



The main living area can be sectioned off to make heating or cooling more efficient.

Owners put onus on sustainable lifestyle

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When they decided to move to Dunsborough, the owners of this four-bedroom, two-bathroom home wanted a new abode that was designed and constructed with equal attention to style and the environment.

What they got was nothing short of stunning.

Builder Phil Kelleher said that the 310sqm home, on a naturally beautiful 1ha bush block, was built to extensive energy-efficient principles.

To cater to the comings and goings of the owners' children, the home was designed in zones, with several sun-drenched living spaces and private accommodation options for extended family and guests.

"To optimise thermal efficiency the home is divided into two distinct areas," Mr Keller said.

"When not in use the guest area can be closed off, eliminating the need to heat or cool this area. The main living pavilion contains rooms which are used every day and can be easily sectioned off for heating and cooling."

Timber-framed construction was used to suit the sloping contours of the land and has been so successfully executed that the home won the Framed Home of the Year prize at both last year's HIA-NAB WA Housing Awards and South West Housing Awards.

"Extensive north-facing glass, commercial aluminium (and) louvres located on the south-east and north sides maximise cross-ventilation," Mr Kelleher said.

"In order to offset the cooler winter temperatures, efficient insulation was a priority. The roof, ceiling and all internal walls are insulated and there is a

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subfloor insulation system in all living and wet areas.

"Large eucalyptus trees were retained on the south-west side of the home to provide natural shading from the hot afternoon sun in summer."

Motorised vergolas on the north side can be opened during winter to maximise sunlight in the main living areas, while a gas-boosted heat-pump hot-water system and a 250,000-litre water tank, used in conjunction with water-saving fixtures and appliances, take care of water requirements.

When it came to sourcing materials, care was taken to make sustainable choices.

"The framed style of construction and material selection enabled very accurate quantities to be calculated and the wastage minimised," Mr Kelleher said.

"No soil or fill materials were transported in or out."

Locally sourced crushed limestone was used on the driveway to minimise environmental impact — limestone is guaranteed dieback-free.

A stand-out feature is the recycled jarrah floorboards, which were rescued from a Perth demolition site.

