



**sustainable
HOMES**



SUMMER 2007

Sustainable Homes – Summary Snapshot February 2007

This Sustainable Homes program summary snapshot highlights another successful year for the program, which continues to demonstrate that people's interest in sustainable housing is greater than ever.



2006 saw the first Sustainable Homes successfully delivered in Brisbane, Gold Coast and Zilzie (just south of Yeppoon), with great interest from thousands of visitors keen to learn and experience a sustainable house.

We have reached a significant transitional stage, with 3 display homes closing late in 2006 and several due to open this year. The program is now moving dominantly from a design phase into a promotional phase.

Since the program's inception nearly 3 years ago (as part of the national Year of the Built Environment 2004), it has provided a greater understanding to practitioners and the community about 'sustainable housing'. The program has achieved this through its integrated triple bottom-line design approach i.e. economic, social and environmental considerations. The program also continues to show that sustainable housing has a mainstream appeal, as well as performing more comfortably, effectively and efficiently than conventional style housing.

But the program is not just about getting local demonstration projects open for public display. Importantly, our participants are being empowered with greater knowledge and understanding about the processes required to build such a home, so they are also able to share these valuable insights with their colleagues and the community.

With the combined issues of global warming, drought, housing affordability, regional growth and infrastructure, ageing population, the interest in sustainable housing continues to increase...and more than ever, the program has highlighted its beneficial long-term investment. In 2007, the informative role, positive messages and engagement processes promoted by the Sustainable Homes program will be continued.

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The program now has 30 projects on its books, each at different stages.



There are 7 council-led projects and 23 developer-led projects.

2006 Achievements

Last year the Sustainable Homes program provided many significant achievements and valuable learnings:

At a program level...

Partners continued to work closely with project participants who collectively underpin the successes achieved in promoting sustainable housing across Queensland. With such keen statewide interest, the program has fulfilled its initial aim to build homes in each of Queensland's four climatic zones. We are very thankful and appreciative of our participant's shared vision, local leadership and commitment, especially the Project Coordinators and their home's numerous sponsors.

There are now 30 projects that make up the Sustainable Homes program. Each house is designed to meet its own location's unique characteristics, including its climatic, social and economic aspects. The current overall status of the homes are:

- 3 projects completed for public display (now closed)
- 4 projects under construction
- 11 projects endorsed by the Steering Committee and most due to start construction in early 2007
- 1 project to be presented to Steering Committee for endorsement in early 2007
- 11 projects in design/preparatory phase for Steering Committee endorsement

A summary of each project can be found on page 6.

At a project level...

Whilst the program initially focused on achieving project delivery and promotion with councils, there has been considerable industry leadership through developers initiating projects and partnering with their relevant council. The current project mix is:

- 7 council-led projects
- 23 developer-led projects, generally with council support

Display home visitations have averaged 175 people per week.



Display visitations...

The first 3 homes that opened in 2006 tapped into the community's interest of sustainable housing, with all the homes experiencing a high number of visitors. Over 20,000 people visited these homes, at an average of 175 visitors per week:

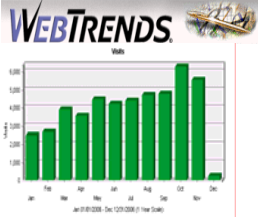
- Sustainable Home Brisbane – over 6000 visitors (average 180 people per week) visited the home between June to December 2006
- Sustainable Home Gold Coast (known locally as 'Innovation House 2/1H2') – had over 10,000 visitors (average 175 people per week) from December 2005 to December 2006
- Sustainable Home Zilzie – over 5000 visitors (average 170 people per week) inspected the home between May to November 2006

Visitor expressed great interest in the home's design features and operational aspects.

Website interest...

The Sustainable Homes website (www.sustainable-homes.org.au) was established to provide information about the program, including summaries of each of its projects, practical design advice and related information. In 2006, the website received over 1 million hits, which represents around 2,700 hits per day. This average generally increased each month, which not only raises the program's profile, it reflects the growing interest in sustainable housing. There has also been considerable international interest and inquiries registered.

Number of website hits has broken the 1 million mark.



Many of the projects have established their own local website and these are also attracting considerable attention.

Project awards...

In August, Sustainable Homes Brisbane, Gold Coast and Zilzie were all recognised at the HIA 2006 National GreenSmart awards in Sydney. Sustainable Home Brisbane won two categories (out of 22 finalists):

- National GreenSmart Building of the Year (the major overall award)
- National GreenSmart Water Efficient House

Sustainable Home Brisbane won 3 HIA GreenSmart awards.



