

What if every  
single act of  
design and  
construction  
made the world  
a better place?



City of Hope  
Eco Houses



# houses in a garden

The City of Hope project offers four zero emission 'Houses in a Garden' which produce rather than use energy, for a life of exquisite sufficiency.



# vision

It has been a long time now that I have known that the demands we place on this planet exceed what the Earth can provide. I believe we entered dangerous territory decades ago and are heading into a serious environmental emergency now.

We are doomed if we do not respond appropriately and in time.

I feel the pain of my fellow human and non-human beings, I feel the pain of the Earth.

The choice is denial or honest response.

Denial is no longer an option for me.

## City of Hope is my response.

### My intention

- I want to find a meaningful response to the emergency we face.
- I want to learn as much as possible about sustainability, share learning and ideas, be passionate, enthusiastic and create hope.
- I want to inspire, motivate and educate myself and others to make changes in our lives.

With **City of Hope** I want to create a model of sustainable living, an experimental platform for Eco-Learning, applying the most advanced measures of sustainability in the built environment possible in Coffs Harbour today.

**If this strikes a chord with you, I invite you to join me and read on.**

Reiner Schimminger

### INDUSTRY RECOGNITION:

Reiner Schimminger

**2008 James Barnet Award** for an outstanding work of architecture by a Country Division member of Australian Institute of Architects

**2008 Non-Residential Architecture – New Award** for Zero Emission Office Building, 64 Albany St, Coffs Harbour







# development

Award-winning architect and passionate sustainability champion, Reiner Schimminger, has initiated the City of Hope development as a statement about human impact on the urban landscape. These four community titled homes in the heart of Coffs Harbour Jetty, employ the most advanced measures of sustainability possible in the built environment today, and are unique in Australia.

City of Hope follows a lifetime of Reiner's commitment to sustainability and personal research in global forums. In practice, through Reiner's construction company - The Natural Home Company - he has designed and built many award winning homes in the North Coast of NSW, spanning a 30 year career.

City of Hope aims to achieve the exceedingly high standards of **The Living Building Challenge**, an initiative of the **International Living Future Institute**, working towards global transformation and true sustainability.



## unique qualities of City of Hope 23 bent street

**Walkable distance to parks,** marine reserves, creeks, beaches and Botanic Gardens.

**Walkable distance to Jetty Theatre,** cafes, grocers, grower's markets, artisan bakeries, galleries, restaurants, doctors, pharmacies and naturopaths, salons and other retailers.

**Only 1 kilometre to the beach,** boat ramp and foreshores.

**Access to large regional airport,** walking and bike paths and cycleways, walk to railway station and bus transport.

**Coffs Harbour City offers a selection of independent and public schools** including Steiner primary schools, as well as a large regional hospital, GP Super Clinic, University and TAFE campuses, aged care and child care facilities.

**Quiet, low-key location with little passing traffic.**

**Large 1200 square metre site is next to the local High School's agricultural plot** and with one neighbour on the western side only and rear lane access.

**Features a gentle slope which assures views to the north,** the green backdrop and Coffs Creek tributary for each of the houses.

**From the roof gardens you will have ocean glimpses and breezes.**

**DA Approved and ready for construction.**

## why was this site selected?

**TO RESTORE A HEALTHY COEXISTENCE WITH NATURE  
THE SITE FOR THIS VISION HAD TO:**

**Provide for urban consolidation, not expansion.** The site will re-develop an existing home site (greyfield site), therefore not taking valuable unspoilt land.

**Support car-free living in a walkable pedestrian oriented community.** Bent Street is one street back from the main Harbour Drive link, a quiet and very convenient location, only a 15 minute walk to the beach and Jetty, and five minute walk to nearby cafés and shops. The main town centre of Coffs Harbour is less than 2km west, also connected by bike tracks weaving through the mangroves.

**Be affordable.** You can be part of this Bent Street project from as little as \$40,000 for an investment share or from \$210,000+GST for a community title lot complete with Council approved design.

