The Cape

Design Guidelines













majestic coastal views, affordable sustainable living

Winner Premier's Sustainability Awards 2012

www.liveatthecape.com.au

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1 The Cape – wellbeing for people and place

1.1 Message from The Cape

The Cape has been designed to maximise liveability and minimise costs for residents, while protecting the value of homes over time. Site layout, design features and local services have all been thoughtfully packaged to work seamlessly together for your benefit and to assist you to have a light environmental footprint and low living costs. These guidelines reflect the input and expertise of some of Australia's most experienced sustainable architects and designers. They give home buyers and their builders useful information for developing houses that are well-sited, properly orientated, designed and built, with year round comfort. Following these housing guidelines will deliver maximum comfort, minimum running costs and a high quality, attractive and sustainable home that is sympathetic to the site, neighbours, surrounding parklands and the coast.

The guidelines have incorporated materials and construction techniques that avoid unnecessary cost and waste, saving time and money. Innovations such as local energy production, provision for electric vehicles, and water harvesting mean you can spend less time worrying about rising living costs and more time enjoying what's important to you. The Cape is designed to protect privacy while encouraging an active, healthy lifestyle, and to foster interaction with the community and local environment. Local builders have been involved in the design process, and being knowledgable of the Cape Paterson climate and environmental conditions, they are well-placed to turn your final design into reality.

By following guidelines you will have a high quality home that enhances your family's wellbeing. From there you'll be able to enjoy our local café, barefoot bowls club and community centre as well as the beautiful natural surrounds. We look forward to seeing your home take shape at The Cape.

Best regards
The Cape Team

1.2 The Character of Cape Paterson



Cape Paterson is a small coastal town overlooking beautiful Bass Strait in South Gippsland, located in a region that thrives on its environmental values, food production and tourism. It has a wonderful, relaxed and laid back pace, and great social and friendship networks. The Cape has been designed to build on existing social and environmental capital of the area, by adding significant new areas of habitat, walking trails and parks, and by being sized to retain a village atmosphere. The walking and cycling trail network of The Cape connects to a larger network of beautiful walking tracks along the coast and adds a range of recreational opportunities for new and existing residents of Cape Paterson.

1.3 Site Layout and Features

The Cape layout has been designed to respond to the site topography and the broader coastal landscape; optimise solar access to individual lots; minimise reliance on nonrenewable energy; encourage sustainable use of water; encourage mobility via walking and cycling; and restore large areas of habitat and native vegetation on the land.

1.4 Open Space and Restored Habitat Areas

Over half of the land is set aside as open space, and much of this will be rehabilitated with indigenous coastal vegetation. The open space areas will provide appropriate interfaces to the residential areas of the existing Cape Paterson township, to the coastal reserve, and to the rural land to the north and west. A network of more than 4km of pathways permeates the site. The trail network provides safe and convenient pedestrian and cycle access throughout The Cape, and between The Cape and other parts of the Cape Paterson township. It also joins to the main beach access tracks at the southern end of Wilsons Road, and at Surf Beach Road. A series of local parks accessible from the trail network is provided. The parks are available to residents and visitors to The Cape, and to the wider Cape Paterson township. Wildlife corridors extend into the housing areas, and use of local plants within the housing lots will provide additional habitat for local fauna.



Site Layout



1.5 Sustainable Housing

All housing is to be environmentally sustainable with low running costs. Homes are to be sited, designed, and constructed to high architectural standards. The design criteria are set out in these development guidelines. The development exceeds benchmarks for environmental sustainability currently found in conventional housing developments. Sustainability will be achieved through a combination of initiatives in the landscape and built environment. As a minimum, each house is mandated to achieve 7.5 star energy rating, have a 2.5kW solar photovoltaic power system, and have 10,000 litres of rainwater storage. All houses are designed to operate comfortably without the use of fossil fuels and as such homes shall not have any stationary gas-fired fixtures or appliances.

As a 'design led' development, the developers have engaged some of the best ecologically sustainable designers, architects, builders and energy specialists to provide a selection of award winning pre-designed ecologically sustainable homes. Buyers have the option to choose one of these Cape Sustainable Homes as they have been carefully designed and costed to suit the village and maximise sustainability, affordability and liveability. You are also free to custom design your home with one of our skilled builders, or even propose modifications to one of The Cape Sustainable Homes.

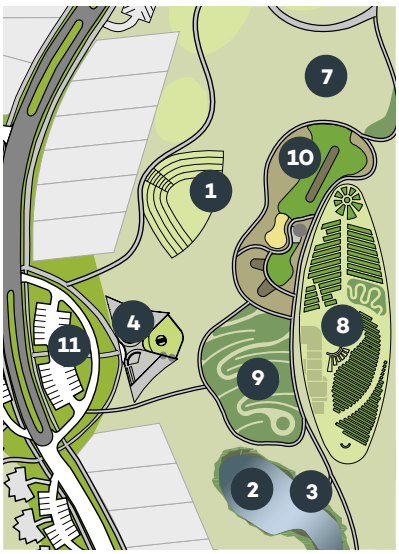
If you prefer a custom designed home, we encourage you to talk to our preferred builders, who will work with The Cape's group of designers and architects, to develop a new design that meets the sustainability performance and design guidelines requirements of The Cape.

1.6 Housing Layout

The housing lots have been set amongst the extensive network of trails and revegetation areas. Lots are arranged around local courts, which allow for vehicle access but discourage through traffic. Roadsides in the courts will be revegetated with appropriate indigenous plants,and residents will be encouraged to extend these plantings into their front and rear garden areas, further contributing to the landscaped setting. The lots have been oriented to provide good solar access to the dwellings and to private open space areas within each lot.

1.7 Community Garden

A large community garden located in the Eastern side of The Cape is already producing food for the residents of The Cape and Cape Paterson. Using a clever water conserving and low maintenance design, the garden will be a key place to produce local food and meet your neighbours. All interested The Cape residents will be able to have a lot at the community garden, to produce seasonal vegetables, herbs and other foods.



1. Amphitheatre & Village Green
2. Wetland
3. Viewing point
4. Conference Centre and Café
7. Sports precinct
8. Community Farm
9. Orchard
10. Playground
11. Electric vehicle fast charger

● Fitness station


SEAWARD DRIVE
WILSONS ROAD
STARGAZER RISE
PEREGRINE COURT
SEADRAGON STREET
BANDICOOT COURT
MOONFLOWER CLOSE
SUNLIGHT BOULEVARD
SEABERRY COURT
SUNCATCHER VISTA
SPINIFEX COURT
MOONSHADOW AVENUE
SEASTAR STREET
PERIWINKLE PLACE
EVENSTAR VIEW
SHADOWFAX CLOSE
TRUMPETER STREET
WEATHERTOP CREST
BEACH ACCESS
CAPE PATERSON COASTAL RESERVE
SECOND SURF BEACH
BEACH ACCESS
1. Amphitheatre & Village Green
2. Parkland
3. Viewing point
4. Conference Centre and Café
5. Off leash dog park
6. Future ecolodges
7. Sports precinct
8. Community Farm
9. Orchard
10. Playground
11. Electric vehicle fast charger
12. Park
Fitness station



2 Operation of the Design Guidelines

2.1 Design Review Panel (DRP)

All development in The Cape must be approved by the Design Review Panel (DRP). The DRP is chaired by The Cape developer and will draw on the advice of the project designers and other specialists as required.

All proposed buildings and works including houses, garages, outbuildings, landscaping, fencing and retaining walls must be approved by the DRP. The DRP will review proposed designs against the Design Guidelines. Any changes to property boundaries also require DRP approval, including consolidation or subdivision of lots.

These Design Guidelines are subject to change at the discretion of the DRP, as further advances in sustainable design and practice occur in the future.

2.2 Design Guideline Elements

These design guidelines are not intended to restrict or limit the development of your lot. Rather they are structured to ensure good design that reflects the preferred character and quality of The Cape.

The key design elements that home builders are encouraged to address include:

- Siting and orientation
- Architectural style and built form
- Landscaping and fencing
- Sustainability

All new buildings and landscape designs must be consistent with the Design Guidelines. Before any work commences on your site, you must obtain approval of your plans from the The Cape Design Review Panel (DRP).

2.3 The Cape Paterson Sustainable Homes

The award winning selection of The Cape Sustainable Homes have been provided by the developer to encourage good design. The designs for these homes are available free of charge to the buyers at The Cape for use in the village. These homes have been carefully designed and costed to suit the village and maximise sustainability, affordability and liveability. DRP approval is still required for these homes but can be a faster process, for example if the design is not altered.



3 The Approval Process



3.1 Overview

Having purchased a lot at The Cape, there are two main avenues available to build your home. The first option is to choose one of The Cape Sustainable Homes. The second option is to design your own custom home. Either way, an application needs to be made to the Design Review Panel (DRP) to obtain approval. This approval is required to ensure that the objectives and standards outlined in this guide are met and all parts of the approved design must be constructed.

3.2 Approval Process

- After purchasing a lot, your next step is to review and understand the requirements of these design guidelines. You and your builder/designer must refer to this guide when making an application to the DRP. It is important to understand that approval by the DRP is mandatory, as a building surveyor will not give you permission to build your home without it.
- In an ordinary estate the Council or Shire charge a fee to process and assess planning and building applications which can often be in excess of $1200. There are also costs associated with the Design Review Committee reviewing an application. Current approval fees are available from The Cape. Note that any costs associated with a re-design due to the DRP application process are to be solely born by the applicant. The application fees are to be paid to Cape Paterson Ecovillage Pty Ltd at the time of the application.
- It is important to select a builder and designer who is experienced not just in sustainable design, but also in designing and building to 7.5 star energy efficiency. For a streamlined process we encourage you to get in touch with our approved builders and designers.







3.3 Approval Process Details

- As The Cape progresses, the lot types and design guidelines may be amended. You should check with the DRP that you have all the necessary current information.
- Final approval from the DRP is mandatory.
- A building permit is also required in order to commence construction. This can be obtained from a licensed building surveyor. The building surveyor cannot issue a building permit without the design being approved by the DRP.
- Approval timelines:
  - The DRP will aim to process applications for a pre-approved home within 15 business days.
  - The DRP will aim to process applications for a custom home within 30 business days.
  - If the DRP requires that the applicant submits further information or revised designs, the above timeframes will be extended to reflect this.
- Occasionally an application will not meet the guidelines and a refusal will be issued. The reasons for the refusal will be given, and you will be able to apply for approval again.
- The pre-approved Cape Sustainable Homes come complete with a landscape design. However if you are submitting an application for a custom home, a landscape design will need to be submitted with your application. The DRP and our approved builders can provide a landscape design service that will develop an approved landscape plan for you. Talk to the builders or contact drp@liveatthecape.com.au for more details, and see 7.3 Landscape Design Service.
- There may be other approvals needed from authorities and the like. Where these approvals are required, you must obtain them in addition to the approvals outlined in this guide.
- The Design Guidelines incorporate aspects of Victoria's Rescode provisions (Clause 54 of the Planning Scheme). The Rescode standards are to apply unless there is an alternative requirement shown in these guidelines. Some relevant clauses are listed below:
  - 54.01 Neighbourhood and site description and design response
  - 54.02 Neighbourhood character
  - 54.03 Site layout and building massing
  - 54.04 Amenity impacts
  - 54.05 On-site amenity and facilities
  - 54.06 Detailed design
- Your building surveyor will check your design for compliance with Rescode or Part 5 - Siting, Victorian Building Regulations – this check is not part of the DRP approval process.
- Application forms detailing submission requirements for your Design Review Panel application are available from drp@liveatthecape.com.au.
- The DRP may carry out inspections of your home during construction to ensure that appropriate building standards are adhered to, and that the as-built design complies with the approved design. These inspections are important to maintain building standards in the village, therefore helping to protect the reputation and value of the houses. The inspections are at the DRP's discretion, but may involve some of the following items: inspection of insulation, draft proofing, photovoltaic system, water tanks, and general compliance with approved design. The DRP will give you or your builder 48 hours notice of the inspection, and you are required to provide access for the DRP inspection. The Inspection & Test Plan form is available from drp@liveatthecape.com.au and must be fully signed off by the DRP prior to occupancy of your home.

4 Siting and Orientation of Buildings

4.1 Siting

Careful siting of houses is important to ensure that living areas and private outdoor open spaces face northwards where possible, whilst buildings address streets and open space in a way that enhances the amenity of The Cape.



4.2 Orientation

Buildings are to be orientated north to achieve maximum passive solar access.

4.3 Private Outdoor Living Space Requirements

A dwelling should have private outdoor open space consisting of an area of 80 square metres or 20 per cent of the area of the lot, whichever is the lesser, but not less than 40 square metres. At least one part of the private open space should consist of secluded private open space with a minimum area of 25 square metres and a minimum dimension of 3 metres at the side or rear of the dwelling with convenient access from a living room.

The private open space should be located on the north side of the dwelling, if practicable. The southern boundary of secluded private open space should be set back from any wall on the north of the space at least (2 + 0.9h) metres, where 'h' is the height of the wall.

4.4 Boundary Walls

Boundary walls are allowed, except as noted below:

- No walls are allowed on a boundary abutting a lot to the south, or where abutting public open space or street.
- Where a crossover position specified in the contract of sale for a lot requires a garage/carport on the south boundary, this is acceptable provided the garage or carport has a maximum length of 6.5m, and is set back from the rear boundary an appropriate distance to minimise impact on adjoining private open space. This rear setback distance will be determined to minimise shading on existing or possible future private open space.

