

How many of these outcomes will the Thuringowa Sustainable Village Project Achieve?



A collation of what nominees to the Thuringowa Sustainable Village Project identified on their nomination forms that they most wanted for the project to achieve.

Responses sorted roughly into focus group topics.

For the use of all focus groups as a guide.

1 Affordable Sustainable Housing

- Affordability
- Affordability for end purchaser
- Lower initial cost of homes
- Consumer getting value for money
- Affordability: Ensure affordability of housing in Thuringowa now and into the future
- Affordable accommodation prototypes to be used as benchmarks for future development
- Affordable appropriate housing
- Building affordable and sustainable houses
- Affordability to be able to use alternatives
- Make this type of housing affordable and practical
- Cost effective solution to make it more accessible and widespread
- Pricing competitive with mainstream housing
- See affordable design to meet now and future needs for sustainability
- Reduce housing costs by 20%
- The determination of simple 'core sustainability principles' that are robust, practical and achievable for the NQ residential market

- A complete and justifiable mass balance analysis of the "sustainable footprint" of the Village
- Sustainable Ecological Footprint
- To enable the term 'sustainable' living to be more clearly defined and determine what can be achieved
- A development that is sustainable from a holistic approach and considers the materials to produce, costs and environmental impact of the full life cycle including, construction, materials, design life, disposal, maintenance and on going costs
- Energy efficient housing design with minimal impacts on environment
- Housing materials and design maximise energy efficiency, water harvesting and adaptive reuse over time
- Reducing the amount of non-renewable resources taken from the Earth to build the housing
- Demonstrate alternative building designs and products
- Development of appropriate construction systems/methods
- Building systems with low embodied energy using recyclable materials
- Broad range of materials used
- To see a better use of natural resources
- Use of recyclable materials
- Reuse of otherwise wasted natural resources
- Standard house designed where possible
- Practical and robust
- Range of options provided
- Innovative design solutions

- Recognise that size matters - a big house is not necessarily better
- Establish environmentally friendly housing products
- Alternatives to air conditioning/electricity/hot water/windows
- Provide a durable alternative to current wall systems
- Provide a low/nil maintenance alternative to current wall systems
- Provide an aesthetically pleasing alternative to current wall systems
- Providing an affordable sustainable alternative to current wall systems
- Higher standard of home renovations
- See this kind of project become the norm in housing development
- A workable model that can be easily reproduced cost effectively

2 Best Practice Urban Design

- The establishment of localised ESD responses for the region
- A lasting contribution to one of the most critical phases urban settlement have gone through, in a necessary transition from high impact to more resource neutral building construction and operation. This eco village will show low-impact can be done, conforming to long-standing government policy and law on needed sustainability implementation
- Innovative and new ways of developing/designing a subdivision that is attractive yet needs less of everything, water, power etc
- An environment for people to live in a rich vibrant and exciting lifestyle without damage to nature

- Appropriate site and building master planning
- Developers using alternatives now and designing to match the climate
- Integrated approach to land use and transport planning
- Need to modify urban design to meet constraints of fuel crisis as it deepens
- Transport and Communications Systems that improve urban fabric and minimise vehicle use eg strip parks, bike paths, smaller village shopping centres
- Improved density proposals
- Appropriate yield increases in appropriate locations
- Centres Development
- The creation of 'great places' with sustainability as a fundamental aspect of good design
- Aesthetics consistent with location and community
- Aesthetically pleasing development design with individual property variation
- Houses that better respond to their particular site and promote the enjoyment of living on the particular site
- Creation of an architecturally pleasing theme for the development
- Having elements of the project being able to be retrofitted into existing areas – parks, housing, streetscapes etc
- Creation of a sense of community
- Sense of community
- Providing a sustainable village that meets the expectation of the residents and builds a greater sense of community

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- Affordability/cost effectiveness for the community
- Affordable appropriate housing and community design
- Positive sharing of resources and amenities
- Larger Communal Areas
- Creation of a real structure for the collaborative process of undertaking a sustainable development community. It is widely understood that such developments must be undertaken in a more collaborative way that the standard linear development process. However, there is no documented structure, indicative costs or costs savings in place that are readily available to the development industry to guide the industry and provide a real comparison to standard models
- A workable model that can be easily reproduced cost effectively

