



# LOCHAVEN



## Community Guide

# Contents

Welcome to your new community at Lochaven. The team at Dacland have compiled some handy references to help you settle in and contribute to creating a proud and vibrant place to call home.

Living in an EnviroDevelopment accredited community .....	3
Living green at Lochaven .....	4
Sustainability tips for your garden .....	6
Recycling and waste management .....	8
Responsible pet ownership .....	9
Energy and water efficiency .....	10
Healthy and active communities .....	11



# Living in an EnviroDevelopment certified community

Did you know that Lochaven has been reviewed and accredited as an EnviroDevelopment certified community by the Urban Development Institute of Australia?

This is a title to be proud of, not just for Dacland, but for the whole community.

The accreditation is an independent measure of best practice and sustainability of the community across a number of measures represented by leaves, including:



**Waste** – Implementation of waste management procedures and practices to reduce the amount of waste sent to landfill and facilitate recycling.



**Materials** – Utilisation of environmentally responsible materials and construction methods to lower environmental impacts of material usage.



**Ecosystems** – Protection and enhancement of native ecosystems and ecological function, and rehabilitation of degraded sites.



**Energy** – Implementation of measures to optimise energy reduction across the community beyond current regulatory requirements.



**Water** – Implementation of measures which reduce the use of potable drinking water use across the community beyond current regulatory measures.



**Community** – Encouragement of healthy and active lifestyles, community spirit, local facilities and alternative transport modes. Lochaven's community design welcomes a diversity of people and adapts to their changing needs.

The community is recertified each year against set criteria. Dacland has produced this community guide to help you understand what part you can play in continuing to evolve Lochaven as a class leading community.

# Living green at Lochaven

Lochaven has been designed by a team who truly value the ongoing liveability and sustainability of the places that we create. Here is a snapshot of the considered design process that has gone into Lochaven and how it will create a community that you will love to call home.

## **We think holistically about how to best use the landscape and the resources which support it.**

Our designs are water sensitive - we not only provide natural drainage, but create attractive and usable water-based assets, ensuring pedestrian accessibility and connectivity to experience the natural waterways that flow through the site.

## **We design roads that encourage the best possible flow of pedestrian, bike and car traffic.**

At Lochaven we promote environments where people prefer to walk or cycle to local amenities rather than using cars, reducing greenhouse gas emissions. Our design ensures that open space or a community amenity is within two minutes walk of every resident's front door. This promotes healthy, active lifestyles and reduces the use of cars.

## **We use intelligent design to reduce energy use and greenhouse gas emissions.**

Brown coal produces around 80 per cent of Victoria's power, making it a major contributor to greenhouse gas emissions. At Dacland we implement measures to reduce energy consumption and have a positive effect on the environment.

We use intelligent design to maximise north-south lot orientation and minimise east-west orientated lots. A north-south orientation reduces the amount of energy required for cooling during the summer because the western sun significantly increases the air conditioning required during hot weather. North-south orientated homes also enjoy north-facing yards and maximise natural light in living areas.

Dacland also uses design guidelines at Lochaven to reduce energy consumption in the community. Our design guidelines discourage dark coloured rooves which capture heat and stipulate eaves that are angled to reduce the impact of summer sun and promote cooler living environments.

At Lochaven we encourage solar power installations in our design guidelines by advocating pitched or gable roofs. Lots are orientated to maximise solar array efficiency, providing a natural energy source to homes.

**We establish attractive tree canopies to reduce heat generated in our communities and provide a comfortable, shady environment.**

At Lochaven the main boulevards and paths feature shady canopy trees. This provides a comfortable environment that helps reduce cooling costs and greenhouse gas emissions.

