



MEDIA RELEASE

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Sandhurst the Climate Change Suburb

Residential golf course projects with their extensive open space and environmental capability to improve the quality of air and water have become the sustainable green wedges of Australia's suburbs facing climate change.

With the Victorian Government planning to dramatically increase housing densities open space and water has become the new gold for home buyers.



Paul Phillips, Director of Land Sales at Sandhurst Club said, "\$35 million has been spent on the establishment and maintenance of the environment at Sandhurst to enrich the ecology of the region which previously had been degraded farming land.

"The funding spent on the creation and maintenance of the two championship golf courses at Sandhurst, the additional parks, wetlands, lakes, creeks and waterways has created a unique climate change suburb.

"With the emphasis on carbon emissions to fight the effect of climate change, golfing residential projects have major advantages over traditional subdivisions."

Research shows that 180 square metres of grasslands, shrubs and trees produces enough oxygen for one person for one year, with the average golf course providing enough oxygen for four and half thousand people, two golf courses at Sandhurst provides enough oxygen for nine thousand people.

Mr. Phillips said the large expansive areas of green plantings and turf on Sandhurst also have the effect of producing lower temperatures when compared with the traditional suburbs dominated by vast areas of tar and cement which radiate heat.

"With seventeen trees being the Greenfleet benchmark to neutralise the carbon dioxide created annually by the average car, Links Living has planted 300,000 trees at Sandhurst which would neutralise greenhouse gases from 17,500 cars; four times the amount of residents' vehicles at Sandhurst."

Links Living also spent \$1 million on a green transport strategy giving the first one hundred residents who completed their homes an electric golf cart to encourage people to leave their cars at home and utilise the 50 kilometres of golf cart tracks.

Mr. Phillips said that the \$6 million spent to make Sandhurst drought proof with Class A recycled water will see billions of litres of drinking water saved in the next decade, and had underpinned the project's award winning environmental credentials.

"With every home using recycled water for toilet flushing and garden watering, every resident in the suburb is contributing to saving around 40% of normal water use making Sandhurst the most water efficient suburb in Victoria.

"The Sandhurst Class A recycled water project has also had major wider benefits to the community saving hundreds of millions of litres of sewage being released into the ocean at Gunnamatta surfing beach on the



Mornington Peninsula.”

Also integral to the water quality advantages of Sandhurst for the local environment is the vast amount of grass and fine turf which filters any water before it runs into local streams and dams, Mr Phillips said.

People buying into Sandhurst place a high value on the appearance and the green guarantee which is possible, even in a drought through the water recycled program implementation.

Mr Phillips listed the top climate change environmental advantages created by the development of Sandhurst as

- Providing a regional wildlife sanctuary especially in the drought
- Preservation of open space, remnant vegetation and historic trees
- Protection of top soil from degradation and erosion.
- Protection of water resources.
- Rehabilitation of tracts of degraded land.
- The provision of an environment to promote physical and mental well being
- The preservation and promotion of Australian indigenous flora and fauna
- Improve air quality and moderate temperature
- Utilise and treat water resources such as sewage, storm water and urban runoff
- Create and sustain a high quality environment.

Mr Phillips said golf course residential projects are increasingly being recognised by conservation groups, bird societies and other groups for their conservation value.

Golf course residential projects preserve and protect extensive green belts of contiguous land and compatible land uses such as sporting reserves, wetlands, and new tree plantations with a financially stable framework that ensures ongoing protection removing these habitats from the threat of future development.

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