



ENVIRONMENT



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ABOUT THE VILLAGE AT WELLARD

The award-winning Village at Wellard is a joint venture between Peet Limited and the Department of Housing and Works. The 320-hectare development is the first purpose-built, greenfields transit-oriented development to be built on Perth's Southern Suburbs Railway.

This 2700-lot master planned community is designed to be environmentally sustainable on every level – from the protection of the surrounding environment to energy and water usage in the estate's homes.

Through good planning and design, The Village at Wellard aims to encourage greater use of public transport, cycling and walking as well as social cohesion, social diversity, conservation, public safety and community revitalisation.

The development sets new benchmarks in the application of principles of environmental planning and conservation, and demonstrates how, in an urban setting, the environment can be maintained and improved to meet the present and future needs of the community.

Upon completion, the Village at Wellard will:

- be home to around 3,000 households;
- feature 28 hectares of landscaped parks;
- include 17 hectares of native bush;
- have 10 hectares of wetlands;
- have the Wellard Train Station and bus interchange at its heart; and
- enjoy the convenience of a village centre with retail, commercial and community facilities.

ENHANCING THE ENVIRONMENT

The Village at Wellard joint venture partners believe urban development can be undertaken in a way that protects and conserves as much of the natural environment as possible. The project partners are committed to demonstrating best practice in sustainable development and continue to implement and support projects and programs that deliver benefits to the environment and the community.

Some highlights include:

- dedication of 17 hectares as a Bush Forever site;
- retention and regeneration of two wetlands on the western side which have been integrated into the estate's open public space;



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- implementation of a Fauna Management Strategy which involves catching native animals (reptiles, bandicoots and possums) and relocating them to the secure Leda Nature Reserve before clearing occurs;
- identification and retention of a number of significant eucalypt trees, mostly Tuart and Jarrah, within the urban environment in road reserves, open spaces and school sites;
- implementation of a vegetation salvage process which selectively harvests timber for general lumber, furniture, arts and crafts, and produces mulches for reuse within the estate;
- adoption of water sensitive design principles throughout the development to minimise the potential impact of pollutants on the wetlands;
- treatment of stormwater drainage to maximise infiltration into the sandy soils which recharges the aquifer;
- development and implementation of a Drainage and Nutrient Management Plan;
- introduction of regular monitoring of groundwater quality and levels in and around the wetlands;
- conservation of existing vegetation wherever practicable throughout the developed area and undertaking plantings of indigenous species as appropriate;
- inclusion of a Waterwise front landscaping incentive package for buyers which is designed through its layout, plant selection and irrigation system to use water efficiently; and
- innovative urban design that has resulted in less land being used to accommodate some 3,000 households than would be needed for a traditionally designed suburb, thereby conserving more of the adjoining bushland.

INNOVATIVE COMMUNITY ENGAGEMENT

A key feature of The Village at Wellard is the early engagement and ongoing involvement of the community

in achieving the project's environmental objectives.

A range of initiatives have already been introduced involving a variety of stakeholders and community groups, including:

- formation of a Community Environmental Reference Group;
- involvement in a Green Corps project to undertake the re-vegetation and restoration of the Wellard northern conservation wetland. (Green Corps is an Australian Government youth development and environmental training program);
- implementation of a number of community education initiatives, including:
 - Purchaser information evenings which feature presentations from sustainable development experts and provide attendees with information packs on sustainable home and garden design to encourage buyers and residents to adopt environmentally friendly behaviours
 - Resident welcome events at which new residents are provided with welcome packs containing environmental educational material such as water and energy efficiency in the home and responsible cat ownership
 - 'Great Gardens' workshops where residents have the opportunity to learn about Waterwise garden design, how to choose drought tolerant plant species and environmentally-friendly gardening practices;
- implementation of a community grants program to support local groups who deliver environmental initiatives;
- establishment of the Ngulla Community Nursery, in conjunction with the other foundation partners, to provide much-needed native plant stock for the burgeoning development, as well as horticulture training and 'enterprise education' for local youth;
- community planting days conducted in the conservation category wetlands – in 2007 local school children, residents and community groups planted 12,000 indigenous plants propagated by the Ngulla Community Nursery;

- implementation of a ground water monitoring program involving Peter Carnley Anglican Community School;
- introduction of a fauna relocation program involving the local schools, Homestead Ridge Progress Association, Village at Wellard residents and the local council;
- sponsorship of the Om-Shanti Marsupial Hospital & Refuge;
- sponsorship of a possum and bird nesting box project run by Calista Primary School; and
- production and distribution of material to raise environmental awareness including a community and residents newsletter, cat education flyer, wildlife care magnets and street signage.

AWARD-WINNING PERFORMANCE

The Village at Wellard has already earned a number of coveted industry awards for excellence in planning, design, landscaping, sustainability and community engagement.

2006

Planning Institute of Australia (Western Australia)
Award for Excellence: Environmental Planning/
Conservation

Landscape Industries Association (Western Australia)
Best Environmental/Rehabilitation/Conservation Project
HIA GreenSmart Development of the Year (WA)

2005

Planning Institute of Australia (Western Australia)
Planning Minister's Award for Excellence

Planning Institute of Australia (Western Australia)
Special Commendation for Urban Design (Plans and Ideas)

Planning Institute of Australia (Western Australia)
Special Commendation for Urban Planning Achievement

Planning Institute of Australia (Western Australia)
Special Commendation for Community-based Planning