

Alternative Living



Designing a Future for Sustainable Living in WA

Many Western Australians are choosing to build innovative sustainable homes to meet the challenges of climate change, and the need for greater energy and water consumption efficiency.

At LandCorp's innovative display village Revolution Road at Seville Grove, alternatives in home design and construction were explored to help change the way people think about building.

Water and energy saving

"At Revolution Road, we provided a streetscape for builders, architects and suppliers to showcase their new building designs, materials and techniques in 10 display homes at our Seville Grove estate near Armadale," LandCorp Chief Executive, Ross Holt, says. All homes at Seville Grove meet the Armadale Redevelopment Authority's (ARA) 12-point Sustainability Audit to achieve a 5-Star Plus energy rating. Minimum requirements of the audit include assessment of energy efficient design and other sustainable construction elements.

"Our Revolution Road demonstration village embodied a range of water saving initiatives which were also applied throughout the Seville Grove estate," Mr Holt said. Under ARA's Sustainability Audit's mandatory water saving requirements, each home within Seville Grove needs to have a 2500 litre rainwater tank, plumbed for cold water laundry washing and toilet flushing, and plant gardens with a least 50 percent waterwise native species.

Rainwater tanks alone can save up to 25 percent of in-home scheme water use. ARA Executive Director John Ellis said since the Sustainability Audit requirements for rainwater harvesting came in more than two years ago, they now have been partly adopted by the national Building Code of Australia's 5 star plus rating which requires the provision of plumbing connections for in-house use in toilets and laundry. "In a first for Western Australia, the ARA is the only planning jurisdiction that has mandated the installation of plumbed rainwater tanks," Mr Ellis said.

"We have been leading the charge in WA: the requirement for in-house plumbing to laundries and toilets now brings our benchmark to a 5.5 star rating which is above the BCA standard and was in place well before it became a State requirement."

Revolution Road attracted WA homebuyers who were keen to see for themselves alternative construction materials and methods. These included quick-build panel systems and prefabricated and transportable homes, and materials such as aerated concrete, steel or lightweight composites. People were able to compare these systems with the latest generation in brick and tile construction which was also on display. Since opening in August 2008, more than 3000 people have visited Revolution Road.

"These homes demonstrated what could be possible for homebuyers seeking accelerated completion times with enhanced energy and climate performance," Mr Holt said. While closing to the public at the end of February this year, the Revolution Road ethos has been the catalyst for sustainable building ideas in the State's North West.

Ten lots have been set aside for display homes at LandCorp's Nickol West estate in Karratha, with a number of builders already signed up and two homes under construction. Quick build construction methods and materials which also meet the design and sustainability guidelines for the estate will be displayed.

For more information visit www.landcorp.com.au.



The streetscape at Revolution Road.