

Project Summary

PROJECT NAME:	Stringybark Grove
LOCATION:	Epping Road, Lane Cove, Sydney
CLIENT:	Participants: NSW DUAP, Sydney Water/Pacific Power, Sydney Electricity, Devine Erby Mazlin, Capitol Apartments.
PROJECT CONTACTS:	Angela Lindstad, DUAP
DATE COMPLETED:	1996
PROJECT SIZE:	2.7 Ha. 10 townhouses
PROJECT DESCRIPTION:	Medium density housing, energy + water efficient
ESTIMATED SAVINGS FROM ENVIRONMENTAL DESIGN:	<p>It is economically acceptable for discount rates < 7.5%. Its benefit - cost ratio is 1.41 at discount rate of 4%, or 0.82 at 10%. The internal rate of return is 7.5%.</p>
NOTABLE ENVIRONMENTAL DESIGN / LIFE COSTING:	<ul style="list-style-type: none"> ■ Energy efficiency: Passive solar design strategies including optimum: orientation, sun access, thermal mass, landscaping for solar control, ventilation, windows design. <p>Other energy efficiency features included optimum insulation, heat pump for hot water, weather tightness, light fittings, appliances.</p> <ul style="list-style-type: none"> ■ Energy savings are 79% that of a typical dwelling of the same type. ■ Water conservation: Rainwater collection for wcs, car washing, irrigation. <p>Landscaping designed to minimise water use: low-water demand planting, hard paving minimised.</p> <p>Water savings are 70 kilolitres/yr. per dwelling compared to conventional benchmark amounting to approx. \$50/yr. (47% saving)</p>