Stockland is committed to sustainability and is Australia's leading developer of Green Star communities, as recognised by the Green Building Council of Australia.

What to expect from a Stockland 6 Star Green Star community

The 6 Star Green Star Communities rating recognises leading design excellence across a wide range of environmental, economic and social sustainability measures. A 6 Star Green Star-rated community is developed to the world's highest environmental and liveability standards.

The Green Star five impact categories

Waterlea has been designed, developed and evaluated against the Green Star rating system, providing a rigorous and holistic rating across these five impact categories.

GOVERNANCE

Demonstrates:

- Leadership in engagement, transparency and community and industry capacity building.
- Resilience to a changing climate.

LIVEABILITY

Development:

- Of a safe, accessible and culturally rich community.
- Of healthy and active lifestyles.
- Of a high level of amenity, activity, and inclusiveness.

ECONOMIC PROSPERITY

Encourages:

- Projects that promote prosperity and productivity.
- Affordable living and housing.
- Investment in education and skills development.
- Community capacity building.
- Greater productivity through emerging opportunities in the digital economy.

ENVIRONMENT

Reduces:

- The impact of urban development on ecosystems.
- Ecological footprints.
- Impact on land, water and the atmosphere.

Encourages:

- Resource management and efficiency by promoting infrastructure, transport and buildings with reduced ecological footprints.

INNOVATION

Recognises:

- The implementation of innovative practices, processes and strategies that promote sustainability in the built environment.

Stockland is committed to building healthy, smart and connected communities. Waterlea has achieved a 6 Star Green Star communities rating, which recognises world leadership.

HEALTHY COMMUNITIES

Providing people friendly spaces and amenities for an active lifestyle, our communities encourage walking, cycling, public transport and active recreation.

SMART COMMUNITIES

From the very start, a Stockland smart community is designed to help preserve the environment.

When we build our communities, we divert as much rubbish as we can away from landfill, and where possible use recycled or recyclable materials.

We carefully consider the protection and preservation of native flora and fauna, and the recycling of water to meet demands of open space.

CONNECTED COMMUNITIES

Stockland communities are connected communities. Designed to give you space and opportunity to interact with family, friends, neighbours or just to enjoy your own time.

We provide close proximity to amenities like sporting facilities, walking and cycling paths, parks and open spaces. It's important to us to offer the opportunity for residents to participate in a wide variety of activities to keep your interests alive and well, to learn new things and spend time with friends.



Waterlea – 6 Star Green Star communities rating.

HEALTHY COMMUNITIES

- The future liveability of the community will largely focus on walkability to reduce reliance on cars for short trips to schools, recreational facilities, shopping centres and public transport.
- Walking paths connecting to wetlands and public open spaces with extensive grass areas to encourage recreation.
- Proposed discovery garden and education trail will provide future opportunities for education and research.
- A proposed permaculture community garden will provide neighbourly interaction and production of herbs, fruit and vegetables.



SMART HOMES AND COMMUNITIES

- Stockland aims to achieve an average 7 Star NatHERS rating for homes at Waterlea through orientation and maximising environmental performance.
- Each home is designed to capture natural sunlight and ventilation.
- Courtyard designs in future homes will maximise natural sunlight and privacy for residents.
- A number of homes have been designed to silver LHA guidelines to ensure they meet the growing needs of families and people with disabilities, injuries and life-changing circumstances.
- Smart glazing and strategic shading in the homes will manage heating and cooling, minimising the need for artificial heating and cooling.
- 3.5kW solar panel system on each home has the potential to save future residents energy costs.
- Rainwater tanks plumbed for toilet and laundry use minimise water usage and reduce strain on stormwater drainage.
- Provision for electric vehicle recharge points.
- An integrated water strategy allows for future extensive green areas and public open spaces to be irrigated with water sourced from the recreational wetland.
- Water will be reused wherever possible on site where rainfall is collected by site infiltration trenches (rock-lined stormwater retention areas which store water to irrigate street trees).

CONNECTED COMMUNITIES

- Residents will enjoy future homes visually connected to the green open spaces and lush surrounds.
- The highly walkable neighbourhood and community-friendly design of open spaces encourages strong social connections from the start.
- The focus on wellbeing and education is elevated with initiatives such as the permaculture community garden and education trail to increase awareness and ensure future protection of the environment.
- Proposed solar lighting allows for safe travel at night.



All images and statements are based on information available to Stockland at the time of publication (October 2017) and may be subject to change without notice. Waterlea community's 6 Star Green Star Rating is based on the current masterplan design for Waterlea and is subject to review after 5 years.