

Sustainable Home Gold Coast opens

On Saturday 11 February, Sustainable Home Gold Coast was officially opened for public display by Gold Coast Mayor Ron Clarke, Deputy Mayor Cr David Power and Mark Routledge, Executive Director Housing at Heritage Pacific.

Sustainable Home Gold Coast is the first project to be opened under Queensland's Sustainable Homes program.

Referred to locally as "Innovation House 2" or "IH²", the house was designed and built in partnership by Gold Coast City Council and developers Heritage Pacific. The house is in the 'Genesis' estate, Picnic Creek Drive, Coomera.

This house, like all the demonstration homes that will be designed and constructed under the program, practically addresses the principles of social, economic and environmental sustainability. However, the innovative technology features of the home were not considered as part of the design approval under the program.

Sustainable Home Gold Coast is located within the Pimpama Coomera Waterfuture Master Plan area. It includes waterwise design features such as an integrated urban water management strategy that catches, stores and slowly releases stormwater, will use recycled water through 'dual reticulation' piping and will provide efficient use of rainwater both within the home and on the garden.

On its opening weekend, nearly 1000 visitors turned up to take a first-hand look at what the partners consider to be "a unique example of how sustainability, technology and affordability can converge to create a smarter, easier way of living".



External view of Sustainable Home Gold Coast

Sustainable Home Gold Coast is open to the public until mid-August 2006, from Thursday through Monday between 10am and 3pm.

For more information, including a map on how to get there, visit the website at: www.ih2.com.au or contact council on (07) 5582 8211.



Visitors enjoy opening day inside Sustainable Home Gold Coast

A wet roof at Sustainable Home Zilzie...and more

A ceremony to officially wet the roof of Sustainable Home Zilzie was held on Tuesday 14 February at Seaspray Estate, just south of Yeppoon on the Capricorn Coast.

Construction is due to finish by the end of March, and it will then kick off its six-month public display period for the community and visitors to the region.

Designed by Josephine MacLeod from the Architectural Practice Academy in association with Malcolm Middleton Architects, Sustainable Home Zilzie incorporates simple, common sense design features that are attainable for both new homeowners and renovators.

The house represents an ideal example of climate smart housing designed for Queensland's central coast region, as well as demonstrating accessible design to promote a level of ease in moving around the home that suits the changing lifestyle needs for our ageing population.

Built by local firm Terry McElhenny Builders, the home eliminates the need for artificial cooling by being well-oriented on the site and promotes cross-ventilation.

Following considerable interest already generated by Sustainable Home Zilzie, Seaspray developers now plan to design 10 additional sustainable homes in the estate as part of their first stage of the development.

HIA – strong supporters of Sustainable Homes program with GreenSmart

The success of the Sustainable Homes program requires high-level commitment from all its participants, including councils, builders, developers, product suppliers, project teams and program partners. The Housing Industry Association (HIA) is one of several key program partners demonstrating its commitment across the state.

Through its voluntary GreenSmart program, the HIA has been raising awareness about the benefits of providing sustainable housing. With over 300 accredited GreenSmart professionals, you can find a GreenSmart builder throughout most of Queensland.

According to HIA Assistant Director of Planning and Environment, Michael Roberts, it was this existing network of GreenSmart builders that assisted HIA to spread the Sustainable Homes program message.

“When Sustainable Homes started, we used our GreenSmart builder network to promote the program and encouraged their involvement with participating councils to put their GreenSmart knowledge to good use” Michael said.

To capitalise on the local interest the Sustainable Homes projects have created, GreenSmart courses are now being planned in participating council areas, such as Toowoomba, this year.

“The State’s new sustainable housing regulations also provides the perfect opportunity to promote to our members the benefits of marketing themselves as a builder or tradesperson that understands and can deliver the principles of sustainable housing.”

“I don’t think there has been a better time for our tradespeople to get involved in sustainable construction.”

Michael said about 50 people had attended each session of HIA’s recent information nights in Brisbane and regional centres.

“Apart from what’s happening with the legislation, what’s going on with the weather and the media reporting the need for water conservation, the public is a lot more aware of sustainability these days,” Michael said.

“The increasing thirst for information on ‘sustainability’ in the community is producing a growing demand for sustainable products and services, and we want our members to be in a position to capitalise on this demand.”

In partnership with the State Government, HIA will be enhancing the promotion of the Sustainable Homes Program by building a mini ‘cut-away’ sustainable home and GreenSmart display area at Brisbane Convention Centre at the HIA Building and Trade Expo being held in May this year. It will provide an ideal opportunity to spread the message to industry and consumers.

“We’re having no difficulty whatsoever filling the GreenSmart display area of the floor with exhibitors, which goes to show you there is definitely a recognition from the industry that there’s a growing market for sustainable products.”

As part of its partnership role with the EPA, the new, full-time GreenSmart Business Manager will enhance HIA’s commitment to sustainable housing in Queensland.

For more on HIA’s GreenSmart program, call (07) 3846 1298 or visit their website by [clicking here](#).



A captive audience at a recent HIA information night

Statewide media coverage

Date	Headline	Publication
17 Dec 2005	‘Good design, latest gadgets and money saving: Smart house a living thing’	Gold Coast Bulletin
2 Feb 2006	IH ² Supplement (8 pages)	Gold Coast Bulletin
3 Feb 2006	‘The house the Bay council builds will showcase future’	Fraser Coast Chronicle
15 Feb 2006	‘Architect creates ideal home at Zilzie’	Morning Bulletin, Rockhampton
16 Feb 2006	‘Builder signs up for housing project’	Morning Bulletin, Rockhampton

More project news from around the state...

Sustainable Home Hervey Bay

In late February, the architects for Sustainable Home Hervey Bay, the TVS Partnership, presented council with two draft house plans.