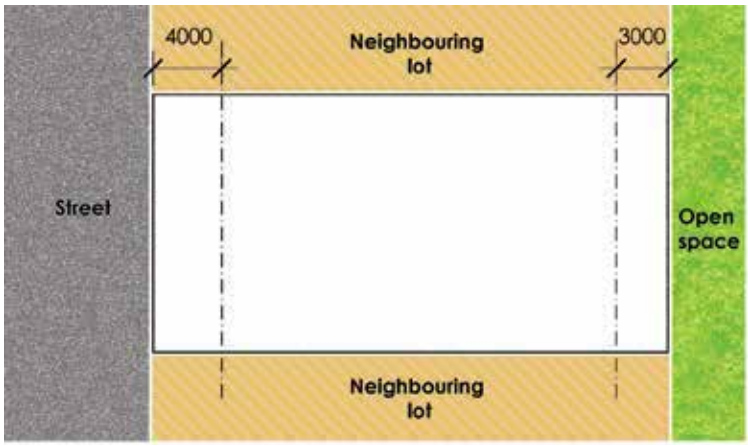
4.5 Corner Lots and Lots Overlooking Public Open Space

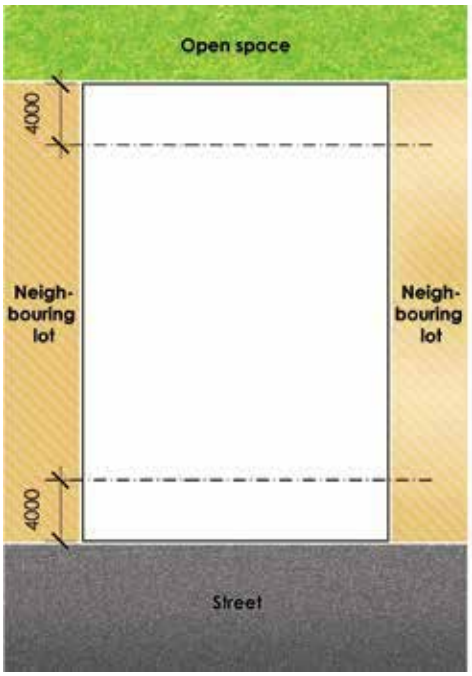
- Houses on corner lots must address both streets and provide habitable room windows overlooking each.
- Lots with boundaries adjoining open space must address this frontage with an articulated elevation. Articulation can be achieved with verandas, pergolas, porticos varied wall setbacks and the like. Blank elevations facing public open space are not permitted.

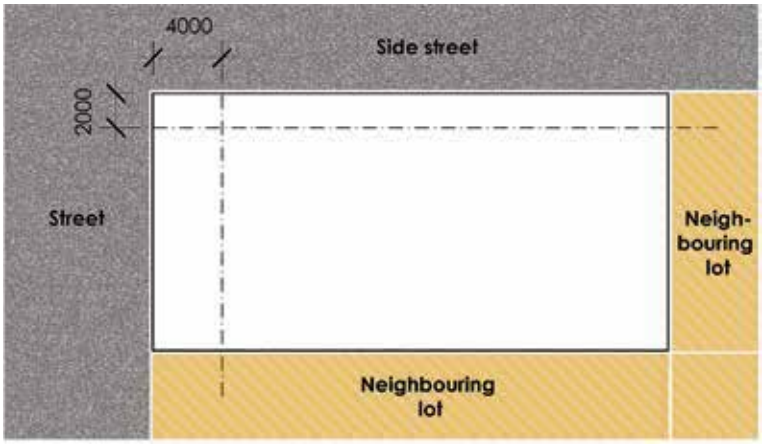
5 Setbacks from Boundaries

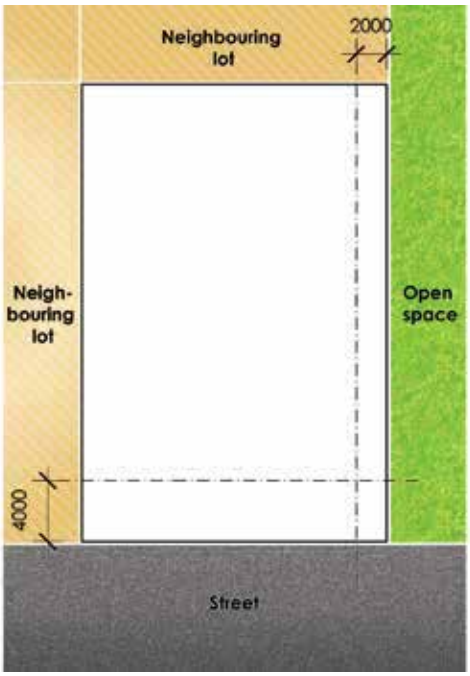
5.1 Front, Side and Rear Setbacks

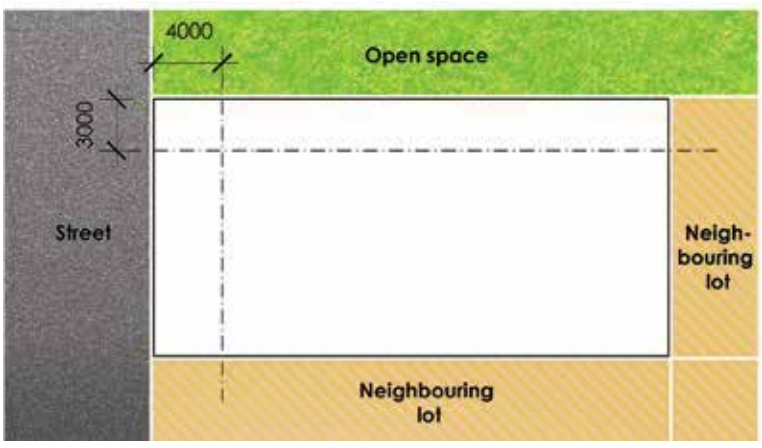
- Front setbacks (from boundary with a street): Minimum 4m.
- Side setbacks, for corner lots: Minimum 2m from side street. Side setbacks do not apply to the main streets of Sunlight Boulevard, Moonshadow Avenue or Stargazer Rise.
- Setbacks from boundaries abutting open space:
  - Lots with their longer side facing north, abutting open space (or external road): minimum setback from boundary abutting open space (or external road): 3m.
  - Lots with their shorter side facing north, abutting open space or (or external road): minimum setback from east or west boundary abutting open space (or external road): 2m. Minimum setback from north or south boundary abutting open space (or external road): 4m.







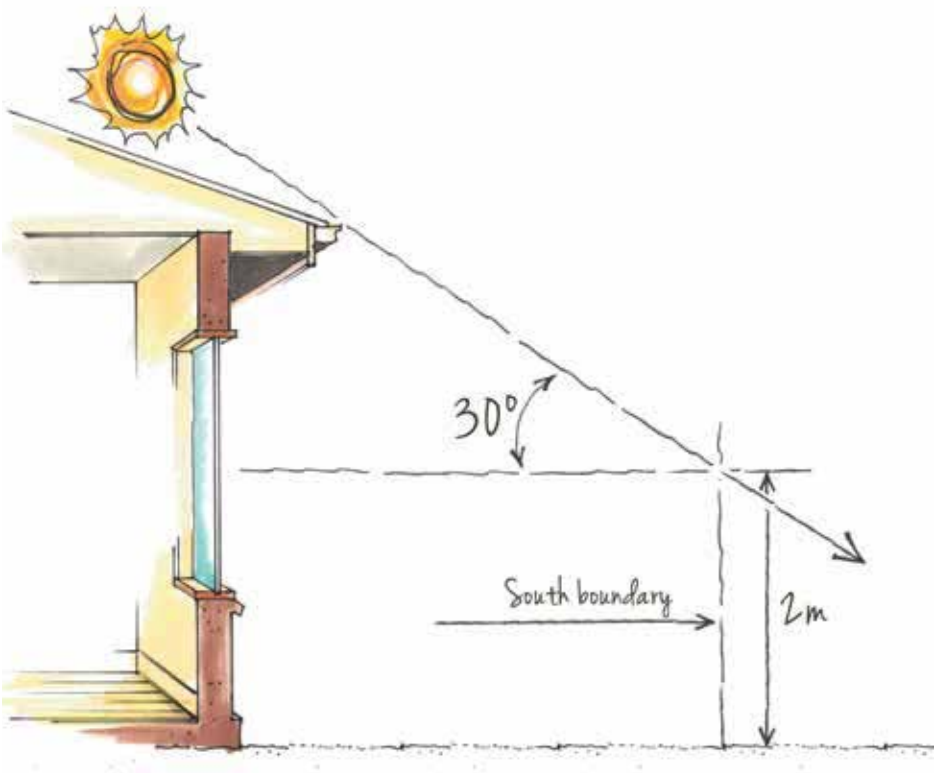




5.2 Winter Sun Setback Line



Where a lot boundary is north of an abutting lot, buildings and ancillary structures must fit within the winter sun setback line. The setback line is a line 30 degrees from the horizontal, measured from a point 2m above ground level on the south side of the south boundary, as detailed below. Encroachment on this setback line is not permitted, except for flues and aerials. The purpose of this setback line is to protect solar access of adjoining properties to the south. This requirement also applies to the mature size of proposed trees and shrubs.



- Note that the winter sun setback line does not apply to lots where they abut public open space or a street on their southern boundary.
- Note that where a crossover position specified in the contract of sale for a lot requires a garage/carport on the south boundary (refer Section 4.4 Boundary Walls), the garage or carport on the south boundary can be a maximum average height of 3.2m. Garage parapet walls meeting the boundary at 90 degrees can encroach on this slightly at the discretion of the DRP.

5.3 Other Setbacks

- Garages and carports are to be setback behind the house frontage a minimum of 1m, and from the frontage a minimum of 5.5m. On lots of 450sq.m or smaller, lesser street setbacks will be considered.
- The number & size of on-site carparks is to be as required by Rescode and Bass Coast Shire. As a minimum, one car space is required for homes with two or less bedrooms, and two car spaces are required for houses with three or more bedrooms.
- On site carparking is to be discrete and not dominate the front yard of a dwelling.
- Allowable protrusions into setbacks: verandas, eaves, decking, porches and the like are allowed to protrude into setbacks as per Rescode standards. The exception to this is the winter sun setback line (as detailed above) – only aerials and flues can encroach on this setback line.



6 Architectural Style and Built Form

6.1 Overview

The Cape sets a new benchmark for sustainable housing on the Victorian coast. In addition to incorporating sustainability features, it is important that buildings are attractive and contribute to a high quality living environment for all residents and visitors.

Careful attention needs also to be given to the integration of the building design with the coastal bushland landscape.

Innovative design solutions will be promoted. Some conventional designs or aesthetic features more typical of suburban sites will be discouraged.

6.2 Design Character

- Designs must be appropriate to The Cape and respect the existing and preferred village character.
- The visual bulk and materials of a building should complement the setting at The Cape.
- Upper floor building overhangs facing streets are to be discrete, to a maximum of 2 metres.

6.3 Height

Maximum building height is 8 metres measured from ground level as per the Planning Scheme.

6.4 Maximum Dwelling Size

The Cape encourages purchasers to build dwellings to a maximum dwelling size of 200sq.m. Dwelling size is defined as the total floor area of the building including all areas that are fully enclosed within the exterior walls of the house. The area excludes garage, verandas, decks and balconies. If you have requirements for a dwelling larger than 200 sq metres, please discuss your requirements with the DRP.

6.5 Bushfire

Siting, design, construction and ongoing maintenance of works on a lot must accord with the Bushfire Protection Plan.

6.6 Style of Buildings

A contemporary coastal style for buildings is required. Refer to the Housing Style Gallery in appendix for further information.

- Encouraged: Modern homes with skillion, flat or parapet roofs.
- Discouraged: Conventional brick veneer houses.

6.7 Exterior Materials

Materials are to complement the required coastal style, whilst complying with the Bushfire Protection Plan for the lot. Consideration should be given to specifying materials and finishes that require minimal ongoing maintenance, and are suitable for the coastal environment.

- Encouraged:
  - Walls: reverse brick veneer, light weight cladding. Light weight cladding should be of a non-reflective material. Cement sheet, Colorbond, and Weathertex-style cladding are acceptable. Timber cladding is also acceptable where possible with the BAL rating. Acrylic render is acceptable, but should not make up more than 50% of the façade where viewed from the street.
  - Roofs: Colorbond roofs. Roof colour has an important role to play in terms of energy efficiency and comfort. Refer to Section 8.1.3 Construction for further information.
- Discouraged:
  - Walls: conventional brick veneer is strongly discouraged, especially where visible from streets or open space. Where exterior face brick is proposed it is to be no more than 20% of any elevation.
  - Roofs: terracotta or concrete tiled roofs.

6.8 Exterior Colours



The use of natural materials, non-reflective finishes, and muted colours is encouraged. Splashes of colour referencing local flowers, wildlife and the like are also encouraged where appropriate. Refer Style Gallery in appendix for further information.

6.9 Floor Levels and Earthworks

- Floor heights: The maximum height of structural ground floor above/below natural surface level are:
  - Above natural surface level: 600mm
  - Below natural surface level: 600mm
  - The DRP may vary this requirement for steeper sites at their discretion.
- Earthworks are to be minimised. Split level dwellings rather than cut and filling of the site is preferred. Finished site levels should follow the Natural Surface Level wherever possible. Detailed cut and fill plans are required where changes to natural surface levels are proposed. Filled areas will not be approved where they impact upon the winter sun setback line. Natural Surface Levels are the 'FS' levels shown on the 'As Constructed' subdivision detail plans.
- The difference between finished ground level and natural ground level as a result of excavation and filling must not be more than 600mm, and must be properly battered and retained. The DRP may vary this requirement for steeper sites at their discretion.



Excavation and filling limits – 0.6 metres above or below site level.

