



sustainability in your home

Bloomdale

Diggers Rest

Bloomdale sustainability in your village

Improving the performance of your village



Valuing our environment

Bloomdale targeted 100% best practice water sensitive urban design to manage and treat storm water, quality as well as support local aquatic biodiversity.

The Bloomdale site improvements and rehabilitation programme will ultimately conserve and restore 13ha of wetlands. The wetlands will connect into 3 permanent water bodies, creating ideal Growling Grass Frog breeding and foraging habitat.



Health and Wellbeing

Improving your health and well being is easy at Bloomdale. The Master Plan integrates 40kms of shared footpaths and tracks for safe cycling, running or strolling with the dog. If you are after something more intense, the Diggers Rest tennis courts and playing fields are right across Houdini Drive.

At Bloomdale, there are plenty of excuses to leave the car at home and stroll to the local shops and parks. The estate offers 4ha of open space across 6 parks with access to existing football fields and tennis courts.



Local Economic Prosperity

Bloomdale will create a vibrant community supported by a healthy and sustainable local economy. Bloomdale will potentially add 650 long term, and up to 6400 short term jobs to the local area.

Communing from Bloomdale is easy via the Calder Freeway, or 15min walk to the metro train link. Economic prosperity also includes amenity like 'work from home' and walking to work opportunities. Bloomdale offers broadband high speed internet to support home/ office activation. The Bloomdale Master Plan also integrates 20 hectares of employment lands that will ultimately provide 50 local jobs in the retail and industrial precincts.



Bloomdale

sustainability in your home

How can we live in a comfortable home?



Architecture and design

Minor changes to your home design can have a significant impact on your comfort. For this reason it is important to make some smart decisions early on.

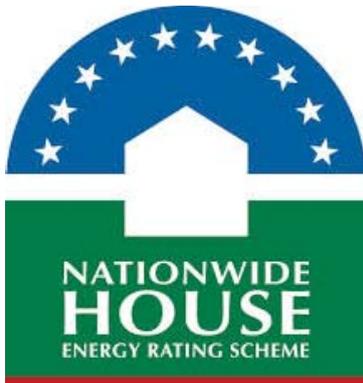
- > Orient your home to maximise winter sun and summer shade.
- > Chose building materials which will insulate your home
- > Optimise outdoor shaded living areas on the south side
- > Increase shade and reduce temperatures with tree canopy, window screening and generous eaves



Effective energy management

When designing your home, there are several things you can do to reduce your energy bill;

- > Visit our display village & select a cost efficient 7 or 8 Star energy home
- > Install solar power and hot water
- > Chose energy efficient appliances & fixtures
- > Ensure natural cross ventilation to reduce air-conditioning
- > Chose your roof colour to minimise solar absorbance



Water use

3 simple steps to be water-wise

- > Chose water efficient showers, toilets, taps and appliances
- > Install a water tank to irrigate the garden and wash the car
- > Select native plant species which require less maintenance and water
- > Include provision for the third pipe system to accommodate future recycled water for laundry, toilet and irrigation use
- > For more information, go to <http://www.savewater.com.au>



PLANNING FOR A VIBRANT & SUSTAINABLE COMMUNITY

+\$11M

To be invested in open space and parklands

+650

Future local jobs

1500

Future Investa Land homes @Bloomdale

SUPPORTING LOCAL EMPLOYMENT

At Investa Land, we believe that a successful development is seamlessly integrated into the local community. An integral part of this is effective engagement with local stakeholders, including local business. We know the importance of having the 'local shops' within walking distance and as such, where scale permits, we seek to integrate a local commercial precinct, which may include a local childcare centre, library, chemist or corner store.

SUPPORTING LOCAL EMPLOYMENT AT BLOOMDALE

In our large scale residential and industrial developments, we actively promote the inclusion of high employment lands such as retail and industrial uses, to provide local amenity to the community. Our Bloomdale project in Victoria is an example of this, where we have worked collaboratively with government to allocate 20 hectares of land at the site to employment uses to cater for future workers. The opportunity to work close to home provides many benefits, including activation of the local economy and reduced reliance on vehicle transport for residents.

Bloomdale will include a full line supermarket, showrooms, medical centre, tavern and local office, and business facilities to support the community, resulting in over 850 future local jobs and enabling many residents to walk to work. In addition, over 14 hectares of industrial land has been allocated for warehouse facilities and located in a convenient position for the community to access.

Inspiring places.
Inspiring people.

INVESTA★