



Our  
home's deck  
protects  
orangutans



**benchmark**  
**home**



**eco-living**<sup>®</sup>  
DISPLAY HOMES



## Our home's deck protects orangutans

Little changes can have a big impact. Because the Benchmark Home's deck is built from ModWood\*, which is manufactured from recycled milk bottles and reclaimed pine waste, we're not using materials derived from old-growth rainforests, where many of the world's most endangered animals, like orangutans, make their homes.

So you can chill out in the Benchmark Home, knowing it's good for you and better for the environment.

\*Every lineal metre of hardwood decking contains 37 recycled plastic milk bottles and almost 2kg of reclaimed pine waste.

## Setting the benchmark

There's a good reason we call this house the Benchmark Home.

The three-bedroom, two-and-a-half bathroom house shows how a little extra attention to design and use of the right materials helps it perform at levels well beyond BASIX requirements. Modest in size, it does not compromise lifestyle and demonstrates many simple, sustainable ideas.

It's a design that lets you and your family live in a healthy, comfortable and environmentally-friendly home, made from quality, sustainable materials. And while you are living there, you'll be comfortable knowing you are saving significantly on household expenses, like water and electricity.

The current requirement for NSW homes is approximately 5 star thermal performance and a 40% BASIX score for both energy and water. The Benchmark Home's interesting and effective features, combined with the use of sustainable products, give it a 6 star thermal performance rating, a 60% BASIX energy score and a 70% BASIX water score.

And that's great news for you, because the higher a home's BASIX and thermal rating, the more money you save on heating, cooling, water and electricity.

On the following pages you'll find just some of the environmentally-friendly and sustainable design features and products built into the Benchmark Home.

A full list of these can be downloaded at [www.ecolivingdisplayhomes.com.au](http://www.ecolivingdisplayhomes.com.au)

It doesn't matter if you are building a new home, or just renovating your existing one. The Benchmark Home has been created to showcase practical and simple ideas to save you on building and living costs, decrease greenhouse gas emissions and create a healthy and happy environment for your family.

## From the ground up

As the NSW Government's leading property developer, it was important for Landcom to work with industry experts to design and build a home that would show homeowners the way forward in sustainable building. In collaboration with architects and other professionals, we designed the Benchmark Home.

Modest in size, its simple design elements improve its environmental performance, while clever, flexible features mean it's easy to adapt the home to suit you as the years go by.

We chose to work with Clarendon Homes, a familiar name in the Australian home building industry. With more than 30 years experience, Clarendon Homes understands the importance of building a new home and has an unwavering commitment to meeting the ever-changing needs of buyers, particularly when it comes to sustainability and environmentally responsible homes.





3

4

2

15

17

19

9

11

23

20

### 6 Star Thermal Performance

To comply with BASIX rating of 40% for energy, a home in NSW must achieve a thermal performance which is equivalent to approximately 5 stars. The Benchmark Home achieves 6 stars through clever orientation and design features that stabilise temperature fluctuations and keep the home cooler in summer and warmer in winter.

- (1) Good cross flow ventilation
- (2) Low-E glass
- (3) Light coloured metal roof
- (4) Eaves to provide shade to windows and rain protection

### 60% BASIX Energy

The BASIX tool analyses data such as home location, size, building materials and determines a score against set targets. All NSW homes must achieve a BASIX rating of 40% for energy. The Benchmark Home achieves 60%. It uses less electricity, reduces greenhouse gas emissions and is cheaper to run in the long run.

- (5) Gas boosted solar hot water system
- (6) Efficient air conditioning system with inverter technology

### 70% BASIX Water

All NSW homes must achieve a BASIX water rating of 40%. The Benchmark Home achieves 70%. Through water capture, minimisation and re-use, the home uses less potable water.

- (7) Alternate water supply – 5,000L rainwater tank
- (8) Water efficient taps

### Sustainable Materials and Products

A variety of products have been used in the home that emit fewer greenhouse gases, produce less harmful pollutants and save the earth's natural resources.

- (9) Austral Everyday Life bricks that are 25% lighter and emit lesser greenhouse gas emissions during manufacture
- (10) Decking made of ModWood, 90% of which is made from recycled plastic milk bottles and reclaimed timber (pine waste)
- (11) Pest control with Granit Guard which is a physical, rather than chemical barrier to prevent termites
- (12) All skirting boards and architraves are made from pine instead of Medium Density Fibre (MDFs), contributing to a healthier home



### Universal Housing

Housing that is practical and flexible to meet the needs of people of different ages and abilities over time without expensive renovations to the home in the future.

- (13) Dual kitchen drainage which means the kitchen island can be moved for greater accessibility
- (14) Waterproofing, tiling and shower drain in linen cupboard which allows conversion of linen into shower recess at a later date

### Good Neighbour

A good neighbour is aware of their home's size and built form and the impact they might have on their neighbours privacy as well as access to the sun.

- (15) Solar access

### Asthma Friendly

The home reduces the growth of mould and dust, while the choice of plants in the garden minimises pollen.

- (16) Low pile nylon carpet
- (17) Low VOC paint contributes to better air quality

### Lifestyle

The home has been designed for indoor and outdoor living with indoor living areas flowing to the outside.

- (18) Good indoor-outdoor connection

### Economic

A smaller home that uses space efficiently is not only cheaper to build but more cost effective in the long term.

- (19) Savings in the long run

### Benchmark Home Garden

The Benchmark Home garden treats water as the precious commodity that it is. Water is captured under the pavers, while plants have been chosen on their ability to retain moisture. The garden is designed to survive without additional water; it will survive from the water that falls during rain periods.

- (20) Eco-paving
- (21) Smart planting
- (22) Edible planting
- (23) Recycled materials
- (24) Micro-climate planting



## ■ Floor plan

Ground floor



First floor



## ■ How does your garden grow?

The Benchmark Home's garden celebrates the use of water-wise plants from around the world, as well as sustainable, recyclable and recycled materials.

The garden does not have a lawn or irrigation and requires no watering, other than that which occurs naturally from the rain. Most plants in the garden come from dry to arid climates and are well suited to Australian conditions.

Several of the plants retain moisture, such as succulents, and are therefore hardy and tolerant to periods of little or no rainfall, while others have leaf systems that reflect, rather than absorb the sun's rays such as olive trees.

The Benchmark's waterless garden features a host of ideas like these that are good news for the environment and for your household expenses.



## More information

Pebble Crescent, The Ponds.

Call: 8814 5781

**ecoliving**displayhomes.com.au



**Recycled**  
Supporting responsible use  
of forest resources  
www.fsc.org Cert no. SCS-COC-000941  
© 1996 Forest Stewardship Council



ecoStar Coated is an environmentally responsible paper made carbon neutral. The greenhouse gas emissions of the manufacturing process including transportation of the finished product has been measured by the Edinburgh Centre for Carbon Management (ECCM) and offset by the Carbon Neutral Company and the fibre source has been independently certified by the Forest Stewardship Council (FSC). ecoStar Coated is manufactured from 100% post consumer recycled paper in process chlorine free environment under the ISO 14001, ISO 9001 & ISO 9706 environmental management systems.

Landcom proudly prints all brochures on 100% recycled paper using vegetable inks. Printed June 2011. ePLCM0653