

# The EcoView

18-20 Taylor Crescent  
Cleveland QLD 4163



This is an overview of the level of environmental sustainability of this new apartment building as at 4<sup>th</sup> November 2010.

This development has been designed to maximise lifestyle and minimise ongoing costs and environmental impact. Oriented to capture at least 2 hrs a day of winter sun for all apartments, with ample shading and cross flow ventilation for summer months, this development is being built with sustainability a priority.



## 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

Other

- Living areas oriented to North side
- Located and sited to capture sea breezes
- Concrete block walls giving good insulation
- Concrete internal walls with plaster providing temperature and sound insulation
- Eaves on all north, east and west facing windows
- Rooftop podium decking from coconut timber
- Low/no VOC paints used throughout
- Concrete slab ceiling with internal plaster on all floors
- Tiled flooring with carpets in bedrooms
- Recycled /recyclable carpet in communal hallway
- Thermal mass on balcony reflecting into living room
- Not required
- Shading to all north, east and west facing windows
- Louver windows where appropriate for cross ventilation
- Ceiling fans
- OTIS Regen lift (recharges when it hits the bottom)
- Bike storage onsite
- Minimising building waste where possible
- Demolition waste being recycled where possible
- 1 ground floor unit wheelchair friendly

# 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

Other

- 18 KW solar power system supplying common areas. Surplus energy fed back to the grid, income to sinking fund.
- Solar hot water, electric boosted, pipes will be lagged
- CFL, LED and strip eco fluoro low energy lighting throughout
- Gas hotplates, energy efficient other appliances throughout
- External clothes line on rooftop, both sun and under cover
- Separate meters for each apartment



## 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 shower heads on showers
- Water efficient tap ware throughout
- All Dual flush
- 70,000L Rain water storage tanks, some on rooftop podium and some below basement
- Rain water plumbed into toilets and laundry



## 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

- Contemplative garden with shady shrubs and seating on ground level
- Communal roof garden with views
- Productive rooftop garden with edible plants (vegetable and herb gardens)

## 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?

- Bike paths – at the doorstep
- Train station – within 300m
- Cafes and restaurants – within 500m
- Supermarkets, shops, post office – within 500m
- Schools – within 500m
- Library – within 500m
- Medical facilities – within 500m
- Pool and gym facilities – within 800m
- Beach – 800m
- Parks and open spaces – several within 1km, several with koalas (go to [www.koalacentral.com.au](http://www.koalacentral.com.au) )

### Other Notes:

**Available to purchase off the plan now**, scheduled for completion late 2011.  
Sustainability Declaration available from Developer on request.

Produced by Danielle King in conjunction with the developer, 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

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