

# The EcoView

## Second Nature Eco Village

111 Highett St Mansfield Vic 3722



This is an overview of the sustainable features of this eco-village development, March 2011.

Designed by a leading sustainable architect firm Ecopolis Architecture, this development has complete integration of people, buildings and vegetation. A large proportion of open space is common property and there is a pedestrian street to encourage community activities whilst maintaining privacy for residents.



### Heating and Cooling

Approximately 35% of energy bills are attributable to heating and cooling. The more efficient the home, the more money saved.

#### Building Orientation

#### Building Structure

*Note: the purchaser of each home will have the choice of building materials. Preferences and recommendations are in this report.*

#### Passive Heating

#### Active Heating

#### Passive Cooling

#### Active Cooling

- Each home is fully detached and on its own private garden.
- Homes are single or double storey
- Living areas of homes oriented north where possible
- Energy efficient design at least 7 Star rating
- Solar passive design with thermal chimneys
- Extensive insulation throughout external walls
- Ceiling insulation to high levels
- Air lock entries to increase thermal efficiency
- Double glazing throughout for increased thermal efficiency
- Draft seals throughout
- Flooring from renewable sources
- Materials and finishes selected for low toxicity, low embodied energy and low life-cycle costs
- Adaptable internal floor plan so easy to alter as residents needs change.
- Designed for fire resistance
- Geothermal systems for passive heating
- To be determined by owner
- Geothermal systems for passive cooling
- Opening windows/doors for ventilation
- External shading for summer months
- Fans encouraged



## Energy Review

Renewable energy sources include solar, wind, hydro-electricity, geothermal and biomass. If you can, choose Green Power from your supplier, it sends a message to governments and business that renewable energy is important.

Renewable energy  
Hot Water  
Lighting  
Appliances  
Clothes drying

- To be confirmed
- Solar hot water, gas boosted, pipes lagged
- Low energy lighting throughout all homes
- High energy efficient appliances encouraged
- External clothes line appropriately located



## Water Review

Australia is the driest continent in the world (excluding Antarctica) but we use more water per capita than any other country. The items below can help to minimise our impact.

Showers  
Taps  
Toilets  
Water tanks

Grey Water  
Other

- Efficient 3\* WELS rated shower heads on showers
- All taps (except bath & laundry) min 3\* WELS rated
- Dual flush to town sewerage
- All structures will capture rain water and each home has it's own storage.
- Rain water off homes to be plumbed into toilets and laundry
- All grey water recycled into sub-surface irrigation to gardens
- Storm water retention, and water sensitive design provides biodiversity and wetland habitats
- Town water and sewerage as appropriate, dams and a bore supply will provide additional water.



## Gardens Review

Having edible plants in the garden saves you money and gives you fresh food. Recycling organic waste saves money, gives you fertilizer and reduces landfill.

Garden beds

Edible plants

Organic waste  
Other

- Native vegetation and wetlands onsite to restore habitat for local birds, butterflies and frogs
- Garden 'rooms' creating microclimates and include safe playing areas for children
- Gazebos, seating, BBQ's, ponds and diverse vegetation
- Edible gardens and separate netted orchard to provide residents with fresh healthy food
- Owner to set up
- Common garden allotments available to residents



### General Overview

Where you can walk or cycle to local amenities. You'll save money on transport, minimise pollution and feel better.

What's in walking or cycling distance?

Development includes:

- Mostly a pedestrian precinct linked by wide paths
- Community gardens and playground
- Traffic calming
- Shops and facilities of Mansfield are within easy walking distance (1 km)
- VLine provides twice daily bus service to Melbourne
- A variety of education facilities
- Lively theatre group
- Health facilities including public hospital local to town

Produced in conjunction with the owners by Danielle King, HSA listed with Sustainability Victoria, ABSA member no. HO55615. Disclaimer: This report states what is intended to be built on this site as at the above date and does not take into account any changes that may have occurred after this time