Other Sustainable Homes' participants recognised at the awards were Seaspray developers for Seaspray Estate which includes Sustainable Home Zilzie, and Heritage Pacific for its Genesis estate at Coomera which includes Sustainable Home Gold Coast (IH2). Both were Finalists in the National GreenSmart Estate of the Year Award.

Sustainable Home Brisbane also recently won HIA Queensland's GreenSmart 'Gold Coast/Brisbane Energy Efficient Housing Award', for its energy saving design and innovative use of solar energy through photovoltaic arrays and solar hot water heating.

Program award...

The Sustainable Homes program itself was a Finalist (of 4) in the Premier's Awards for Excellence in Public Sector Management in the 'Sustainable Environment' category. These awards recognise outstanding achievements of project teams who make a significant contribution to the Queensland Government's Smart State vision. In 2006 the Premier's Awards attracted 113 nominations across 8 categories.



The program has leveraged the significant support and involvement of the individual project sponsors, which is truly valued.

Sponsors...

The Sustainable Homes program has leveraged the support of numerous sponsors and interest from manufacturers, product suppliers and service providers, as they see mutual benefits assisting local projects. Sponsorship is organised for each of the homes by the Project Coordinators and recognition of supporters is acknowledged in the home's display and marketing material. The degree of support and investment in each of the homes has been considerable and is greatly appreciated.

Media and communications...

The program, and in particular individual projects, has featured prominently and consistently in many local and regional media outlets. Some of these, to name a few, are:

- Hot Tomato radio station broadcasted live from Sustainable Home Gold Coast (IH2) at its opening. The closure featured on Channel 9 Gold Coast TV News
- Sustainable Home Brisbane featured on Channel 9's 'Saturday Afternoon' program. It was also profiled on several occasions in The Courier Mail and local Quest newspaper.
- radio interviews on various networks, such as 4BC and local ABC regional networks eg. Sustainable Home Zilzie on ABC Capricornia.



"Tomorrow, Innovation House 2 (Sustainable Home Gold Coast), at Coomera, goes on sale after being on display for 12 months. The house, the first built in the Queensland Government's Sustainable Homes program, features a range of energy savings devices."

© Media Monitors
Channel 9 Gold Coast
TV News – 15 December 2006
Reporter: Jillian Whiting

The program has led to numerous spin-offs, adding to its value with a range of organisations.



Aims being realised...

"My wife and I visited the house at 17 Mile Rocks (Sustainable Home Brisbane)...she was pretty impressed, as was I, in the relative difference in (summer) temperature between inside and outside, which was quite remarkable.

The old blokes who designed the early Queenslanders got it pretty right for the climate and in closing I would like to say thanks for the opportunity to see how it all went together.

My wife and I intend to apply similar principles to a house we are building in the Esk Shire in the Buaraba Creek Valley next year. The site runs south to north and lends itself to doing something special with the prevailing breeze...".

- projects featured on numerous occasions in local newspapers, as well as radio and television reports eg. Sustainable Home Livingstone (even though it is yet to open)
- several official openings and related events by Ministers
- feature articles in industry journals and Sanctuary magazine (a new national sustainable housing publication)
- display areas at local events with a sustainability theme eg. EcoFest at Gladstone, Maleny Wood Festival.
- presentations at key seminars and conferences, including Subtropical Cities (Brisbane), Global Eco-Designs Dialogue (with David Suzuki in Cairns), Safe Communities (Townsville) and Sustainable Housing session at Queensland Museum's Sustainability Series (Brisbane).

Additionally, three Sustainable Homes newsletters were issued in 2006 and sent directly to over 2000 people.

Marketing workshops were also conducted in Brisbane, Mackay and Townsville with all the Project Coordinators to provide them with detailed guidance about the program's essential messages.

Some projects, eg. Sustainable Homes Toowoomba and Livingstone, also supplemented their design process with community consultation and information sessions to enhance engagement of their local communities.

Spin-offs...

