Elmwood

Brendon Collins

Building community based affordable energy efficient housing

This is what I’m going to cover today:

- Inspiration
- Background
- Build process
- Community outcome
- Learnings

Vision for Elmwood

- Environmentally responsible development
- Meet the needs of a modern diverse community
- ‘Walkable’, sustainable, community based development

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Build Method

Key factors used to achieve energy efficiency

Elmwood utilised a mixture of standard and innovative building materials and methods to maximise the energy rating of each home.

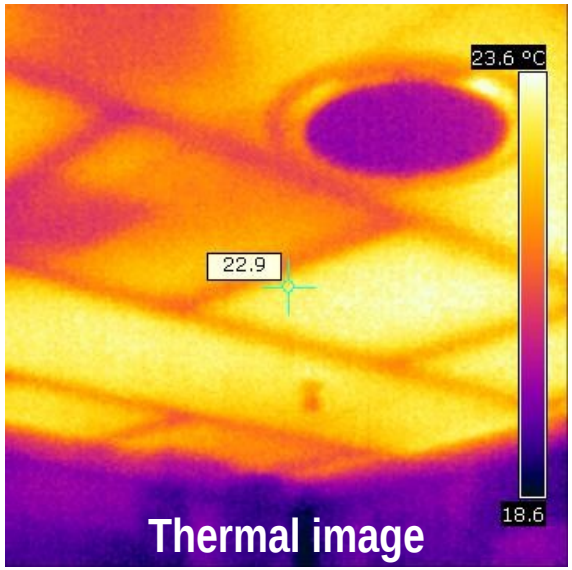
- Waffle pod slabs
- R2.5 insulated external walls
- R6 insulated ceilings
- Double glazed windows

Build Method

Quality assurance

QA processes are required to ensure homes achieve maximum operational energy ratings

- Pressure testing
- Thermal imaging



Weekly Real Estate
Albury Wodonga's Property Guide

One-stop medical shop

By MONIQUE KUZEFF

ELMWOOD is all about diversity, and that is reflected in the diverse and highly skilled team of doctors available at Elmwood Medical Centre.

This week we introduce the seventh part of a 12-part series explaining why Elmwood has been awarded a leader in housing in the country.

Elmwood Medical Centre is an integral part of the Elmwood estate as it offers those essential health services to the local district and is only a short walk away.

With a current team of five established doctors, two nurses and a mental health nurse, Elmwood Medical Centre is expected to expand by welcoming another two doctors to the team by mid-year.

General practitioner Dr Sharmalie Atukorala moved to Australia in January 2016 after having spent some years working in the UK.

She graduated from her studies in China before completing her rotations in the USA. From there she practised some years in Sri Lanka and moved to the UK for work.

Dr Sharmalie has recently joined the clinic, and is enjoying working there.

"Elmwood has a good combination of doctors and staff and they are all very friendly and welcoming," she said.

Elmwood Medical Centre delivers services much quicker than any of the previous practices she has worked at.

"There are no restrictions to deliver the appropriate care and the patients get their service quickly without frustration," she said.

"I have worked in a wide range of health systems and what stands out about Elmwood is that all doctors take a holistic care and long-term management on any condition seriously."

At Elmwood Medical Centre, general medicine is only a part of the health services available. Other health services include family health, acute medicine, preventative medicine and geriatric medicine.

Dr Sharmalie said it was an ever-expanding practice and describes Elmwood Medical Centre as a one-stop shop.

"There is such a large range of services we provide here, you don't really have to go anywhere else when dealing with your health.

"It's a well-facilitated practice with everything you need, and in addition to general medical services we also look after men's health, women's health and children's health with a holistic approach."

With a variety of doctors and health services, appointments are easily accessible with business hours expanded from 8.30am to 8pm Monday to Friday and 9am to 5pm on Saturday.

New patients are welcome

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Building that doesn't cost the earth

By MONIQUE KUZEFF

A SUSTAINABLE home not only saves the environment but also saves you money over the life of the building.

A sustainability rating of 8.5 stars, exceeding the standard 6 stars, is just another feature why Elmwood stands apart from the rest.

This week, in our fourth part of a 12-part series we explore what makes a high performance house, which makes Elmwood a national leader in sustainable housing.

Two busloads of architects left their busy schedules in Melbourne and came to Wodonga to study why this development stands out from the rest.

The high-performance Elmwood housing runs on virtually no energy and is built at the highest level of sustainability in Australia.

Through extensive consideration of sustainable principles and directional placement of buildings, installation of water tanks, double glazing, high ceilings, fire resistant roof and walls, insulation and solar hot water systems, Elmwood aims to ensure a life-long energy rating of up to 8.5 stars.

Standard building methods can produce up to 30 per cent waste, but the finely tuned Elmwood process has brought this figure down to around one per cent through a vigorous recycling program.