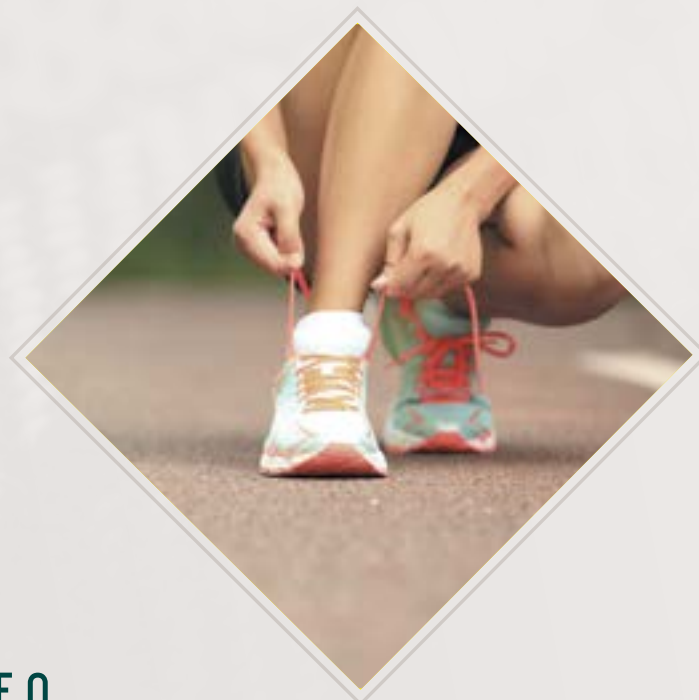
Dacland design guidelines encourage people to create sustainable gardens and plant resilient local plants. Our DAC (Design Approval Committee) approved plant list contains plants that are specifically selected for the community, suitable for the local climate and soil. This ensures good establishment and growth for all plants. The design layout suggestions are carefully put together for our residents by a qualified landscape architect.

**We offer a great garden promise to encourage purchasers to plant native species in their front garden.**

Dacland's great garden promise landscape offer is designed to encourage all residents to complete their front garden landscape within a short period of completing their home so that the community looks attractive and appealing as soon as residents move in.

Landowners who complete their front garden landscaping and irrigation within 120 days of their home being completed may be eligible for the rebate of \$3000. This payment requires the landscaping to be inspected by our preferred contractor, Eseo and approved in accordance with the design guidelines. The offer ensures high quality, landscaped front gardens and nature strips to create great neighbourhood character, and increase the value of all homes.

Dacland's design guidelines ensure housing is in keeping with the quality and character of its communities. Housing design guidelines specify the distances houses are set back from the street, green gardens, porches and entertaining areas. For a comprehensive guide to establishing and maintaining your garden in a way that contributes to and supports the overall character of Lochaven please refer to our [design guidelines](#) or visit our Great Garden Promise [website](#).



# Sustainability tips for your garden

One of the great things about owning your own property is that you get to choose what to plant in your garden. This is the perfect opportunity to create a sustainable garden with rain gardens, compost or even your own veggie patch.

## Tips for creating your own veggie patch

Edible plants generally need more food, water and sunshine than other plants and there are basic rules for planting them.

- To prepare for a veggie patch select a spot in your garden where the plants will have plenty of sunshine and the soil has a high content of organic matter.
- Visit your local nursery to select locally adapted varieties of veggies and fruits that are suited to your garden. Your local nursery may also offer tips and tricks for helping your plants grow.
- Once you've planted your seeds you will need to help them grow by watering them, applying mulch to keep the soil cool, feeding them with an organic fertiliser and protecting them from weeds and pests.
- Harvesting your veggies regularly will help your veggies continue to grow. You might even get something to serve for dinner.



## How to make the perfect compost

According to Gardening Australia, the key to perfect compost depends on maintaining a good balance of carbon-containing ingredients and nitrogen-containing ingredients.

An easy way of remembering which products contain carbon and which contain nitrogen is to simply think 'brown' ingredients are carbons and 'green' ingredients are nitrogen. A ratio of about 60% "green" material to 40% "brown" material is ideal, but not essential. Below are some tips to keep in mind:

- Carbons may include: autumn leaves, pea straw, lucerne hay, sugarcane mulch, moistened cardboard and shredded newspaper.
- Nitrogen may include: lawn clippings, garden prunings, green leaves, kitchen scraps, citrus peel, egg shells, tea bags and coffee grounds.
- For best results build your compost directly onto the ground, rather than on concrete. This allows worms, bacteria, fungi and other beneficial organisms to get into the compost.
- Large material should be cut up as small as possible, to help it break down. Animal manure may also help speed up the process.
- When building your compost try layering the materials like a lasagne - brown, manure, green, manure etc.
- Add water after each manure layer with molasses tea to feed the compost microbes. Mix 2 tablespoons of molasses in a 9 litre watering can.
- Turn your compost heap every two weeks for oxygenation. This will help break things down quickly.