6.10 Garages

- Garages need to be designed as discretely as possible to avoid dominating the facades of dwellings.
- Single and double garages or carports are permitted. Three car wide garages not permitted.
- Tilt panel or panel lift automatic garage doors are preferred. 'Drum style' roller doors are not permitted.
- Maximum garage door width 5m.
- Garages are to be constructed at the same time as your home (if part of your approved house design).
- All homes are to be fitted with a 32 amp power point for electric vehicle charge point as standard.

6.11 Car parking

On site car parking is to be adequate for dwelling size without dominating the home. One car space should be located a minimum of 1m to the rear of the front wall of the house. A 2nd car space may be in the driveway forward of the house.

Minimum number of car spaces required:

- Houses with two or fewer bedrooms: a single carspace.
- Houses with three or more bedrooms: two car spaces with a minimum of one carspace under cover.

Preferred maximum driveway steepness is 1:10. Steeper driveways are to comply with Ausroads driveway guidelines.

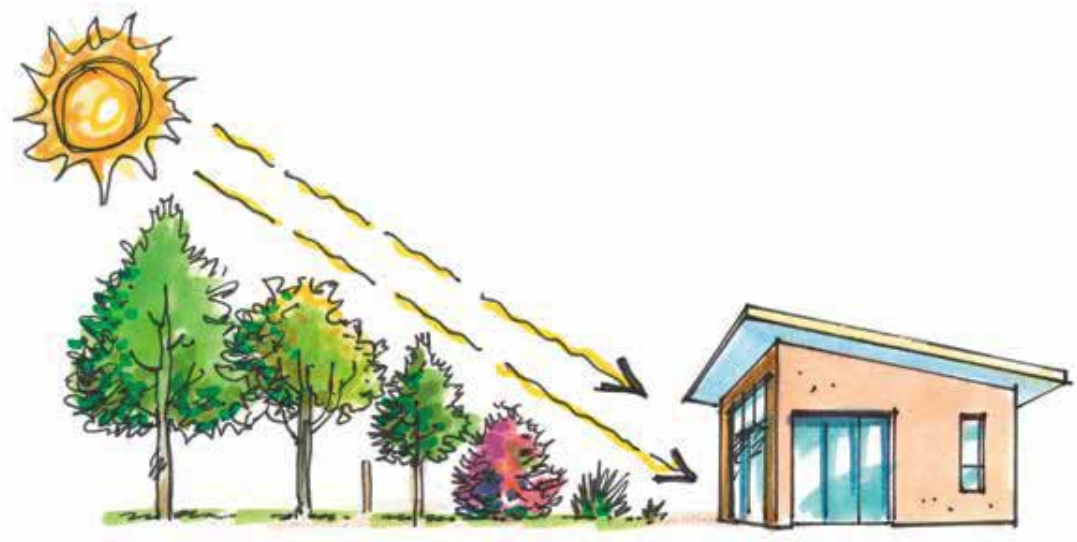


7 Landscape Features

Landscaping for the lots should feature coastal bushland plantings wherever possible, consistent with the revegetation of the roadsides and common areas of The Cape. The DRP will provide information on appropriate plant species, the mix of ground, mid-storey and larger plants, sources of local stock, and planting and maintenance techniques.

7.1 Design Details

- Landscaping plans must be submitted to the DRP for approval with your initial submission of the dwelling plans
- Each of the Cape Paterson Sustainable Homes comes complete with a landscape plan provided free of charge by the project team.
- The landscape of your lot must be in accordance with the approved landscape plans, and all landscaping between the house and street is required to be completed before you move in.
- Proposed trees and shrubs are to fit within the winter Sun Setback Line (refer Clause 3.1 above) at their mature height/size where a property adjoins a property to the south. Mature tree and shrub heights are to be shown on the landscape plan, with this requirement demonstrated.
- Plants should be selected from the species list in the appendix of these guidelines.
- Plants that have the potential to become environmental weeds are discouraged.
- In addition to the community garden, food gardens for each house are encouraged, but not compulsory.
- The extent of impermeable areas should be minimised. Permeability of the site is to be a minimum of 20% of the lot area.
- Bin storage areas are to be screened from the street.
- Clothes lines are not to be in direct public view, and are to be screened from neighbouring lots and the street.
- Driveways should be constructed of local stabilised granitic sand or exposed aggregate concrete.
- House landscape design at The Cape should follow the innovative, modern coastal aesthetic of the buildings.
- Landscaping of areas visible from streets or open space is to be in keeping with the native, coastal theme of the street or open space.
- Appropriate landscape design is essential in creating and preserving the sustainable, modern, coastal character of The Cape. The use of qualified landscape architects is encouraged to help achieve this.



Planting selections to complement architecture and avoid over-shadowing.

7.2 Retaining Walls

Retaining walls should not to be higher than 600mm. All proposed retaining walls are to be clearly detailed in terms of height, material, extent and location. No retaining walls may be constructed without DRP Approval.

7.3 Landscape Design Service

To help preserve the coastal bushland quality of the village, the developer is able to assist you with the development of a landscape plan. Costs for this service are available from The Cape.

7.4 Bushfire

The Cape has been designed to minimise its exposure to the risk of bushfire. A Bushfire Protection Plan has been developed in conjunction with the CFA and Bass Coast Shire Council. It identifies buffers, Bushfire Attack Level ratings for buildings, water supply, emergency access routes, and other fire protection measures. A Bushfire Protection Plan has also been developed. Siting, design, construction and ongoing maintenance of works on a lot (including landscaping) must accord with the Bushfire Protection Plan.

In addition to the requirements of the Bushfire Protection Plan the following are also required:

- Mature size of trees and shrubs are not to overhang boundaries with other lots to avoid bushfire impacts on neighbouring properties.
- Mulch: Extensive areas of flammable mulch should be broken into smaller sections by lawn or non-combustible features such as gravel. Flammable mulch should be no closer to a building than 1m from walls, eaves, decks and attached pergolas.
- Pergolas: Climbing plants on pergolas can add fuel load and are to be avoided where in close proximity to vulnerable areas of the house such as windows, decks and eaves.

7.5 Fencing and Screening

In cases where fencing or screening is proposed they must be designed to help retain an open landscape character and continuity of vegetation between private lots and common land, and not impede a network of habitat links throughout the Ecovillage.

Fences:

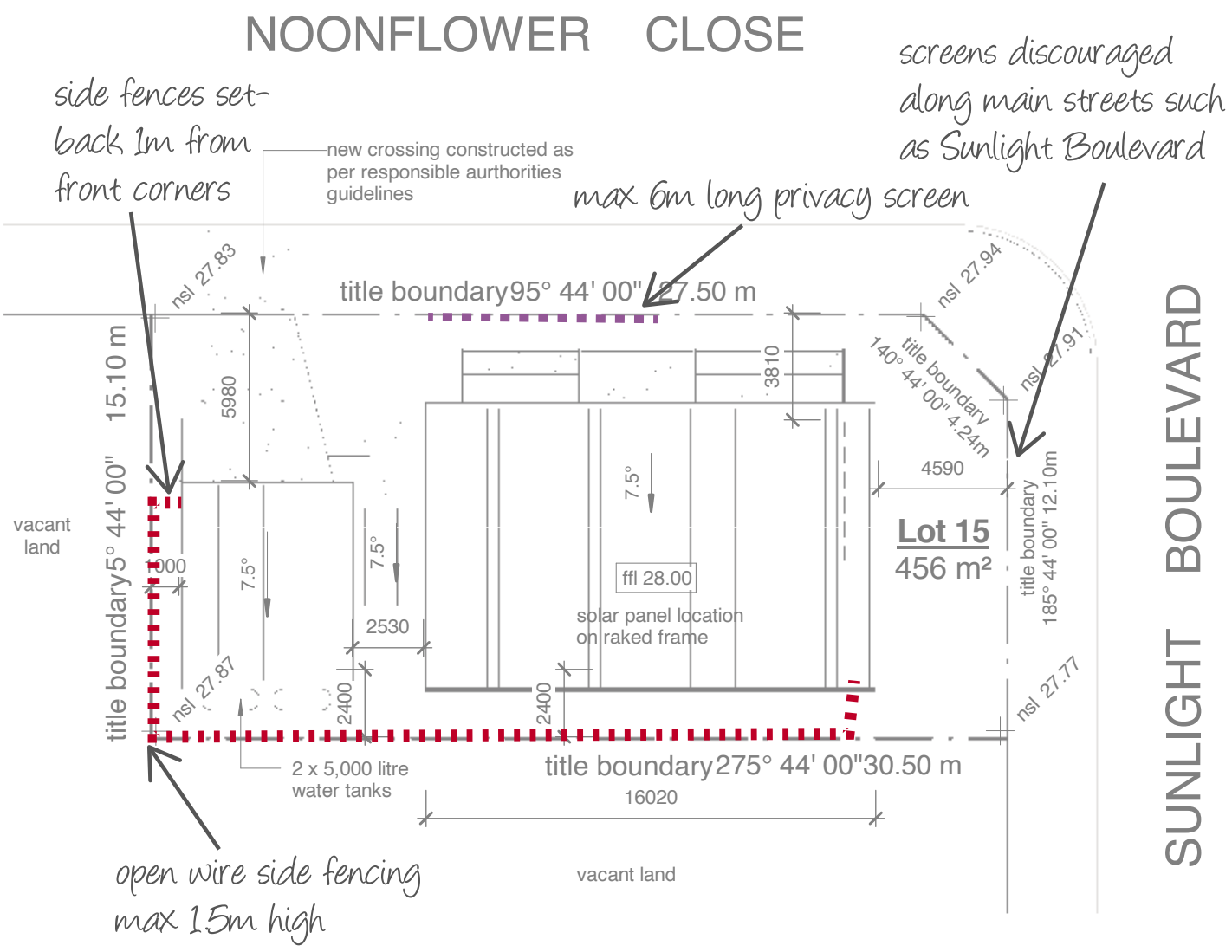
- Fencing facing a street (either front or side street) is not permitted within the street setback of a dwelling (forward of the house). Side fences are not permitted within the street setback of a dwelling and must be setback a further 1m from the corner of the house. Property boundary demarcation is permitted (planting is an example of this). Side fences must not be paling fences where facing a street or open space.
- Fencing abutting public open space (excluding cul-de-sac walkway links to public open space): Design alternatives such as landscaping features are encouraged to provide habitat links for native animals. Where fencing is proposed abutting public open space it must be open wire style which can act as a lattice for many attractive local coastal plant species (see Guideline 10.3.2 for examples). Maximum height is up to 1.5m high from natural ground level. This also applies to fencing that is facing public open space and is within 2m of the boundary.
- Fencing facing cul-de-sac walkway links is permitted, and should be a maximum of 1800mm high. Timber palings or pickets are acceptable for these fences, and pickets can be closely spaced for privacy.
- Side and rear fencing facing Seaward Drive and Wilson's Rd is permitted, and should be a maximum of 1800mm high. Timber pickets are acceptable for these fences, and pickets can be closely spaced for privacy. Paling fences are discouraged but other attractive fence types will be considered by the DRP.
- Side and rear fencing between lots is permitted, and should be a maximum of 1800mm high. Timber palings are acceptable for these fences.

Screens:

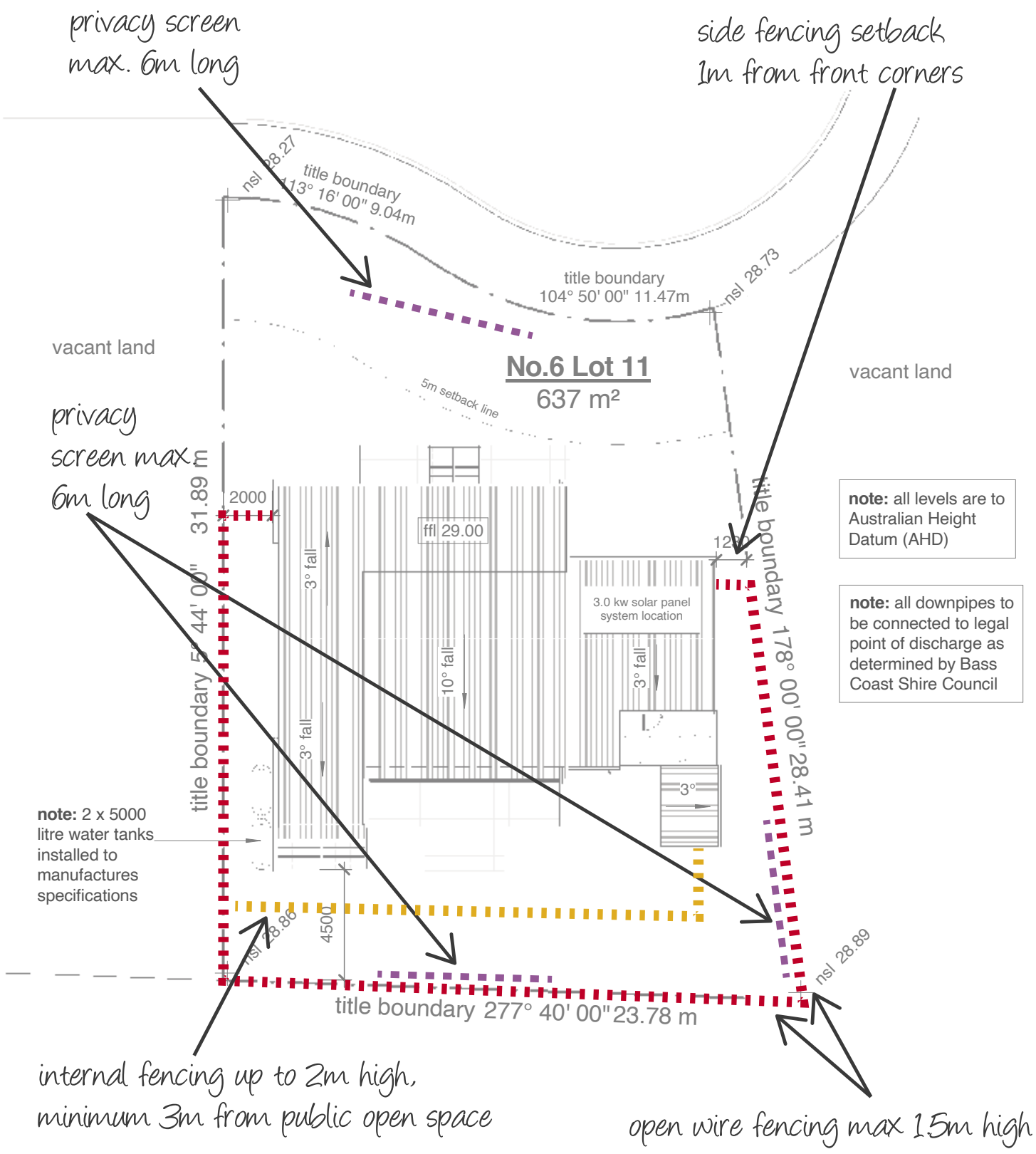
- Screening of private outdoor open space is permitted, including where these spaces are adjoining streets or public open space.
- Screens are discouraged on main street frontages (for example Sunlight Boulevard or Moonshadow Avenue).
- Where a screen is adjoining public open space or street it shall have a maximum total length of 6m and maximum height of 1.7m. A 1-2 metre setback from the boundary is preferred to allow the screen to be softened by planting.
- Screens are not permitted on side boundaries within the street setback of a dwelling (forward of a house).
- Screens on side and rear boundaries to the rear of dwelling frontages are permitted and should have a maximum length of 6 metres and a maximum height of 2m.
- Screens are to be a minimum of 25% open. See Guideline 10.3.2 for examples.
- Timber or colorbond lattice are not permitted where visible from streets or public open space. DRP approval is required for any fences or screens that do not comply with the above requirements.

