

 **6 star thermal performance**

Features	Benefits
Optimum orientation with living rooms facing north	Provides good solar access in winter
Shading to north facing windows (eaves, pergola)	Avoids house from overheating in summer
Good cross flow ventilation	Cools house in summer
Optimised glass area and minimal glass to south, east and west	Reduces heat losses in winter and heat gains in summer
Zoning door to informal living areas of the house	Avoids heating and cooling the whole house and allows heating only informal living areas where occupants spend most of their time
Thermal mass (concrete floor)	Helps stabilise temperature fluctuations thereby maintain comfort
Light coloured metal roof	Keeps roof cavity cooler so indoor is cooler and also air conditioner works more efficiently
Increased insulation (R3.5 to ceilings and suspended floors, R2.0 in wall, roof insulation)	Keeps indoor warmer in summer and cooler in winter
Performance glazing (Low-E glazing to part GF)	Reduces heat gain in summer and heat loss in winter
Ceiling fans to living area and alfresco	Help keep cool in summer and also help circulate warm air in winter
Eaves	Eaves provide shade to windows as well as rain protection

 **60% BASIX energy**

Features	Benefits
Windows to kitchen and bathrooms	Reduce need for lighting and mechanical ventilation
Sheltered outdoor clothes drying area	Minimise use of dryer
Gas boosted solar hot water	Reduces greenhouse gas emissions when compared with a typical electric storage system and even an electric boosted solar hot water system
Gas cook top and gas oven	Reduces greenhouse gas emissions when compared with electricity (gas emits 1/6th of emissions compared to electricity)
Dedicated fluorescent lighting (i.e. lighting system will not accept incandescent or halogen lamps)	Use only a quarter of the electricity for lighting and also produce less heat thereby reducing load on the air conditioner
Very efficient air conditioning system with inverter technology and ability for multiple zoning	Uses lesser electricity and allows to choose only zones that are be heated/cooled

70% BASIX water

Features

5000L rainwater tank connected to laundry

Reticulated recycled water connected to garden

Water efficient shower fixtures (5 star basin taps, 6 star kitchen mixer, 3 star low flow showerhead)

Low water use landscaping

Dual flush toilets

Benefits

Makes use of readily available and free source of water

Makes use of an alternative source of water that would otherwise go down the drain

Reduces consumption of mains water for indoor use

Reduces consumption of water for outdoor use

Switching to a 4 star dual flush toilet will save about 25,000 litres of water a year

Further water efficiency

Features

Water efficient dishwasher

Water efficient washing machine

Benefits

Installing a water efficient dishwasher can save you more than 28 litres per load, which equates to a 3 minute shower

5 star rated water efficient washing machines can save more than 24,000 litres of water a year. Using a water efficient washing machine also reduces the amount of wastewater that needs to be treated, which is good for the environment

sustainable materials/products

Features

Austral Everyday life face bricks

Staircase made of timber rather than MDF

Architraves and skirtings made of timber rather than MDF

Awnings and pergolas made of timber from sustainable sources

Decking with ModWood – a composite recycled plastic and timber product

Pest control with granit guard

Waste sorter bins under sink

All timber door frames (external and internal) of Pine rather than Merbau, Meranti or MDF

Benefits

25% lighter bricks that emit lesser greenhouse gas emissions during manufacture, have recycled content and can be reused/recycled and are easier to handle and construct

Do not produce any VOCs that have adverse impact on health of workers and occupants

Do not produce any VOCs that have adverse impact on health of workers and occupants

Ensures rainforest timbers such as Meranti are not depleted

Uses about 90% of recycled (plastic milk bottles) and reclaimed material (pine waste)

This is a physical barrier to prevent termites rather than the chemical system that is harmful to the environment and to people

Organic waste and recyclables can be easily sorted

Ensures rainforest timbers are not depleted. Also, no VOCs that harm workers and occupants



Features	Benefits
Level access to entry door and outdoor living areas	Minimises the risk of trips and falls for elderly occupants and visitors providing easy access
Universal garage – 3.8m wide and 6m long	Allows mobility of the elderly which enables them to be actively involved in the community
Well sized front covered porch	Provides a secure and sheltered transition zone when entering or leaving the home
Wider external (920mm) and internal (870mm) doors (on GF)	Allows comfortable manoeuvring space through doorways
Spacious and open planned living areas	Allows elderly occupants to participate easily in recreation and social interaction
Living room on GF able to be converted to a full universal size bedroom	Allows occupants that are elderly or with disabilities to live on the GF without having to use stairs
Powder room on GF that can be converted to a full universal bathroom	Allows a full fledged ensuite with sufficient circulation space and layout of fixtures for people with disabilities
Waterproofing in linen cupboard	Allows conversion of linen into shower recess at a later date
Wall strengthening around toilet and shower	Allows installation of grab rails in future
Dual toilet drains	Allows installation of adaptable toilet in future
Dual kitchen drains to island bench	Allows kitchen bench to be easily relocatable in future to allow adequate circulation space in kitchen for wheelchair movement
Slab step down to wet areas	Allows floor levels to be flush thereby facilitating barrier free access to essential facilities
Spacious laundry	Allows min. 1.55m circulation space for wheelchair access



Features	Benefits
Upper floor located on front half of the house	Ensures solar access to neighbour on south side of home
Living and sleeping areas to front and side streets	Improves passive surveillance of streets



Features	Benefits
Low VOC exterior and interior paints (i.e. water based rather than solvent based)	These have reduced VOCs (that are harmful to health of workers and occupants)
Open plan living with good light and ventilation	Minimises growth of mould that can trigger allergies
Tiles on GF and Low pile nylon carpet to FF	Reduces settling of dust and dust mites
Asthma friendly landscaping	Minimises pollen that can trigger allergies



lifestyle

Features

Clean open plan design

Good indoor-outdoor connection

Benefits

Maximises light and space and airiness

Provides good visual and physical access to outdoor areas – courtyard for winter and alfresco for summer use



economic

Features

Smaller home with improved space efficiency, liveability and aesthetics

Smaller lot size
(12.5m X 30m zero lotted or 13m X 30m non zero lotted)

Standard elements in construction (such as doors and windows)

Reduced operational energy/water use and improved health and well being

Range of upgrade options

Design and materials within comfort zone of customers

Benefits

Keeps total cost of home affordable

Maintains house to lot size appropriate and keeps total cost of land and house affordable

Keeps lead times and costs down

Cost savings for occupants over time

Offers different levels of upgrades to suit tastes and affordability levels of customers

Easily marketable to mainstream housing market



benchmark garden

Features

Eco-paving

Smart planting and Companion planting

Edible planting

Recycled materials

Micro-climate planting

Benefits

The pavers used are shaped so that 80% of water that falls onto the driveway will be returned to the garden

Lawns are replaced with an array of Mediterranean and desert style plants that once established, will survive on rainfall only.

Companion planting has been used as a natural alternative to using harmful pesticides. Plants that emit a perfume to detract bugs are planted near those plants that do attract bugs

Olive and fruit trees require minimal water, provide shade and are delicious to eat

Building waste has been recycled and reused as mulch and gravel throughout the garden

The magnolia tree creates a localised climate underneath which provides shade in summer and shelter in winter for plants underneath