Your compost will be ready to use in your garden after about three months. Compost helps the soil to retain moisture and reduces the use of chemical fertilisers in your garden.

## Raingardens

Building a raingarden in your backyard can have many benefits for both you and the environment. Raingardens are self watering and easy to maintain. They are also very practical, as they reduce the flow of storm water and act as a filter to remove harmful pollutants before the water enters local creeks and rivers.

Rain gardens look like many other gardens and provide a great environment for local birds and insects, but what's happening below the ground is a little bit different. The filtration process is similar to water absorption in a forest, capturing sediment and excessive nutrients.

Rain gardens incorporate plants that cope well with extreme moisture and higher concentrations of nutrients, particularly the nitrogen and phosphorus found in storm water.

Rain gardens don't need to be large and it is easy for you to create your own. For some great information on getting started, check out [Melbourne Water's website](#).

## Good resources

The [ABC's Gardening Australia](#) and [The Diggers Club](#) offer a great range of information about when to plant different types of plants, the types of garden you can create and all sorts of green thumb advice. Your local nursery may also provide planting guides.





# Recycling and waste management

Once you move into your new home you will need to contact Council to arrange delivery of your waste bins. You can do this by visiting the City of Casey [website](#) or calling the City of Casey on 03 9705 5200 (Mon-Fri 8am-6pm).

The City of Casey offers a range of services to residents to ensure that waste is appropriately managed.

## **Kerbside bin collection occurs as follows:**

- Garbage Bin – Yellow Lid (Weekly)
- Recycling Bin – Blue Lid (Fortnightly)
- Garden Waste Bin – Green Lid (Fortnightly)

To find the collection day applicable for your street you can visit:  
[www.casey.vic.gov.au/council/whats-near-me](http://www.casey.vic.gov.au/council/whats-near-me)



# Responsible pet ownership

At Lochaven, we have a range of native flora and fauna which are protected. There are some simple measures you can take to ensure the ongoing protection of these species and that the natural elements of Lochaven can continue to be enjoyed by residents into the future.

1. Make sure that your dog or cat is registered with the City of Casey from the age of 3 months old and microchipped. This will ensure that any escapees are returned safely to your home. To register your pet, visit the council [website](#).
2. Where possible overnight, pets must be kept indoors or safely contained within your property to ensure that disruption to the neighbourhood or nocturnal fauna is minimised.
3. The parks and reserves of Lochaven are a great place to get out for a walk but if you are taking pets along, they must always be on a lead to ensure protection of these areas.
4. When out and about in the community, be sure to take along a bag or two to pick up after your pet. A small effort from every individual will help to ensure a clean and tidy community for all to enjoy.

The City of Casey offers a range of advice and suggestions related to pet ownership, familiarise yourself with the details at the site below to understand your responsibilities as well as a range of services on offer. To find out more visit the council [website](#).



# Energy and water efficiency

At Dacland, our communities also provide the opportunity for homes to connect to both recycled water and drinking water, wherever it is available. Here are a couple of simple tips that all homes at Lochaven should follow to ensure reduction of water usage within the home:

- Install showerheads that use  $\leq 6$  litres of water per minute to reduce water usage within the home.
- Install taps to bathrooms, kitchen & laundry that use  $\leq 6$  litres of water per minute.
- Use water efficient appliances. For example you could purchase a dishwasher with a consumption of  $\leq 14$  litres per use.
- Purchase a washing machine that will help you save water.

Purchasing a washing machine with at least a 3.5 star energy rating and 4 star water rating. This will ensure your machine is efficient in both energy and water consumption. Consider a front loader washing machine, as they use roughly 50% less water than top loaders and are generally more energy efficient too. Washing machines with automatic load sensing or reduced load functions can also help save water. Lastly reuse the wash or last rinse water on your garden, to maximize your efficiency.