note:
all downpipes to be connected to legal point of discharge as determined by Bass Coast Shire Council

note:
all levels are to Australian Height Datum (AHD)



Example 1



Example 2

7.6 Letterboxes

Letterboxes should be designed to complement the dwelling, using the same materials and finishes.

8 Sustainability

8.1 Ecologically Sustainable Design

The Cape aims to demonstrate a best practice approach to environmental, social and economic sustainability. The environmental sustainability principles of the village have been developed to ensure that all homes achieve a high benchmark in sustainable housing.

8.1.1 Key Requirements

The key sustainability requirements are:

- All houses must have a minimum 7.5 star energy rating in accordance with the Nationwide House Energy Rating Scheme (NatHERS), provided by a NatHERS Accredited Assessor. Heating and cooling accounts for the majority of the household energy use. The NatHERS rating ranges from 0-10 stars, this measures the thermal performance of residential buildings in Australia. The minimum standard for new houses is a 6-star energy efficiency.
- A 2.5kW (minimum) photovoltaic system (grid connected) is required for each dwelling. Installation to be by an accredited installer, JMC Electrical is a recommended local installer.
- All houses must be connected to rainwater collection tanks (minimum capacity 10,000 litres per dwelling). Tanks must be plumbed to re-use rainwater through the house toilet, laundry and the outdoor area.
- Tanks must be fitted with an appropriately sized first flush diverter. Diverters are to be sized based on the diversion of 0.5 L per m^2 of roof area that is directed into the tank.
- All dwellings must incorporate energy and water efficient appliances and fittings. A minimum WELS rating of 4 is required for all plumbing outlets other than shower heads, showerheads require a minimum WELS rating of 3. Light ttings must be either LEDs, compact uorescents or T5 uorescents.
- Each dwelling must have an energy monitoring system. Every PV system needs the capacity for energy monitoring on either a fixed screen or a mobile/tablet type device.

8.1.2 Important Design Considerations

Passive design is the fundamental principle behind sustainable housing. It is design that takes advantage of the natural climate to provide comfortable living, rather than relying on mechanical heating and cooling systems.

Design for climate: Houses should be custom designed to suit their local climate including latitude (for correct sun shading), prevailing summer and winter winds and other local issues that can provide opportunities for passive design.

- Cape Paterson has a latitude of 38.67 degrees South.
- NCC Climate Zone 6: Mild temperate.

A summary of the prevailing wind patterns from the nearest meteorological station at

Wonthaggi is shown below.

- Prevailing winds – summer (direction shown in order of prevalence):
  - 9am: Calm 38%; E, W, NW
  - 3pm: Calm 7%; W, SW, S, SE
- Prevailing winds – winter (direction shown in order of prevalence):
  - 9am: Calm 30%; NW, N, W
  - 3pm: Calm 15%; NW, W, N

Further meteorological information can be obtained from the Bureau of Meteorology.

Keeping cool in the summer heat

- Energy ratings in Victoria are rightly focussed on winter performance to minimise energy consumption from heating. However, an emerging issue is that many modern buildings are not performing well in summer, which is a particular concern given increasing summer temperatures.
- For example it is quite possible to design an 8 or 9 star home that is so optimised for winter that it performs poorly in summer.
- To avoid this issue, consideration of all year round comfort and performance is encouraged.

Siting: Careful siting of houses is important to ensure that living areas and, where practical, private outdoor open space face northwards.

Orientation: Dwellings must be orientated with living areas facing north to achieve maximum winter sun penetration. Orientation that works with the local site conditions to maximise solar access in winter is required to achieve the NatHERS rating of 7.5 stars.

Glazing: Glazing should be located to provide light, ventilation and views, but also should be designed to maximise the benefit of northern winter sun. Glazing facing east or west should be minimised, as it can allow unwanted heat gain in summer.

Glazing facing south should be minimised as glass with a southerly aspect can cause significant heat loss from the building in winter. Double glazing and low-e coatings should be used wherever possible to optimise energy performance.

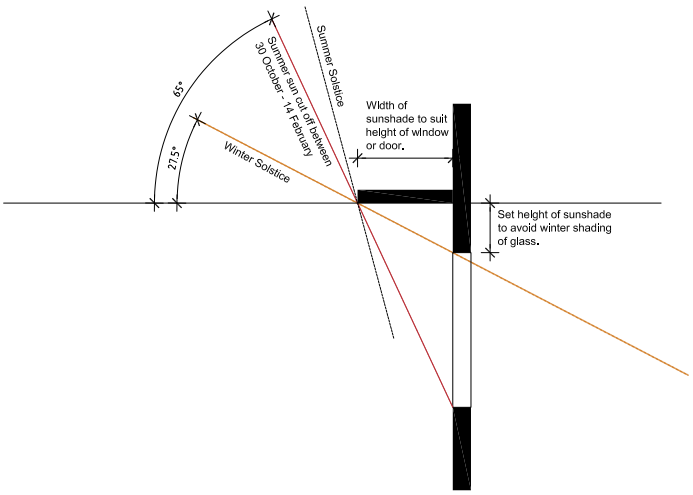
Shading of windows: It is important to shade windows to protect from the summer sun, whilst enabling maximum solar gain in the winter months. Appropriate sun shading must be provided:

- North facing windows need a simple eave or pergola with a width that allows winter sun penetration , but blocks summer sun.



Techniques such as external shutters to shade windows.

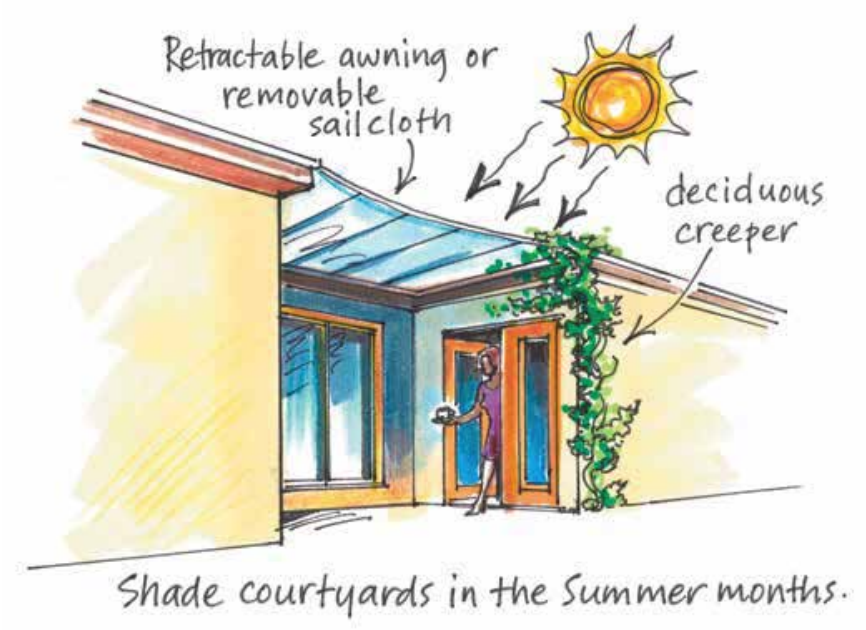
- North glazing: Show sun shading to cut off summer sun at 65 degrees from horizontal (measured from sill) and winter solstice sun penetration.



Sunshading of North facing windows & doors at The Cape

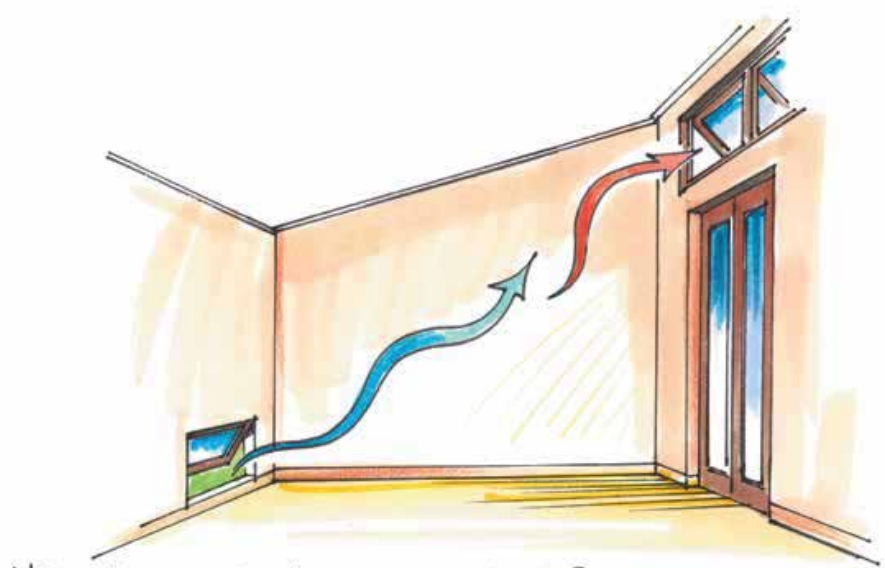


- East and west facing glazing facing the street: appropriate sun shading is required.
- East and west glazing not facing the street: appropriate sun shading is encouraged.
- East/west facing windows should incorporate shading that is suited to lower sun angles, such as vertical louvres, shutters or awnings.



Shade courtyards in the Summer months.

Natural ventilation: Good natural ventilation can provide cooling in summer and fresh air all year round. Cross flow ventilation should be designed to capture summer breezes, and encourage natural summertime air movement within the building. Where possible, a combination of low and high level windows should be used to draw in cool air at the low level, and discharge warmer air at high level. This 'thermal chimney' effect is an effective way of improving with summertime comfort.


Using the vertical stack method for ventilation.

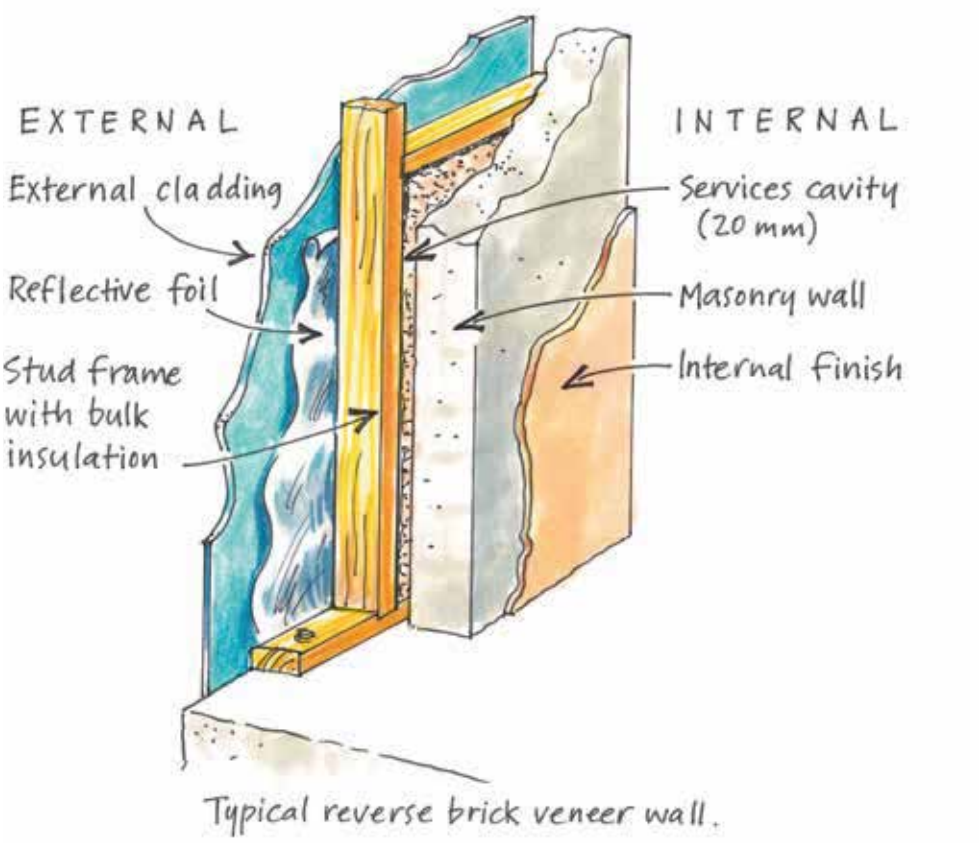


Zoning of spaces: Doors should be provided to allow zoning between spaces. Proper zoning can reduce the amount of heating required for living areas, through sealing off of hallways and other areas. Entries designed with an airlock are also important to improve comfort and energy efficiency. Internal walls between living areas and other zones should be thermally insulated to minimise winter heat loss from living areas.

