

Why these 10 new features make this the 'home of the future'.

This brand new, 5 star energy rated home is now for sale.

The 'power' to build environmentally sustainable homes at Highfields has arrived.

Local builders, Lawler Pty Ltd, has taken a proven, high quality house design and overlaid an Environmentally Sustainable Design which not only makes the home more responsive to the environment, reduces water utilization and green house gas emissions, but is also safe for your family. The final home is an affordable 5 Star Energy Rated home, plus 40% efficiency.

POWER Homes have received accreditation from Crows Nest Shire Council as an approved environmentally sustainable development.

Importantly the POWER Home is the first in Crows Nest Shire to be connected to their 'Dual Mains' recycled water system.

TOP 10 SUSTAINABLE FEATURES

The following 10 important features have been built into POWER Homes to improve sustainability and to make them more liveable, safe, secure, cost-efficient and environmentally friendly:

1: Reduce water use

The POWER Home has two in-ground tanks (one for rainwater capture and one for treated water) making the house almost 90% independent from the water grid.

The locally made Manacore 23,000lt (5000gal) concrete tank includes two pumps and filters to a dual supply to laundry, dishwasher and kitchen (water

passes through under-sink filter for drinking). An external tap is supplied from the rainwater tank.

A separate 2500lt tank is connected to Crows Nest Council 'dual mains' recycled water network for treated Class A waste water for toilet flush and garden irrigation.

A Star Hunsu water saving plumbing fixtures with Enviro Save Water system: shower roses will use up to 9lt of water per minute — less than half of a conventional shower rose, Dual Flush toilets uses 60% less water than single flush system.

Water Pressure Limiting Device.

Dux 'Readyhot' water recirculation system to reduce in-pipe hot water wastage.

2: Efficient water heating

40% of domestic energy usage is for water heating! POWER homes feature a greenhouse gas efficient 270lt solar hot water system (with electric boost) which will be located close to the hot water outlets, saving about 80% on water heating bills.

This can save up to \$240 a year on the average family's energy bill. Each solar hot water system reduces carbon dioxide emissions by an average 2.5 tonnes a year.

3: Natural heating & cooling (aircon to some areas)



The POWER home will be cool in summer and cozy in winter. House design and orientation are suited for the climate but we recognize with possible increased summer temperatures there is a need for efficient air conditioning to some areas. This well designed sustainable house will depend less on aircon during summer months.

House orientation suits the summer and winter path of the sun. Living areas on the prevailing wind side (south east and north east), utility areas (garage and laundry/bathroom) on west side (outdoor living area on north east corner is good for summer and winter).

Increased roof, ceiling and wall insulation. Roof has 55mm thick glass wool insulation blanket with integral reflective foil insulation with R2.0 rating. Ceiling has 140mm thick insulation batts with R2.5 rating. External Walls have 75mm thick batts with R1.5 rating.

New 'SOLEXT' energy efficient laminated glass reduces heat gain and loss for an increased level of comfort all year round.

Western windows are shaded from summer sun with recycled timber external screens.

Ceiling fans are throughout the home with an energy-efficient split system air conditioner plus a gas space heater located in the kitchen/family room.

4: Indoor air quality

It is important to ensure good indoor air quality by avoiding materials that contain volatile organic components that can cause irritation and allergies. The Highfields POWER home features the following:

- Low odour paint 99.7% VOC (Volatile Organic Compound)
- E1 Rating laminates, low formaldehyde emissions
- 100% Wool Carpet Australian Made Green Label Plus Programme

compliant.

5: Recycled & sustainable materials

The POWER home features recycled and sustainable materials where suitable. Bamboo Flooring throughout entry, family/living room, kitchen and corridor area. This is a renewable resource with 5 year growth cycle and is extremely durable, non toxic and is fire and white ant resistant.

Recycled hardwood timber posts to front entry and outdoor living areas.

Recycled timber battens to window screens to western elevation.

6: Long term maintenance

Materials have been carefully selected for long life expectancy, ease of cleaning and to reduce the repair and ongoing maintenance costs throughout the life of the home.

The design of the home allows for easy access to items that require regular maintenance or inspection. HWS and associated plumbing with pumps etc all located in one secure area.

7: Waterwise landscaping

The Highfields POWER home is also environmentally friendly outside the home. Our landscape architects selected drought-resistant mix of exotic and native plants to create a beautiful landscape setting. The waterwise planting uses rainwater through a low energy drip irrigation system, minimising lawn and high maintenance water use areas. Pathways use sustainable hard stand pavers and finishes.

8: Energy efficient power

Low energy lighting and electrical appliances reduce the amount of power used. Fluorescent lights give five times the light, last up to eight times longer than ordinary bulbs and are around 80% more energy efficient.

9: Outdoor living

In spite of the cooler temperatures from our higher altitude, semi indoor/outdoor areas have been incorporated into the home. This a usable, permanently covered outdoor space located on the north east edge of the home with direct access to the kitchen/living area and the outdoor grassed play area for children.

10: Address to street

How the house and landscaping address the street clearly defines the separation between public, semi public and private spaces. The POWER home has an area not fenced in creating a open play area linking to the wide footpath on the corner of Rogers Drive and Manooka Crescent.

A well-defined, separate driveway and pedestrian entry is clearly visible from the street and are at an easy grade for easy access for people with strollers or disabilities.

Good external lighting for security and surveillance purposes. Timber batten privacy fence define the private areas. A metal sheeted fence is on the side and rear of property.



highfields village
power homes
minimising the impact on the environment