In promoting Sustainable Homes, there have been various spin-offs that have raised the program's awareness and its value. Some of these include:

- Queensland Health – a range of new homes to be constructed for support staff accommodation in regional and remote areas will be designed using the Sustainable Home's guidelines and processes
- Queensland Rail – a pilot program for staff housing utilised the program to support the review of existing buildings and the establishment of a new set of design standards
- some Sustainable Homes have been used to inform aspects of legislation through performance measures, not just standards
- industry adoption of the key design elements of the program e.g. Peter Town Homes in Mackay is now standardising the Smart Housing Design Objectives as part of the business model for residential developments
- QMBA's 'Green Living' Builder Training Course
- HIA's GreenSmart courses conducted at Sustainable Home project locations. HIA's National Building Expo featuring a GreenSmart Sustainable Display Home
- links with 'Designing for Sustainable Living: Learning Object' developed by the Department of Public Works with Smart Housing that is available as a part of Education Queensland's curriculum for high schools
- Ergon Energy request to install a prototype fuel cell power generator in one of the homes to trial emerging energy technology
- Yarra City Council (Victoria) and Land Council (Western Australia) requests for detailed advice on the program's initiation and implementation

Our core business...

Sustainable Homes vision and goals are *"to increase the awareness and uptake of sustainable housing practices in Queensland"* via:

- demonstrating to industry stakeholders and consumers the practical features and financial benefits of sustainable housing design using an integrated triple-bottom line approach (balancing environmental, social and economic aspects)
- promoting greater consumer demand for sustainable housing design and products
- presenting a holistic and integrated design response for housing suitable to Queensland's favorable lifestyle and climate, which complements the local urban fabric
- improving the sustainability performance of Queensland's existing housing stock
- influencing future sustainable housing developments
- providing tools, policies and planning instruments to support sustainable housing and urban development
- facilitating collaboration with industry partners to deliver mutually beneficial outcomes

The program continues to achieve success beyond its initial expectations. This is evidenced not only by the number of participating projects, but also by the regular feedback we receive supporting the program and projects, the high number of visitors to the homes, the growing activity on our website and industry sponsorship secured. An unsolicited email from the public (at left), illustrates our success in meeting what we set out to achieve back in 2004.



Queensland's Sustainable Homes program – a partnership of governments and industry stakeholders, based on sound sustainability principles.

Program philosophy...

Sustainable Homes is a unique partnership of three Queensland Government agencies, eight key industry bodies and numerous local supporters working collaboratively towards a shared vision to successfully demonstrate the features and benefits of sustainable housing with local communities. Our partners have a proactive approach to the challenges of furthering the uptake of sustainable housing in Queensland with a philosophy that:

- fosters collaboration through public/private sector partnerships for a triple-bottom line approach to sustainable housing
- communicates sustainable design principles and features so that they can be easily understood and taken up by industry and consumers
- promotes practical solutions and alternatives where the words 'no' and 'can't' do not exist in the collective vocabulary

Equally, this philosophy is being implemented through:

- the understanding that sustainable housing design and practice is a journey, not a destination
- reinforcement that there is no silver bullet to sustainable housing, with projects showcasing practical examples for continuous and progressive improvement for occupants of new and existing dwellings
- facilitating industry and council leadership and legitimacy, which maximises the degree of uptake and ownership through greater understanding and skills



The program raises sustainability awareness and demonstrates long-term savings to householders. In addition, there has been other important benefits ...



Program benefits...

The program's themes centre on raising community awareness about the practical features and benefits of homes being more cost-efficient, environmentally-friendly and socially responsive. Significantly, the program has presented the case for long-term investment in the operational budget and savings through the design of housing, not just its up-front capital costs. It promotes the need to take a more comprehensive and integrated approach to housing design beyond short-term financial considerations, so that occupants can gain greater natural comfort and liveability of their dwelling, whilst minimising their ecological footprint.

Additionally, other important benefits have been realised where the program:

- was initially focused on achieving project delivery and education through local councils. Now there is a significant industry leadership with developers initiating projects and partnering with their relevant council
- provides coordination and a central reference source for industry and consumers on sustainable housing issues, leveraging significant intellectual capital and educational investment for local communities
- facilitates practical experience and advice between project teams
- promotes community consultation and educational forums
- generates community discussion and interest about sustainability in an urban setting e.g. regional/local media, attendances at homes, websites
- features at a wide range of public and conference presentations e.g. LGAQ, HIA, BDAQ, Safe Communities, Subtropical Cities, Centre for Excellence in Tropical Design, Global Eco Design Forum etc

To date, the Sustainable Homes program has leveraged \$9M worth of housing at an average cost of \$300,000 per house (excluding land and development costs), thus achieving a 30:1 economic multiplier, not to mention the unquantified additional on-going educational and community benefits.

