



About Smarter Sustainable Corner Home

Griff and the Solar Dwellings team created a thoughtful solar-passive design for our compact 300m² north-facing block, with NuLook delivering our comfortable new home within 20 months.

Our brief called for a light-filled, well-insulated coastal home with three bedrooms, two bathrooms, a functional kitchen and a generous garage.

Energy-efficient lighting and appliances, heat-pump hot water, an 11kW solar PV system, 10kW battery and electric-vehicle charger help meet the needs of our household and two electric vehicles.

Designed for intergenerational living, the home incorporates wide doorways, flush thresholds, hobless showers and a staircase that can accommodate a future chair lift. Sustainable bamboo flooring adds natural warmth to the bedrooms and upstairs study.

North-facing living spaces, built-in pelmets, block-out curtains and ceiling fans support year-round comfort. Outside, grapevines will eventually shade the pergola, while waterwise native gardens, fruit trees, a vegetable patch and softly planted fencing create a private and welcoming coastal setting.

Janet & Matthew

Features at a glance

- ✓ 3 Bedrooms
- ✓ 2 Bathrooms & 2 Powder Rooms
- ✓ 2 Car Garage
- ✓ Small Strata on a corner block
- ✓ Large Kitchen with Scullery
- ✓ Built on a 45 degree angle

☆ 7 Stars – NatHERS Rating

SUSTAINABILITY FEATURES



PASSIVE HEATING/COOLING

Passive solar designed home including

- Cross flow ventilation
- Thermal mass
- External shading - Shade sails
- Pelmet with curtains



AGEING IN PLACE / UNIVERSAL ACCESS

- 870 Wide doors to extension
- Hobless shower recess
- Tapware accessible outside shower recess
- Flush thresholds to all external doors
- Kitchen benches 1400mm apart for easy manoeuvrability



ENERGY EFFICIENCY

- 11kW PV system & 10kW battery
- Energy-efficient lighting
- Energy-efficient appliances
- Heat pump hot water system solely powered during the day by the PV's
- Draught proofing
- LED Lights throughout
- Natural daylight
- Zoning



INSULATION

- Anticon under roof
- Ceiling batts
- AirCell Permican to double brick walls
- R4.1 Ceiling batts to the entire ceiling,
- GDI Thermalift R 1.8 Insulated sectional garage door



ACTIVE HEATING/COOLING

Mechanical heating and cooling systems

- Ceiling fans