Draft proofing: Draft proofing is one of the most important ways to improve comfort and energy efficiency. External doors and windows need to be fully draft proofed, and vents and exhausts need to be sealable. Internal doors between zones should also be draft-proofed.

Thermal insulation: Thermal insulation in walls, timber floors and ceilings should be optimised to provide minimum heat flow between inside and outside. To work properly, insulation needs to be considered in terms of the overall construction of the floor, wall or roof. Effective systems provide a combination of bulk insulation, air gaps, and reflective foil. Breaks in insulation should be avoided, such as gaps caused by recessed light fittings. Thermal bridging should also be minimised – this can be avoided by the use of timber framing, and using insulating separators from any steel.

Thermal mass: Thermal mass is very different to insulation. Instead of preventing the flow of heat, it absorbs and stores heat, and moderates inside temperatures. For example, a polished concrete floor can absorb the heat of winter sun, and release this heat back into the room later in the day or evening. In summer it can absorb heat during the day, and combined with ventilation, remove it from the house into the cool night air. Thermal mass should to be insulated from the exterior, as otherwise it will allow heat loss in winter and heat gain in summer. The amount of thermal mass should be optimised to minimise heating and cooling requirements. Consideration should be given to concrete slab flooring (with polished or tiled finish to maximise thermal benefits) and reverse brick veneer walls (with bricks on the inside, and insulated stud walls on the outside).



Typical reverse brick veneer wall.



Lighting: Attention should be paid to the selection of energy efficient lighting. Energy efficient lighting such as LED's, compact fluorescents and T5 fluorescents are affordable and readily available. Halogen lights are inefficient and are not allowed.

Efficient services and appliances: Efficient heating, cooling and household appliances are essential for minimising energy use in homes. Selections of these items should be made based on their rated energy efficiency. Ceiling fans are encouraged as an effective way to improve comfort with minimal use of energy.

Clothes drying: External clothes drying facilities of a suitable size and screened from view should be provided to minimise use of clothes dryers.

Water efficiency: A minimum WELS rating of 4 is encouraged for all plumbing outlets in the home except shower outlets. Shower outlets should have a minimum WELS rating of 3.

Embodied energy of materials: All building materials require energy for their production and transport. This embodied energy can be traced from the extraction of raw materials through to the production chain, and transport to the site. Choosing materials that provide energy savings, durability, and low embodied energy is a balancing act, as some materials such as concrete and concrete blocks have high embodied energy, but deliver important benefits in terms of thermal mass and durability. Similarly some materials with low embodied energy may have other issues such as lower durability and higher maintenance costs. However, some key criteria are outlined below:

- Concrete should have recycled content such as fly ash.
- Windows and doors should be timber, or aluminium produced from renewable energy if possible.
- Masonry materials should be recycled material, stone, concrete block or rammed/ compressed earth.
- Framing for walls and roofs should be plantation grown pine.
- Structural beams and lintels should be plantation grown pine or laminated veneer lumber (LVL). Structural steel and old growth hardwood timber should be avoided wherever possible unless being recycled or reused.

Renewable and recycled materials: Materials from renewable sources, and/or with recycled content are encouraged. For more information and ideas see *http://www.thejunkmap.com.au/ building-materials/*

Plantation timbers: Plantation timber from local, sustainable sources should be used. Rainforest and old growth timbers must be avoided. For more information see the Forest Stewardship Council's website *https://au.fsc.org/*

Toxicity: Toxicity from chemicals in the building process should be minimised. Where possible consideration should be given to avoiding use of PVC materials, for example PE plumbing materials can be used instead of PVC. And LOSP (or equivalent) preservative treatment of timbers should be used instead of CCA treatment.

Indoor air quality: Good indoor air quality is important to provide a healthy living environment, especially with today's modern sealed buildings. Materials should be chosen to avoid the build-up of allergy-causing dust, for example hard floor surfaces instead of carpet. Non-toxic materials with low levels of volatile organic compounds (VOC's) are encouraged also, for example low formaldehyde cabinetry and particle boards (E zero), and low VOC water-based paints.



8.1.3 Construction



The following construction types provide affordable energy efficiency and are appropriate for a 7.5 star house:

- Ground floors: Ground floors should be concrete slab with hard finishes that maximise the benefit of thermal mass. Thermal mass is the ability of a material to absorb and store energy, a high thermal mass of material will also buffer against temperature uctuations.
- First floors need to be thermally insulated from lower levels and exterior. Thermal mass at first floor level is also advantageous where practicable.
- Exterior walls: All exterior walls should have a minimum of R2.5 insulation plus antiglare foil and an air gap. Consideration should be given to providing insulated thermal mass. 'Reverse brick veneer' is a preferred wall system. The load bearing, insulated stud wall (R2.5 insulation with anti-glare foil) is located on the outside, whilst the bricks are located on the inside to provide thermal mass benefits to the house. The optimum amount of thermal mass provided in walls is unique to a particular house and should be discussed with your energy certifier.
- Internal walls: Internal walls of conditioned spaces such as living areas should be insulated with R2.5 insulation from adjoining spaces such as bedrooms or service areas.
- Ceilings: Ceilings should be insulated with a minimum of R4.0 batts.
- Roofs: Roof colour has an important role to play in terms of energy efficiency and comfort. Darker roofs absorb heat and lighter colour roofs reflect heat, improving summer performance. With hotter Summers and increased heatwaves now occurring, The Cape strongly encourages lighter coloured roofs to keep homes cooler in future. Zincalume and zincalume ultra roofs are prohibited due to their harsh reflectivity.
- Windows and doors: Consideration should be given to heat loss through framing. If using aluminium windows, there are thermally broken or composite window systems that perform better than standard aluminium windows. Timber frames have inherently good thermal performance. Window size, location, glazing and orientation are an important consideration in achieving the 7.5-star NatHERS rating. A builder with good credentials in sustainability will be needed to make sure this is incorporated in home design. Recommended window suppliers are Trend Windows, Rylock and AWS Vantage Windows.
- Glazing: The use of double glazing and low-e coating is recommended to ensure that the energy efficiency and comfort of the house is maximised. AWS Vantage is a recommended local glazier.
- Draught-proofing: All exhaust fans including the kitchen range hood need to be sealed. Exterior windows and doors should be provided with weather strips also.

8.2 Socially Sustainable Design

An environmentally sustainable home also needs to be socially sustainable for the community to truly prosper. The Cape has been designed along social lines, taking every opportunity to encourage non-car use, provide opportunities for social interactions between residents, and to provide the right balance between privacy and community.

- Habitable windows are to be positioned to look out over streets and open space to provide passive surveillance of public spaces, and thereby help provide a safe community.
- Window sill heights should be selected with attention to preserving home privacy – 900mm sill heights are preferred in bedrooms and dining areas. 600mm sill heights are preferred in living areas.
- Verandas, decks and balconies addressing streets and open space are encouraged. Balustrades should not be transparent to avoid privacy issues, and visual clutter. Glass balustrades are not permitted.
- Semi-private and secluded-private outdoor space should be designed to offer an appropriate level of privacy. Privacy is to be provided by strategic landscaping and attention to hierarchies of public, semi-pubilc, semi-private, and private space.
- Entries to houses should be clearly visible from the street and covered.
- Provision for bicycle use and storage can encourage non-car trips, resulting in increased wellbeing.



- Houses should be designed to be adaptable in order to respond effectively to changes in household needs. Examples of adaptability are:
  - Accessible Design, which can accommodate Aging in Place, mobility impairment, wheel chairs and prams.
  - Ease of adjusting to seasonal or other changes in household size.
  - For further information on how to design for access refer to the guidelines at Livable Housing Australia: *http://www.livablehousingaustralia.org.au/*

8.2.1 Privacy

Proposed designs must consider the privacy of adjoining lots, whether those lots are occupied or vacant.

The DRP will assess privacy with the overlooking objectives of Rescode Standard A15. Where adjoining properties are vacant, applicants should make assumptions as to the most likely locations of adjoining dwellings and secluded open space. Where an adjoining dwelling is approved but not yet built applicants should specifically respond to the approved design. Design applications are to provide drawings to explain how overlooking has been considered in their designs relative to Standard A15.

Applicants are encouraged to consider the impact of privacy screening at the start of the design stage. Privacy screens should not reduce the energy efficiency of proposed houses – this should also be considered at the early design stage of the home too.

First floor windows and outdoor areas should be designed and located to minimise the need for privacy screening. Where privacy screening is proposed, applicants are encouraged to provide exterior screens that are designed as part of the house rather than as separate 'add-on' elements. Opaque glass or privacy film added to glazing is discouraged.

8.3 Further Information

- Detailed guidelines on passive design, energy efficiency and sustainability can be found in "Your Home Technical Manual", published by the Department of Climate Change and Energy Efficiency, and downloadable from http://www.yourhome.gov.au/technical/. This guide is available in hard copy from the Alternative Technology Association.
- There are services that can be provide assistance in choosing sustainable materials for a home such as ecospecifier (www.ecospecifier.com.au).

9 General provisions



9.1 Pets

The project involves extensive habitat restoration and has a strict no cats policy and an on-leash requirement for dogs in public open space at The Cape. This is in order to protect these unique local animals for the future. Dogs are allowed at The Cape, strictly on leash in open space areas apart from the dogs off leash park.

9.2 Services and Equipment on Alotments

- There can be no encroachment of the winter sun setback line by services and equipment, including solar panels. This is to preserve solar access to neighbouring properties.
- Water tanks should be located discretely at the rear of dwellings clear of any required buffers or setbacks.
- All plumbing (except downpipes) is to be concealed. External TV antennae and other aerials must be unobtrusive and located towards the rear of the dwelling.
- Satellite dishes will only be approved if out of public view.
- Air-conditioning equipment must not be directly viewed from public areas.

9.3 Site Services

The following services will be available to the lots:

- Telephone and internet access (optic fibre)
- Mains water
- Mains electricity (to supplement household PV power systems)
- Mains sewer
- Stormwater point of discharge

There is no reticulated gas at Cape Paterson.

9.4 Additional Buildings and Ancillary Structures

No sheds or other structures are permitted on any boundary abutting a street or open space. Any shed abutting the north boundary of another lot must not exceed 2m height on the boundary, and must not encroach on the winter sun setback line. No more than one shed should be located on a lot. The preferred shed size is less than 10 sq.m, located out of public view. Larger sheds may be considered by the DRP if designed to be in keeping with overall guidelines, aesthetics and aspirations. Design and finishes of sheds should match or compliment the dwelling.

No caravan or other temporary living shelter of any kind may be erected.

9.5 Heavy Vehicles

No heavy commercial vehicle as defined by Bass Coast Shire Council, or any boat, caravan or trailer will be allowed to be parked where they are visible from the street on a permanent or semi-permanent basis. Vehicles associated with the construction of a building that are parking for short periods are exempt from this requirement. Caravan/boat/trailer/mobile home parking is not to be forward of a dwelling and not to be visible from streets or open space without DRP approved screening. Proposed parking spaces and screening are to be shown on floor plans for DRP review.



9.6 Standards During Construction

Construction works must comply with all council bylaws, regulations and Owners Corporation rules.

The site must be kept clean at all times during construction to minimise impact on neighbours. All rubbish must be disposed of off-site.

The lot must be maintained prior and during construction, with grass cut, weeds and rubbish removed.

Earthworks are to be managed carefully, and dust is to be controlled.

Storage of all plant and materials are to be on the subject lot only, and not on adjoining lots or open space or common property.

Vehicle parking is not permitted on other lots, open space, median strips or other landscaped areas.

Existing vegetation is to be protected with tree protection barriers.

The construction site is to be securely fenced prior to commencement on site.

Stormwater is to be managed. Sediment is to be controlled, and revegetated areas, downstream waterways and wetlands are to be protected.

Pets are not allowed on site during the construction stage.

9.7 Signage

No signage is permitted without approval by the developer.

The developer retains the right to install signage on lots that are for sale.

9.8 Variation from these Guidelines

Variations from these guidelines will be considered by the DRP on their merit.

9.9 DRP and Owners Corporation

The responsibilities of the Design Review Panel will be transferred to the The Cape Owners Corporation when the developer considers it appropriate based on the number of residents.

9.10 Fireplaces

Cape homes that achieve our minimum 7.5 star energy efficiency standards have excellent insulation and double glazing, and are generally comfortable all year round. Any heating and cooling requirements are easily met with modern sustainable heating and cooling systems such as Daiken Ururu 7 star split systems, which run pollution free and keep homes comfortable and warm. There is now substantial evidence from groups like the Environmental Protection Authority and health authorities that wood fired heaters create large volumes of particulate pollution, which reduces air quality and are not good for the health of householders and surrounding residents. In order to maintain air quality and a healthy community at The Cape, we do not allow wood fired heaters.

9.11 Outdoor Fires

Outdoor fires are discouraged in summer for bushfire risk and to avoid smoke entering houses being passively cooled by opening windows. Residents should consider their neighbours if using a backyard fire pit.



