

# MONARCH APARTMENTS

GLENSIDE, SOUTH AUSTRALIA



Monarch Apartments at Glenside, SA

## KEY INFORMATION

PROJECT	Monarch Apartments
LOCATION	Glenside, South Australia
CONFIGURATION	49 apartments
VALUE	\$32M
ACCREDITATION	7.7 star NatHERS rating
ARCHITECT	Hames Sharley
BUILDER	Sarah Constructions

## PROJECT SUMMARY

Cedar Woods has a longstanding commitment to environmental and social responsibility, with many projects incorporating sustainable housing and communities. We recognise that our customers are becoming more environmentally conscious and are increasingly expecting energy efficient features in their homes. Ultimately, it's important to them that we reduce ongoing costs and lessen our impacts on the environment.

Monarch Apartments, located in Cedar Woods' Glenside estate, in South Australia was strategically designed with this growing purchaser preference front of mind. The 49 apartments designed by Hames Sharley, valued at \$32M achieved a 7.7 star NatHERS (Nationwide House Energy Rating Scheme) energy rating. The NatHERS rating

categorises this apartment in the top 35% of energy efficient apartment buildings across Australia (CSIRO, 2022).

Cedar Woods' Development Director in SA Mark Pivovarovoff, said the demand seen for Monarch Apartments was a tell-tale sign of where the market was heading.

"Achieving such a high NatHERS rating and being so clear about the sustainable initiatives within the project were a major driver for attracting a broad range of purchasers from investors to first home buyers," Mr Pivovarovoff said.

"We recognised early on that if we don't plan sustainably and invest in these initiatives now, we'll head down a much more costly path, where incorporating these measures would be much more difficult post construction."



## KEY FEATURES

The 7.7 star NatHERS energy rating has been achieved through considered design elements including building orientation, double glazed windows, sunhoods, floor coverings, wall and ceiling insulation and ventilation systems which help to keep apartments cool in summer and warm in winter, reducing the need to use air conditioning.

This sustainable build is designed to be far more cost effective for the purchaser, providing a unique selling point in a highly competitive market.

"In the initial stages of planning, the team were meticulous in ways

they could incorporate sustainable initiatives, ultimately leading to a much more cost-effective build," Mr Pivovarov said.

Monarch Apartments are built with solar power as the key energy source for common areas. By using renewable energy in this space, the electricity bills year-round are significantly reduced and as a result, body corporate fees are also lower. The apartments also feature an embedded energy network, ensuring optimum usage of water, electricity and gas throughout.

A fast fibre network allowing speeds up to 1GB is also utilised throughout,

which provides residents with fast internet, allowing them to work from home if needed. As a result, this improves social outcomes and reduces the need for work commutes, lowering environmental impacts as a whole.

Other features such as LED lighting, dual water meters and low irrigation planting also have a positive impact on the environment, in addition to keeping body corporate fees lower for residents.

Ultimately, Monarch Apartments has made being sustainable easier for the end-user, with thoughtfully designed processes that make living day-to-day better for the environment.



## SUSTAINABLE LIVING

Design elements were considered right down to aspects of day-to-day life that can easily be adopted by residents to live more sustainably.

Unrestricted lift and stair access means that residents can move freely once inside the building or leave the building without using electricity, therefore reducing operating costs and their carbon footprint.

Likewise, the last person out switch ensures no lights are left on, and carpark LED lights come on with integrated movement sensors, rather than relying on separate sensors that control banks of lights.

Secure parcel lockers are also included within the building, reducing the environmental impact of repeat deliveries and eliminating the need for residents to drive and collect a parcel. In addition to being incredibly convenient and a time-saving feature for residents, it's also more sustainable.

Street level visitor bike racks and secure bike storage are included within the building, with the goal to encourage zero-emission transport for residents, particularly since Glenside is only 2km from the Adelaide CBD.

If residents do choose to travel by car, all car bays at Monarch Apartments are EV ready should residents have an EV car now or purchase one in the future. The building is future proofed with this amenity.

For general day to day, the building has incorporated a zero-landfill waste management strategy. The strategy incorporates 2 separate chutes and a 3-bin system to encourage optimum waste management.

With an array of features, the apartments incorporate remote connectivity, ensuring it remains sustainable for years to come, creating ease of management for amenity.