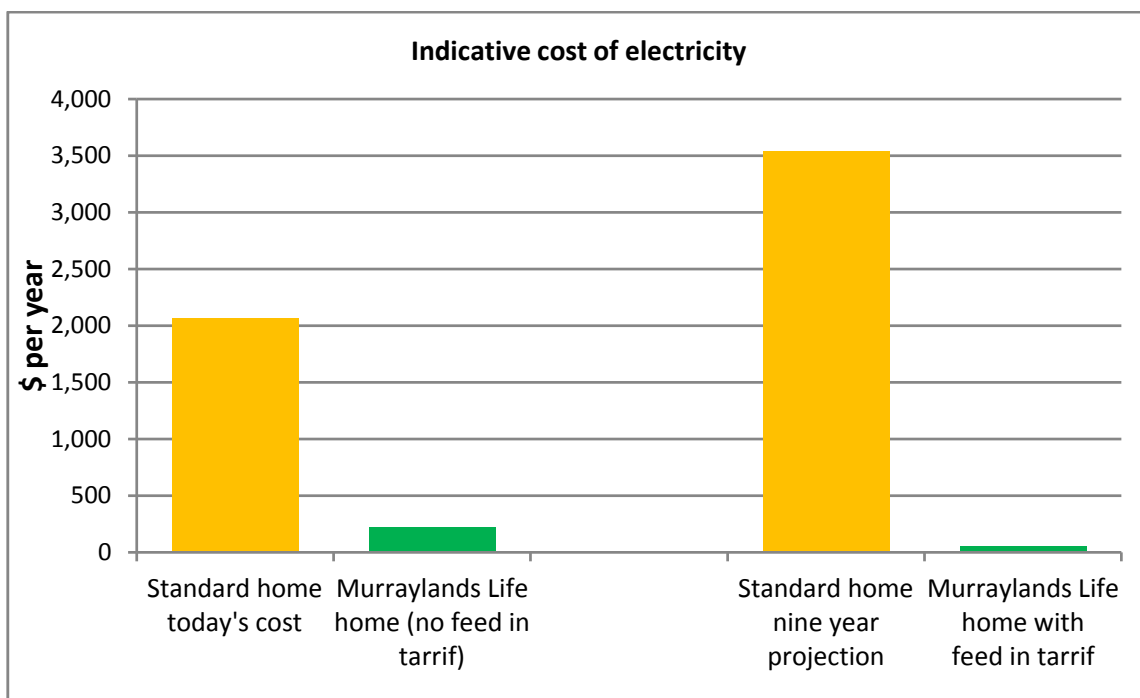


Figure 2

Murraylands Life Recycled and Reused Water - Zero Discharge

The Murraylands Life development adopts full water reuse and conservation measures to achieve a reduction of between eighty and ninety percent on demand for potable water from SA Water - River Murray - supplies. This is achieved by reusing all black, grey and stormwater plus capturing rainfall in water tanks. Figure 3 illustrates the overall system.