3 Tropical - Housing & Urban Design

- Appropriate Climatic design: Identify and prove up appropriate built form for Thuringowa's climate mix of dry and monsoonal tropics. This is different from other wet tropics such as Cairns, and built forms from semi-arid areas such as South Australia, cannot be imposed on the region without cost
- Create as sensible a design as we can
- Development of a sustainable house that reducing the reliance on air conditioning whilst maintaining the ability to utilise the devices when required on extreme weather days.
- Air Flow = comfort => open planning and cross ventilation
- diminished 'conditioned' spaces and connection with outdoors
- Climate Response => No air-con (Energy efficiency)

- Design of individual dwellings within the village to minimise the use of air conditioning
- Project home industry incorporate at least the basics of Solar Passive Design.
- Guidelines on desired outcomes for building design in the Tropics
- New practices developed and incorporated into Council Design Standards
- A better understanding of the role glass plays in climate control in a home
- Urban design for the tropics
- Subdivision and building designs that are more structurally suitable for our tropical lifestyle

4 Sustainability Education and Synergies

- An example for the whole country
- Show locals the positive impact on the environment
- Show locals the possibilities
- Re-educating the public and showing them the possibilities of true sustainable development
- This will provide a good 'living laboratory' which can influence many other planners and builder outside the region. For instance, it could be packaged into a paper for the upcoming Planning Institute of Australia's Queensland Conference in Townsville next year. On Conference theme is Resources, climate change and peak oil
- Use as a showcase for the 'growth' industry, and home renovators, purchasers and people building new homes – the eco village will

necessarily have many features which can be retrofitted into existing housing (and office) to minimise water and energy use

- A better education of the general community in to understanding the benefits short/long term change to the way we use land, and how better to use our natural resources
- Community awareness in sustainability
- Continued improvement in community awareness
- Community involvement and education
- Awareness of community and developers
- Education and awareness leading to a shared understanding
- Increased awareness of sustainable design and its affordability for the general public
- Significantly greater awareness among general public in the twin cities of the practical possibilities for sustainable housing and cost effectiveness
- Acceptability: Encourage acceptability of appropriate tropical design identified above, including reduced energy and water consumption, greater ability to develop community and perhaps smaller dwellings
- Education of the public of benefits of the individual approach to each site
- Education of the public of the shortcomings of "standard" plans
- Simple to read "How to do it" information sheets and other resources (e.g., the web) that allow the general public to become informed about sustainability at a very personal level

- A change in society's attitudes towards sustainability
- Community responsibility/ownership developed through education
- Sustainable living practices
- Development of a residential community with improved community interaction and social sustainability to provide a real opportunity for learning about alternative models that address the bigger picture social issues facing the world today
- A change in the attitudes of governments at all levels towards sustainability
- Construction industry awareness in good affordable environmentally sustainable housing
- I would like to see that builders and designers experience an increase in confidence to offer sustainable options
- Significantly greater interest in the practical possibilities for sustainable housing and cost effectiveness with-in the real estate industry
- Greater interest in practical possibilities for sustainable housing and cost effectiveness with-in the building industry
- Developing the concepts and engaging the planning and building industries, Council Officers and building suppliers will help with the necessary shifts in thinking needed to get to much more sustainable practices in building and urban design
- Opportunities for ongoing education for residents, the broader community and development professionals about the sustainable aspects of the development process, development as well as sustainability generally. This should include elements such as: Undertaking collaborative design process rather than the traditional

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linear models; Interpretation of natural, cultural and built form features that all form part of making the village sustainable; Collecting results from metering of water and energy and other development learning's; Ongoing community programs in local schools etc to further the learning from the project

- I would like to see likeminded professionals come together, to be identified with a view to networking for common goals
- Community leaders identified, coached and mentored
- Satisfying and fulfilling process that overcomes barriers
- Strong networks and linkages
- Put relevant knowledge and contact in relevant places
- To promote the use of housing designed for the tropics
- Measurable outcomes for learning

5 Economics / Legal Incentives & Tools

- A change in local authority's attitudes and policies towards sustainability development and WSUD (water sensitive urban design)
- A less rigid approach taken by Council with regard to town planning and infrastructure policies that inhibit sustainable developments
- Highlight bottlenecks in (formal) processes
- Continued improvement in council policies
- Local decision-making is participatory and fair to provide affordable and accessible housing
- Building Certifiers and inspectors to police builders doing the wrong thing – & fine offenders & reward others

