



O N T A Y L O R

ECOpro Developments is a property development company creating sustainable residential buildings in SEQ.

The company focuses on creating better lifestyle choices in terms of economic viability, outstanding locations, creative designs, environmental sustainability and inclusive community outcomes.

The company's current project is - **ECO on Taylor**, Cleveland, QLD

Eco on Taylor is located at 18 Taylor Crs, Cleveland, 25km SE of Brisbane CBD and features the following:

- 29 energy efficient apartments over 5 levels plus secure basement car parking and rooftop recreational area
- 20 X 2 bed, 2 bath units with ensuited master, separate laundry, study, balcony, 1 car park and lockable storage area.
- 9 x 1 bed units with combined bathroom and laundry, study, balcony, 1 car park and private lockable storage area.
- On site Manager
- 6* star BERS
- Lift from basement to rooftop
- Bicycle storage area
- Recreation rooftop garden
- Natural ventilation system
- Solar power for communal areas and solar hot water throughout
- Water views from level 3 to rooftop

Ventilation System - a dual door entry porch to each apartment allows for cross-flow, security and privacy. The external door is louvred to allow air to leave the unit.

The cooling effect is achieved by the cross-flow of air when it is drawn in through open windows, across the rooms, through open internal doors, into the hallway and up through the building's central stairwell aided by a thermal exhaust fan.

This reduces or even eliminates the need for refrigerated air conditioning. If air conditioning is preferred, the wiring is in place for ease of installation.

ECO on Taylor | *Why it's different from the rest*

ECOpro Developments is proud to bring you **ECO on Taylor** The first eco-friendly apartments in Cleveland, Brisbane's bayside designed with sustainability, affordable running costs and community spirit in mind. All this, and more, in a brilliant location – on a quiet street, yet close to what you need: walking distance to the train station, buses, shops, schools and businesses, and the buzzing restaurant precinct at Raby Bay Harbourside.



ECO on Taylor apartments are affordable and sustainable today and into the future. Here's how you'll benefit:

LOW BODY CORPORATE FEES **Solar electricity:** in communal areas reducing body corporate energy bills and generating an income for the sinking fund by selling excess back to the grid

LOW ENERGY BILLS **Solar heated hot water:** no cost for heating of water throughout complex **Natural air ventilation system:** units are designed to be cooled using a cross-flow air ventilation system

COMMUNAL ROOFTOP FACILITIES **Views for all:** from the rooftop recreational deck **Rainwater filtration unit:** providing chemical and odour free drinking water **Clothes drying court:** reducing dependency on electric dryers **Laundry:** with coin-operated washer and dryer for those wet days or for those who choose not to have a washer or dryer in their apartment

SUSTAINABLE FEATURES **Location:** within 500m of amenities and public transport **Solar power:** providing energy to all common internal and external areas **Solar hot water:** providing free water heating throughout complex **Cross-flow ventilation system:** providing natural cooling **Cooking appliances:** gas cook tops and barbeque **Coconut timber decking:** using old palm trees that would otherwise be burnt **Flooring:** carpet made with renewable and recycled content and are recyclable **Finishes:** non VOC paint used internally throughout **Louvre windows:** placed to provide cross-ventilation through all weather **Lighting:** compact and linear fluorescent lights with LED lights where possible **Regen lift:** up to 75% reduced energy usage compared to conventional systems **Water harvesting:** water tanks on roof for gardens and filtered drinking water; water storage in basement for laundry, toilets and gardens; and dishwashers, showers and toilets with high WELS rating **Building materials:** salvage of materials from existing houses on site, where possible, utilisation of recycled and recyclable material during construction and sustainable materials where available and feasible **Emission reduction:** from reduced vehicle, air-conditioning or clothes dryer dependence and provision of roof-top power generation and solar water heating

See Eco on Taylor's **Energy Efficiency Report** by Cleveland-based *Live Better Greener* at www.ecoprodevelopments.com.au/projects/sustainability/

These images do not form part of the Contract for Sale of any lot within the development. They are INDICATIVE ONLY. The descriptions, layouts and areas set out in these images are subject to change and may not accurately reflect the final design depicted.



Communal roof garden, facing west



Communal roof garden showing views over the bay to Moreton Island



Communal roof garden, from the north



Front of building from Taylor Crescent, Cleveland



Interior top floor apartment with views over Moreton Bay



Communal roof garden showing views over the bay to Moreton Island

ARTIST'S IMPRESSIONS

See Floor Plans, Elevations, Floor Plates and Artist's Impressions in full at <http://www.ecoprodevelopments.com.au/projects/>



ON TAYLOR

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TYPE F



TYPE E



TYPE D



TYPE A



TYPE B



TYPE C



LEVELS 2, 3 & 4 - TYPICAL FLOOR PLANS
 See Floor Plans, Elevations, Floor Plates and Artist's Impressions
 in full at <http://www.ecoprodevelopments.com.au/projects/>

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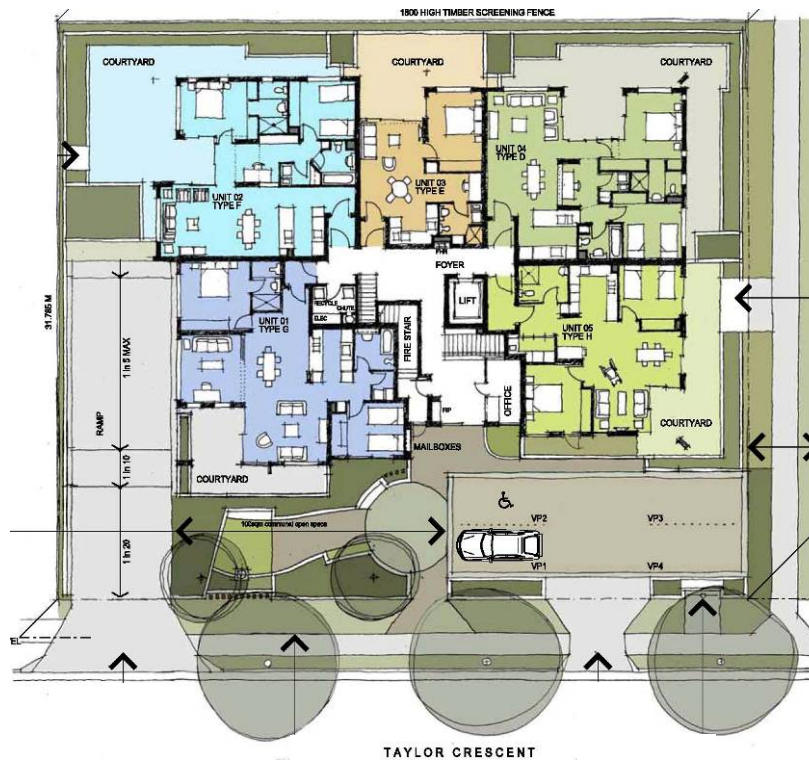
Ground Level - TYPE F



Ground Level - TYPE E



Ground Level - TYPE D



**GROUND LEVEL
TYPICAL FLOOR PLANS**
<http://www.ecoprodevelopments.com.au/projects/>

Ground Level - TYPE H





ECO on Taylor | 18 TAYLOR CRESCENT, CLEVELAND



Views to the north-west over Raby Bay to Moreton Island



Views to the north-east over Cleveland and Stradbroke Island

ROOFTOP FACILITIES AND VIEWS

See Site, Rooftop and Roof Plans and Artist's Impressions in full at <http://www.ecoprodevelopments.com.au/projects/>

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