2007 The Year Ahead...

A transitional stage

Moving out of its dominant design phase and into a promotional phase, 2007 will bring more exciting activity for the program and its participants. With this transitional stage, a greater emphasis will be focused on marketing and promotion, and last year's three display homes have provided us with some valuable insights. Their ground-breaking achievements are beneficially informing the roll-out of our future projects.

The program is now at a transition stage with activities focused on its third phase i.e. promotion.



The bulk of the homes will start construction and be open for display in 2007.



Some activities for 2007 include:

- further Steering Committee endorsements for projects
- assistance to ensure the successful completion of endorsed projects
- focused activities for promoting the program and its projects through existing and new opportunities
- leveraging the projects to expand their educational activities with their local community and industry
- assisting industry partners to capitalise on the success of the program and projects
- documenting successes and lessons learnt from those involved in selective project teams

Homes status

2007 will see the progression of the Sustainable Homes projects as follows:

- 4 projects will be finished and open for public display around mid-year, these being:
 - Sustainable Home Toowoomba
 - Sustainable Home Hervey Bay
 - Sustainable Home Livingstone (in Yeppoon)
 - Sustainable Home Kirwan (in Thuringowa)
- 10 projects will start construction in the early part of the year and are expected to be open for public display in the latter half of the year
- other projects currently in negotiation are intended to start construction by the end of the year

Conclusions

The Sustainable Homes program is fulfilling its aims and ambitions through the interest in, support for and momentum of its projects. The program has already proved to be a very significant and successful mechanism in raising awareness and skills on sustainable housing with councils, industry and communities. The program and its projects have received considerable exposure through visitation, various events, websites and media coverage.

At a larger scale, the Smart Housing program that was developed and administered by the Department of Housing has merged with the Sustainable Homes program, so both programs are now being overseen by the Department of Public Works.

This year will continue to be an exciting period as many of the program's homes will be completed and open for public display. The Sustainable Homes program will largely be moving away from its project design support role and into marketing, promotion and educational activities, and in doing so it aims to foster an even greater appreciation of sustainable housing.

Contact Details

Contact one of our team for further information:

Wayne Petrie – Program Director

P: 07 3224 4662

E: wayne.petrie@apa.qld.gov.au

Ross Mehrten – Program Coordinator

P: 07 3225 1978

E: ross.mehrten@publicworks.qld.gov.au

Projects summary in detail

The following describes the current status of the projects that form the Sustainable Homes program.

3 homes closed for public display...



Sustainable Home Brisbane (developer-led project)

Designed as a contemporary Queenslander for the 21st Century, it incorporates a unique passive heating and cooling system. The design has a minimal ecological footprint and respects the site's environmental values, such as natural drainage patterns for stormwater run-off and remnant vegetation which has been retained for the area's biodiversity.

Built by Natural Lifestyle Homes in conjunction with the Australian Green Development forum and the support of Brisbane City Council and Bligh Voller Nield Architects. Endorsed on the 9th February 2005, construction started in August 2005 and was completed in June 2006. Formally opened on the 19th July by then Minister for Environment, Local Government, Planning and Women, The Hon. Desley Boyle. Public display closed on the 17th December 2006, and achieved over 6,000 visitors, at an average of 180 people per week.



Sustainable Home Gold Coast (developer-led project)

Combined leading examples of sustainable housing design with the latest 'high-tech' household features within an affordable family dwelling. The design is based upon integrating sustainable housing principles, such as energy conservation, water conservation, water harvesting, passive solar design, breezeway design, intelligent construction, adaptability and accessibility.

Developed by Heritage Pacific and the Gold Coast City Council and MPS Architects. Endorsed on the 19th October 2005, construction started in August 2005 and was completed in November 2005. Formally opened in January 2006 by Gold Coast Mayor Ron Clark. Public display closed on the 16th December 2006, gaining over 10,000 visitors, at an average of 175 people per week.



Sustainable Home Zilzie (developer-led project)

Designed especially for the Capricorn Coast's climate, this coastal home will provide comfortable living for a lifetime. It demonstrates how simple, cost-effective design solutions can improve the way you live, be cheaper to maintain and also use natural resources more wisely in the home.

Developed by Seaspray with the support of Livingstone Shire Council and APA Architects. Endorsed on the 29th July 2005, construction started in September 2005 and was completed in May 2006. Formally opened on the 13th May by Minister for Housing, Racing and Public Works, The Hon. Robert Schwarten. Public display closed on the 11th November 2006, gaining over 5,000 visitors, at an average of 170 people per week.

