

Energy Saving Block Veneer

2009



Set in the prestigious Arlington Park Estate in Wangaratta, this new home fits very well into this much sought after location, close to golf courses, schools, services and uninterrupted views of the Warby Ranges.

And while its façade complements the Estate and the high standards of quality it strives for, this house is about more than just a fitting street view. There is a level of functionality and thermal efficiency not usually found in new homes in contemporary estates including;

Areas:

Living area of 230.5m² or 24.8 squares. Garage area is 60m². Total area under roof of 336.9m².

Features:

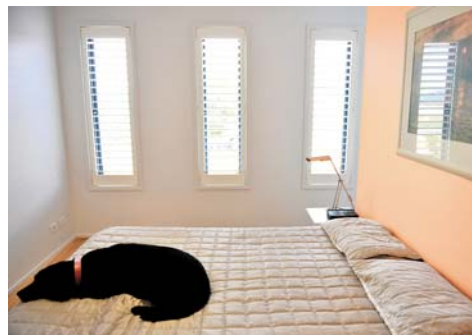
Master Bedroom complete with a walk through robe and En Suite, 3 Bedrooms complete with built in robes, Entry hall, Combined Kitchen/Dining/Study area, Two pantry rooms, Living room including a mezzanine floor, Library, Built in cupboards in the Laundry, Entry hall and Passage. Undercover BBQ area, Fernery, Pergola with shade battens, External storage room Bathroom, Toilet.

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- Solar passive design using northern aspect for best effect.
- Waffle pod concrete slab with higher insulating value and lower concrete use.
- Ceramic tiles in north facing living areas for thermal mass properties.
- Northern pergola with shade battens for passive shading of glass in Summer. Battens have been angled for optimum solar gain in Winter.
- Cross flow ventilation – windows and doors on north and south faces allow cross-flow ventilation for cooling.
- 5.9 Star thermal performance rating – Nominally an energy consumption of 205.8 MJ/m², 20% better than the minimum 5 Star requirement.
- Textured concrete blocks with lower embodied energy than fired bricks.
- Selective use of Double glazing for cost effective thermal performance.
- Clerestory windows, electrically operated, for superior light and ventilation.
- Aluminium Bi-fold doors that can divide the house into zones for ease of air conditioning and functionality.
- Gas boosted Solar Hot Water Service – Evacuated tube type for peak efficiency.
- “Sun Lizard” climate control system – roof-mounted devices that vent heat from buildings in summertime and delivers solar-heated air to the inside of the building in winter, effectively reducing the need for fossil fuel driven air conditioning.
- Ceiling fans – provision of ceiling fans to every living area and every bedroom. Clerestory windows, electrically operated, for superior light and ventilation.
- Lighting – selection of lighting to maximise efficiency and reduce electricity use. (Total 960 watts of light compared with almost 3000 if incandescent lights were used).
- External fernery with Southern aspect to complement “Sun Lizard” functionality.
- On site rain water storage of 20,000 litres – plumbed directly to the house toilets.
- Caroma Profile 5 toilet suite with Integrated Hand Basin – WELS rated 5 star for water usage, incorporating a unique integrated dual-flush push button and spout combination designed to lower total bathroom water usage.
- Extensive use of plantation grown timber including external pergola timbers.

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Thermal efficiency and sustainable building techniques have been underlying priorities in a design brief that was tailored to suit our clients lifestyle and future needs. Custom designed by Tracey Toohey of Tracey Toohey Design, Wangaratta, this home has been designed to achieve some very specific outcomes for our client. At the same time the aesthetic appeal of the house, both internally and externally, has not been sacrificed. Design elements that are integral to this approach include:

- Sashless aluminium windows and feature stacked stone wall to the front façade.
- Expansive Entry hall.
- Effective use of site – significant space with good solar orientation left in rear yard for a productive garden including fruit trees and vegetables.
- Floor tiling throughout living areas and traffic flow areas.
- Feature timber floors to bedrooms and mezzanine.
- Mezzanine floor complete with kiln dried hardwood staircase in Living room.
- Library room framed by three leaf glazed aluminium bi-fold doors at either end.
- Granite benchtops on Kitchen cabinets.
- Future proofing;
 - Design locates main functional areas close by to accommodate reduction in mobility
 - Use of door levers instead of knobs
 - Mixer taps for ease of operation
 - No overhead cupboards in kitchen
- Extensive use of drawers rather than cupboards.
- Door sills recessed into slab.
- Two dedicated pantry rooms.
- Garden Storage room included in the building envelope.
- Workshop/Bike storage area connected to two car Garage.
- Phone/data lines to 11 locations to allow for future flexibility.
- Audio wiring.



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