- Relaxation on stringent covenants that do not match to the climate they are building to
- Effective "pre-planning" for provision and ongoing management of community facilities and services
- A focus on Built Form and Natural Form outcomes with titling and tenure a consequence
- A cost analysis of the Village Project
- Create an economically variable village that can be replicated by local developers and builders without Government assistance
- Cost effective and profitability for developer; Increase in long term property value for buyer
- Development of innovative financing models and legal title models that make some of the sustainability innovations work
- A model and process that can be replicated

6 Marketing & Valuing

- Market acceptance
- Community interest and high market demand
- Environmental aspects and village attractive to market
- A model that will attract people to adopt
- Housing to which anyone can aspire
- Demonstration that sustainability innovation can achieve high market acceptance
- Acceptance by development and building industries, and by the regulatory authorities that sustainable development is practical, affordable and will be accepted by the broad market

- Outcomes which permeate into the broader housing market
- Development and building design approached in a way that is visually and socially accessible and appealing to the broader community to reinforce the fact that sustainability is simply good design that considers the environment, social factors, capital and running costs. The development should be accessible to a range of ages, cultures, income levels and levels of ability to ensure a diverse community structure
- I would like to see that that consumers experience an increase in confidence to demand sustainable options
- Greater availability of sustainability housing stock in the local market
- Measurable outcomes for degree of uptake in market
- Measurable outcomes for affordability

7 Infrastructure & NRM

- The creation of green common areas that meld into living spaces
- Incorporation of existing natural landscape
- Utilising existing vegetation and topography
- Integration of Natural Ecosystems into development
- Minimise environmental impacts/work with the environment
- Incorporation of the variability of soils accounted for in landscaping design and implementation
- Soil issues incorporated into irrigation design and other land use practices
- Effective soil erosion and sediment control plans developed for the

Townsville - Thuringowa area and implemented from day 1 to completion of projects

- Applying environmental building practices
- No net tree loss
- Provide future environment to next generation in an improved condition than current state

8 Energy & Water

- Celebration of low energy, low water, low waste strategies
- Initiatives to increase energy efficiency in North Queensland housing
- Community and government awareness in climate change
- Better building methods; use of technology to reduce energy consumption
- Energy efficient homes, offices and other buildings
- Reduce energy consumption by 20%
- Low energy demand accommodation
- Independence => solar
- Renewable energy
- Advantage of natural energy sources
- More Solar products used (photo voltaic and radiant panels) (State and federal rebates encouraged)
- Pay a little more up front for energy efficient products are ongoing investments for the life of the building
- Better education and funding for use of heat pumps (State and federal rebates encouraged)
- Utilisation of energy saving devices/technology

How many of these outcomes will the Thuringowa Sustainable Village Project Achieve?

