



**harrisdale
green**

The vision for Harrisdale Green is to create a residential development founded on sustainable design. As a new community, Harrisdale Green is able to take advantage of the latest in sustainability practices to create environmentally-sensitive housing options that save water, energy and money.

Cedar Woods has committed to providing assistance and incentives to purchasers to include essential design features in their homes for more sustainable and affordable living.

A sustainable living package will be made available to all lot purchasers in Harrisdale Green. This includes generous rebates for installation of the following energy and water saving features:

- 3000ltr rainwater tank
- 1.5kW photovoltaic cells
- Solar or heat pump hot water system
- Energy efficient lighting & ceiling fans
- Water efficient tapware, showers and appliances

The Harrisdale Green design guidelines and building covenants assist purchasers to build energy efficient homes throughout the estate by ensuring that house footprints are oriented correctly on the lot with north facing living areas, windows and courtyards and to facilitate good cross ventilation.

Cedar Woods will approve all house plans before they are built to ensure that they comply with the guidelines and the aesthetic qualities and design intent of the estate. Bonus rebates will be provided to purchasers who exceed energy and water efficiency building regulations.

Sustainability principles also extend to the planning and design of the whole estate to ensure the development fits comfortably within its surrounds and creates the minimum impact on the environment. The subdivision layout in the estate is designed specifically for walkability and solar efficiency. Almost all streets and lots are aligned on a clear north south or east west axis and have footpaths that are safe with relatively few driveway crossovers and most will be shaded in summer.

There are a range of green open spaces interspersed throughout Harrisdale Green. These parks also play an important role in water sensitive urban design, incorporating rain gardens which temporarily hold excess storm-water runoff generated from the development.

Other sustainable design principles playing an important part in Harrisdale Green's design include:

- Landscapes that work with, not against, the surrounding natural environment;
- Collection and transplanting of Grass Trees from on site;
- Collection of vegetation seeds from site, conducted over a period of years;
- Reclaiming and recycling landscape materials such as timber and mulch;
- Designing landscapes that positively assist in the removal of air and water-borne pollutants;
- Promoting a positive interaction between the built form and natural environment;
- Minimising water run-off and the leaching of fertilisers and herbicides into surrounding environments;
- Utilising 'water wise' native plant species wherever possible and minimising irrigation;
- Utilising proven, durable, environmentally conscious materials and technologies;
- Using recycled plastic in specially modified furniture designs;
- Using recycled limestone spalls in retaining wall design;
- Using recycled quarry residue as a surface finish in lieu of irrigated grass where deemed appropriate;
- Limiting the introduction of 'exotic' plant species strictly to areas where there is limited winter sun;
- Providing well shaded streetscapes to minimise heat.

The landscape design for Harrisdale Green has ensured an ongoing focus on retaining, recycling and reducing the use of non-renewable resources, aiming to truly create a sustainable project.