

Sustainable Subdivisions Framework

Energy Case Study

The Cape

The Sustainable Subdivisions Framework seeks to ensure that sustainability is embedded at the subdivision scale, recognising its role in the making of new communities.

The Energy category includes opportunities for improved energy efficiency and increased renewable sources of energy supply.

The Cape uses both design and technology measures to address the energy needs of the community.

Location¹

Cape Paterson, 144km SE of Melbourne, VIC

Site Area

40.5 ha

Number of Dwellings

230

Development Type

Residential + community infrastructure

Year / Status

2003 (land purchased) / Ongoing

Sustainability Accreditation

No specific accreditation

Key Stakeholders

- _ Small Giants (Development)
- _ Australian Ecosystems (Landscaping & Restoration)
- _ TS Constructions (Construction)
- _ The Sociable Weaver (Design & Construction)
- _ Martin Builders (Construction)

ENERGY INITIATIVES²

The Cape development aims to deliver a development with environmentally sustainable design and community living at its core. One focus includes energy with examples including:

- _ Design guideline requirements relating to siting, orientation, setbacks and maximum dwelling size to improve passive solar access and reduce energy demand
- _ As a minimum, each house is to have a NatHERS rating of 7.5 stars and a 2.5 kilowatt solar photovoltaic power system
- _ Eliminating gas from the estate with all-electric homes
- _ Solar powered electric vehicle charge stations and electric vehicle charge points accessible in the community



IMAGE: THE CAPE CORE 9 PRE-APPROVED DESIGN WITH SOLAR PV [SOURCE: TS CONSTRUCTIONS]

FRAMEWORK ALIGNMENT

Key objectives of the Energy category which are met by The Cape development include:

- _ To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling for solar access
- _ To reduce stationary energy related emissions
- _ To provide lot orientation which encourages roof lines capable of supporting solar PV
- _ To avoid the extension of new gas networks
- _ To support electric only suburbs
- _ To maximise the provision of renewable energy to the subdivision



IMAGE: ELECTRIC VEHICLE CHARGER [SOURCE: THE CAPE]

References

1. The Cape (n.d) About The Cape <<https://www.liveatthecape.com.au/about.html>>.
2. The Cape (2018) The Cape Design Guidelines