



the Cape

A SUSTAINABLE
WAY TO LIVE



**Australia's
first truly
sustainable
residential
project**

The Cape brings together modern architecture, clean energy and community spirit in a truly unique development. Located at Cape Paterson on one of Victoria's most spectacular coastlines, build your dream home on this extraordinary landscape, just a stroll away from pristine waters.



Living at The Cape

Conjuring memories of the coast and childhood holidays, The Cape exudes a sense of freedom. In perfect harmony with the environment, residents enjoy absolute beachfronts, breath-taking views and modern creature comforts.

Our vision is to create a benchmark for sustainable living, in a location unlike any other. More than half of The Cape project is dedicated to open space, where walking and cycling paths meander past native vegetation, landscaped parks, wetlands and gardens.

A gentle stroll from your front door takes you to one of the most stunning beaches in the region. Take in the fresh ocean breeze as you enjoy a beautiful sunset, or participate in a host of water-based activities, be it swimming, surfing, snorkeling, or kayaking. A balanced, healthy lifestyle awaits in this serene paradise.

Where is The Cape?

Located at Cape Paterson on the majestic Bass Coast of southeastern Victoria, The Cape is about 1 hour and 40 minutes from Melbourne, fronting one of the most picturesque beaches in the region.

There is easy access to a safe swimming beach, perfect for kids of all ages, while a prominent rockpool is great for supervised swimming. There are several surf beaches for those who like to ride the waves.

Nearby, the Bunurong Marine and Coastal Park collectively supports a remarkable range of habitats for flora, fauna and marine life. Part of the Marine Park is protected as a National Park, home to a delicate ecosystem of sea creatures, rocky reefs and kelp forests.





Active lifestyle

The Cape will offer kilometres of walking and cycling paths, parks, fitness stations, a large village green and an amphitheatre, as well as a sports precinct with barefoot bowls, bocce rink, beach volleyball court and a half basketball court. There will also be a conference facility with a community centre, café and seminar space.

Food gardens

As a resident at The Cape, you will have the opportunity to grow your own produce in our specially designed, water saving vertical gardens. The café at The Cape's Community Centre will also offer our residents delicious meals made from the freshest, locally grown produce.

Designer Homes, Smart Living

Energy efficient design

When you purchase land at The Cape, you can either choose from one of 10 contemporary designer homes, each with a minimum of 7.5-star efficiency rating, or, customise your own based on our sustainability guidelines. We have some of the best builders and designers in Australia to assist you through the process of building at The Cape. All homes will feature smart orientation, shading, glazing, insulation and more, to ensure your comfort and reduce living costs.

Precious water

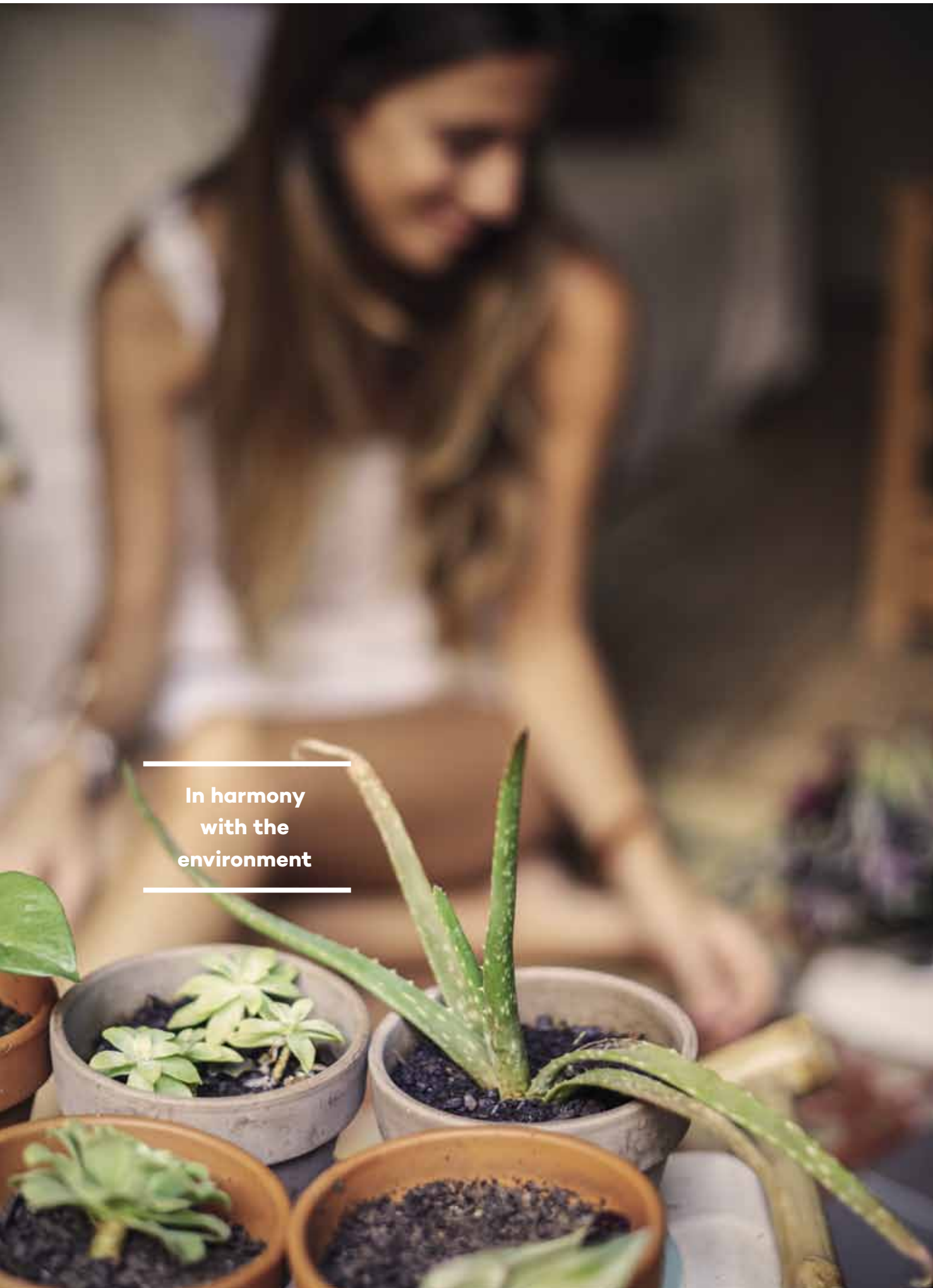
The use of rainwater will increase the availability of clean, fresh water in our community. In addition to mains water, all houses will feature at least 10,000 litres of rainwater storage for use in gardens and toilets, helping to create year-round water security. Excess stormwater will be redirected to collection ponds and filtered back through vegetation into groundwater and natural wetlands.