**Have optimum solar access.** The Bent Street site has a perfect true-northerly orientation.

**Provide opportunities for food production.**

All City of Hope houses offer



Zero GHG emissions



100% renewable energy



Urban Food Production



Water Sensitive Design



Enhanced Biodiversity



## urban food production

The City of Hope Eco Houses will give residents the opportunity to become small-scale food producers. Growing food at home is desirable as it not only reduces the carbon emissions which would otherwise be released from food transport but it guarantees you the freshest, most seasonal produce possible and a better quality of life.

### Our intent is to:

- Restore soil and biodiversity on the site
- Re-learn to grow food and appreciate it's value
- Enjoy the benefits of home-grown, freshly picked food

The development's unique private roof gardens serve as recreational spaces and garden beds, part sheltered and shaded, with a BBQ area to entertain your friends at sunset. Plus a freestanding bathtub, just for fun.

The vertical gardens on the east, west and north sides form an integral part of the building's shading and natural cooling system as well as providing home-grown produce.

These vertical gardens are on steel mesh trellises with planter boxes from each level for easy harvesting and featuring an automated drip-watering system.

City of Hope residents will benefit from professional support from experienced food growers in designing, establishing and maintaining the gardens in a sustainable way. Organic gardening will restore the soil and protect the local fauna, avoiding poisons, chemical fertilisers, pesticides and herbicides.



“A healthier home-grown diet, in tune with the seasons”



## energy

**CITY OF HOPE SIGNALS A NEW AGE OF DESIGN, WHERE THE BUILT ENVIRONMENT RELIES SOLELY ON RENEWABLE FORMS OF ENERGY AND OPERATES YEAR ROUND IN A POLLUTION-FREE MANNER.**

The project will rely only on current solar income, no combustion of anything.

In addition, we aim to make reductions a priority before technological solutions are applied so as to eliminate wasteful spending - of energy, resources, and dollars.



Roof mounted Solar PV system generates 16kWh/day average



A hybrid system with battery power storage and grid connection as back up.

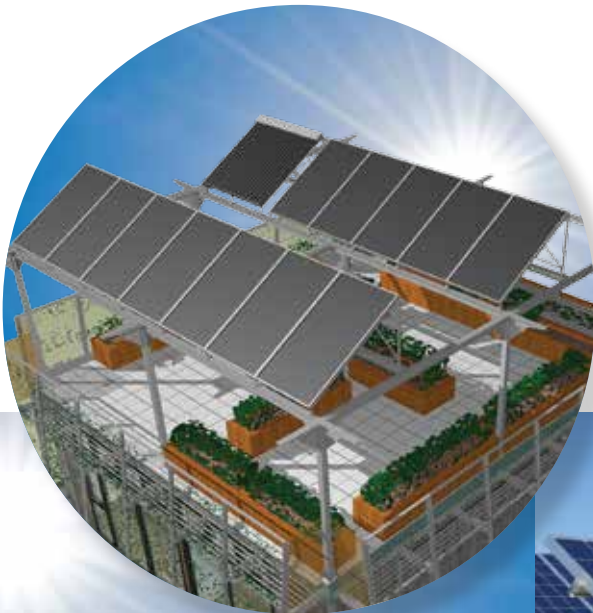


Highly efficient systems and appliances



Frugal user behaviour: average NSW household uses 20 kWh/day, target for a City of Hope house is 5 kWh/day

“Solar income only,  
no combustion of anything”





## water

**MUCH OF THE PROJECT'S WATER NEEDS WILL BE PROVIDED BY CAPTURED RAINWATER OR OTHER NATURAL CLOSED LOOP WATER SYSTEMS THAT ACCOUNT FOR DOWNSTREAM ECOSYSTEM IMPACTS, OR BY RE-CYCLING USED PROJECT WATER. WATER WILL BE APPROPRIATELY PURIFIED WITHOUT THE USE OF CHEMICALS.**

### Reduced water consumption and informed user habits

- Flow meters for each house to monitor consumption in real time
- Use of the most water efficient appliances

### Use of rainwater

- Individual catchment and storage
- Reticulate for all uses in the house
- Filter for drinking water
- Overflow to greywater system

### Reuse greywater

- Capture greywater from shower, basin, washing machine and trafficable roof
- Biological, chemical free treatment
- Storage and reuse for garden watering
- Overflow to sewer

