

The Renters EcoView

Gunnedah Serviced Apartments
377 Conadilly St
Gunnedah NSW 2380



This EcoView report gives a summary of the sustainable features of this property as at the 15th October, 2010.

These fabulous new serviced apartments comprise of 3 x 2 bedroom units and have been built with sustainable principles and comfort in mind. They are available for short or long term rental



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

- North facing living areas, oriented to capture winter sun
- Light coloured roof to reflect heat
- Framing from renewable plantation pine and is recyclable
- Recyclable, insect repellent, flame retardant EPS cladding
- Walls insulated to R4 from combined insulation and building cladding, Ceiling insulation to R4.5 with combined reflective roof, blanket and insulation.
- Windows/sliding aluminium doors, double glazed to north side, Bedroom windows are double glazed on west and east side for insulation from heat and noise. Small window to the west to minimise heat. No windows to the west in living area.
- Pelmetts with heavy backed curtains in living areas
- Draught seals on doors and windows
- Concrete floor providing heat sink in winter
- Tiles in living room/kitchen. Wool carpet in bedrooms
- Kitchens cupboards from laminex which has been certified as and environmentally preferred product under GECA. (good Environment Choice Australia)
- Exceeds BASIX energy rating target by 4 points
- Sun on tiles over concrete slab in living areas provides passive heating by floor being heated during the day and radiating out that heat at night.
- Efficient 4.5* R/C heating unit
- External retractable blind on North side for shade
- 600mm wide eaves all around the unit protect from summer sun
- Ventilation through kitchen, bathroom and roof vents
- Reversible ceiling fans in living areas and bedrooms
- Efficient 3.5* R/C cooling unit

Passive Heating

Active Heating
Passive Cooling

Active Cooling

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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

- Green power available to purchase from local supplier
- Plenty of north facing roof to allow for solar panels in future
- Bosch 21e 5.5* gas hot water system
- Excellent natural lighting through windows to living areas
- Low energy 'ecosmart' carbon fluoro lighting
- Front loading energy/water efficient washing machine 4* rated
- Westinghouse Gas cooktop, electric oven
- Westinghouse Fridge/freezer
- External clothes line provided and encouraged
- Dryer available



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

General

- Water efficient shower heads
- 5* rated water efficient tapware throughout
- Dual flush toilets. 1 unit has a handwashing unit on top of cistern so that water is reused into the cistern.
- 5000L rain water tank at each unit, plumbed to laundry & toilet
- Efficient Davey Rainbank system in use, rainwater is used solely until the tank runs dry and then automatically switches to town water until tank has enough water to operate again.
- Exceeds BASIX water usage target by 3 points with 33.
- Gravel driveway is permeable preventing excessive water being dumped into the town water management 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

- Well maintained and mulched
- Drought tolerant native and non-native plantings
- Orange tree onsite

The Renters EcoView (continued)



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.

Furniture

- Recycling receptacles available and biodegradable bin liners used
- All timber furniture in the units has been made from recycled teak approved by the FSC.
- Beds manufactured less than 300 km away reducing carbon miles with-bases made in Orange by a special needs group
- Mattress covers made from bamboo which has excellent anti-bacterial and is dust mite repellent making them ideal for allergy and asthma sufferers. Bamboo comes from a renewable source and is biodegradable.
- Bed linen is made up of hypo-allergenic doonas/quilts and pillows.



Other Information

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

General

- The owners are not only committed to the environment but also believe in sustaining the local economy by using local tradesmen to keep money circulating through this small regional town.
- Australian owned and made products purchased where possible



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.

What's in walking or cycling distance?

- Park, open spaces and play ground – across the road
- Tennis, oval and sporting facilities – across the road
- Local restaurants/cafes – 3 mins walk
- CBD, banks, medical, library, theatre, pubs - 5 mins walk
- Primary & Secondary Schools – 5 mins walk
- Local markets on third Saturday 1 KM
- Hospital – 2 KM

This report was produced in conjunction with the Owner and prepared by Danielle King, HSA listed with Sustainability Victoria, ABSA member no. HO55615. Disclaimer: This report states what has been advised is 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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