Clean energy

Each house at The Cape will have a minimum of 2.5 kilowatts of solar energy. Powered by the sun, the community will be capable of creating an annual surplus of clean energy. There will also be solar powered electric vehicle charge stations and electric vehicle charge points available for residents who want them.

Protecting natural habitats

A haven for nature lovers, The Cape is designed to coexist with natural Coastal Heathland, Wetland and Banksia Woodland habitats. Along with local wildflower species, these habitats provide home to native wildlife such as echidnas, wallabies, kangaroos and countless bird species.



In harmony
with the
environment

Build your dream home

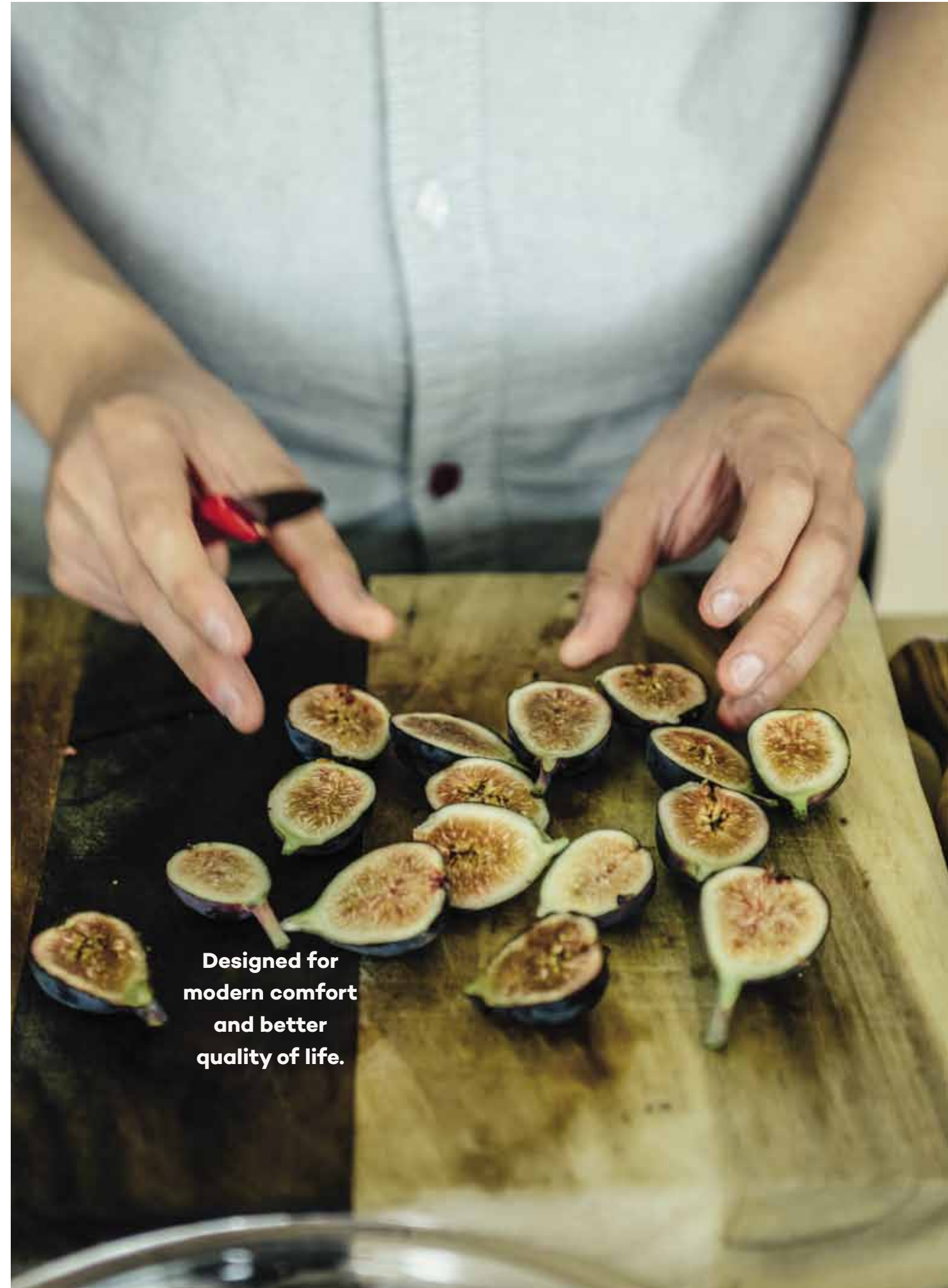
Our design team has completed The Cape's first 10 contemporary home designs, each with outstanding livability, comfort and style. All houses feature 7.5-star energy efficiency. They come with solar energy systems, efficient appliances and 10,000 litres of rainwater storage.