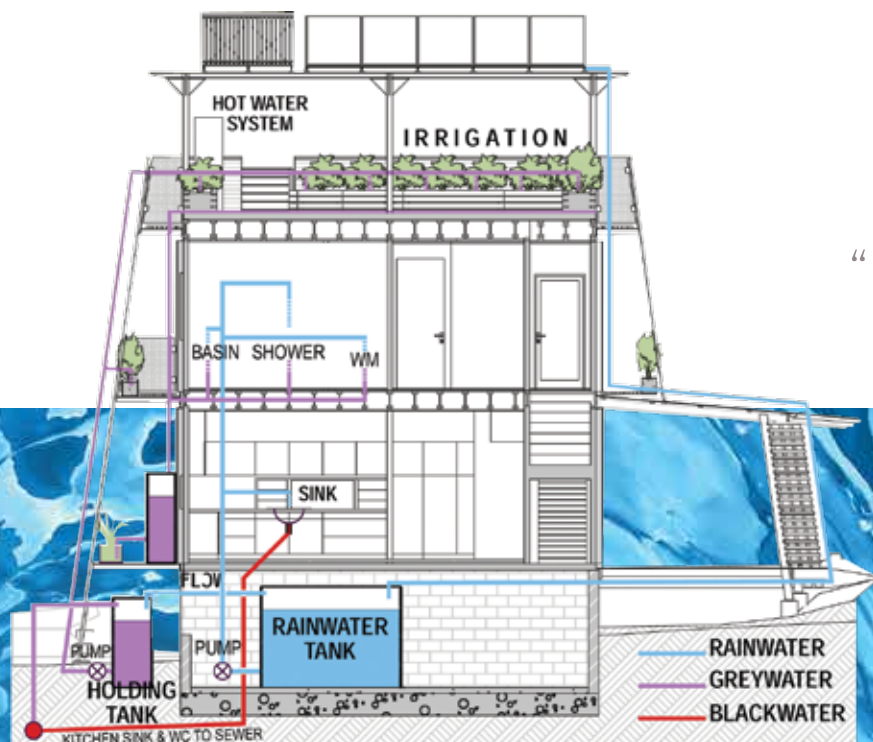
### Stormwater

- Capture all surface storm water and direct it to the Biofiltration system
- Storage in communal detention pond
- Re-use for garden watering

### Council's services

- The development is connected to Council's water mains as back up
- Black water will not be treated on site but connected to Council's sewer main

“Water is respected as a precious resource”





Danpalon



Valla Gold Granite



Marmoleum



Galvanised Steel

## building materials

**THE LONG-TERM GOAL IS TO CREATE A SUCCESSFUL MATERIALS ECONOMY THAT IS NON-TOXIC, TRANSPARENT AND SOCIALLY EQUITABLE.**

We will strive for a future where all materials in the built environment have no negative impact on human and ecosystem health and are able to be replenished.

For the City of Hope project, we will make in-roads by abstaining from use of the most offending materials. For instance, the project as a Living Building 2.0 project cannot contain any of the 'Red List' materials or chemicals. We will strive to reduce or eliminate the production of waste during design, construction, operation, and at end-of-life.

### Appropriate Sourcing

The project will incorporate place-based solutions and contribute to the expansion of a local regional economy rooted in sustainable practices, products and services.

“Safe materials for all species through time”

