

# The Renters EcoView

28 Fontein Street  
West Footscray VIC 3012



This EcoView report gives a summary of the sustainable features of this property as at the 25<sup>th</sup> November, 2010.

This home has great productive gardens front and back, solar PV power and a huge rain water tank. It will suit those keen on sustainability with focus on permaculture.



## Structure, 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

- North facing family room, oriented to capture winter sun
- Bedrooms to the south providing better living comfort
- Weather board home with tiled roof
- Ceiling insulation to R3.5 (good)
- Single glazed windows, retrofitted with Clear Comfort secondary glazing to some rooms.
- Blinds to most windows, curtains to others, shutter blinds at the rear
- Draught seals on external doors and windows
- Original wooden floors, renewable bamboo floating floor in family room
- Concrete floor on north side of family room that provides a heat sink in winter which warms the room for most of the day
- Gas heater in dining room
- External adjustable shade cloth outside north facing family room providing good shading during summer
- Good north/south ventilation when doors/windows opened.
- 2 x Portable pedestal fans available
- Older air conditioner in main bedroom (rarely required)

## The Renters 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

- 1KW Solar PV electricity generation system grid connected
- Green power available to purchase from local supplier
- Solar hot water, gas boosted (size unknown)
- Low energy CFL lighting throughout
- Energy and water efficient front load washing machine/dryer
- Gas freestanding cooker, 4 burners and oven
- External clothes line in good sunny position



### 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 head on 1 shower
- Standard tap ware throughout
- Dual flush toilets (2)
- 80% of roof water captured into a 5000L rain water tank, plumbed to laundry & 1 toilet
- Tap off rain water tank also for hose connection
- Tank fitted with leaf filter guards and pump
- Rain water off front of house diverted to ground permaculture watering 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.

Garden beds

Edible plants

Other

- Maintained and mulched, mostly productive.
- Apple trees, Apricot trees and Peach trees onsite.
- Variety of herbs growing throughout the garden
- 2 raised veggie patches (8m x 1m at front, at 4m x 1m at rear) growing a variety of vegetables including broccoli, spinach, lettuce and tomatoes
- Chicken house and run
- Working compost heap

## The Renters EcoView (continued)



Items provided  
(if required)

### At the Property

Rental accommodation often includes furniture and other features. These could be made from sustainable sources, those on this property are included here.

- Pedestal fans
- Portable electric heater
- Chickens can stay or be removed on request
- Storage area available in the rear garage
- Outbuilding used for office, well insulated



General

### Other Information

Many are starting to appreciate the benefits sustainability brings, not only for the environment, but also for the local community.

- The owners are very committed to sustainability and permaculture.
- There are several local and active organic growing groups, and the potential to become a member of Sedden Organics Collective.



What's in walking or  
cycling distance?

### In the Local Area

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.

- Play ground area – end of the street
- Bike trails within 1 block
- Tottenham train station – 4 min walk (15 mins on train to city)
- Central West Plaza – 10 min walk
- Hanson Reserve sporting ovals – within 1km
- Kindergarten – within 1km
- Schools – within 1.5km
- Doctor/Medical – within 1.5km
- Community Centres – within 1km

This report was prepared by Danielle King, HSA listed with Sustainability Victoria, ABSA member no. HO55615. Disclaimer: This report states what was at this property on the above date and does not take into account any changes that may have occurred after this time.

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