



SUSTAINABILITY FACT SHEET

1. Arbor's Land Sales Centre is powered by accredited 100% renewable GreenPower.
2. Arbor's perfect north-south street alignments ensure homes achieve optimum solar orientation. This maximises sunlight in winter and minimises it in summer, increasing comfort and reducing energy costs.
3. Home sites at Arbor are generously proportioned - the most common lot depth is 36 metres - increasing permeability to naturally replenish soil moisture and allowing more space for landscaping.
4. Arbor's energy-efficient LED streetlighting uses 80% less energy compared with traditional street lights, reducing total energy consumption by an estimated 20,000 kWh every year.
5. Arbor's design guidelines require garages to have wiring pre-installed for electric vehicle charging, future-proofing homes to reduce the costs to homeowners in the long term.
6. Arbor's parks and streetscapes are to be extensively landscaped with over 20,000 native and indigenous plants and trees. These low-maintenance, weather-tolerant species will provide important habitat and contribute to maintaining local biodiversity.
7. A responsive walking path and roadway design is protecting existing environmentally important mature eucalypts along McMullen Road.
8. Arbor's innovative design guidelines ensure homes have living areas featuring north facing windows to capture the sun's warmth in winter and shading to exclude unwanted sun during summer. These guidelines reduce energy costs and make homes more comfortable year-round.
9. Arbor's design guidelines encourage the location of living areas and private open space on the northern side of homes to capture sunshine and the bedrooms on the cooler southern side.
10. Arbor's design guidelines encourage a high standard of insulation to ceilings and external walls, draught seals and the incorporation of internal mass (such as masonry walls and concrete floors) to improve home comfort and reduce heating and cooling costs.
11. Arbor's design guidelines encourage the placement of windows to allow for natural cross ventilation, keeping homes naturally cooler and reducing energy costs in summer.
12. Arbor's design guidelines encourage solar panels, solar hot water and solar swimming pool heaters.
13. Arbor's design guidelines encourage the zoning of rooms to increase the efficiency of heating and cooling systems.
14. Arbor's design guidelines encourage energy efficient appliances and lighting. Installing LED lighting and energy efficient appliances such as washing machines, clothes dryers, dishwashers and refrigerators can reduce energy bills by up to \$500 per year as well as reducing greenhouse emissions.
15. Arbor's design guidelines encourage a minimum 2,000L rainwater tank. Rainwater tanks significantly improve the quality of stormwater run-off from Arbor.

16. Arbor features Class A recycled water to all home sites. Recycled water is exempt from water restrictions and permanent water use rules as well as less costly than drinking water.
17. Arbor's design guidelines encourage water efficient plumbing fixtures and appliances. A 3-star shower head can reduce water bills by over \$200 a year.
18. Arbor's design guidelines encourage the use of building materials that have a high content of recycled materials or meet environmental scheme standards.
19. Arbor's design guidelines encourage the use of low VOC paints, floor coverings, and building materials to improve indoor air quality.
20. To protect the surrounding environment, plant species listed in the Cardinia weed identification guide are not permitted to be planted or allowed to grow at Arbor.
21. There are no front fences at Arbor, helping to create open and park-like streetscapes with landscaped front gardens. The use of indigenous plant species is strongly encouraged, with all homeowners provided with a list of local indigenous plant species and nurseries.
22. Arbor's optional kerbside green waste service redirects kitchen scraps and garden clippings to create high-quality compost which is used to help grow food and gardens in Victoria, while reducing greenhouse emissions at the same time.
23. Stormwater from Arbor is treated to best practice environmental management guidelines to naturally remove sediments, nitrogen, phosphorous and pollutants before entering the environment.
24. The construction of roads and infrastructure at Arbor is designed to be compliant with the EnviroDevelopment Technical Standards in order to minimise the use of non-renewable resources and environmental impacts.
25. Arbor's proximity to the train station and regular bus services gives residents the option to minimise private car use, reducing greenhouse emissions.
26. Arbor's central green spine creates a wildlife corridor linking the central park to the environmentally significant Gum Scrub Creek to the east. This encourages native birdlife and provides a landscaped bookend to each of Arbor's streetscapes, ensuring each home site shares a visual connection to nature.
27. Arbor's design guidelines encourage the use of double-glazed windows to reduce energy costs and make homes more comfortable year-round. Double-glazed windows also limit condensation and mould in winter, improving indoor air quality and making homes healthier.
28. Arbor is funding environmental initiatives in the surrounding area, including revegetation works and the acquisition and management of conservation areas for the endangered Growling Grass Frog.
29. Arbor's state-of-the-art optic fibre to the home technology ensures fast and dependable internet access for the home office, with lower energy consumption than copper-based networks.
30. Arbor has been awarded national EnviroDevelopment certification for outstanding performance in all six elements of Ecosystems, Waste, Energy, Materials, Water and Community. Arbor is the only development in Cardinia to achieve this level of accreditation.

CONTACT

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