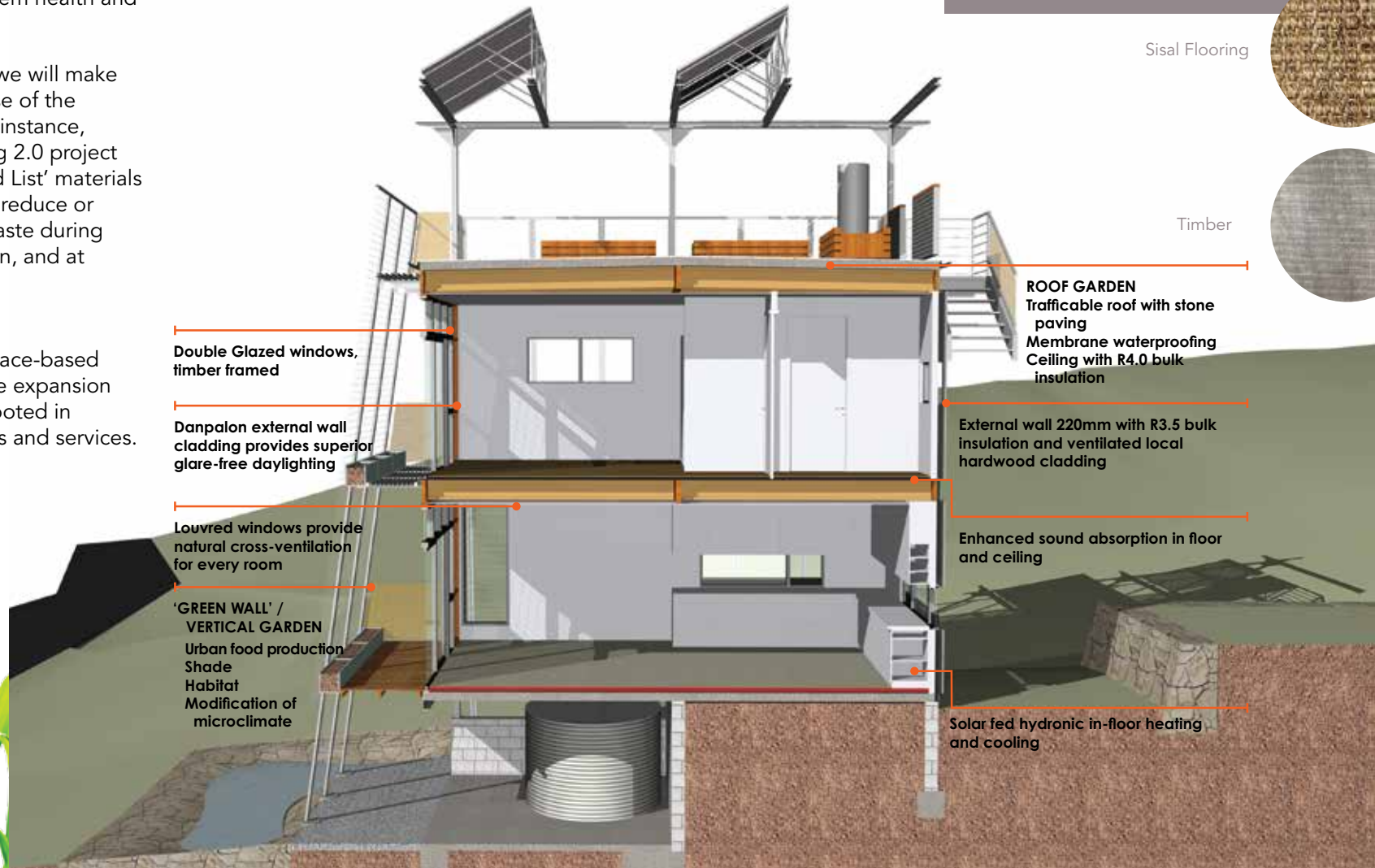
The selection of the right materials will provide:

- A comfortable, quiet house
- Superior thermal performance of the whole building
- Improved acoustic performance of walls, floors & windows
- A healthy house
- Maximum physiological and psychological well being

Sisal Flooring



Timber



Double Glazed windows, timber framed

Danpalon external wall cladding provides superior glare-free daylighting

Louved windows provide natural cross-ventilation for every room

'GREEN WALL' / VERTICAL GARDEN  
Urban food production  
Shade  
Habitat  
Modification of microclimate

ROOF GARDEN  
Trafficable roof with stone paving  
Membrane waterproofing  
Ceiling with R4.0 bulk insulation

External wall 220mm with R3.5 bulk insulation and ventilated local hardwood cladding

Enhanced sound absorption in floor and ceiling

Solar fed hydronic in-floor heating and cooling



# house one (lot 2)

AVAILABLE FOR PURCHASE



Lot size: 209m<sup>2</sup>  
Price: \$210,000+GST



Fully Enclosed Areas: 102m<sup>2</sup>  
Unenclosed Covered Areas: 120m<sup>2</sup>