- Independence => water
 - Increased water quality initiatives
 - Reduce water consumption by 30%
 - Less water waste
 - Innovative use of water and its re-use
 - On site recycled water opportunities
 - Maximum utilisation of recycling technologies
 - A change in local authority's attitudes towards WSUD
 - A cost effective, practical and useful approaches to point of source stormwater storage and reuse
 - A practical and useful approach to water recycling (grey water) and point source stormwater storage
 - A practical and cost effective use of rain water storage facilities
 - Implementation of rainwater harvesting and grey water reuse
 - Sustainable Use of Water Supply
 - Utilisation of sustainable energy and water resources and innovative technology
 - Water conservation and recycling with flexibility (probably with some village community infrastructure for economics)
 - Would like to see all waste (black and grey water) in house go through treatment system and store for sub-service irrigation and toilet reuse. The overflow will be plumbed to council sewerage, this will save water and council will have cleaner water to treat
 - Increased use of grey water and recycled water
 - Sensible energy efficiency and synergy with water conservation (air flow, limited but efficient air-con practical shading design, solar hot water, alternative storage and pumping systems for water for garden)
- 9 Community Wellbeing**
- Building to community needs
 - Enhanced building functionality, liveability and flexibility
 - Improved quality of life
 - Sustainability built into framework of work life balance
 - The community is child and family focussed and works proactively to address issues of health, safety and well being
- 10 Future Planning & Innovation**
- Innovative design solutions
 - Cost effective solutions and innovations
 - Raising the bar of best practice and innovation
 - Latest Technology Show-cased
 - Privacy and comfortable but with community feel
 - People feeling "welcomed" and "included" - growing a sense of belonging and connectedness in their community
 - Community connectedness, safety
 - Sense of safety and community for residents and privacy
 - Addressing and promoting injury prevention strategies
 - Homes that are suitable and safe for all age groups and disabilities
 - Consideration for people with disabilities - special area
 - Housing materials are healthy, minimising the risk of intergenerational chemical toxicity
 - Experimentation and testing of innovative ideas for planning and design and technologies
 - Innovation: Encourage innovation, particularly in the dwelling's ability to cope with changed usage, ie. in flexible and adaptable urban and housing design
 - Explore recycled materials and modern technologies for recycling
 - It would be great to see this as a stepping stone to mainstreaming better sustainable choices
 - Creation of the Benchmark Development
 - Practical implementation leading to advocacy and to encourage others
 - Implementation of results on future developments
 - An action plan for full implementation and dispersion to other communities so that this activity can be seeded
 - The local model could become a pro forma for other areas

Acknowledgement of contributors: Sean Cochrane (Allsafe Energy Efficient Products), David Stefanovic (Architects North); Keith Rogers (Aussie Foil), Greg Clark (Austral Bricks), Gaven Gilmour (Bauhinia Architects), Gus Cole (Bendigo Bank Ltd), Just Berkhout (Berkhout Consulting /QSEIDG), John Lay (BMD Group), Stephen Motti (Brazier Motti), Graham Ward (Brazier Motti), Anthony Buckle (BWD Enterprises), Rosemary Kennedy (Centre for Subtropical Design QUT), Paul Delaney (Conrad Gargatt Architecture), Lucilla Marshall (COT - Parks and Landscape Services), Martin Wilshire (Delfin Lend Lease), Damian Dryden, Felix Riedweg (Felix Riedweg Architects), Darren Finlay (Finlay Homes), Erin Campbell (Flanagan Consulting Group), Kieran O'Neill (Flanagan Consulting Group), Robert Dorgelo (Flanagan Consulting Group), Maria Lange (Flanagan Consulting Group), Phillip Daffara (Futuresense), Ashley Nuttall (Go Green Technologies), Micheal Rach (Go Green Technologies), Amy Smedley (Guymer Bailey Architects), Christopher Berndt (JCU – School of Engineering), Dr Douglas Goudie (JCU - Centre for Tropical Urban and Regional Planning/Sustainable Structures and Behaviour), David King (JCU - School of Earth and Environmental Sciences), Kerrie Prescott (Kerrie Prescott Architect), Kevin Macks (Macks Robinson PDT Architects), Karen Messer (Northern Consulting Engineers), Andrew Wallace (Northern Consulting Engineers), Derek Saw (Northern Consulting Engineers), Charles Taylor (Northern Consulting Engineers), Paul Ebert (Pilkington Australia Limited), Sue King (Place Psychology), Stewart Pentland (PMM Townsville), John Harker (PMM Townsville), James Frost (PMM Townsville), Cameron Finter (PMM Townsville), Peter Egerton (PMM Brisbane), Stephanie Skyring (PMM Brisbane), Bradbury Golledge (SlabSmart), Karen A. Hauser (Smith+Elliott Real Estate), Dr Ross Coventry (Soil Horizons Pty Ltd), Terry Ayling (Spirited Communities Pty Ltd), Emily Pryor (Stephen de Jersey Architect), Stephen de Jersey (Stephen de Jersey Architect), Bob Bartlett (Thuringowa City Council – Economic Development), Michael Browne (Thuringowa City Council - Design and Survey), Paula Grant (Thuringowa City Council – Planning & Development), Natalie Melville (Thuringowa City Council - Design and Survey Services), Alison Abbott (Tropical Population Health Unit), Geoff Clark (Troppo Architects), Jenny Tyler (Tyler Carpentry), Renée Jezard (VIVO Design), Terry Dalby, Steve Wollschlager (SAW Formwork).