

# The EcoView

3 Bayfigs Place  
Myocum NSW 2481



This beautiful 4 bedroom family home is set on a 1 acre block with unobstructed 180 degree views to iconic Byron Bay lighthouse and the North. Its solar passive design, energy saving features and large space underneath the house will provide you with all the flexibility you need to create a sustainable life.

There is lots of room to get that veggie patch going and the chook run is already there providing great organic fertilizer. With Byron Bay, Brunswick Heads and Mullumbimby all within 10 mins this is sustainable family living with all the conveniences. Viewing is sure to impress.



## 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 East orientation
- Passive solar design
- Suspended concrete slab
- Combination of double brick and brick veneer
- Walls and ceiling insulated with wool batts
- Windows aluminium frames, single glazed and fire rated
- Roller blinds on windows
- Recycled hardwood flooring
- Draft proofing on windows and doors
- Thermal mass heating from concrete deck and flooring
- None required, but gas bayonets available
- Eaves around the home protect from summer sun
- Good cross flow natural ventilation
- None, not required

## 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

- Ample NE facing roof space for solar PV system
- 350L solar hot water with gas booster
- Excellent natural lighting through well placed windows
- LED and low energy lighting throughout
- Electric oven, gas cooktop and extractor fan
- 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

Grey Water

- Water efficient shower heads
- Standard tap ware
- Dual flush toilets throughout
- 46,460L of rain water tanks – (2 x 5,000gallon tanks) under the house which also provides floor insulation
- Rain water used throughout home and garden
- No mains water
- Opportunity to connect off 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.

The Land  
Garden beds  
Edible plants  
Organic waste  
Other

- Well drained block with loamy soil (good for produce growing)
- Room to create vegetable patches or living larder
- Well maintained and mulched
- Drought tolerant native plantings attracting birds & bees
- Pawpaw trees and room for more fruit trees
- Working worm farm on-site
- Chicken coop and chook run – with chickens

## 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?

- Public transport – end of street
- Bike trail to Byron Bay
- Bay surf beaches – 10 mins drive
- Brunswick Heads River – 10 mins drive
- Mullumbimby town - 10 mins drive
- Byron Bay Preschools, Primary and High Schools (inc Cape Byron Rudolf Steiner School) + SAE College headquarters – 10 km
- Mullumbimby town and Preschools, Primary and High Schools, (inc Shearwater Steiner School) – 10 km
- Lismore with Southern Cross Uni Campus – 40 km
- Gold Coast or Ballina airports – 40 min drive

For further information visit [www.3bayfigsplace.com.au](http://www.3bayfigsplace.com.au)

Produced by Danielle King in conjunction with the agent and owners, HSA listed with Sustainability Victoria, ABSA member no. HO55615 and Accredited with BDAV.

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.