2 bedrooms + study



1 bathroom



1 car port: 22m<sup>2</sup>



Roof terrace: 55m<sup>2</sup>

Basement: 25m<sup>2</sup>

Ground floor wrap around deck: 40m<sup>2</sup>

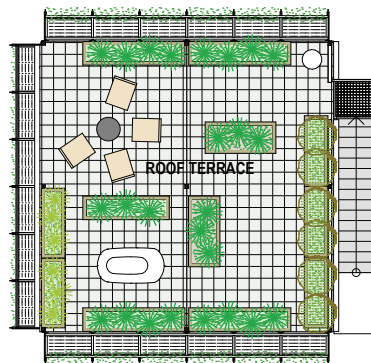
Outlook to pond + landscaping

Vertical gardens on north, east & western sides

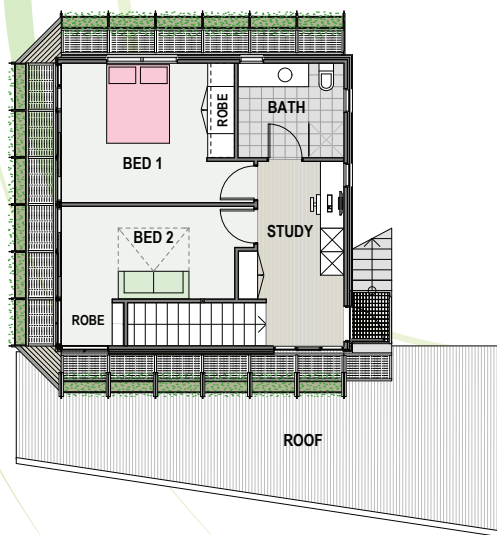


Building Cost Estimate:  
\$350,000-\$400,000

BENT STREET



BENT STREET



BENT STREET



# house two (lot 3)



Lot size: 227m<sup>2</sup>  
Price: Sold



Fully Enclosed Areas: 145m<sup>2</sup>  
Unenclosed Covered Areas: 163m<sup>2</sup>



4 bedrooms



2 bathrooms



Double car port: 42m<sup>2</sup>



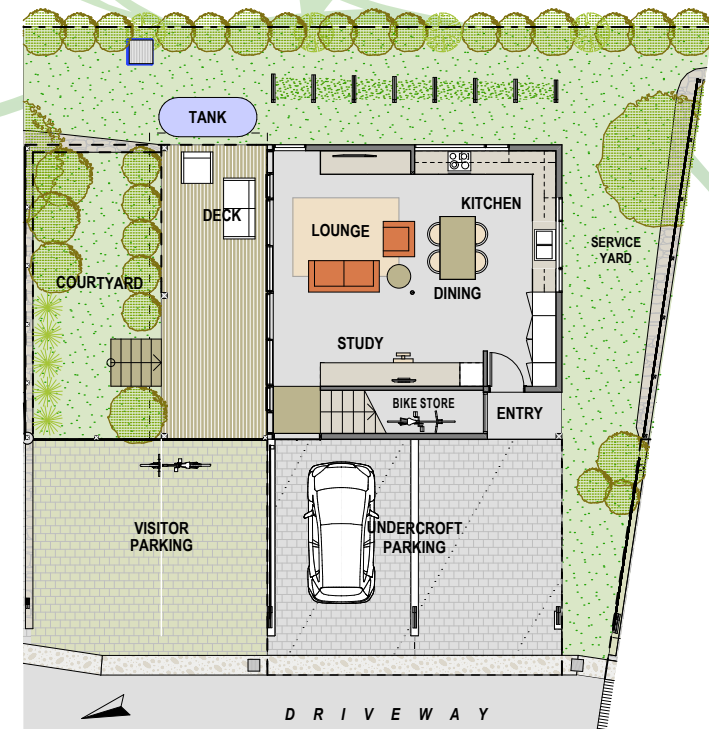
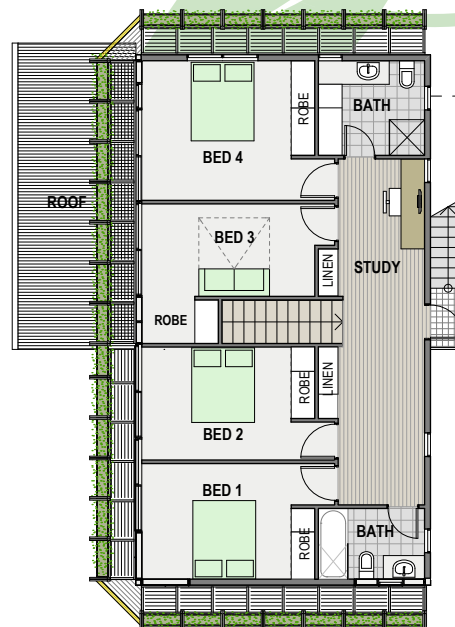
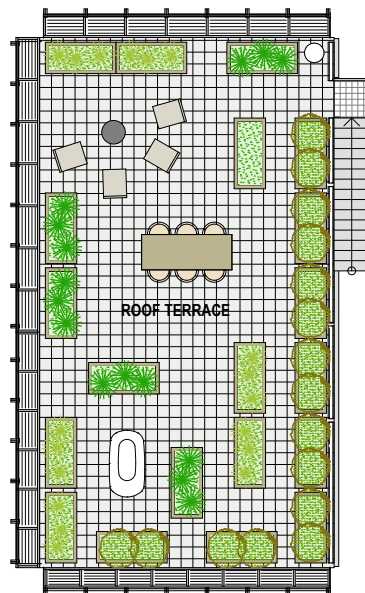
Deck: 20m<sup>2</sup>



