

Earth-friendly suburb harvests the rewards

FIRST blocks in the GreenSmart Village of Harvest Lakes Estate, Atwell, will be offered for sale from Sunday, November 17.

Prices of the 54 lots in stage one start from \$93,000 for a 590sqm site, rising to \$169,000 for a block of 1073sqm. Harvest Lakes is a proposal for 1000 blocks and a projected population of 3500.

The plan reverts to the old grid system to make the most efficient use of blocks able to exploit a true north aspect for the passive solar benefits.

Sixteen sites have been earmarked for displays and already six project building firms have been given the go-ahead for new concepts. Another four have submitted conforming designs for approval.

All homes on the estate have to meet at least four of the eight mandatory design guidelines. Plans have to be first submitted to The Planning Group, which is acting on Landcorp's behalf. When approved, the builders go to the City of Cockburn for a building licence. The guidelines are:

- Minimise east-west facing windows, or provide adequate summer shading with awnings, eaves or pergolas.
- Use energy-efficient glazing.
- Place living areas with good solar access to the north.
- Provide quality door and window seals, or additional insulation for ceilings, walls or floors.
- Provide shade trees-vegetation to the west and deciduous trees to the north.
- Install energy efficient fixtures such as solar hot water or star-rated appliances.
- Commit to GreenSmart principles of waste management.
- Undertake other environmental initiatives, such as rainwater tanks or low-allergen homes.

In an endorsement of the GreenSmart village, Julian Walter, managing director of J Corp, said: "This is our future and we are giving a lead in two of our housing divisions. We have put in a lot of effort to make them energy efficient. At the same time, we have kept costs down to make them affordable."

Architect Garry Baverstock, a doyen figure from 30 years of promoting energy-efficient homes, saw it all as an encouraging start. GreenSmart at least



Julian Walter



Garry Baverstock

showed the industry's recognition of a forthcoming problem.

The correct northern orientation of sites would encourage low-cost passive solar housing. The bonus could be an energy saving in excess of 50 per cent. But he believed that GreenSmart was not being aimed anywhere near high enough.

Because of looming economic prob-

lems created by climate change, Australia had a serious responsibility in this corner of the world to lead by example. He quoted CSIRO research which showed the need for a 10-star rating, not the 3½ stars which was the minimum requirement for energy efficiency these days.

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