



Suburb	Bonner
Block	16
Section	25
Block Size	420 m <sup>2</sup>
Living area	225.61 m <sup>2</sup>
Garage area	38.12 m <sup>2</sup>
Total Floor Area	263.73 m <sup>2</sup>
Bedrooms	4
Bathrooms	2

The 8 star home has been designed with Passive Design Principles in mind and incorporates a unique use of construction techniques, materials and products. Spacious living areas open onto outdoor areas, with the internal courtyard providing a private area to unwind as well as contributing to the passive cooling of the home. The other bedrooms and utility areas have been located in functional way off the open living. A luxurious Main bedroom, ensuite/WIR and parents retreat is been located on the upper floor; perfect relaxation after a stressful day at work with magnificent views to Mulligan's Flat reserve.



**Innovative Building Projects Pty.Ltd** Innovative occupies an exclusive niche within the construction industry as a premium designer and builder of new homes, extensions, multi-unit developments and commercial projects. Our dedication to high quality design and construction is paramount, whether we're working on low budget projects or high cost residences with complex technical specifications. We are committed to understanding our clients' needs, working within realistic budgets and schedules. Our buildings are constructed with the greatest attention to detail while ensuring the highest level of professional and personalised customer service throughout the process.

28 Squares of Energy Efficient and Sustainable Living, our Display Home has been Custom designed throughout, representing what is possible from Innovative.

## Clay Street ECO-HAUS





## Main Inclusions and Efficiency

The 8 star Energy rating has been achieved through a combination of the following Design and Construction techniques:

### Efficiency Features

- Solar Passive Design incorporating large north facing windows, minimal windows facing west with eaves and pergola with vine to control the sun throughout the year
- Timber framed, Low E glass Argon gas filled Double Glazed windows
- Reverse Brick veneer walls with Green board cladding fixed to the outside, achieving a rating of R5.2
- Polished concrete floor and internal brick walls providing internal thermal mass
- High levels of insulation in walls, edge of slab, upper floor structure and ceilings throughout, up to a rating of R5.0.
- The home relies on passive cooling during the warmer months and does not require air-conditioning. The internal thermal mass retains 'coolness' throughout summer and a central feature courtyard allows for better cross ventilation through the living areas which is assisted by ceiling fans in every room. A raked ceiling over the main living areas also helps to promote the escape of hot air during summer.

### Designer inclusions

- Miele appliances including combi oven and coffee machine
- Abbey designer tapware
- Decina spa bath
- Custom made cantilevered staircase
- Real flame feature fireplace to study
- Custom joinery throughout
- Marble benchtops to vanities and full height tiles to wet areas

## Sustainability

Incorporated through the following:

### Products

- 1 Hills evacuated tube gas boosted hot water system
- 2 1.0 kw photovoltaic electricity generation system (feeding back into grid)
- 3 Gas boosted inslab hydronic heating system
- 4 Low energy radiant ceramic heat panels to upper floor
- 5 Abbey (6 star wells rating) water saving tapware
- 6 Colorbond water tank with mains backup switch connected to irrigation
- 7 Low cost fluorescent and LED lighting throughout
- 8 Ceiling fans to all rooms to assist with natural ventilation to passively cool the home

### Materials

- 1 Recycled Caesar stone benchtops
- 2 Recycled timber pergola
- 3 Structural timber framing, cedar cladding, chestnut flooring and decking from certified renewable sources
- 4 Green star recycled concrete
- 5 Low VOC paint exterior and interior surfaces