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# The Amble Estate One Planet Action Plan

Peer Review September 2019

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## Project information

Name	The Amble Estate, 1 Blossomwood Road, Girrawheen, WA
Type	Infill housing precinct
Developer	Yolk Property Group Pty Ltd in collaboration with Department of Communities – Housing, Western Australian Government, and Ventura Housing Group Pty Ltd
Project Contact	Sheldon Day – Development Manager, Yolk Property Group
Brief Description	<p>The Amble Estate is an infill development of the previous 4.0ha Hainsworth Primary School site. The site is located in the Perth outer suburb of Girrawheen, approximately 15 km north of the Perth CBD in Western Australia. Located within an established suburb, The Amble Estate is close to public transport links and to a range of established amenities including shopping centres, schools, parks and recreational facilities.</p> <p>The medium density estate will provide 104 residential house lots ranging in area of 120 – 450 sqm. A range of affordable houses will be built over 3 stages along with one new public park and an upgrade to Roydon Park. The apartment development site of 24 apartments located at Lot 141 must comply with the initiatives set out in the One Planet Action Plan to be covered by the recognition.</p>
One Planet Integrator	Nathan Lawry, Wood and Grieve
Peer Reviewer	Suzette Jackson, Bioregional Australia
Date of Review	August 2019
Performance	Global Leader

## Peer-Review Summary

The Amble Estate One Planet Action Plan has been recognised by Bioregional as demonstrating Global Leadership in One Planet Living, with particular recognition for actions that aim to deliver zero carbon homes and a high level of affordable housing.

### Highlights:

- An inspiring project with an action plan aligned with the aims of One Planet Living across the phases of design, construction and occupancy within an urban infill site in a defined low socio-economic area or high relative socio-economic disadvantage (SEIFA 2016);
- Increased access for low and very low-income earners through a range of affordable housing initiatives well in excess of affordability currently achieved in the Australian context. Affordability measures include: a range of housing size with micro lots, 'growable home', social renting housing (more than 10%), and a target of more than 80% homes below the Perth medium;
- The development team's drive to pilot new housing initiatives, protocols and energy agreements in Western Australia is highly impressive, with house lot owners offered the opportunity to participate in a programme that will deliver close to 100% renewable energy at no cost to the homeowner;
- A range of small and diverse house and land packages available including low maintenance native gardens, and compost bins to enable operational cost savings to households, and complimentary Sustainable Living Packages to increase thermal performance;

- A demonstrated commitment to work with the existing local community and local government to improve whole of community outcomes;
- A show home demonstrating low carbon timber construction, staged builds, sustainability features and phase change material

### **Rationale for decision**

Amble Estate is a joint venture by two private organisations and a state government agency to provide affordable housing for purchase and rent with low living costs, in an area of socioeconomic disadvantage.

Challenges include:

- The need to educate Joint Venture partners about One Planet Living
- Pilot housing models with mainstream builders in a low socioeconomic area where incentivising low-cost upgrades and low-cost housing purchase and rental is critical;
- Enabling low living costs, community infrastructure and safe spaces;
- Piloting recycled content in civil works with local government; and
- Providing low maintenance urban spaces impacting park design and onsite community garden.

The Amble Estate team have responded to these challenges by developing new initiatives and mechanisms to enable a model for affordable, zero carbon, one planet communities. The Amble Estate One Planet Action Plan is ambitious with actions across all principles.

We commend The Amble Estate One Planet Action Plan for its planned delivery of affordable, diverse and environmentally sustainable housing options, to meet the needs of first homebuyers, families and downsizers, construction pilots and community empowerment. We also recognise the courage and commitment of the joint venture partners to innovate and drive change.

### **Looking forward**

As with all action plans, continued commitment to real action is required to deliver against the outcomes. We recommend particular attention be given to the following areas:

- Growable Home' demonstration home completed as a demonstration of affordable sustainable housing;
- Community engagement and education on the capacity for extremely low cost living with 100% renewable electricity as demonstrated in the 'growable home';
- Onsite community food garden and food gardening classes and community engagement to connect and integrate the new community at the 'growable home';
- Housing affordability continues to be driven throughout the precinct with the residential apartment (24) development with onsite renewable energy and battery backup, no onsite gas, onsite composting, bicycle storage and low energy initiatives such as high thermal efficiency and ceiling fans in line with the action plan.

