

BUS TOUR 2024

KARRINYUP

SUSTAINABLE HOUSE



About the Karrinyup Sustainable House

Peta and Adrian

This home has been built to passive solar design principles. The position of the house on the block makes the most of the Northerly aspect. Multiple living rooms enjoy their Northerly position and views of the garden.

Our home is designed for universal access, with wide doorways and halls, no stairs, large hobless showers, and minimal step downs at doorways for ease of entry. Flick mixer taps and lever door handles are also included.

We have a large productive garden that includes multiple fruit trees, bush food, seasonal vegetables, herbs and native plants. We practice permaculture principles including composting, worm farms, mulching, and chickens. As we believe in reducing landfill, many landscaping and garden features were made out of salvaged or reclaimed items. Deciduous fruiting grapevines are trained along the pergolas providing summer shade, then allowing winter sun to penetrate the house and warm up the floor tiles providing warmth.

The water tank provides water to the toilets and washing machine. Solar panels and solar hot water are included. All appliances, fittings, finishes and furniture were considered for their eco credentials.

Decorating and furniture is often vintage to go with the sustainable theme.



4 x BED



2 x BATHROOM



1 x OUTDOOR SHOWER



2 x CAR GARAGE



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SUSTAINABILITY FEATURES



6.6kW Grid connected



ENERGY EFFICIENCY

- Flat panel Solar Hot Water unit
- Energy efficient lighting
- Energy efficient appliances
- Draught proofing
- LED Lights throughout
- Natural daylight



LANDSCAPING

- Bee friendly
- Free range chickens with chook house
- Composting
- Edible plants and trees
- Water wise garden with dry riverbed
- Frog friendly
- Local indigenous plants
- Permaculture and organic garden
- Wicking beds
- Worm farm



PASSIVE HEATING/COOLING

Passive solar designed home including

- Cross flow ventilation
- Thermal mass
- External shading
- Pelmetts with curtains
- Blinds
- Deciduous planting
- Living rooms north facing
- Large windows/doors north facing

ACTIVE HEATING/COOLING

Mechanical heating and cooling systems

- Ceiling fans
- Reverse cycle air conditioner - rarely used



AGEING IN PLACE/LIVABLE HOME

- 870 Wide doors throughout
- Hobless shower recess
- Lever handles to doors
- Semi recessed vanities
- Showerhead on rail
- Space around toilets for mobility aids
- Tapware accessible outside shower recess
- Wide hallways
- Flush threshold to external areas
- No steps inside home



WATER EFFICIENCY

- Rainwater tank 9500L above ground
- Low flow shower heads and tapware



SUSTAINABILITY FEATURES



HEALTHY HOME

- Overhead cupboards to ceiling to reduce dust
- Chemical free cleaning products used
- Cross flow ventilation
- Indoor plants for air filtration
- Low VOC paints and sealers used
- Natural light and ventilation



RECYCLED MATERIALS

- Paving and bricks for landscaping
- Railway sleepers
- Apple crate wicking beds
- Pallets
- Logs and steppers
- Limestone crazy paving
- Washing machine drum fire pit
- Mattress spring
- Recycled metal garden art
- Cubbyhouse made from recycled materials
- Rocks for landscaping
- Wine barrels as planters
- Chook house from recycled materials
- Insulation offcuts reused



WASTE REDUCTION

- Composting of food scraps
- Make jam, pickles etc
- Reuse and recycle where possible
- Tool exchange library
- Toy exchange library
- Neighbourhood waste recycling station in garage
- Swap with friends and neighbours to reduce waste
- Waste recycled and reduced during construction

Visit the virtual house tour

Griff interviewed Peta and Adrian for SHD 2021, use your mobile phone camera to see the YouTube video.



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