



**lmc**

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## Media Release

Land Management Corporation

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## For Immediate Release

Ref:

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### CARBON EMISSIONS CUT IN SA HOUSING FIRST

South Australia's first major residential development constructed to minimise carbon emissions is set to be built at Seaford Heights in Adelaide's south.

Contracts were signed today by the State Government's Land Management Corporation (LMC) and SA's largest privately-owned housing and development company, Fairmont Group.

Key to the \$500 million development will be a range of ecologically sustainable development (ESD) initiatives including 6-star energy rating homes, 4-star/green star ratings for non-residential buildings, water sensitive urban design principles and solar orientation of allotments.

"These measures will help to reduce carbon emissions from the site and the Fairmont Group has committed to offsetting the remaining carbon emissions created through site development and housing construction by buying carbon credits," LMC Chief Executive Wayne Gibbings said.

Fairmont Group will develop 1130 allotments at Seaford Heights on 77 hectares of land bounded by Main South Road, Robinson Road and Victor Harbor Road. The development will include dwelling types for all stages of life, local facilities, an employment precinct and a main street retail centre.

Seaford Heights is located about 34 km south of the Adelaide CBD, and close to the coast, Colonnades Regional Shopping Centre, the Southern Expressway and Southern Vales.

Mr Gibbings said LMC had sought rigorous environmental measures for the initial development of Seaford Heights and had welcomed Fairmont Group's commitment to deliver the carbon-managed project as a 'South Australian first'.

"LMC has been working with the residential development industry to implement its *Sustainability and Innovation Strategy* (SIS) and achieve new ecological standards," he said.

"I'm delighted Fairmont Group has taken up this challenge and will work towards managing the overall carbon footprint of this project," Mr Gibbings said.

One of the evaluation criteria for Seaford Heights required tenderers to address the SIS in terms of innovative approaches to the future challenges of:

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- resource constraints of energy, water and peak oil demand,
- the impacts of climate change,
- reducing greenhouse emissions, and
- moving towards a carbon neutral environment.

Fairmont Group Managing Director David Pickard said subdivision design, infrastructure, technology and building guidelines would all contribute to the management of carbon in the project.

“We have been working with leading environmental firm Parsons Brinckerhoff throughout the planning phase to achieve a carbon-managed community for Seaford Heights that is unprecedented in South Australia,” Mr Pickard said.

“Management of carbon will be achieved by setting higher standards for energy efficiency of homes and other buildings, implementing water sensitive urban design measures for stormwater catchment, and solar orientation of allotments.

“While reducing carbon emissions on the site, Fairmont Group has committed to offsetting the remaining carbon emissions through the purchase of carbon credits,” he said.

City of Onkaparinga Mayor Lorraine Rosenberg said effectively responding to climate change and planning for a sustainable future are key parts of Council’s Community Plan 2028.

“The energy efficiency of housing and the layout of residential areas are key to achieving our goals,” she said.

Mayor Rosenberg said services and infrastructure were also important elements.

“To achieve sustainability, we also need jobs in new areas to reduce the need to travel long distances to work, easy access for residents to shopping and community services, and a modern, efficient public transport system,” she said.

“A commitment by the State Government to the extension of an electrified rail service and provision of a station at Seaford heights is absolutely critical to the long term sustainability of Seaford Heights.

“We welcome the initiatives proposed by the State Government and the Fairmont Group for Seaford Heights and look forward to working together on the detail and delivery of these initiatives,” Mayor Rosenberg said.

Director of development advisory firm Connor Holmes John Stimson, who is preparing the master plan for the Fairmont Group in liaison with the City of Onkaparinga and LMC, said a key aspect of preparing the master plan was the implementation of ESD initiatives identified for the site and the utilisation of residential design to promote a reduction in carbon emissions.

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“We are seeking to create not just a housing development, but a liveable and more sustainable community,” Mr Stimson said. “The master plan for Seaford Heights will seek to create a walkable community where the design is focused on providing parks, facilities, shops and amenities locally to reduce reliance on cars for future residents. An employment precinct will also be created to provide for more locally-based jobs.

“A range of allotment sizes will also cater for people at every stage of life with most homes within a five-minute walk of the Main Street-style centre and proposed public transport routes,” he said.

“The creation of numerous parks will also play a significant part in the community and we will ensure that more than 95% of homes will be within 200 metres of public open space.

“A third pipe (lilac pipe) system also will be installed throughout the site allowing individual dwellings to utilise recycled water for flushing toilets and watering gardens. The installation of such infrastructure will assist in reducing our community’s reliance on water from the River Murray,” Mr Stimson said.

In developing the Seaford Heights community, Fairmont Group will implement a KESAB clean site program as well as a construction waste management strategy, which will ensure waste from the site is recycled.

Work on Seaford Heights will commence later this year and is expected to be completed by 2019.

More information is available from [www.vistaseafordheights.com.au](http://www.vistaseafordheights.com.au).

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