



EcoProperty Guide and Assessment



The WestWyck Project

EcoProperty® identifies WestWyck as a significant example of eco urban housing with many features that make a meaningful contribution to a more sustainable world.

EcoProperty® rates WestWyck highly in the categories of Land, Built Environment, Community, Energy and Water.



WestWyck receives the EcoProperty® maximum 25 stars of eco values rating.

EcoProperty® recognises the wide range of environmental values being expressed in this development providing purchasers with an opportunity to buy into a fine example of eco-living and a valuable long-term asset.

EcoProperty® celebrates WestWyck's commitment and dedication of resources to:

- Significant research into achieving sustainability outcomes,
- The reuse of the site and its prime building and a range of harvested building materials,
- Its innovative application of water and energy conservation systems,

- Modern contemporary lifestyles based on efficient use of resources,
 - High quality architectural and landscaping design that embrace the key elements of environmental sustainability,
 - Establishing an ecovillage with private and communal open space,
 - Making a significant contribution to the local community, the local economy, and local infrastructure including the excellent public transport options,
 - Enhancing the eco opportunities that form part of being within a designated Moreland Urban Village,
- and*
- Advancing standards and debate around sustainable built form.

Built Environment: 5/5 ★★★★★

Quality design and the commitment to efficient use of materials sets WestWyck aside as a leading example of sustainability

- Re-use and recycling of materials (including original mountain ash flooring, jarrah wainscoting and baltic pine ceiling lining boards). Use of externally salvaged materials (some bench tops, shelving and stair treads are from second-hand spotted gum, internal glazing frames are salvaged factory windows).
- Ensuring a healthy home (non-toxic, low environmental-impact materials used where possible; low VOC or zero emission materials such as Hoop Pine plyboard replace 'chipboard'; water based sealers for solid timber floors and joinery, 'Bio Paints' and low allergenic polyester insulation are utilised; sub-floor and cross flow ventilation systems are installed).
- Windows fully double-glazed to reduce heat loss and minimise noise.

The Apartments:

Three Apartments have been built in to the old school rooms in the South East section of WestWyck. The floor plans and photo gallery can be found on www.eco.com.au.

- Re-commissioning of traditional features (restored original hopper windows and window frames). Adaptation of materials once part of the school life of the building (former science troughs have been converted to bathroom basins; chimneys are reconstructed from original photos using bricks from the demolished toilet block).
- Natural lighting is accessed through double-glazed openable roof windows.

The Townhouses:

During 2007 five Townhouses are being constructed in the old school grounds. The images show progress as at July 2007. The floor plans, layout and key features of each of the Townhouses can be found on www.eco.com.au.

- Typical sections of the East and West elevations demonstrate the excellent solar access from the north to the living areas and rear deck. Also the water tanks stored under the decks.
- Rendered brick (some seconds and recycled) and cypress macrocarpa shiplap timber cladding, some cement sheeting.
- Bricks from demolished toilet blocks and shelter sheds and Oregon from the ceilings of the school building have been reused in the townhouses.
- Windows double glazed except WC, laundry and bathroom windows.
- Cypress pine (macrocarpa) decking.
- Each of the 5 townhouses have special features based on their situation in the development. For example, Townhouse 1 has been designed to take advantage of the morning eastern light into the kitchen and dining area. At 9.5 metres, this block is the widest of the five townhouses fronting Hunter Street.
- Townhouse 5 is the widest of the three western side townhouses with a freestanding wall on the west providing pedestrian access from Hunter Street through to the rear garden. It is located adjacent to the communal productive garden, clothes drying and recreation space.
- The same quality and standards as shown in Apartment 1 in this Eco Property Guide are integral to the townhouses.
- The townhouses have achieved 6+ star energy rating.

Land: 5/5 ★★★★★

Land is valued highly at WestWyck.

- Minimisation of vehicle intrusion (vehicles have been confined to a grassed, permeable surfaced car park).
- This in turn maximises available open space and provides opportunities for indigenous planting and the garden space for a communal veggie patch.
- Use of a landscape sculptor to add value to the landscape design in private courtyard gardens and the public spaces.
- Use of plants (including a grassed surface car park) to assist with the transpiration of waste (grey and black) water and to reduce and retard stormwater runoff.
- Landscape design that maintains an open vista of the historic school building from Hunter Street, a designated heritage area in the local municipality of Moreland.
- Native plantings, lower water use gardens.



Community: 5/5 ★★★★★

As a unique Australian effort to create an ecovillage, WestWyck targets and achieves a range of community development objectives.

- People expressing interest about living at WestWyck are attracted by the thought of living in a connected but not confined way to others.
- Community decision-making through the body corporate will guide WestWyck's future direction and management of its shared areas and facilities.
- Feedback from new residents provides further input into design as development takes place.
- WestWyck encourages body corporate members to purchase Green Power through the Community Power scheme and to bulk buy soaps and detergents that will minimise water quality impact.
- The allocation of shared or communal open space encourages the development of an interactive community.
- Those who built the dwellings and landscape and those who provided the technical advice that has allowed the concept to grow into a reality feel a distinct and integral part of the WestWyck community.
- The project aims to support the Council designation of the precinct as an 'Urban Village' by reducing reliance upon motor vehicle usage.
- The Victoria / Melville urban village is handy to parks, numerous sporting facilities, churches, local shops and various health services.

