

The EcoView

Lot 23, 30a Mt Crawford Rd
Williamstown SA 5351



This highly efficient home has achieved an 8 Star Energy Efficiency Rating for thermal efficiency; which significantly helps to reduce heating and cooling costs. With Solar Power, Solar Hot Water, a large rain water tank and many other features, this home goes a long way to providing cost effective sustainable living for the new owner. What a great way to 'future proof' your living expenses!



Structural Review

Approximately 35% of energy bills are attributable to heating and cooling, a lot of which comes back to the orientation and structure of the home. The more efficient the home, the more money saved.

Building Orientation
Building Structure

- Passive solar design with living areas facing North
- Minimum 8 Star Energy Efficiency Rating
- Concrete slab on ground
- Bsmart low embodied energy bricks to external walls and window sills
- Aluminium sliding windows with Comfort-Plus glazing to North and Western elevation
- Eaves and window shading
- Eco friendly and washable low VOC paints used throughout
- Ceiling insulation to R3.5 with sisalation to underside of roof
- External wall insulation to R2 with foil board reflective insulation
- Internal walls insulated to R2 level
- Weather stripping/draft seals on all external doors & windows
- Closing exhaust fans
- Bsmart environmentally friendly pavers/bricks used throughout
- Colorbond roof in reflective shade, fascia's, gutters and down pipes
- Bsmart low embodied energy pavers to driveway and perimeter
- Tiles or laminate flooring to entry and wet areas
- Living areas allow winter sun to concrete floor mass
- LPG gas heating fireplace
- Good natural cross flow ventilation through well placed windows
- Fans in living areas and bedrooms
- Kordon termite barriers to perimeter

Passive Heating
Active Heating
Passive Cooling
Active Cooling
Other

The EcoView (continued)



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

- 1.5 kW Solar PV power system
- 170L Solar hot water, gas boosted, pipes lagged
- Excellent natural lighting
- Low energy lighting throughout
- Energy efficient electric appliances throughout.
- External clothes line



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

- 4* rated water efficient shower heads
- 4* rated water efficient tap ware throughout
- Dual flush toilets throughout
- 22,500L rain water tank plumbed into toilets and laund and tap for garden.



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

- Lawned area for summer cooling with drip sub surface irrigation Landscaped to suit the local environment
- Drought tolerant plantings.
- Room for vegetable patch and fruit trees to be planted
- Room for worm farm/compost heap

The EcoView (continued)



General Overview

Where you can walk or cycle to local amenities. You'll save money on transport, minimise pollution and feel better. Community living and wide open spaces are good for the soul.

What's in walking or cycling distance?

- Swimming Pool, Oval, football tennis walking distance.
- Local shops within 1 km
- Medical facilities within 1 km
- Schools within 1 km
- Natural parks locally
- Mt Crawford Forest with walking and cycling tracks
- Major shopping at Gawler 20km
- 20km from Barossa Valley wineries

Other Comments:

Sustainable family home within 45 minutes of Adelaide situated in one of South Australia's fastest growing regions. 1000m² block.

Report produced by Danielle King in conjunction with the builder, HSA listed with Sustainability Victoria, ABSA member no. HO55615. Disclaimer: This report states what was confirmed as being built at this property in August 2011 and does not take into account any changes that may have occurred after this time.