

The EcoView

Beyond Today, near Victor Harbor
Cnr Port Elliot Road & Ocean Road
Hayborough SA 5212



This EcoView Report gives an overview of the level of environmental sustainability of this residential development as at 24th June 2010. It provides a list of features of this development that promote energy efficient, sustainable living. This is a **LAND ONLY** sale and the developer is actively encouraging building of sustainable homes.

All home construction plans will go through internal approval process to ensure sustainability criteria has been met. Refer to the criteria in the brochure.



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

- Blocks square to solar North
- Building envelope designed to ensure no overshadowing
- Internal thermal mass required on floor, encouraged in walls
- Eaves or external shades to protect glazing from summer sun
- Recycled or renewable materials encouraged
- Glazing to meet U4 (WERS rating – equivalent double glazing all performance E glass)

Passive Heating

- Insulation levels Walls min R2.5, Ceilings R4 (very high)
- Areas of home zoned for heating/cooling
- All door/window gaps to be sealed
- All living spaces must be orientated to North with min 50% wall space to be glazed.

Active Heating

- Gas or solar hydronic heating, or other efficient heating systems (eg: heat pump, radiant heater)

Passive Cooling

- Wood burning fires fully enclosed that triple burn
- Encourage deciduous plantings for summer shade
- Boundary to reserve for better airflow and micro climates
- Cross ventilation to all rooms

The EcoView (continued)

Active Cooling

- Ceiling fans to be fitted to all habitable rooms
- Energy efficient evaporative ducted system

Hot Water

- Solar hot water, lagging on hot water pipes
- Cold water saver device to be installed if water run greater than 15 meters from Hot Water outlet



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
Lighting

- Solar electricity min 1kw per household
- Energy efficient lighting CFL, T5 fluorescent or LED
- No penetration of insulation for light fittings

Appliances
Clothes drying

- 6*+ appliances encouraged
- Provision of suitable external clothes drying area



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

- Efficient 3* shower heads required
- Efficient 4* tap ware required
- Dual flush
- Min 10,000 ltrs rain water tank to be plumbed throughout the home with mains backup (not drinking water)
- Tanks fitted with first flush system



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.

General

- Plants to be selected from extensive plant species list
- Large trees to North of buildings to be deciduous
- Lawns not encourage but if planted must be drought resistant and not exceed 50% of garden space
- Irrigation restricted to sub-surface and surface heavy flow drip
- Biological, non-toxic or organic pest control measures to be used (no poisonous chemicals)

Edible plants
Organic waste

- Vegetable gardens and edible plants encouraged
- Composting/worm farms encouraged

The EcoView (continued)



What's in walking or cycling distance?

General Overview

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

- 2 km wetland walking and bike trail
- Swimming beach 300 meters from end of walking/bike trail
- Victor Harbor Town Centre 3km
- Port Elliot Town Centre 1.5km
- Bus stop 50mtrs from site
- Medical facilities within 2km
- Sporting facilities 1km, golf course 1.5km
- Natural habitat encouraging a variety of wildlife and vegetation growth – on the doorstep.

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Disclaimer: This report states what is intended to be built at this Development on the above date and does not take into account any changes that may have occurred after this time.