10 Appendix



10.1 Glossary

Bushfire Management Plan

The Bushfire Management Plan is the plan describing the overall approach to bushfire management at The Cape. It includes locations of defendable space between lots and surrounding bushland, static water supplies, and hydrants.

Bushfire Protection Plan

The Bushfire Protection Plan incorporates fire protection measures that are relevant to The Cape (including defendable space, BAL's, static water, access etc), specified on a lot by lot basis. It is approved by the CFA and Bass Coast Shire. A copy of the Bushfire Protection Plan can be obtained from the DRP.

The Cape Sustainable Home

A Cape Sustainable Home is a pre-designed home that is offered to each lot owner at The Cape free of charge. The homes are based on detailed consultation with our potential buyers and residents, and they have been carefully designed and costed to suit the village and maximise sustainability, affordability and liveability. The costings have been provided by preferred local builder TS Constructions.

The designs have been completed to the level of detail required for DRP approval application and energy ratings. Further information and design work is required for building permit and construction. TS Constructions have included the additional information required for building permit application in their costings for each home.

Certificate of Occupancy

Certificate of Occupancy is the certificate provided by your licensed building surveyor detailing that your home is ready for occupation.

Commencement of Construction

Commencement of construction is deemed once underground services and excavation of service trenches has commenced.

Completion of Construction

Completion of construction is deemed when the following has been achieved:

- You have submitted your Certificate of Occupancy to the DRP,
- Landscaping works between the house and street have been completed to the satisfaction of the DRP.

Design Review Panel (DRP)

The Design Review Panel is chaired by The Cape developer and will draw on the advice of the project designers and other specialists as required.

Developer

The Developer of The Cape is Cape Paterson Ecovillage Pty Ltd.

The Cape Design Group

This group of architects and designers have been selected by the project developers to design ten house designs, and are very familiar with The Cape Design Guidelines.

Winter Sun Setback Line

The winter sun setback line applies to lots that abut another lot on their south boundary. It is designed to preserve winter solar access to dwellings and outdoor space, where they could normally suffer significant loss of sunlight if standard Rescode setback lines were applied.

10.2 Housing Style Gallery

If you have not chosen one of the homes designs offered by The Cape, we have provided a gallery of appropriate sustainable, coastal styles. These images are of the Cape Paterson Sustainable Homes, and are included to provide some guidance on style, materials and colours.

















BEAUMONT CONCEPTS
Building Design























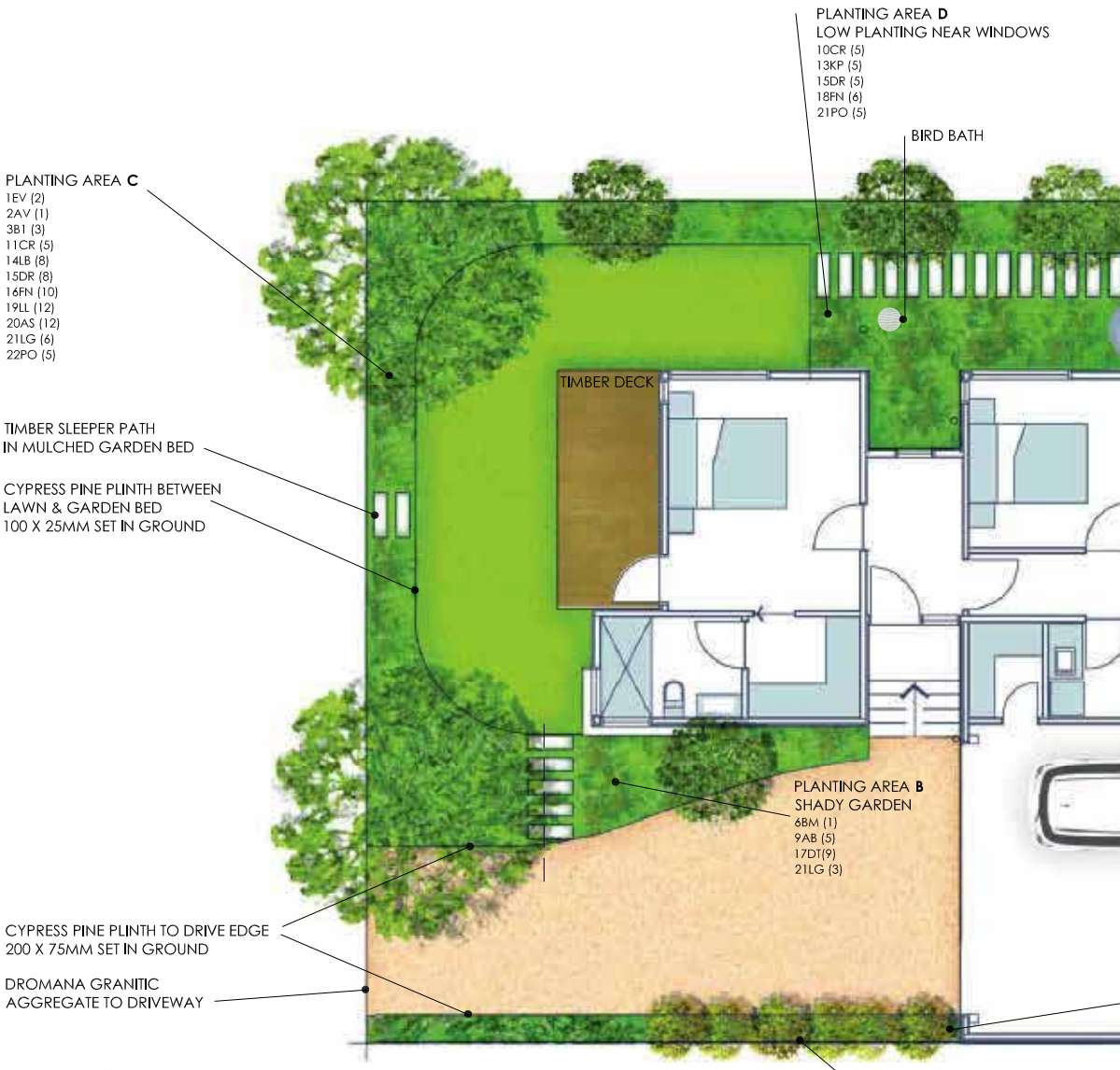




10.3 Landscape

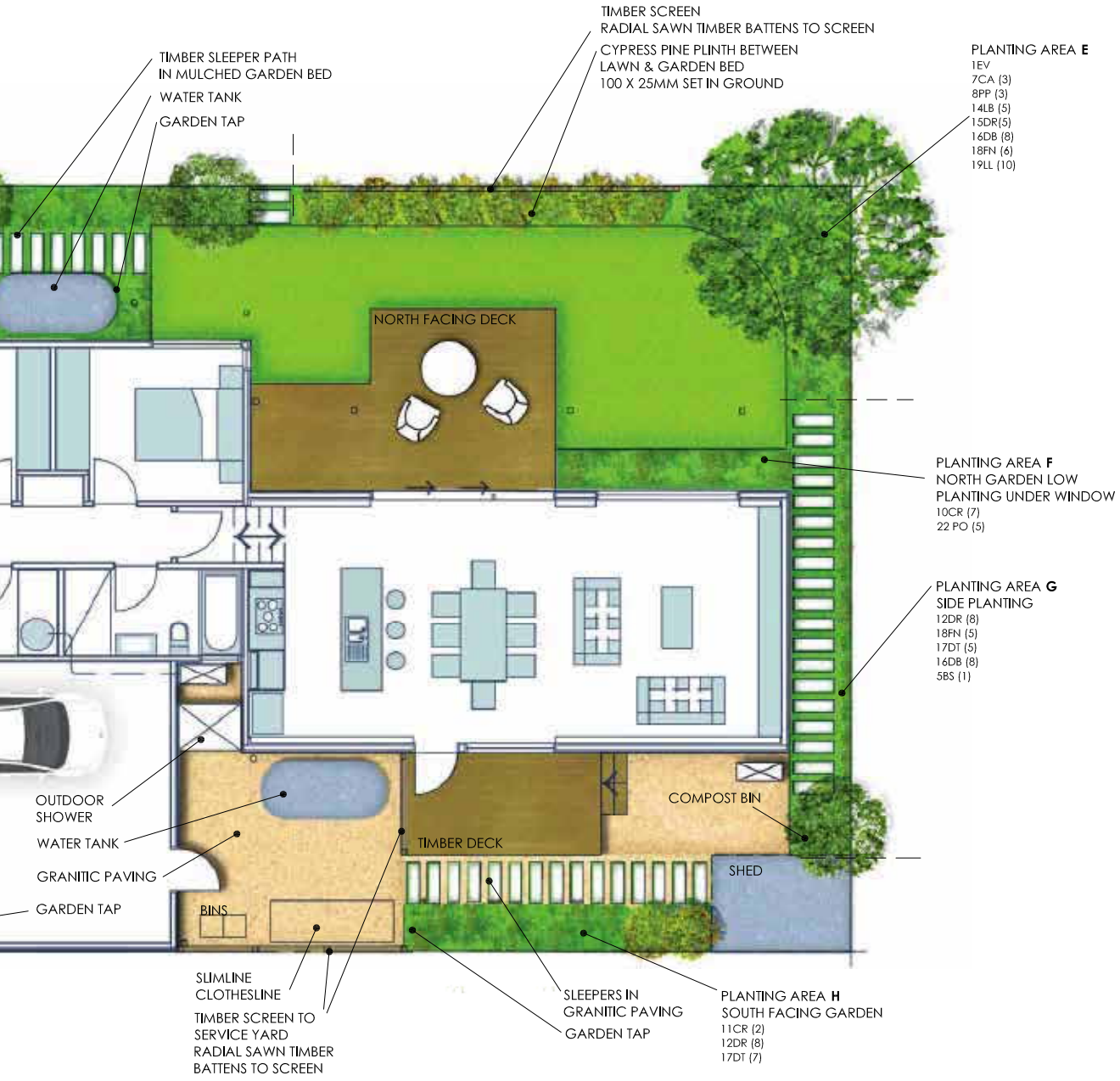
10.3.1 Example of Landscape Design

If you have not chosen one of the home designs offered by The Cape, below we have provided an example landscape concept plan design as a guide.



PLANT SCHEDULE

PLANT TYPE	SYMBOL	SPECIES	COMMON NAME	HXW METRES	SPACING METRES	NOS.
Large Tree	1EV	*Eucalyptus viminalis subsp. pryoriana*	Coast Manna gum	8x5	as shown	3
45 litre pot						
Medium Tree	2AV	*Allocasuarina verticillata*	Drooping sheoak	5x3	as shown	1
45 litre pot	3BI	*Banksia integrifolia* subsp. *integrifolia*	Coast Banksia	5x2.5	as shown	3
150mm pot	4BS	*Bursaria spinosa var. Macrophylla*	Sweet Bursaria	5x3	as shown	1
	6BM	*Banksia marginata*	Silver Banksia	4x2	1	1
	7CA	*Correa alba* var. *alba*	White correa	2x3	1	8
	8PP	*Pomaderris paniculosa* subsp. *paralia*	Coast Pomaderris	2x2	2	6
Small Shrubs/	9AB	*Alyxia buxifolia*	Sea Box	1 x 1	1	5
Groundcover	10CR	*Carpobrotus rossii*	Karkalla	0.2X1	0.8	12
tubestock	11CR	*Correa reflexa var. reflexa*	Common Correa	1 x 1	1	5
	12DR	*Dichondra repens*	Kidney weed	0.1x0.3	1	16
	13KP	*Kennedia prostrata*	Running Postman	0.2X1	0.5	5
	14LB	*Leucophyta brownii*	Cushion Bush	1x1	0.6	13
Grasses/Mat-rush/lily	15DR	*Dianella sp. aff. revoluta (Coastal)*	Coast Flax-lily	1x2.5	0.5	18
tubestock	16DB	*Dianella brevicaulis*	Small-flower Flax-lily	1 x 1	0.5	16
	17DT	*Dianella tasmanica*	Tasman Flax-lily	1x1	1	21
	18FN	*Ficina nodosa*	Knobby Club-rush	1x1	0.6	27
	19LL	*Lomandra longifolia* subsp. *longifolia*	Spiny-headed Mat Rush	1x1	1	28
	20AS	*Austrostipa stipoides*	Prickly Spear-grass	1x1	1	12
	21LG	*Lepidosperma gladiatum*	Coast Sword-sedge	1x1	1	12
	22PO	*Patersonia occidentalis*	Long Purple-flag	0.4 x 0.4	0.5	15



LEGEND

RADIAL SAWN TIMBER DECK
"NEW DECK"

PAVING FOR VEHICULAR AREA
100mm THICK 7mm DROMANA GRANITIC BROWN
AGGREGATE ON 150mm CRUSHED ROCK BASE

PAVING FOR PEDESTRIAN AREA
50mm THICK 7mm DROMANA GRANITIC BROWN
AGGREGATE ON 100mm CRUSHED ROCK BASE

GRASS

SEASONED HARDWOOD SLEEPER PATH
(DURABILITY CLASS 1)
SET FLUSH IN GROUND

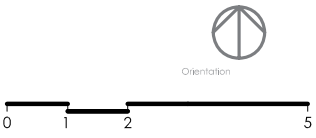
PLANTING AREA, FINISHED WITH
100MM THICK LAYER OF 'EUCAMULCH'

PROPOSED LARGE TREE

PROPOSED MEDIUM TREE

PROPOSED TALL SHRUB

PROPOSED SMALL SHRUB, GROUNDCOVERS
GRASSES, MATRUSH & LILIES



10.3.2 Examples of Preferred Fences

Below are examples of preferred rear fences abutting public open space.