Roof terrace: 101m<sup>2</sup>

Building Cost Estimate: \$400,000-\$450,000

**SOLD**





# house three (lot 4)

AVAILABLE FOR PURCHASE



Lot size: 255m<sup>2</sup>  
Price: \$210,000+GST



Fully Enclosed Areas: 126m<sup>2</sup>  
Unenclosed Covered Areas: 55m<sup>2</sup>



2 bedrooms



1 bathroom



Carport: 22m<sup>2</sup>

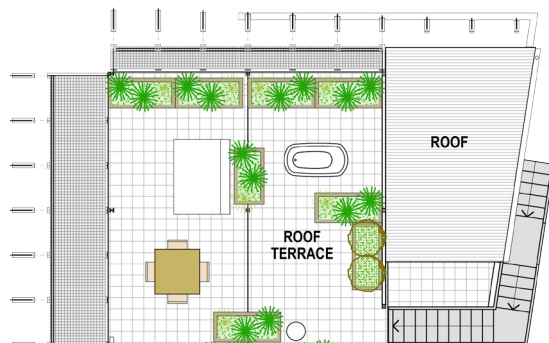
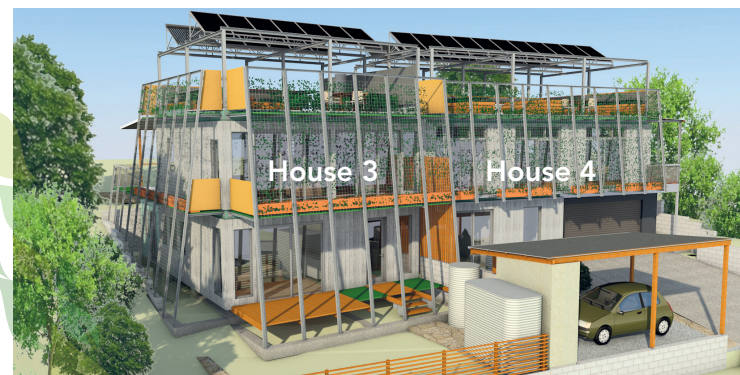


Roof terrace: 55m<sup>2</sup>

House Three and Four are attached dwellings



Building Cost Estimate: \$350,000-\$400,000



# house four (lot 5)

AVAILABLE FOR ECO-LEARNING PROJECT



Lot size: 206m<sup>2</sup>  
Price: \$210,000+GST



Fully Enclosed Areas: 137m<sup>2</sup> (excluding garage)  
Unenclosed Covered Areas: 115m<sup>2</sup>



3 bedrooms



2 bathrooms



Double lock up garage: 41m<sup>2</sup>



Roof terrace: 90m<sup>2</sup>  
Deck: 10m<sup>2</sup>  
Upper floor balcony: 15m<sup>2</sup>

House Three and Four are attached dwellings



Building Cost Estimate: \$400,000-\$450,000





# how to get involved

## Become an Eco-Champion Resident/Owner

Eco-Champions are

People who have their heart and mind set on living a life of Exquisite Sufficiency

People who wish to become owners and residents in the City of Hope Eco Housing project

People who wish to find meaning and fulfilment in their daily lives

People who desire security and joy in their existence

People who wish to enjoy the connection with like-minded people

You can **purchase** one of the Community Title Lots, complete with the Council approved design for your exceptional 'House in a Garden.' The Lots are on offer at cost price from \$210,000+GST.

