

## The Village



### Location

Victoria, Australia

### Office Responsible

Cardno Grogan Richards

### Responsibilities

Design and documentation,  
Construction management

### Project Scope

The Village is Austcorp's award winning redevelopment of Hume's Pipe factory site in Clayton South. This development features homes set amongst landscaped streets and parks, and has provided a model for future urban housing projects.

The Village is made up of 166 architect designed terraces constructed to environmentally sustainable principles. Across the site an average 6 star energy rating has been achieved, with water sensitive designs incorporated into houses and drainage. This has been achieved with on-site detention of stormwater, inclusion of bioretention raingardens to filter stormwater before it enters drains, and many techniques to reduce water consumption.

This project has adopted the Victorian government's concept of "Transit Cities", which ensures that high density housing is constructed immediately adjacent to transport. While reducing dependence on cars, this also provides easy and rapid access to the CBD.

Cardno Grogan Richards has been heavily involved in the planning of the project, and has undertaken the design and construction management of The Village's roads, drainage, sewers and water reticulation. Over its five year involvement many challenges have been overcome, with the placement of a shallow, 1350mm dia outfall drain beneath the Pakenham train line a significant achievement.

The demand for property on this site has demonstrated the appeal of these developments, with the implementation of sustainable designs and Melbourne 2030 providing a benchmark for future projects.

As well as being a hallmark of the Transit Cities program, The Village has won the 2005 UDIA Victorian Judges Award for its transformation of an industrial site, 2006 UDIA Urban Renewal Award, HIA Medium Density and Residential Lifestyle awards, and the PIA Planning Ministers Award for implementation of Melbourne 2030 principles.

### Contact

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