## Take a stand for climate change

The City of Casey are dedicated to action today for impact tomorrow. Check out some of their initiatives and how you can get involved [here](#).

## Solar power

Another way to reduce energy use and limit your environmental footprint is to consider installing solar panels. Solar power installations are supported in Dacland's design guidelines by advocating pitched or gable roofs. We also orientate lots to maximise solar array efficiency. Check whether your home is suitable for solar installations. The [Consumer Affairs Victoria website](#) offers plenty of resources to help you decide if your home is suitable for solar installations.

# Healthy and active communities

An important part of belonging to a community is feeling engaged and participating in community activities. It's also great for your own mental and physical wellbeing!

Dacland's design team spends a great deal of time designing our communities that encourage community connection by providing places for people to meet, interact, share and learn from one another. From walking and cycling paths, to passive and active open space, parks and playgrounds, community facilities and schools, shops and convenience stores, even right down to your very own front yard – your community is your home and we want to ensure every resident has access to enjoy it.

## Join us!

Throughout the year, Dacland host a range of events and activities for residents. These events are a great way to meet your neighbours and often include an opportunity to learn a new skill, get involved in a new element of the community or at very least an afternoon outing! Keep up to date with upcoming events by checking out the [Dacland Facebook](#) page or calling customer care on (03) 9044 1200.

## Staying Connected – Nabo

Nabo is a great free tool that helps neighbours to exchange information, skills, knowledge and advice. Whether you are looking to arrange a mums and bubs catch up, a walking school bus, promoting your small business or looking to borrow a lawn mower, Nabo is a great place to see and contribute to what is happening in your area. Visit [www.nabo.com.au](http://www.nabo.com.au) for more information.

## Bicycle Parking

To promote active lifestyles, the provision for public bicycle parking are to be provided at all public open spaces, and community facilities for all residents.

The provision of bicycle parking at community facilities and public amenities such as the Childcare Centre, School and Convenience Centres, will be subject to negotiations with the future land owner of these parcels. Dacland encourages the provision of bicycle parking at a rate of on space per 500 sqm of GFA and will advise land owners on the best placement of parking in these areas.

Dacland designs roads to favour bicycle and pedestrian traffic. By providing public bicycle parking at community facilities and public open spaces residents are further enabled to live a healthy and active lifestyle.

## Getting Active

The wellbeing of our future residents is important to us. That's why Lochaven features plenty of open space and the opportunity to walk or cycle, instead of using the car.

We work with local sports clubs to promote healthy active lifestyles in local communities. Our sponsorship of the Casey Sporting Co-operative means there are plenty of opportunities throughout the year for Lochaven residents to participate in activities and join in a game of Cricket, Netball or Football with your local club.

Getting involved with your local sporting group or club is a great way to get active and meet people in your new community. Get started by visiting the [City of Casey's Sport & Leisure guide online](#). If you prefer cycling or walking, check out the [guide for information](#) on your local trails as well.



# EnviroDevelopment

“EnviroDevelopment is a scientifically-based assessment scheme that independently reviews development projects and awards certification to those that achieve outstanding performance across several areas, these are - ecosystems, waste, energy, materials, water and community.

EnviroDevelopment assists homebuyers to recognise and select more environmentally sustainable developments and lifestyles.

By purchasing a home at Lochaven, you know that you are living in a community with minimal impact on the environment, one that encourages safe, healthy and active lifestyles and results in lower household energy and water costs.

The Urban Development Institute of Australia, implemented the EnviroDevelopment program in 2006 to recognise developments across Australia that protect the environment and use resources responsibly. Lochaven by Dacland not only meets the stringent EnviroDevelopment criteria, but offers a range of benefits to home owners, industry and government.

By choosing to live here, you are contributing to creating a holistic community that will serve both you, future residents and the environment, in the years to come.”



**Ricki Hersburgh**

Manager Sustainability and EnviroDevelopment  
Urban Development Institute of Australia (VIC)

[www.envirodevelopment.com.au](http://www.envirodevelopment.com.au)

[www.udiavic.com.au](http://www.udiavic.com.au)





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