We look forward to reviewing the performance and progress of The Amble Estate against the One Planet Action Plan in 12 months for the Annual Review.

## Outcome of Peer-Review

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**Project Sponsor:** Tao Burton, Director, York Property Group

The Amble Estate is a testament to how One Planet Living initiatives can be delivered through conventional residential development and seeks to improve the current standard to which development should be assessed against.

We are proud that we have been able to pilot new and increased sustainable development methods and materials in all aspects of construction, which seeks to demonstrate viable alternatives to the industry norm. This collaboration with approval authorities and statutory agencies has been a joint effort.

The ongoing engagement and education of builders, residents and contractors' endeavours to influence the mindset of people, and through education seeks to change the way development and living is done in the future.

It was these aspects of One Planet Living that appealed to the project partners over other sustainability accreditations that could be sought, and we are proud to have obtained recognition as a Global Leader in One Planet Living.

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**One Planet Integrator:** Nathan Lawry

From the outset, the aims for The Amble Estate have been clear; to offer a range of affordable, truly sustainable housing while providing support for all stakeholders to ensure understanding and buy-in to the One Planet Living philosophy.

Workshops with many stakeholders have helped formulate strategies that push the boundaries of affordable residential development. These strategies assist with significantly reducing the environmental footprint of The Amble Estate, while also providing tangible economic and social benefits.

The focus on lifetime affordability, not just the up-front costs has led to innovative energy contracts, reduced water bills and the opportunity to grow and harvest your own food, further reducing costs for decades to come. Residents stand to reap significant rewards from the initiatives introduced.

This Action Plan helps map out a range of initiatives and actions in the design and early operational phases of the development to assist in living within one planet's worth of resources. But this is only the start. The behaviour of residents and how they use these features will be critical to achieving The Amble's potential of not exceeding its fair share of Earth's resources. For this reason, provisions for ongoing management and instruction have been made. This will support residents in their sustainability journey, demonstrating how to optimise available opportunities and helping individuals to form community bonds.

We are proud of the team's achievements at The Amble Estate, demonstrating that sustainable homes at an affordable price point is realistically feasible. I congratulate the team for their dedication to the One Planet Action Plan, they are truly deserving of Global Leader recognition.

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**Peer Reviewer:** Suzette Jackson, One

The Amble Estate One Planet Action Plan (OPAP) is a comprehensive action plan that incorporates a range of leadership initiatives to develop an affordable One Planet Community. The Amble Estate seeks to address the low quantity of affordable housing with low living costs in the northern suburbs of Perth. This is the second One Planet Community planned for

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Planet Lead Australia delivery by Yolk Property Group with committed partners and teams in place to deliver the plan.

Key actions are:

- A high level of affordable housing across the precinct;
- A diversity of affordable housing and energy solutions with parks, community garden and demonstration 'growable home' and sales office are planned;
- Scope of services for an engagement coordinator and practices aimed at embedding one planet lifestyles with residents;
- The work developed by the consultant team and build partner Ventura Home Group (VHG) offers accessibility upgrades and a 'growable home' option. The Growable Home design enables residents to stage building from a 2 bedroom to a 4-bedroom home , creating a home that can grow with their needs;
- A renewable energy solution available for all home purchasers that provides a no upfront cost option for rooftop solar – with ownership at ten years for a peppercorn rate.
- The renewable energy initiative includes advocacy work by the developer with the state government and energy retailer.

We commend the initiatives undertaken and the mechanisms identified in the One Planet Action Plan, which provide opportunities for one planet lifestyles in operation.

A number of initiatives rely on the action of the joint venture partners including:

- Completion of the demonstration 'growable home' early in the development phase as a test bed and showcase of affordable housing in the estate and more broadly in Perth;
- Working with the City of Wanneroo and local community to complete the onsite community food garden; and
- Building community engagement to activate events, share learnings in food growing, and promote active and multi modal transport uptake.