4 homes nearing completion...



Sustainable Home Hervey Bay (council-led project)

The design is responsive to sub-tropical coastal climate and high humidity with hot summers, mild winters, definite dry seasons and distinct seasonal temperature variation. The home will be appropriate for several different family types having room for a family with 2 or 3 children, and also accommodating elderly relatives, overnight guests, or a home office.

Developed by Hervey Bay City Council with the support of TVS Architects and Ausmar Homes. Endorsed on the 23rd March 2006. Formally launch on the 7th Dec 2006 by Minister for Housing, Racing and Public Works, The Hon. Robert Schwarten. Construction started on the 4th December 2006.



Sustainable Home Kirwan (developer-led project)

Has been designed to respond to its occupants changing life-stages needs featuring accessibility and liveability. It will also promote sustainable housing design concepts and technologies suitable for the Dry Tropics region, including passive design and energy and water efficiencies.

Developed by Mundingburra Rotary Club with the support of Thuringowa City Council and Bill Barber Design and Drafting. Endorsed by on the 18th September 2006, construction started in September 2006. Expected to open in February/March 2007.



Sustainable Home Livingstone (council-led project)

Located in Yeppoon, this home incorporates climate-sensitive, passive design, including a double skillion roof with a central access/breezeway to maximise cross-ventilation. The elevated, north-facing roof will have clerestory windows allowing natural lighting, as well as expelling hot air from the ceiling level in the living areas to naturally provide cooler rooms.

Developed by Livingstone Shire Council with the support of Latitude Homes (both designer and builder). Endorsed on the 13th July 2006, officially launched by Minister for Housing, Racing and Public Works, The Hon. Robert Schwarten at a site sod-turning event on the 20th November 2006. Earthworks started in December 2006. Expected to be open May 2007.



Sustainable Home Toowoomba (council-led project)

Being a council project, the house will be viewed by the community as an interpretation of the ideal Toowoomba home. It proves that sustainability within the home can be easily achieved with little effort and cost, and can retain a high degree of familiarity to the average house buyer whilst capturing the good elements of existing house design in Toowoomba.

Developed by Toowoomba City Council with the support of Gall Medek Architects and Martin Fallon Cavalier Homes. Endorsed on the 9th March 2006. Construction started in August 2006. Expected to be open April 2007.

10 homes endorsed and due to start construction...

Sustainable Home Buderim (developer-led project)

As this is an existing home, it will be altered to better address the site's climate, which has a favourable north-south aspect. This refurbishment will be integrated with a new extension, which will also incorporate sustainable design. The existing home is being retained to demonstrate how existing homes can be affordably upgraded by using cost-effective design and sustainable features.

Developed by Downes Survey Group with the support of Sunshine Coast Environment Council, Maroochy Shire Council (in principle) and Archicology Architects. Endorsed on the 2nd November 2006. Expected to start construction in February 2007 and open mid-2007.



Sustainable Home Caboolture (developer-led project)

This house design explores the ways in which a typical, large suburban house can be utilised flexibly to facilitate different and multiple household structures within a single dwelling. This addresses many social, environmental and economic sustainability issues that are currently being ignored by typical new project home designs.

Joint initiative of the Modern Group with TVS Partnership and Accord Homes, with support of Caboolture Shire Council. Endorsed on the 20th July 2006. Expected to start construction in March 2007 and open mid-2007.



Sustainable Home Cairns (developer-led project)

The project is part of a new resort estate, and hence the house design reflects the holiday feel and multiple large outdoor living spaces within and around the dwelling. The design allows for flexibility in household size and make-up. It contains a range of sustainable design features, including good shading and ventilation.

Developed by the Indigo Group and the TVS Partnership, with the in-principle support of Cairns City Council. Endorsed on the 13th July 2006. Expected to start construction in January 2007 and open mid-2007.



Sustainable Home Emerald (council-led project)

In addition to the pavilion-style and adaptable self-contained unit which adapts to the economic needs of a mining town, the design takes into consideration the town's hot climate with the orientation of the house and use of large overhangs for shading. The pavilion style also encourages breezes through the home.

Developed by Emerald Shire Council with the support of Gall Medek Architects. Endorsed on the 22nd July 2005. Currently finalising the tender process for building. Expected to start construction in early 2007.