- Local attractions include primary and secondary schools, Moonee Ponds Creek, Sydney Rd retailing and restaurants, Brunswick Baths, Brunswick library and the Moonee Valley Racecourse. WestWyck aims to be an active part of the community around it.
- WestWyck has provided a place of learning employment for the building team and in return has benefited from the strong commitment and clever ideas of the builders and team of consultants associated with the project.
- WestWyck aspires to be an active part of the broader community, influencing sustainability outcomes, being involved in local environmental activity, participating in Council decision-making and being part of environmental campaigns.

Energy: 5/5 ★★★★★

Energy efficiency is central to the design of all dwellings.

- Insulation: all dwellings are extremely well insulated and hot water piping is insulated to minimise heat loss.
- Heating: evacuated tube solar hot water system fed from the rainwater tanks and gas-boosted when required is integrated into the hydronic heating; natural ventilation maximised with cross-flow ventilation streams including mechanical under-floor ventilation; original and new windows and skylights provide natural, and wherever possible, north lighting.



- Energy efficiency: lighting and highly rated appliances; ventilated refrigerators; comprehensive wiring systems; encouragement of Community {Green} Power; all gas appliances.
- Cooling: ventilation and cooling is achieved through openable hopper and roof windows, roof and wall ventilation ducts, ceiling fans, sub floor ducting and double-glazing throughout.

The Apartments:

- Embodied energy: original buildings are retained and harvested materials are reused.
- For the Townhouses heating is 3 hydronic panels in total to the family/study, dining and lounge areas. Combined solar gas boosted system.
- There is no artificial cooling, natural ventilation, openable skylights and ceiling fans. Hot Water is Solar, gas boosted.



WestWyck sets new Australian standards for water efficiency. Key design aims are to minimise use of potable (mains) water and reduce offsite discharge through sewer and stormwater systems.

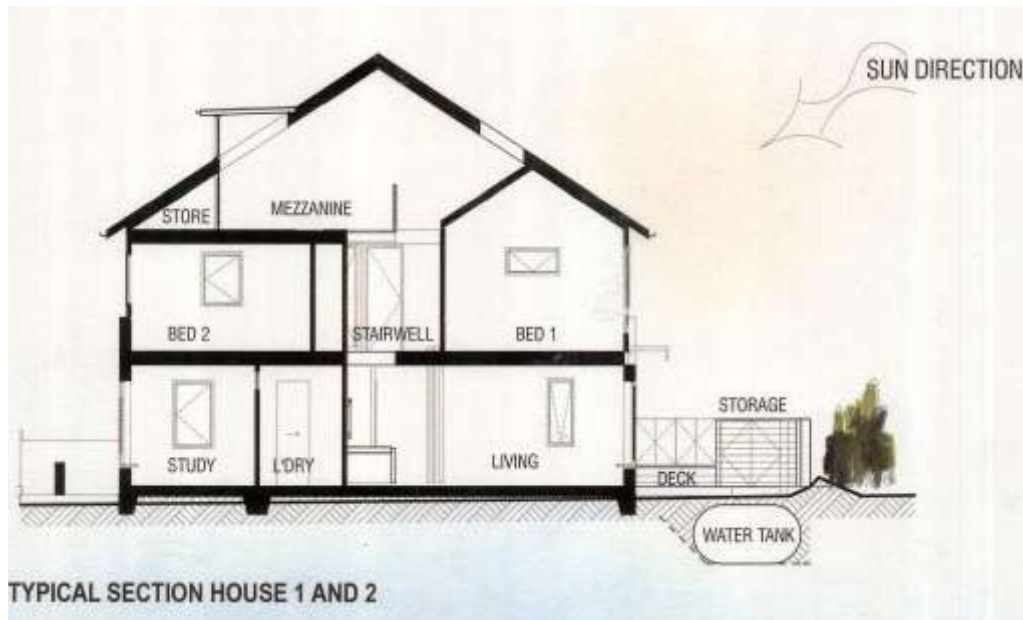
- Water saving devices and appliances: low-flow shower heads and flow restrictors, low flush toilets, water and energy efficient dishwashers with capacity to use pre-heated solar hot water design for front-loading washing machines.
- Harvested roof water: used to replace most mains water supply, being principal source of supply for apartment solar hot water.
- Permeable surfaces: lifting and recycling the bitumen and concrete to create porous surfaces that absorb water rather than shed it.

The Apartments:

- Treatment and recycling of bathroom and laundry greywater for use in toilet flushing and later (approval pending) to the gardens and the laundries.

The Townhouses:

- 5000 litre rainwater collection to underground storage tank for cold water supply, mains water back up.
- Greywater collection from shower, handbasins, bath and laundry. Common treatment system and storage for reuse in toilet flushing in each townhouse. Excess disposed of on site via transpiration and overflowed to sewer.
- Blackwater collection from WCs and kitchen, common treatment and on site disposal system. Overflow to sewer connection.
- Common compost facility in worm farms. Each townhouse has bin storage area for council bin and recycling bin.



The Selling Program

All 3 Apartments were sold during 2006-2007. All of the 5 Townhouses are now under contract for completion at the end of construction scheduled for end of 2007.

These sales complete Stage One. Stage Two (as shown on the Site Plan for the northern sections of WestWyck) is now in the planning stages.

For up to date information please join the WestWyck Registration group or check our website www.eco.com.au.

You will be notified of public release of documents and if any properties become available.



You are most welcome to visit WestWyck - please contact us for days and times for 'Open for Inspection' and special 'Open Days'.

Propectus available online at www.eco.com.au (includes EcoProperty® Guide, Site Plan, Neighbourhood Map, Floor Plans & Descriptions, Photo Gallery).

Your feedback about the usefulness of this Guide is always appreciated.

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