**The Natural Home Company Pty Ltd** will construct the building for you under an innovative Fair Trade Construction Management Contract, to achieve the **best** building for **the** best price for you. Our books are open for your inspection.

Just imagine how it will feel to live in such an exquisite home.

If this of interest to you, please contact us for more detailed information by phone or email.

## Become an Eco-Angel/ Ethical Investor

Eco-Angels put their money where their hearts are.

**Instead of buying into BHP or Rio Tinto, consider becoming an Ethical Investor in the Eco Learning Project as part of the City of Hope.**

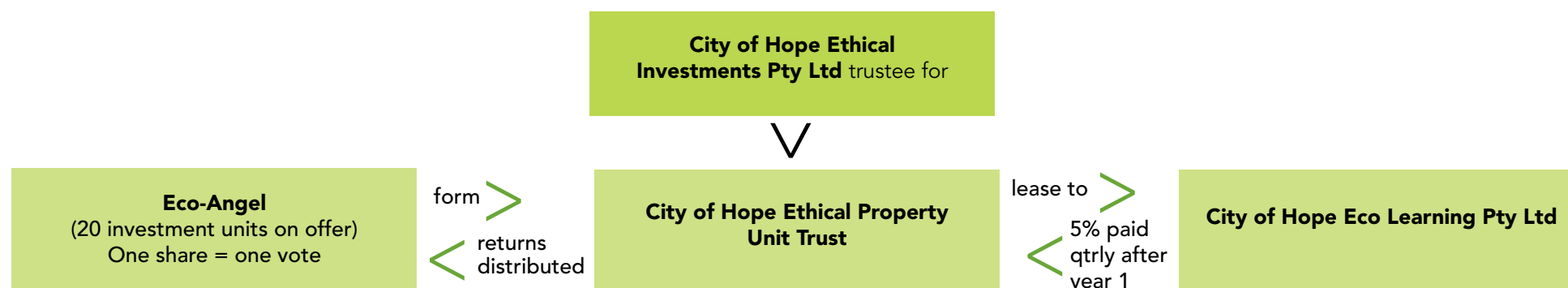
**Achieve a modest, but safe, return on investment in the City of Hope Ethical Property Unit Trust.**

**Eco-Angels finance House Four for a period of four (4) years. On completion, the house will be leased to 'City of Hope Eco Learning Pty Ltd for 3 years. This provides the secure income for the unit trust.**

**City of Hope Eco Learning Pty Ltd will offer a unique holiday experience with accommodation in exciting, cutting edge sustainable architecture with opportunities for workshops on sustainable living.**

**This investment is suitable for private investors and Self Managed Super Funds. It is open for a maximum of 20 investors, with an investment of \$40,000 per share.**

The purpose of the investment is to promote sustainable living.



## How This Will Work

**City of Hope Ethical Property Unit Trust**  
(20 unit-holders, or Eco-Angels)

### Investment Object

Property investment in House & Land in House Two (Lot Three).

### Total Cost of Investment Object

\$800,000

### Term of Investment

4 years (one year to build, three years to lease as an eco-learning program)

With City of Hope Ethical Investments Pty Ltd as corporate trustee.

### Return on Investment

5% p.a., paid quarterly after first year.

### Risk and Return

- The cost of investment is fixed, the risk is externalised.
- The income of this investment is fixed through the lease.

Each shareholder will be a director.  
One share, one vote.

### Redeeming of Investment

An investor can sell his share to another investor at any time.

At the end of the four years investors have two options:

1. Sell the property, where all proceeds of the sale will be paid out to the investors.
2. Continue the lease arrangement and sell at a later date.

If this form of investment is of interest to you please contact us for a detailed information memorandum by phone or email.





## CONTACT DETAILS

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**City of Hope Coffs Harbour**