Sustainable Home Gladstone (developer-led project)

The design provides simple, legible planning composed of a 'living wing' and a 'sleep wing' and provides for a cost effective design solution. Large eaves, with large breezeway openings, and its northern living areas have been incorporated to maximise the natural benefits of the site and its local climate.

Developed by Foreman Projects with the support of the Architectural Practice Academy and Gladstone City Council. Endorsed on the 23rd May 2006. Construction started in January 2007 and expected to be open in mid-2007.



Sustainable Home Mackay (developer-led project)

This will be a duplex development, designed to optimise occupant comfort in Mackay's hot, humid climate through passive design. The home will be located along the east-west axis of the site to maximise northern/southern exposure. Living areas will be located on the northern side of the house with sleeping zones to the south.

Developed by Peter Town Homes with support of Mark Nicholls Architects and Mackay City Council. Endorsed on the 7th July 2006. Officially launched at site sod-turning on the 11th December 2006. Starting construction in February/March 2007. Expected to be open in July 2007.



Sustainable Home Magnetic Island (developer-led project)

This home is being built in a new estate that has integrated sustainability principles. It will emphasise sustainable design features of energy efficiency, low water usage, accessibility and liveability suitable for the island's climate and casual lifestyle.

Developed by Australian Property Development Corporation with the support of the Architectural Practice Academy and Townsville City Council (in principle). Endorsed on the 20th July 2006. Started construction in January 2007. Expected to be open mid-2007.





Sustainable Home Moranbah (community housing-led project)

The home will provide community accommodation to address housing shortfalls in this dominantly mining-based community. It will integrate sustainable design principles and will be flexible in use.

Developed by Emergency Long-term Accommodation Moranbah (ELAM) with the support of the Architectural Practice Academy. Endorsed on the 14th June 2006. Awaiting Department of Housing financial approval. Expected to start construction in mid-2007.



Sustainable Home Murgon (council-led project)

The site has a steep 3.5 metre fall requiring the design to consider accessibility with lightweight construction and split levels. The home has been designed to suit a warm temperate climate conscience of summer temperatures reaching the high 30's and in winter drop below zero.

Developed by Murgon Shire Council with the support of Elevation Architects. Endorsed on the 22nd July 2005. Awaiting council budget approval. Expected to start construction mid-2007.



Sustainable Home Noosa (developer-led project)

This home has been targeted and designed appropriately for the Noosa housing market. The focus has been to design a house that incorporates advanced sustainability features, while addressing the expectations of this particular market segment. It will be located in an environmentally-sensitive subdivision at Lake Doonella.

Developed by Stockland with the support of Planit Architects and Noosa Shire Council. Endorsed on the 13th July 2006. Started construction in January 2007. Expected to be open mid-2007.



Sustainable Home Redland (developer-led project)

The design is intended to re-invent the project home by having the ability to be adapted easily to suit differing site conditions and different budgets or needs by simple alterations that reduce or enlarge the home's floor area. These site and floor area changes can occur whilst still maintaining sustainable attributes of the design.

Developed by Wilcam developers and Begbie Bentham builders/designers with the support of Redland Shire Council (in-principle). Endorsed on 1st February 2007. Expected to start construction in March 2007 and be open in mid-2007.



1 home pending endorsement...

Sustainable Home Maleny (developer-led project)

Accord Homes is part investor in the sub-division and intends to construct the home. The design indicated is an early concept and has not been reviewed. Once sewage issues are finalised, they will seek the in-principle support of Caloundra City Council. Presentation to Sustainable Homes Steering Committee should occur early in 2007.

11 new projects in negotiation...

11 new projects are currently under negotiation for inclusion in the program. Some of these have already confirmed their commitment and early designs are being worked up. These projects are :

- Beaudesert – with Ethos Foundation (The Ridge on Binna Burra)
- Cairns No2 – with Redlynch Developments
- Currumbin Ecovillage – with Landmatters
- Daintree – with Australian Rainforest Foundation (who also want to create sustainability guidelines for sensitive-area development)
- Emerald No2 – with Dawes Property
- Gold Coast No 2 – at Reedy Creek “The Observatory” with Stockland
- Gold Coast No 3 – at Coomera River “Riverstone ” with Stockland
- Redlands-Capalaba Renovation – with Redland Shire Council
- Rockhampton – with from the group who developed Fairfield Waters in Townsville (as part of a new proposed subdivision)
- Kelso – establishing local working groups to find sustainable development solutions (Thuringowa City Council project)
- Waggamba/Goodiwindi – with Waggamba Shire Council