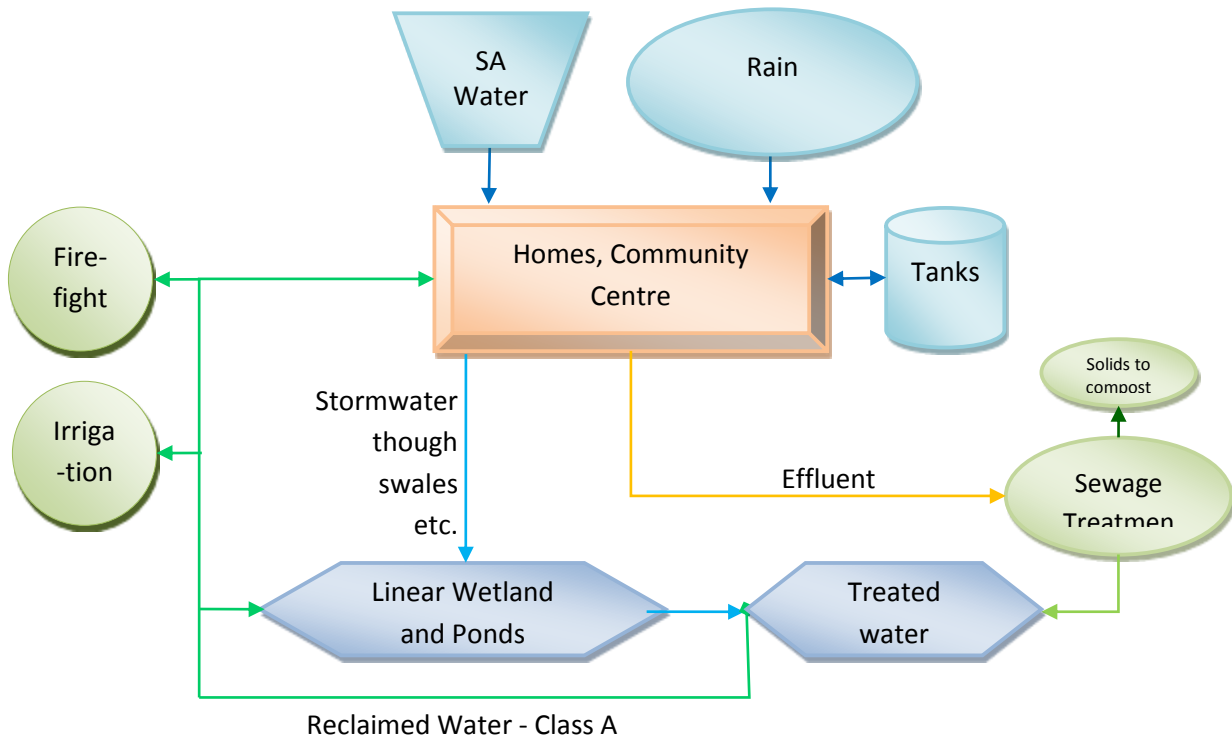


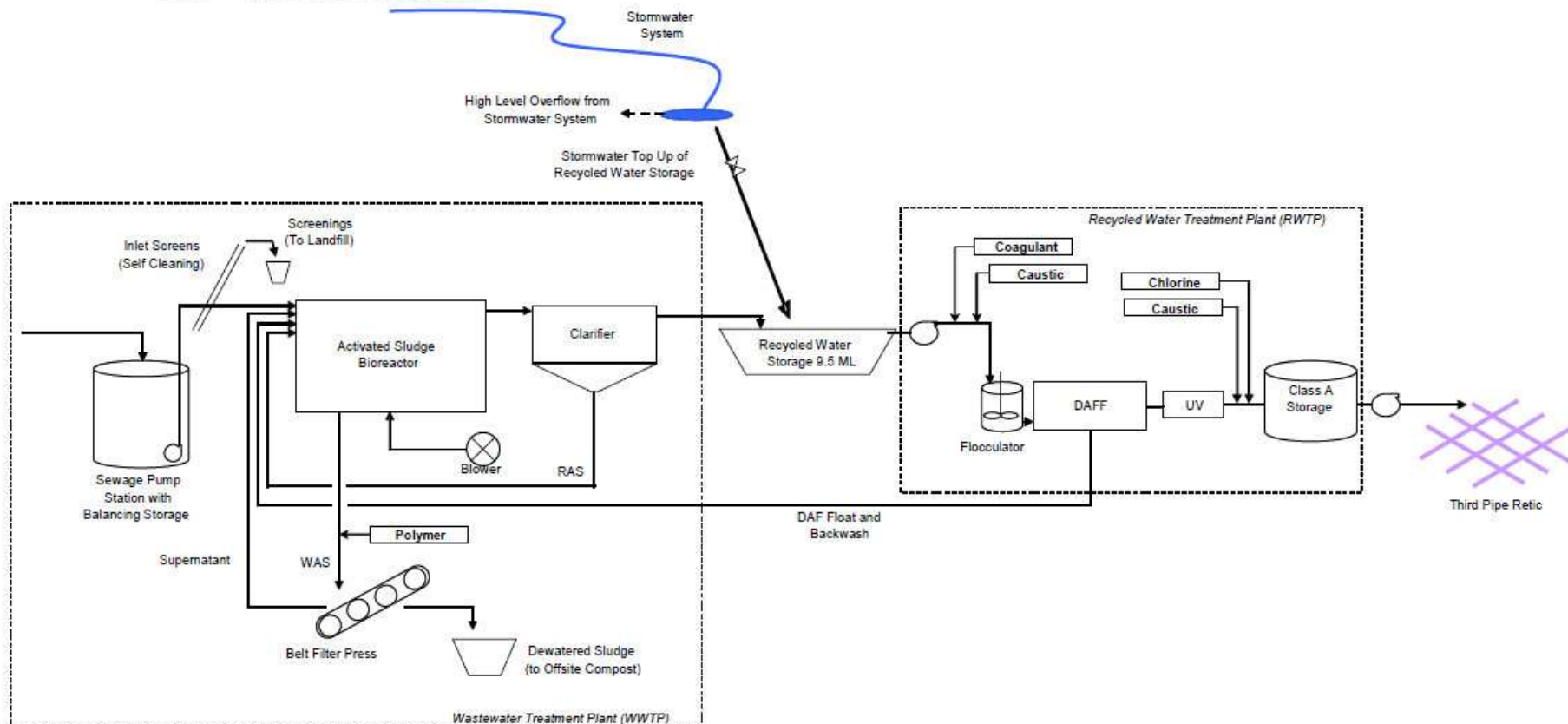
Figure 3
Conceptual overview of Water System



Diagrams: 3D model of development on the previous page and further detail on key elements of water system on this page



5.12 Process Schematic



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