Following this presentation, a series of four community events and a targeted industry focus group discussed the home's proposed sustainable design features, its floor plan and materials.

More than 50 local industry and community representatives participated and provided feedback on the project. They enjoyed the opportunity to discuss details of the plans, and were very interested in remaining informed about the home's progress.

From council's perspective, the community consultation process provided valuable input to the home's design aspects, which the architects are now incorporating into the design, expected to be finalised by the end of March.

Sustainable Home Brisbane

With the roof, windows and front door now installed, Sustainable Home Brisbane continues to take shape. Four 5500-litre rainwater tanks will soon be installed on the lower level after the completion of the decking around the home.

During the past hot Brisbane summer, workers at the house have appreciated the cooling effect created by its light-coloured roof and ceiling insulation, as well as the shade provided by the tall eucalypt trees surrounding the site.



Recycled timber decking at Sustainable Home Brisbane

Approval of the greywater treatment system by Brisbane City Council is consistent with the new State legislation introduced this month. Lincolne Scott electrical engineer, Trent Halliday, has finalised the photovoltaic arrays and accessories designed to power lighting and fans in the house that will reduce electricity costs and greenhouse gas emissions. An innovative microprocessor-based control and management system will be

installed to monitor the home's energy and water consumption.

A virtual single-story, alternative design option for first homebuyers is being finalised by AGDF and architects Blich Voller Neld. It will be promoted in the actual home through displays and communication material.

Sustainable Home Thuringowa

The Thuringowa City Council will shortly commence subdividing its 1.1-hectare site at Ross River Road, Kelso that will host Sustainable Home Thuringowa. The land gives council the opportunity to demonstrate climatically responsive tropical housing design that will also be affordable in the north Queensland region.

A mix of single- and two-storey dwellings is planned for the site, with detailed designs yet to be finalised.

As an 'in-fill' site surrounded by existing residential properties, a major objective of council will be to demonstrate this form of development can occur without impacting the amenities of adjoining properties.



Site for Sustainable Home Thuringowa at Ross River Road, Kelso

Sustainable Home Livingstone

This month saw Livingstone Shire Council announce local designer-builder Latitude Homes as the design consultant for Sustainable Home Livingstone. Latitude Homes have been designing and building homes on the Capricorn Coast for the last five years, each tailored specifically to suit its site context, as well as incorporating selected sustainable housing principles.

They will plan, design and oversee construction of Sustainable Home Livingstone, and together with council, will run a series of events to inform the local community of the simplicity and affordability of the house. Interested local industry and community members will be invited to a design review process in the near future.

Sustainable Home Cairns

Sustainable Home Cairns, also a relative newcomer to the program, has quickly gained momentum. The house is being coordinated by Indigo developers for their Palm Cove site, with the support of Cairns City Council.

TVS Partnership is preparing draft drawings, and these are due to be reviewed by the program's Steering Committee shortly.

PROFILE

Katie Mitchell – Project Coordinator Sustainable Home Livingstone



Being born and bred in Brisbane, Sustainable Home Livingstone Project Coordinator Katie Mitchell is an avid “cane toad” supporter.

Katie moved to the Central Queensland area in 1993 and started working with Livingstone Shire Council in 1997. Over the past three years she has been involved in the areas of maintaining council-owned buildings and was pleased when she was asked to include the Sustainable Home Livingstone project under her wing.

Katie comes from a customer service and administrative background, and is keen to be involved in encouraging her local community to adopt a more sustainable lifestyle.

“It would be so nice to see the trend for the average home change from a huge concrete box that needs to be filled with air conditioners to survive every day of the year, to considering better planning and simpler construction with energy- and water-efficient appliances to reduce building and ongoing maintenance costs,” Katie said.

The expected outcomes for the Sustainable Home Livingstone team would be for residents to be able to see what can be done affordably to make their homes more sustainable and therefore demand variations to the standard building plans currently on offer from local commercial builders.

“The ever-increasing temperature changes and reduced rainfall requires us to look at our current lifestyles and seriously consider how we can continue to maintain them living the way we do.”

“A perfect example was in January when Adelaide had a scorcher and everyone cranked up their air conditioners only to have the city run out of power.”

While Katie does not have a formal background in sustainable housing, her sheer drive, determination and passion for this project will see her through to its successful completion.

Queensland’s new Sustainable Housing Regulations and Greywater

From 1 March 2006, the Queensland Government’s Sustainable Housing Regulations came into effect. These new minimum design standards will improve the water and energy use in new houses and units (Class 1 and Class 2 buildings) and major renovations (via bathroom areas involving plumbing applications).

The new regulations cover:

- 3-star rated or AAA-rated shower roses;
- water pressure-limiting devices to 500kPa;
- dual flush toilets (no greater than a 6/3 litre system);
- energy-efficient lighting to 40 percent of the dwelling (calculation includes garages); and
- greenhouse-efficient hot water systems (solar, gas or heat pump).

Local governments will be able to determine individually if they will mandate rainwater tanks for new houses, along with the tank size and how the water is to be used e.g. external use only or external and internal use.

These measures will see new houses using an average of 33 per cent less electricity and up to 36 per cent less water, resulting in reduced costs of living for new homeowners.

New measures for ‘greywater’ also came into effect on 1 March 2006 allowing householders in seweraged areas to legally divert greywater for re-use on lawns and gardens.

Greywater is used water from baths, showers, wash-basins and laundry use, but re-using wastewater from kitchens is not permitted as grease and oil can clog plumbing systems.

For more information on the new Sustainable Housing regulations, [click here](#) or call (07) 3237 0368.

Stay In Touch

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And don’t forget to check the latest happenings with the Sustainable Homes program at:

www.sustainable-homes.org.au