

# The EcoView

Elmwood, Beech Road  
Off Beechworth Rd, via Elm St  
Wodonga Vic 3689



This is probably the first “all 8 Star Energy Rated” development in Victoria that aims to provide affordable housing with high energy efficiency. These homes have been designed with sustainability in mind and features include north sun into either living or kitchen areas, low energy lighting and double glazing. All helping to reduce the homes running costs.

If you’re looking for a sustainable, low maintenance, comfortable and cost effective home in the Wodonga area, you’ll find it at Elmwood.



## 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

Passive Heating

Active Heating

Passive Cooling

Active Cooling

- Living or kitchen areas oriented to the North
- Designed with sustainability in mind – small footprint
- Insulated enviro-crete concrete slab (to R 1 level)
- External structure from brick and low embodied energy light weight Colourbond cladding, internal plaster
- All party walls well insulated with quality acoustic insulation
- Wall insulation to R2.5
- Ceiling insulation to R6 providing excellent thermal efficiency
- Clear double glazing (argon gas filled) with aluminium frames
- Eaves to provide protection and window shading
- Colourbond ‘shell grey’ (light colour) roof
- Low VOC paints throughout
- Flooring, tiles and carpet to some areas
- North facing windows for solar heat gain in winter
- Reverse cycle Daikin zoned heating
- Eaves providing shade to windows
- Reverse cycle Daikin zoned cooling

## 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

- All homes pre-wired for Solar PV power connection
- High Energy Efficient Instantaneous gas hot water
- Good natural light through well placed windows
- Skylights to some areas
- Low energy lighting (CFL and LED) throughout
- Electric oven and gas cooktop
- 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

- Water efficient showers in all homes
- Water efficient tap ware in all homes
- Water efficient dual flush toilets in all homes
- Min 2000L rain water tank plumbed into toilets



### 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

- Low maintenance courtyard garden with Progress synthetic grass to front yard and foot path areas
- Drought resistant plantings
- Community Garden available in shared community space
- Option to set up vegetable patch in shared community space
- Room in courtyard for potted herbs
- Owner to set up

## 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.

What's in walking or cycling distance?

- Medical facilities (including pharmacy) within 50 meters
- Public Transport within 50 meters
- Café – within 50 meters
- Parks and sporting facilities – 50m
- Hospital – approx.. 500m
- WondongaTown centre – 1 km
- Schools – within 1 km
- Supermarket – within 1km
- Post office and regional train station within 1 km

### Other Comments:

**Options for upgrade when buying off the plan include:**

Solar PV power system

Flooring (sustainable choices include Bamboo, polished concrete, pure wool carpet)

Produced in conjunction with the Developer 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 August 2011 and does not take into account any changes that may have occurred after this time