I encourage the developers to continue to drive the strong commitment to One Planet Living in all aspects of the building and community engagement phases.

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International  
Technical  
Manager: Ben  
Gill

The Amble Estate One Planet Action Plan is ambitious, and Yolk Property Group has striven hard to align the plan with all the One Planet Living goals. It is a standout example of how sustainable housing can be delivered while ensuring affordability. Delivery of the project is reliant on partnership with a range of stakeholders, and Yolk Property will need to work hard to ensure that these stakeholders remain committed to the Action Plan so that all key actions are delivered in a timely fashion.

Aside from the impressive commitment to affordability the project's commitment to timber frame and renewable energy will minimise the construction and operation carbon emissions, though further options for reducing embodied carbon could be included. The infill development is well located, and enhances local pedestrian and cycling links, and residents will be supported in finding alternatives to the private car by a Community Coordinator – focus will be needed here to ensure the development is at the

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forefront of the transition to sustainable transport. The design also includes communal facilities and aims to promote biodiversity.

The Amble Estate One Planet Action Plan has highly impressive sustainability commitments and demonstrates that we do not need to choose between sustainable communities and affordable housing. For this reason, we have recognised Amble Estate's One Planet Action Plan as a Global Leader in One Planet Living and we look forward to reviewing its progress during implementation.

## Peer Review - Scope and impact

Review	Overall Outcome in transformation to One Planet Living			
	Comment	Highlights	Opportunities	Rating 1-5
<b>Impact</b>	Potential for high impact in affordability, accessibility and one planet lifestyles, dependent on implementation by joint venture partners.	Incorporation of recycled aggregate in civil works, development of community garden and parkways, engagement with builders and solar energy on pilot projects	To continue to drive low operational costs and potential for 100% renewable energy use (no gas) through 100% electric appliances and equipment for residents	4
<b>Ambition</b>	Design: High ambition to provide quality affordable housing at a low operational cost and high liveability in the community	Leadership and advocacy to implement solutions for affordability and smaller house sizes - reported as a key issue in the northern suburbs	To educate builders and showcase low carbon, healthy small homes as a positive for communities	5
	Construction: Further work in inducting construction teams in the One Planet Living goals and targets to be achieved and in building demonstration home.	Strong initiatives to engage with builders to ensure housing offer; advocate for energy policy and design of Micro and Growable homes including demonstration house	Develop a standard OPL builders report template for builders to report against. Require a One Planet Living builders report from all builders onsite.	
	Operation: Ongoing engagement in the coming years via community facilitator and community garden to ensure community spirit and pride is developed.	Community Facilitator, workshops and activities planned for operation to embed one planet lifestyle, low cost living and community development	To drive change in the affordable housing sector with growable and micro homes for low operational cost, high accessibility and liveability	
<b>Transformation</b>	The Amble Estate has the capacity to influence the lives of the residents and surrounding community, as well as future communities globally. Exemplar project that raises the level of affordability and liveability for mid to low socioeconomic areas.	Housing and renewable energy solutions, civil works materials, private and gov partnerships, influence and advocacy	Provide one planet lifestyles for low and very low-income earners as an Australian exemplar estate, with demonstration home and Government pilot.	5