© ARC The Australian Reinforcing Company - Reproduced with permission

ARC Fences - steel wire, Garden fence, charcoal



© ARC The Australian Reinforcing Company - Reproduced with permission

ARC Fences - tubular steel, Sturt ® fence, black









10.3.3 Examples of Preferred Privacy Screens





10.4 The Cape Residential Planting List

The species lists for residential plantings is provided in Section 10.4.1. The Coastal & Heathland theme adopted for residential plantings at The Cape draws on the beautiful indigenous plant communities found along the coast. The theme is intended to retain and enhance the Coastal and Heathland feel of the area, and create and attractive landscape that provides habitat and food for native bird and animal species. The indigenous species selected are attractive and robust, resilient in hot dry spells, and have low water requirements. As such, the use of local provenance indigenous species is ideal and encouraged. A number of local indigenous nurseries stock these plants. Limited use of non indigenous species has been restricted to those required for food production, and a limited number of Australian natives that are in keeping with the planting theme, but considered unlikely to present any significant weed threat to the adjacent coastal reserve. Many of the exotic trees listed are deciduous, providing opportunity for summer shade, while still allowing winter sun in when planted on a northerly aspect. Similar advantage can be obtained using Kiwi Fruit and Grape Vines, both deciduous fruit producing climbers, when grown on pergolas.

Guidelines for plant width and height at maturity have been derived from a number of general plant texts. While they provide an indication of plant dimensions at maturity, some may fail to reach, or possibly exceed, maximum dimensions due to varying site conditions.

Listed Environmental Weeds for the area can be found in Section 10.4.2. The list is adapted from the Advisory list of environmental Weeds of coastal plains and heathy forests bioregions of Victoria (DSE 2008) and Common Weeds of Gippsland (Bass Coast Shire 2002). Residents are also encouraged to obtain copies of these documents for further information.

10.4.1 Plant Species List

A = Australian native
I = Indigenous to the Bass Coast region
E = Exotic (not native to Australia)
D = Deciduous
Co = Coastal planting theme
He = Heathland planting theme
F = Fruit producing
H = Hedging capability
R = Rain Gardens, swales and water features

Species	Common Name	Origin	Planting Theme	Plant Attributes	Mature Size (W x H) metres)
TREES					
Citrus aurantifolia	Lime	E		F	1-3 x 1-3m
Citrus reticulata	Mandarin	E		F	2-3 x 2-3m
Citrus sinensis	Orange	E		F, H	2-4 x 2-4m
Citrus X limon	Lemon	E		F, H	2-4 x 2-4m
Citrus X paradisi	Grape Fruit	E		F	2-4 x 2-4m
Corymbia citriodora	Lemon-scented Gum	A	Co		10-25 x 15-30m
Cydonia oblonga	Quince	E		D, F, H	1-4 x 1.5-3m
Eucalyptus caesia	Gungurru/Silver Princess	A	Co, He		3-6 x 4-12m
Eucalyptus kitsoniana	Bog Gum	I	Co, He		6.0 x 8.0m
Eucalyptus pauciflora (Bass Coast Form)	Snow Gum/White Sallee	I	Co, He		8.0 x 10.0m
Ficus carica	Fig	E	D, F		3-6 x 4-6m
Malus domestica	Apple	E	D, F		1-6 x 1.5-6m
Melaleuca squarrosa	Scented Paperbark	I	He		5.0 x 2.0m
Mespilus germanica	Medlar	E		D, F	3-6 x 3-6m
Morus nigra	Mulberry	E		D, F	2-8 x 4-10m
Myoporum floribundum	Slender Myoporum	A	Co		3 x 3m
Prunus armeniaca	Apricot	E		D, F	3-4 x 3-4m
Prunus avium	Cherry	E		D, F	3-4 x 3-5m
Prunus dulcis	Almond	E		D, F	3-4 x 3-4m
Prunus persica	Peach	E		D, F	3-4 x 2-4m
Prunus X domestica	Plum	E		D, F	3-4 x 3-5m
Pyrus communis	Pear	E		D, F	1-6 x 1.5-8m

Species	Common Name	Origin	Planting Theme	Plant Attributes	Mature Size (W x H) metres)
SHRUBS					
Acacia suaveolens	Sweet Wattle	I	Co, He		4.0 x 3.0m
Acacia verticillata subsp. ovoidea	Ovoid Prickly Moses	I	He		4.0 x 4.0m
Alyogne heugelii	Native Hibiscus	A	Co		1.5 x 2m
Alyxia buxifolia	Sea Box	I	Co	H	2.0 x 3.0m
Aotus ericoides	Common Aotus	I	He		1.5 x 1.5m
Atriplex cinerea	Coast Saltbush	I	Co		2.0 x 3.0m
Banksia marginata	Silver Banksia	I	Co, He		3.5 x 8.0m
Bauera rubioides	Wiry Bauera	I	He		2.0 x 2.0m
Boronia sp.	Boronia	A	He		0.3-3 x 0.1-2m
Bossiaea cinerea	Showy Bossiaea	I	He	1.5 x 1.5m	
Citrus australasica	Finger Lime/Native Lime	A		F	1-3 x 2-6m
Citrus hystrix	Kaffir Lime	E		F, H	1-1.5 x 1-2m
Correa alba var. alba	White Correa	I	Co	G, H	2.0 x 3.0m
Crowea exaltata	Small Crowea	A	He		0.3-1 x 0.1-1m
Crowea saligna	Large-flowered Crowea	A	He		0.3-1 x 0.1-1m
Dampiera purpurea	Mountain Dampiera	A	Co		0.5-1.5 x 0.5-1.5m
Dillwynia cinarescens s.l.	Grey Parrot-pea	I	He		1.5 x 1.5m
Dillwynia glaberima	Smooth Parrot-pea	I	He		1.5 x 1.5m
Dillwynia sericea	Showy Parrot-pea	I	He		1.5 x 1.5m
Eremophila sp.	Emu Bushes	A	Co		0.5-3 x 0.2-3m
Eriostemon australasica	Pink Wax-flower	A	He		1.5 x 1.0-2.0m
Hakea nodosa	Yellow Hakea	I	He		3.0 x 2.0m
Hakea teretifolia subsp. hirsuta	Dagger Hakea	I	He		3.0 x 3.0m
Hakea ulicina	Furze Hakea	I	He		3.0 x 2.0m
Leucophyta brownii	Cushion Bush	I	Co		0.7 x 0.7m
Leucopogon ericoides	Pink Beard-heath	I	He		1.0 x 0.6m
Phebalium squamulosum subsp. argenteum	Silvery Phebalium	A	Co	H	1-3 x 1-3m
Philotheca buxifolia	Box-leaf Wax-flower	A	He		0.5-2 x 0.5-1.2m
Philotheca myoporoides	Long-leaf Wax-flower	A	He		0.5-1.5 x 0.5-2m
Philotheca verrucosus	Fairy Wax-flower	A	He		0.5-0.8 x 0.5-1m
Platylobium formosum	Handsome Flat-pea	I	He		1.5 x 1.5m
Platylobium obtusangulum	Common Flat-pea	I	He		0.8 x 1.0m
Pomaderris oraria subsp. oraria	Bassian Pomaderris	I	Co	H	1.5 x 1.5m
Pomaderris paniculosa subsp. paralia	Coast Pomaderris	I	Co	H	1.5 x 1.5m
Pultenaea daphnoides	Large-leaf Bush-pea	I	He		3.0 x 2.0m
Rhagodia candolleana subsp. candolleana	Seaberry Saltbush	I	Co		2.0 x 1.5m
Rhagodia spinescens	Hedge Saltbush	A	Co		2.0 x 1.5m
Spyridium parvifolium	Dusty Miller	A	Co, He		1-3 x 1-2m
Spyridium vexiliferum	Winged Spyridium	A	Co, He		0.5-1 x 0.2-0.8m
Telopea sp.	Telopea	A			1.5-4 x 1-3m
Westringia sp.	Westringia	A	Co	H	0.8-3m x 0.5-2.5m



A = Australian native
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D = Deciduous
Co = Coastal planting theme
He = Heathland planting theme

F = Fruit producing
H = Hedging capability
R = Rain Gardens, swales and water features

SMALL SHRUBS & HERBS

Ajuga australis (Bass Coast Form)	Austral Bugle		Co, He		Prostrate x 0.5m
Argentipallium dealbatum	Silver Everlasting	I	Co		Prostrate x 1.0m
Brachyscome graminea	Grass Daisy	I	R		to 0.7m
Calocephalus lacteus	Milky Beauty-heads	I	Co		0.3 x 0.3m
Chrysocephalum apiculatum s.l.	Common Everlasting	I	Co, He		0.3 x 2.0m
Dampiera sp.	Dampiera	A	Co, He		0.2-1.5 x 0.05-1.5m
Epacris gunnii	Ace of Spades	I	He		1.0 x 1.0m
Epacris impressa	Common Heath	I	He		1.0 x 4.0m
Epacris obtusifolia	Blunt-leaf Heath	I	He		2.0 x 1.5m
Geranium solanderi s.l.	Austral Crane's-bill	I	Co		Prostrate x 0.6m
Goodenia humilis	Swamp Goodenia	I	He	R	0.1 x 1.5m
Helichrysum scorpioides	Button Everlasting	I	He		0.25 x 0.3m
Hibbertia fasciculata var. prostrata	Bundled Guinea-flower	I	He	0.6 x 0.3m	
Hibbertia riparia	Erect Guinea-flower	I	He	1.0 x 0.6m	
Hibbertia sericea	Silky Guinea-flower	I	Co, He		1.0 x 0.6m
Hypericum japonicum	Matted St John's Wort	I	R		Prostrate
Isopogon ceratophyllus	Horny Cone-bush	I	He		Prostrate
Pelargonium australe	Austral Stork's-bill	I	Co		0.6 x 0.5m
Pelargonium inodorum	Kopata	I	Co		0.35 x 0.5m
Pimelea humilis	Common Rice-flower	I	He		0.7 x 0.4m
Scaevola aemula	Fairy Fan-flower	A	Co, He		0.5-1 x 0.1-0.3m
Scaevola albida var. pallida	Coast Fan-flower	A	Co, He		0.5-1 x 0.1-0.3m
Selliera radicans	Shiny Swamp-mat	I	R		0.4 x 1.0m
Stylidium armeria	Common Triggerplant	I	Co, He		0.3 x 0.4m
Tetratheca ciliata	Pink Bells	I	He		to 0.6 x 0.6m
Viola hederacea	Ivy-leaf Violet	I	Co, He	R	0.15 x 2.0m
Xerochrysum bracteatum	Golden Everlasting	A	Co, He		0.1-0.6 x 0.1-1.2m
Xerochrysum papillosum	Island Everlasting	A	Co, He		0.2-0.5 x 0.1-0.8m
Xerochrysum subundulatum	Orange Everlasting	A	Co, He		0.5-1 x 0.05-0.5m
Xerochrysum viscosum	Shiny Everlasting	A	Co, He		0.1-0.4 x 0.2-1m

CLIMBERS

Actinidia chinensis	Golden Kiwi	E		D, F	Climber
Actinidia deliciosa	Kiwi Fruit	E		D, F	Climber
Billardiera mutabilis	Common Apple-berry	I	He		2.0 x 4.0m
Vitis vinifera	Grape	E		D, F	Climber

Species	Common Name	Origin	Planting Theme	Plant Attributes	Mature Size (W x H) metres)
GROUND COVERS					
Centella cordifolia	Centella	I		R	0.3 x 0.2m
Dichondra repens	Kidney Weed	I	Co, He	R	4.0 x 1.0m
Disphyma crassifolium subsp. clavellatum	Rounded Noon-flower	I	Co		0.15 x 0.5m
Kennedia prostrata	Running Postman	I	Co, He		Prostrate x 2.5m
Myoporum parvifolium	Creeping Myoporum	A	Co		1-2 x 0.1m
Tetragonia implexicoma	Bower Spinach	I	Co		1.5 x 2.0m
GRASS & GRASS LIKE					
Austrostipa stipoides	Prickly Spear-grass	I	Co		0.3 x 0.3m
Dianella brevicaulis	Small-flower Flax-lily	I	Co		0.5 x 0.5m
Dianella sp. aff. revoluta (Coastal)	Coast Flax-lily	I	Co		1.0 x 2.5m
Dianella tasmanica	Tasman Flax-lily	I	Co		1.5 x 2.0m
Lepidosperma gladiatum	Coast Sword-sedge	I	Co		to 1.5m
Lepidosperma longitudinale	Pithy Sword-sedge	I	He		1.5 x 1.0m
Lomandra filiformis	Wattle Mat-rush	I	Co, He		0.4 x 0.4m
Lomandra multiflora					
Patersonia fragilis	Short Purple-flag	I	He	R	0.2 x 0.4m
Patersonia occidentalis	Long Purple-flag	I	Co, He	R	0.3 x 0.5m
Poa labillardierei var. labillardierei	Common Tussock-grass	I	Co	R	0.5 x 0.8m
Xanthorrhoea minor subsp. lutea	Small Grass-tree	I	He		0.6 x 1.0m
Xyris gracilis	Slender Yellow-eye	I	He	R	to 0.45 x 0.3m
Xyris operculata	Tall Yellow-eye	I	He	R	to 1.0m
LAWNS					
Hemarthria uncinata var. uncinata	Mat Grass	I	Co, He		spreading x 0.3m
Microlaena stipoides var. stipoides	Weeping Grass	I	Co, He		0.4 x 0.4m
Rytidosperma geniculatum	Kneed Wallaby-grass	I	Co, He		to 0.2m
Rytidosperma racemosum var. racemosum	Slender Wallaby-grass	I	Co, He		to 0.6m
Sporobolus virginicus	Salt Couch	I	Co		spreading x 0.3m
Zoysia macrantha subsp. macrantha	Prickly Couch	I	Co		spreading x0.3m



10.4.2 10.4.2 Listed Environmental Weeds of the Cape Paterson Region

Adapted from the Advisory list of environmental Weeds of coastal plains and heathy forests bioregions of Victoria (DSE 2008) and Common Weeds of Gippsland (Bass Coast Shire 2002).