You may also work with our builders to customise your dream home, based on our sustainability guidelines. In the years to come, we look forward to seeing a variety of exciting, designer homes in our midst.





While we are committed to the protection of natural habitats, our commitment to your modern habitat is equally unwavering. Quality materials and well-thought out design are key to this, from the smallest LED bulb to every structure in your home.



**Designed for
modern comfort
and better
quality of life.**



Innovative Community Garden

The Cape is proud to feature a specially designed community garden and orchard, a 5000sqm project that makes it one of the largest urban food gardens in Victoria.

Residents will enjoy good organic produce, lower food bills, as well as exercise, health and social benefits while working their green thumbs. There will be raised garden beds, a greenhouse, composting areas, worm farms, tool storage, public art, an orchard and poultry.

One of the garden's most innovative features is its rainwater harvesting scheme. Pipes will capture rainwater runoff from the houses near the gardens which will be used to water garden beds. The garden will also feature a recently-developed, vertical wicking garden bed design.

Garden Features:

1. 230,000 litre rainwater tank
2. Raised viewing platform
3. Raised garden beds
4. Orchard
5. Future cafe and conference centre
6. Wetland
7. Future playground

At the heart of the garden is the water tank, which will include a viewing platform with wheelchair access, offering elevated panoramic views of the garden, wetlands and the coast. The water harvesting scheme will generate an estimated 3.2 million litres of water for use in the garden, or 3.2 Olympic-sized pools.

The Cape is very excited about the garden and rainwater harvesting project, which we hope will inspire similar endeavours in other cities and towns.



SEAWARD DRIVE



Masterplan

- 1. Revegetation
- 2. Modified fuel buffer
- 3. Local parks
- 4. Ornamental streetscape planting
- 5. Public road reserve
- 6. Wetland
- 7. Home sites
- 8. Conference Centre and Café
- 9. Multi unit precinct
- 10. Ecolodges
- 11. Sports precinct
- 12. Community garden precinct
- 13. Playground
- ▲ Electric vehicle recharge stations
- Fitness station



PROJECT PARTNERS

To uphold the vision and integrity of The Cape project, four companies with strong construction and sustainability credentials have come together to deliver this innovative community.

Small Giants

A Melbourne-based company, Small Giants has a track record in delivering modern, boutique and sustainable developments. Founded by Danny Almagor and Berry Liberman, Small Giants recently completed The Commons, an iconic apartment complex in Brunswick, Melbourne. The Commons has won the 2014 State Architecture Awards for Sustainable Architecture as well as the 2014 Premier's Design Awards.

Australian Ecosystems (AE)

AE is an ecological restoration and landscape construction company based in Melbourne. The company specialises in wetland, grassland, woodland and coastal ecosystems, the construction of sustainable landscapes and urban food production. AE operates one of the largest indigenous plant nurseries in Australia, which produces several million plants annually for biodiversity projects, and has designed and delivered major landscape projects across Victoria for the past 18 years.

TS Constructions

Award-winning TS Constructions from Wonthaggi has been a supporter of The Cape for a decade. A respected building company in South Gippsland, they had significant input into the development of our designs and guidelines, and helped make beautiful and high quality, and carbon-neutral housing achievable and affordable. They recently won a raft of accolades at the Victorian Master Builder Awards for the South East Region, including Sustainable House of the Year.

ArchiBlox

Another Wonthaggi-based builder with a design studio in Richmond, ArchiBlox specialises in bespoke and modular sustainable homes. They design and build beautiful modular houses to the highest standards. Dave Martin, director and founder of ArchiBlox, is a builder of national reputation, having won the Master Builders National Master Builder of the Year 2013 for the famous "Sand Dune House" in Inverloch.