

The Shoreline

By - Crighton Homes Construction.

GreenSmart/Comfort Features

Energy Saving Features –

1. Orientation,

- Good orientation increases the energy efficiency of a home, making it more comfortable to live in and cheaper to run.
- With good orientation the need for auxiliary heating and cooling is reduced, resulting in lower energy bills and reduced greenhouse emissions.
- In this climate a combination of passive solar heating and passive cooling is required. The optimum degree of solar access and the need to capture cooling breezes is important.

2. Insulation,

- Insulation acts as a barrier to heat flow and is essential to keep your home warm in winter and cool in summer. A well insulated and well designed home will provide year-round comfort, cutting cooling and heating bills by up to half. This, in turn, will reduce greenhouse emissions.
- Insulation in this home is classified in 2 main categories - bulk and reflective. These are combined throughout this home.

3. Low Energy Lighting,

- Not “low voltage”. Compact fluorescent downlights use 20% of the energy that a common low voltage Halogen downlight uses.
- No transformer making heat in the ceiling/roof space.
- Cool light, enabling insulation to be tight around lights, providing ceiling insulation, without the holes, that is required by Halogens.

- 15,000 hour rating on each Compact fluorescent globe, as opposed to 3,000 hour rating for each Halogen globes.

4. ComforTone™ Glass,

- Reduces the extremes of summer heat, ComforTone can keep your home up to 10% cooler.
- Improved privacy, ComforTone can improve your privacy over ordinary glass without the additional cost of drapes and blinds.
- Reduced sun glare and fading - When laminated for extra safety or security, ComforTone glass can reduce ultraviolet radiation by up to 99%, and can extend the life of your furnishings.

5. Cross flow ventilation & Breeze paths,

- Living areas have louvre windows to allow for controlled cross flow ventilation.
- Louvred Skylights allow natural light into internal areas and also open to allow heat to escape, the convection of hot air rising draws more air in through open windows creating air flow even on the calmest day.

6. Thermal Mass walls in living & dining rooms,

- Thermal mass concrete slab and Ceramic tiling, in conjunction with internal rendered brickwork.
- Appropriate use of thermal mass throughout your home can make a big difference to comfort, heating and cooling bills.
- Correct use of thermal mass moderates internal temperatures by averaging day/night extremes. This increases comfort and reduces energy costs.

7. Shading,

- 600mm eaves around house.
- Louvred shade over Family room window to allow low angled Winter sun into room, but shade window from high angled Summer sun.

8. Solahart Hot water system,

- 430 litre Storage tank in utility cupboard, solar panels on North facing roof above Entry, this unit could provide the average family from 55% to 85% of their hot water for free.

Water Saving Features -

1. Water Efficient Tapware, (W.E.T.)

- Showerheads, sink and laundry tub taps are 3A rated (7.5-9 litres/minute)
- Basin taps are 2A rated (4.5-6 litres/minute)

2. Smartflush toilet suites,

- Caroma smartflush 4A rated toilet suites.

3. Below Ground Rainwater Tank,

- 5000 litre rainwater tank to supply toilets, cold water at washing machine, & garden taps.
- By pass system, automatically changes over to mains water in the event of the tank becoming empty, and changes back as soon as rain water is available.

4. Native / Drought resistant planting,

- Native gardens with mulch reducing the need for watering.
- Minimising lawn area.
- Brick paving as opposed to concrete, to reduce impervious surfaces.