Species Name	Common Name
Acacia baileyana	Cootamundra Wattle
Acacia cyclops	Western Coastal Wattle
Acacia decurrens	Early Black-wattle
Acacia elata	Cedar Wattle
Acacia fimbriata	Fringed Wattle
Acacia floribunda	White Sallow-wattle
Acacia howittii	Sticky Wattle
Acacia iteaphylla	Flinders Range Wattle
Acacia karroo (syn Vachellia karroo)	Karoo Thorn
Acacia longifolia subsp. longifolia	Sallow Wattle
Acacia longifolia subsp. sophorae	Coast Wattle
Acacia podalyriifolia	Queensland Silver Wattle
Acacia pravissima	Ovens Wattle
Acacia prominens	Gosford Wattle
Carpobrotus aequilaterus	Angled Pigface
Carpobrotus edulis	Hottentot Fig
Chamaecytisus palmensis	Funeral Cypress
Chasmanthe floribunda	African Cornflag
Chrysanthemoides monilifera	Boneseed
Chrysanthemoides monilifera subsp. rotundata	Bitou Bush
Coprosma repens	Mirror Bush
Cortaderia selloana	Pampas Grass
Corymbia maculata	Spotted Gum
Cotoneaster divaricatus	Cotoneaster
Cotoneaster franchetii	Grey Cotoneaster
Cotoneaster glaucophyllus	Large-leaf Cotoneaster
Cotoneaster pannosus	Velvet Cotoneaster
Cotoneaster sp	Cotoneaster
Crataegus monogyna	Hawthorn
Crataegus X sinaica	Azzarola
Crocosmia X crocosmiiflora	Montbretia
Cupressus macrocarpa	Monterey Cypress
Cytisus scoparius	English Broom
Datura stramonium	Common Thorn-apple
Delairea odorata	Cape Ivy
Dipogon lignosus	Common Dipogon
Disa bracteata	South African Orchid

Species Name	Common Name
Acacia retinodes	Wirilda
Acacia saligna	Golden Wreath Wattle
Acer negundo	Box-elder Maple
Acer pseudoplatanus	Sycamore Maple
Agapanthus praecox	Agapanthus
Alstroemeria aurea	Yellow Alstroemeria
Amaryllis belladonna	Belladonna Lily
Ammophila arenaria	Marram Grass
Anredera cordifolia	Madeira Vine
Arctotheca populifolia	Beach Daisy
Asparagus aethiopicus	Emerald fern
Asparagus asparagoides	Bridal Creeper
Asparagus officinalis	Asparagus
Asparagus scandens	Asparagus Fern
Billardiera heterophylla	Bluebell Creeper
Calicotome spinosa	Spiny Broom
Ipomoea indica	Blue Morning-glory
Ipomoea purpurea	Common Morning-glory
Iris pseudacorus	Yellow Flag Iris
Ixia sp	Ixia
Juncus acutus	Spiny Rush
Kunzea ambigua	White Kunzea
Leucanthemum vulgare	Ox-eye Daisy
Leycesteria formosa	Himalayan Honeysuckle
Ligustrum lucidum	Large-leaf Privet
Ligustrum sinense	Chinese Privet
Ligustrum vulgare	European Privet
Lonicera japonica	Japanese Honeysuckle
Lotus creticus	Lotus
Lycium ferocissimum	African Box-thorn
Melaleuca armillaris	Giant Honey-myrtle
Melaleuca diosmifolia	Green Honey-myrtle
Melaleuca hypericifolia	Hillock Bush
Melaleuca nesophila	Showy Honey-myrtle
Myosotis sylvatica	Wood Forget-me-not
Myriophyllum aquaticum	Parrot's Feather
Nassella trichotoma	Serrated Tussock
Olea europaea	Olive
Opuntia sp	Prickly-pear
Paraserianthes lophantha	Cape Wattle
Passiflora tarminiana (syn. mollisima)	Banana Passion-fruit

Species Name	Common Name
Echium plantagineum	Paterson's Curse
Ehrharta calycina	Perennial Veldt-grass
Ehrharta erecta	Panic Veldt-grass
Ehrharta longiflora	Annual Veldt-grass
Eichhornia crassipes	Water Hyacinth
Equisetum spp.	Horsetail
Eragrostis curvula	African Love-grass
Eragrostis mexicana	Mexican Love-grass
Erica arborea	Tree Heath
Erica baccans	Berry-flower Heath
Erica lusitanica	Spanish Heath
Erica quadrangularis	Angled Heath
Euphorbia lathyris	Caper Spurge
Euphorbia paralias	Sea Spurge
Fraxinus angustifolia	Desert Ash
Freesia	Freesia
Galenia sp	Galenia
Gazania linearis	Gazania
Genista linifolia	Flax-leaf Broom
Genista monspessulana	Montpellier Broom
Geranium yeoi	Greater Herb-Robert
Gladiolus tristis	Evening-flower Gladiolus
Gladiolus undulatus	Wild Gladiolus
Glyceria declinata	Manna Grass
Glyceria maxima	Reed Sweet-grass
Hainardia cylindrica	Common Barb-grass
Hakea drupacea	Sweet Hakea
Hakea laurina	Pincushion Hakea
Hakea sericea	Bushy Needlewood
Hedera helix	English Ivy
Ilex aquifolium	English Holly

Species Name	Common Name
Pennisetum macrourum	African Feather-grass
Pinus nigra	Corsican Pine
Pinus pinaster	Cluster Pine
Pinus radiata	Radiata Pine
Pittosporum undulatum	Sweet Pittosporum
Plectranthus ciliatus	African Spur-flower
Polygala myrtifolia	Myrtle-leaf Milkwort
Polygala virgata	Purple Broom
Prunus cerasifera	Cherry Plum
Puccinellia fasciculata	Borrer's Saltmarsh-grass
Rhamnus alaternus	Italian Buckthorn
Rorippa palustris	Marsh Yellow-cress
Rubus laciniatus	Cut-leaf Bramble
Rubus sp	Blackberry
Salix sp	Willow
Senecio pterophorus	African Daisy
Solanum linnaeanum	Apple of Sodom
Solanum pseudocapsicum	Madeira Winter-cherry
Sparaxis bulbifera	Harlequin Flower
Sparaxis tricolor	Tricolor Harlequin-flower
Sporobolus africanus	Rat-tail Grass
Tradescantia fluminensis	Wandering Jew
Ulex europaeus	Gorse
Vinca major	Blue Periwinkle
Watsonia meriana	Bugle Lily
Watsonia sp	Watsonia
Zantedeschia aethiopica	White Arum-lily

10.5 Meet the Architects behind Cape Paterson Sustainable Homes

Adam Dettrick Architect
(www.adamdettrickarchitect.com.au)

Project Architect for The Cape

At Adam Dettrick Architect we strive to provide quality buildings that not only suit the immediate needs of our clients, but respond to future changes in lifestyle and patterns of use. We build on the ideas and aspirations of our clients to create spaces that are not only beautiful and practical, but also have a special sense of place and meaning. Our buildings seek to respond to the changing seasons to offer an easy flow between inside and outside and perfect liveability throughout the year.

With climate change being the most pressing issue facing the planet today, we are committed to providing low carbon, sustainable and affordable housing. Designing efficient housing doesn't just help the planet, it helps the householder as well, with lower energy bills and maintenance costs, and superior liveability and comfort.

As Project Architect for The Cape we are committed to help build a new community that will be the bench mark in sustainable, zero carbon living in Australia.

Beaumont Building Design
(beaumontbuildingdesign.com.au)

Beaumont Building Design building designs deliver a unique look and create functional designs for easy living. In every project we endeavour to find and apply innovative solutions to enhance clients' investment with sustainable home design. With offices located in Wonthaggi and Cowes our team of professionals possess local knowledge and extensive experience in designing homes within Cape Paterson and surrounds.

Our award winning design practice has been recognised for sustainable design initiatives by the HIA for National GreenSmart Home of the Year and the BDAV for Best Environmentally Sustainable Residential Design for the Ecoliv Display Home.

Our knowledge of sustainable design methods ensures your home can be environmentally friendly and achieve the highest possible energy rating. Our designs make the most of natural elements such as sun, shade, air circulation, building materials and water conservation so you can reduce energy output, save money, save water, decrease waste and improve the health of you and the planet.

From start to finish the team at Beaumont Building Design can provide design or design and construct packages to suit individual requirements. We value the ideas of clients and revel in collaborating and translating these ideas into a creative and site sensitive design solutions. We are proud to demonstrate consistently strong leadership and innovation in sustainable design and superior craftsmanship in construction.

Design Habitat
(www.designhabitat.com.au)

Design Habitat is an established architectural company, with extensive experience in ecologically sustainable design. Design Habitat Pty Ltd was established by director Mark Schipano B.Arch. A.I.A., who sought to make an impact and lead by example by creating accessible ecological sustainable developments.

Mark is a strong believer in delivering a high standard of hands on service and architecture to all his clients. Mark has extensive and proven ecologically sustainable design experience since 1992, working with and for some of Australia's most prestigious architectural practices before starting Design Habitat in 2004. Design Habitat strives to deliver developments that incorporate a high standard of fresh/timeless architecture, constantly pushing the boundaries, while incorporating practical/affordable energy efficient principles and solutions. "We are striving to produce buildings that breathe new vigour into the life of the building and the human spirit, while at the same time reduce our impact on the environment. . . . . " Mark Schipano B.Arch. A.I.A .

Workshop Architecture
(www.workshoparch.com.au)

Workshop Architecture is a cross generational architectural, interior and urban design practice giving a vital balance of youth and experience. We have established a reputation for an innovative, interactive design process where the design solution emerges from a shared vision. We have extensive expertise in residential architecture and the integration of the many factors relevant to work of this type. These include innovative spatial planning, a commitment to the craft of architecture, resulting from the intelligent and inventive use of materials, and a commitment to the principles of environmentally sustainable design.

We regard sustainable design as a given rather than an add-on in contemporary building design and are thoroughly versed in and committed to its integration into our projects. To us this means intelligent passive design with regard to solar orientation, ventilation and building fabric, the integration of sophisticated and robust active systems and the 'feel' of the building as a complete liveable entity at harmony with its surrounding environment. This ensures buildings which are well loved and well lived in with functional and aesthetic longevity, core ingredients of sustainable design in the long term. It is on these principles that the design aspirations of each project are built and our receipt to date of 8 AIA Architecture Awards is testament to these values.

dKO Architecture
(www.dko.com.au)

dKO Architecture, with offices in Melbourne and Sydney, was established in 2000 and draws together expertise in urban, architectural design and planning and is unique in working across multiple specialist areas but in particular projects relating to residential communities.

The practice approaches each project from a holistic perspective, whereby clients profit from the acumen and experience of every member of the dKO team. dKO's approach to assembling project teams is based on the provision of a diversity of award winning design and delivery skills backed by readily available and highly credentialed technical support.

Creating unique communities that address the way people rest, recreate and socialise demonstrates dKO's commitment to sustainable and ethical architecture. WSUD principles and sustainable design - both environmentally and socially - are a fundamental given in every project in which are we are involved. We invest in expertise that allows us to evaluate our designs throughout the design process. Ultimately, we believe that good design gives straightforward solutions for achieving sustainable outcomes.

Adapt Design Group
(www.adaptdesigngroup.com.au)

Contemporary, sustainable design principles are at the core of Adapt Design Group's approach to creating spaces from which health and happiness naturally flow.

The team at Adapt is committed to learning and growth to ensure they deliver innovative and unique design solutions every time through the client's lens. We are driven to devise spaces which respond and work with the variable environment, promoting ultimate comfort, liveability and energy efficiency.

Adapt Design Group offers curiosity, diligence, experience and is committed to clients being partners in the new evolution of building design practice.

Adapt Design Group – helping you live lightly on the earth

The Sustainable Landscape Company
(www.theslc.com.au)

The Sustainable Landscape Company (TSLC) expertly combines beautiful landscape design with practical and sustainable outcomes that maximise your enjoyment of the environment. We understand that how we interact with our immediate outdoors shapes our understandings of the wider environment. By building beautiful and biodiverse landscapes, we strive to bring nature to people, and importantly, to draw people into nature.

As the residential division of Australian Ecosystems, the versatility and breadth of expertise of TSLC is reflected in all of the landscape design and construction at The Cape. From the community garden, to wetlands, the dog park, sports facilities and playground and residential gardens; we can create a variety of landscapes for different outcomes, all embodying our priorities of biodiversity, climate resilience, water-sensitivity, food, and more.

We offer a unique, fully integrated, closed-loop total landscape service. Our streamlined vertical integration across landscaping fields means we are your one-stop-shop for beautiful and sustainable landscape design, construction, plant supply, and maintenance. From the conception of the landscape by our AILA-registered landscape architects, to the build by our award-winning construction team, plants sourced from our own native plant nursery, and maintenance throughout the project's lifecycle by our own maintenance team. We can assure excellence and accountability at every step of creating the landscape of your dreams

10.6 Other Recognised Sustainable Architects

Henry Architects
www.henryarchitects.com.au

Breathe Architecture
www.breathe.com.au

Zen Architects
www.zenarchitects.com

Gregory Burgess
www.gregoryburgessarchitects.com.au

Third Ecology
www.thirdecology.com.au



www.liveatthecape.com.au