## Peer Review - Action Plan

Implementation	Overall review			Rating 1-5
	Comment	Highlights	Opportunities	
<b>Health and Happiness</b>	Good groundwork to enable increased health and wellbeing of the community through low operational costs, community spaces, and activities, the community engagement facilitator will be critical to the success.	A range of strategies to provide pedestrian and cycling linkages, community spaces and playgrounds, community education and behaviour change.	Further opportunities in supporting the health and wellbeing in the construction phase. Engage residents to record habits as they move into the community and report changes to health & wellbeing annually	5
<b>Equity and Local Economy</b>	Initiatives provide clear options for accessibility target (silver level) for 10% of housing, however it could achieve this in a majority of housing with incentives, lifetime homes for aging in place. A strong focus on affordable and diverse housing options in the estate, with low cost of living where behaviours initiated.	Accessible Design options to Silver standard offered in Aussie homes and Growable Homes. Demonstration Home onsite to demonstrate accessibility and affordability	Clearly communicate the benefits of accessible housing to all builders and buyers and benefits of aging in place and recovery from home for temporary disability.	5
		A range of affordable housing options provided with a target of 90% affordable under medium price for suburb. Financial incentives for electricity, insulation, water management and planting. Growable Homes enable staged housing development for a range of low to medium income levels.	Clearly communicate the housing options to residents, incl. benefits of low-cost options such as solar over gas, and financial incentives. Review builders to ensure a good standard including LED lighting, ceiling fans and minimum insulation levels	
<b>Culture and Community</b>	A focus on empowering the resident community and promoting a culture of sustainable living through community engagement, activities, and open communal spaces.	Retain and increase open communal space.	Nurturing of local identity and heritage could be brought in through the community engagement facilitator	5
		Coordination of information sessions, online portal and community engagement with residents with the community coordinator		
<b>Land and Nature</b>	The medium density infill project provides areas for revegetation including increasing native species, and fruit trees in streetscaping, landscaping and two parkways	Increased tree canopy and native vegetation. Provide fruiting trees and food production per lot and community garden space.	Plan community garden space to include small seedling area, rainwater tank and storage	4
		Waterwise front landscaping provided to all lots (free of cost)		
<b>Sustainable Water</b>	The development has been designed to use water efficiently, filter stormwater and reduce flooding in the urban areas.	Provision of water management systems to house lots to reduce water usage	Promote rainwater tanks as onsite option for individual homes and community garden	4
		Stormwater management strategies including swales, bioretention, and storage cells onsite		

<b>Local and Sustainable Food</b>	Individual food production, skills development, workshops and community garden is planned to enable community uptake	Fruit tree & vegetable garden provided for every lot. Community garden in estate, and gardening workshops	Include information on negative impacts of pesticide and chemicals on insects and plants as well as food nutrition and sustainable humane farming	4
		Compost tumbler provided to all lots (free of cost) for food waste and onsite fertiliser		
<b>Travel and Transport</b>	Existing street network is circuitous, however new streets and parkway connects to PT corridor in the west, north and east. On street surveillance and pedestrian safety will be important to ensure active and public transport is taken up. Security cameras have been required onsite for building phase.	Single carport /garage in some homes, bike facilities in apartments and park linkages for connectivity to P/T	Provide information on Public Transport, cycling and pedestrian linkages. Promote cycling in community engagement as distance to Perth CBD is rideable at 15kms	3
		Flight offsets and capacity to work remotely with fast internet		
<b>Materials and products</b>	Recycled content in civil works and demonstration home have pushed leadership.	Recycled materials used in civil works including footpaths, road base and parks	Engage all builders in responsible material and product selection to avoid toxins, chemicals and plastics, and to sort and recycle waste. Community engagement and resident handbook to reduce consumption through share options and reduced need.	4
		Material and product minimisation in housing design, and design guidelines. Community engagement on upcycling, re-use, repair, and sharing of products and materials.		
<b>Zero Waste</b>	The smaller housing options and considered design, enable appropriate material selection and waste reduction in construction. Community engagement will help build residents sense of pride and community in area.	Material minimisation and waste reduction in civil works with onsite lot for waste materials; recycled content in civil works and builders waste management program.	Engage all builders in waste minimisation and upcycling / recycling program. Coordinate shared / upcycling initiatives with community engagement facilitator	4
		Waste separation for housing includes on site composting (food waste), recycling and community engagement on actions		
<b>Zero carbon energy</b>	Strong plan for making buildings energy efficient on 100% renewable electricity, and with financial incentives. Residential apartments to comply with OPAP. Education and community engagement will be key to uptake for 100% electricity onsite and renewable energy.	Design guidelines and housing design for low carbon living / low energy costs. Demonstration house to test specification, review and engage residents	Engage builders on The Amble Estate One Planet Action Plan incl. brief on the design guidelines and specification & design of Growable Home. Net zero carbon apartments. Education buyers on capacity for 100% renewable energy onsite.	4
		Power Purchasing Agreement on (min) 80% of dwellings, providing access to daytime solar electricity priced 40% cheaper than standard pricing from energy provider (Synergy); net zero carbon homes.		