

QUICK FACTS

PART

01



PROJECT

QUICK FACTS

1,310



Lots

24KM



from Melbourne CBD

25KM



from Melbourne Airport

30MIN



train ride from Watergardens Station to Melbourne CBD



Neighbouring established suburbs Caroline Springs and Taylors Hill



Diverse product offering



Access to major road connections including Taylors and Hopkins Road, Western and Calder Freeways

PART

02



AMENITY

QUICK FACTS



9ha of open,
green space



Walking and
cycling paths



Sports oval



Tennis club



Local retail and convenience



Community
Centre



Local Government
Primary School



Potential
bus route*

* Society 1056 is built and designed to facilitate public transport access and will incorporate bus-capable roads through the site. YourLand Developments is not responsible for coordinating, requesting, or approving any new bus routes through Society 1056 and the inclusion of one is at the discretion of Public Transport Victoria (PTV).

PART

03



ENVIRONMENT

QUICK FACTS



100+ Environmentally Sustainable Design (ESD) initiatives



Over 5,000 new trees



All-electric estate



East/West prioritized lots to improve passive heating, cooling and sunlight



"Biodiversity corridors" encourage native fauna to site.



Free front lot landscaping



Up to 7 degrees cooler through reduced urban heat island effect impacts*



5kW solar packages for every home** saving 8,000 tonnes a year in CO2 emissions.



Low-carbon and recycled materials used in the infrastructure.



Lighter-pigmented roads reduce temperatures across the site



Streets are designed to reduce water runoff by capturing and redirecting rainwater for irrigation.



Japanese "Miyawaki"-inspired micro-forests

* An urban heat island occurs when a city experiences much warmer temperatures than nearby rural areas. The difference in temperature between urban and less-developed rural areas has to do with how well the surfaces in each environment absorb and hold heat. Trees and vegetation can cool our cities by providing shade, reflecting sunlight and by releasing moisture into the air through their leaves in a process called transpiration. Reducing the Urban Heat Island Effect will result in cooler streets, and improved living conditions. With cooler streets, this will reduce the amount of energy residents need to utilise to help cool their homes, and therefore have cost savings to residents.

** YourLand Developments has partnered with a leading agency to negotiate 5kW solar package rebates for all lots greater than 300sqm.

PART

04



SOCIAL

QUICK FACTS



Better indoor and outdoor air quality[^]



Shade-producing, trees line streets to encourage walkability and pedestrian-priority



Safer pedestrian routes that limit driveways



On average, over \$3,000 a year saved on household running costs



Active open areas designed for social interaction, engagement, and community wellbeing



Local school and sporting club community



Walk and bike tracks that form "The Tan of the West"



Community events and activation



Early delivery of infrastructure

* This cost saving has been derived from a combination of all-electric, 6-star builds, savings associated with 7-degrees cooler an 5kW solar packages. The below figures have been achieved following commissioned research by environmental consultants.

- No gas supply = \$493p/year saving
- 6-star NatHERS all electric = \$845 p/year saving (7-star will be mandated May 1 2024)
- 7 degree decrease in street temp = \$507 p/year saving
- 5kW solar panel system = \$1,250 p/year saving

** Figured based on extrapolated data from the last 24 months of Realestate.com.au Fraser Rise sold data. ^An all-electric estate means no gas connection to homes. Gas cookers release exhaust gases and fumes into the home, as range-hoods are not 100% effective. These gases can be harmful to human health in the long term. +*The Tan of the West* refers to the connected route surrounding Society 1056 that can be compared to the 5km walking track of the Botanical Gardens in Melbourne CBD.

