

BUS TOUR 2023

STRATA- STAINABLE



About Strata-stainable
by Jess, Hayden and Russ

We are first-home buyers and wanted a home that would minimise our impact on the environment, our wallet and be healthy. Due to ongoing health issues a home that did not require mechanical heating and cooling all year round was important.

Some of what we love about our home is:

- The kitchen and living area are so versatile, we can easily fit a lot of people in (25 people) without feeling cramped but can also be great for a small dinner party.
- SUNLIGHT! makes me so happy to see the wonderful amount of sunlight that comes into the house each day.
- This home can grow with us when we start a family.
- Smart space-saving options like the washing machine in the garage & a retractable clothesline.
- Easy care productive garden.
- Close to public transport, parks, and open spaces for walks with Russ.

We didn't think it would be possible to have a energy-efficient home on our budget designed for us that will work for us now and when our family grows.



8.2 STARS - 29.7MJ/m2



2 BEDROOMS + STUDY



2 x BATHROOM



2 x CAR GARAGE



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SUSTAINABILITY FEATURES



6.6 kW Grid connected



ENERGY EFFICIENCY

- Heat pump
- Energy efficient lighting
- Energy efficient appliances
- Draught proofing
- LED Lights throughout
- Natural daylight
- Zoning
- All electric home



PASSIVE HEATING/COOLING

Passive solar designed home including

- Cross flow ventilation
- Thermal mass (vertical and horizontal)
- External shading
- Pelmet with curtains

ACTIVE HEATING/COOLING

Mechanical heating and cooling systems

- Ceiling fans
- Split system airconditioner



INSULATION

- Anticon under roof
- AirCell Permicanv to double brick walls
- R4.1 Ceiling batts to the entire ceiling,
- GDI Thermalift R 1.8 Insulated sectional garage door



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SUSTAINABILITY FEATURES



AGEING IN PLACE/LIVABLE HOME

- 870 Wide doors
- Hobless shower recess
- Lever handles to doors
- Semi recessed vanities
- Showerhead on rail
- Space around toilets for mobility aids
- Tapware accessible outside shower recess
- Wide hallways (1000 wide)
- Flush threshold to external areas



HEALTHY HOME

- Overhead cupboards to ceiling to reduce dust
- Cross flow ventilation
- Natural light and ventilation
- Minimal carpets and rugs to reduce dust



SPACE SAVING SOLUTIONS

- Washing machine and trough in garage
- Pull-out pantry in lieu of walk-in pantry
- Minimise hallways
- Standard robes in Bed 2 and study in lieu of walk-in robe
- No separate powder room, toilets in wet areas



WATER EFFICIENCY

- 3000L Rainwater tank
- Greywater ready for future system
- Water efficient appliances
- Low flow shower heads and tapware



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