One of the major principles of Elmwood was to reduce the environmental impact. This began in the earliest days of the planning and development of the estate and is evident when you visit the site today.

In an environmentally friendly Elmwood home you would require minimal, if any, additional heating or cooling energy input and would be helping to reduce the carbon

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Low running cost has appeal

By MONIQUE KUZEFF

AFTER relocating all the way from Melbourne four years ago, Elmwood resident Geoff Young has never looked back.

For Mr Young, Elmwood offered him a home that ticked all the boxes.

As a high-performance housing estate, Elmwood runs on practically no energy and is built at the highest level of sustainability in Australia.

This week the ninth part of a 12-part series is introduced, explaining why Elmwood has been awarded one of the best housing developments in Australia.

Since its planning and development stages, Elmwood has aimed to deliver a goal to improve on environmental impact.

Mr Young said it was the location, sustainability and low running costs that initially anchored him in.

"It was the value for money that Elmwood offers along with the quality fittings, double glazing, high ceilings, waste water management and solar hot water systems and overall, the low running costs," Mr Young said.

"In terms of the house itself, it suited my needs and I liked the eco side of it, to me that was a big selling point.

"Since I've put in solar panels, I'm not paying anything for electricity given that heating and cooling both run on electricity."

The directional placement of buildings,window positioning, building fabric, sun's path and local breezes are all aspects of development that are taken into consideration before the construction of Elmwood town houses.

This is to ensure that the high rated Elmwood homes use the natural cooling and warming conditions of the seasons to lower energy usage and maintain low living costs.

Mr Young said the estates location is central to Wodonga and provides convenience in all aspects of his life.

"It's central to almost everything I need including White Box Rise shopping centre, medical centre, post office, walking trails, pubs, pharmacy, hospital and cafes to name a few," he said.

"The garden out the front is also low maintenance."

Mr Young said his home was completely air draft tight and the insulation worked well in both the warmer and cooler months.

"There are no wind drafts blowing through the house on a windy day. And likewise, if you want to heat up or cool down the house, it doesn't go out any cracks or openings.

"During the day, I might lower the blinds to maintain a nice consistent temperature.

Elmwood 8.5 sustainability rating exceeds the standard 6 stars, so without having to sacrifice individual comfort, Elmwood residents can help reduce the carbon footprint by requiring only minimal, if any, heating and cooling.

Elmwood resident Geoff Young out the front of his home 151851 Picture: MONIQUE KUZEFF

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Place where community grows

By MONIQUE KUZEFF

ESTATES like Elmwood are often big-draw cards for professionals, singles and retirees alike because of the balance between the solitude and community it offers. But there is something stand-out about Elmwood's neighbourhood.

While you have your own privacy to enjoy, Elmwood is not a lonely place.

This week we will highlight the third part of a 12-week series on what makes Elmwood recognised as one of Australia's best housing developments.

One of the features of Elmwood is its community garden that is centrally positioned in the neighbourhood and which flourishes with vegetables and herbs for Elmwood locals to enjoy.

Vegetables are abundant and you'll be surprised how many people are already on board with caring for it - from workers to retirees, and doctors to army officers.

The garden offers a diversity of vegetables and herbs including tomato, eggplant, cucumber, lettuce, rosemary, basil, beans, spring onion, carrot and rhubarb. But it has an underlying purpose.

It represents a meeting spot for all those who wish to get outside, meet new people, and take some fresh vegies home.

Teresa Bennett, one of the gardeners, said the community has come together to talk and learn about gardening.

"Some know nothing and some know a lot, we just come and potter about and get some nice vegies to take home.

"In fact, last week I came to get some tomatoes and someone else came along to get some basil, so we had a chat and then more people walked passed and joined in."

Elmwood garden has grown a true community spirit. 149830

Picture: TERESA BENNETT

The garden, established not even a year ago, has proven to be big hit in the Elmwood estate, so while it is still new and fresh it welcomes the young and old to care for it if they wish. It gives people a reason to meet each other.

Ms Bennett said the informality and come-and-go aspect sets it apart from a committee-driven garden and truly brings to life the spirit of a community.

"It's created a good sense of community, and I know everyone bangs on about that but it's true - it really is true. I haven't experienced that in other places I've lived. I really appreciate it, it means a lot to me."

With long garden benches to be put in soon, Elmwood locals can bring a book, take a seat, and enjoy the serene atmosphere of the Elmwood community garden.

THE
ELMWOOD
PAVILION
Coleman

SUMMARY

- Elmwood is 135 townhouses with no Body Corporate
- Medical facilities: doctors, pharmacy, pathology
- Cafe
- Central park
- Community building
- Library and vegetable garden
- Ages from1 to 95
- Community for people who live alone
- People feel safe
- Concept driven
- Low running costs
- Highest selling real estate in Albury Wodonga
- Sustainable and profitable

ELMWOOD

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