



A Sustainable
Precinct by SLA
North Wright

*FEATURES
AND DESIGN*



All-electric design

Passivhaus features

7.2 to 8.9 Star energy
efficiency rating



SUSTAINABILITY
STARTS AT HOME

North Wright Sustainable Precinct has been thoughtfully designed to save natural resources and promote sustainable living. We focus on reusing and recycling wherever possible.

From the innovative design to eco-friendly materials and energy sources, every feature in the homes helps achieve a net-zero outcome and reduce living and energy costs.



Circular economy

Throughout the precinct, you'll find examples of where building materials have been reused and recycled, as well as materials chosen for their lower environmental impact or 'embodied energy' (the amount of energy used to create a product).

Some of the sustainable materials used are:

1. Recycled bricks used for house brickwork, paved areas and fencing
2. Recycled pavers, concrete and landscape materials from other ACT Government and Suburban Land Agency sites and sales suites
3. The kitchen and laundry feature Paperock benchtops and joinery units. These are made from FSC-certified paper and phenolic resin, with no Volatile Organic Compounds (VOC) emissions, ensuring a healthy and sustainable environment.





Low VOC benchtops and paints

Low VOC surfaces and paints have been used throughout, ensuring a healthier indoor environment. By using materials with low VOC emissions, the presence of harmful chemicals in the air is reduced, promoting better indoor air quality and overall health and well-being.



Water tanks

Rainwater is a valuable natural resource that can reduce water bills, maintain your garden and provide an alternative supply during water restrictions. Each home has a 3000L water tank installed and connected with a water tap.



Weathertex cladding

The homes feature 100% natural cladding made from 97% hardwood and 3% paraffin wax. It contains no added silica, glues, resins, or formaldehydes. This durable cladding is designed for the Australian climate, is low maintenance and is Australian owned and manufactured.



Roof colour

The colour of your roof can make a difference to the temperature of your home and the surrounding area. A lighter roof colour, called Southerly has been chosen for its solar absorptance level of 0.40 and solar reflectance of 71.





Water efficient fixtures

Water efficient fixtures use less water. The more stars, the more efficient and the more cost effective. All internal fixtures used – showers, taps and toilets – are water efficient because they use less water compared to other models.



LED downlights

Each home features energy-efficient LED downlights, providing bright, long-lasting light while reducing energy use.



Induction cooktops

Induction cooking is all-electric, fast, and efficient, saving up to 50% of your cooking time due to the rapid response of the electromagnetic cycle. It uses less energy than traditional electric stovetops and produces less residual heat. Induction cooktops are also safer, reducing the risk of fire and offering health benefits.



Insulation and airtightness

In addition to wall and roof insulation, each home in the precinct has been internally and externally wrapped with a protective barrier between the frame and walls. This barrier or wrap makes your home more energy-efficient by reducing the amount of air that leaks in and out. Designed to protect your home from moisture, wind, and other environmental elements, it also helps keep your home warm in winter and cool in summer, which lowers energy bills.



Orientation

Each home is designed with passive solar principles. Northerly orientation maximises sunlight in cooler months and minimises it in warmer months, ensuring year-round comfort. This natural heating and lighting reduce the need for extra heating and cooling throughout the year, enhances comfort and energy efficiency, making your home eco-friendly and cost-effective.



Heat recovery ventilation

Each home is designed for year-round comfort with minimal energy use. Our efficient ventilation system recovers and reuses heat, bringing in fresh air while retaining warmth through a heat exchanger. This ensures clean, allergen-free indoor air and maintains a consistent temperature, enhancing energy efficiency and saving you money.



Battery and EV ready

Each home includes infrastructure for future electric vehicle (EV) or future battery installation.



Roof-top solar panels

Each home will generate its own electricity with 5-6kW solar panels, helping you cut down on electricity cost and contributing to a net zero outcome.



Double-glazed windows with recessed framing

Each home features double-glazed windows with recessed frames. These windows improve insulation, reduce heat loss, and lower energy bills. The frames are durable and low maintenance, while the recessed design adds extra thermal insulation. They also block out external noise, keeping your home quiet and comfortable.



Green concrete and recycled foundation pods

Throughout the precinct Greenstar concrete mix has been used, which has 30% recycled content. An Australian made and fully recycled foundation pod system in each home's slab. Made from fully recycled plastics, the pod system is an innovative building technique that effectively reduces concrete cracking, transport costs and emissions and removes waste as the pod is fully re-recyclable on demolition.



Ceiling fans

Each home has 3-blade, 6-speed ceiling fans in the living area and bedrooms. These fans use smart direct current (DC) technology, consuming up to 75% less power than traditional fans.



ECO carpet

Prioritising durability, the ECO carpet chosen has a 25 year guarantee, is Australian made and partially plant based. With low VOC emission rates, it's both a sustainable and healthier product for your home. A completely recyclable underlay made from sugar cane bio-based film has been used.



Natural 'Marmoleum' flooring

Located throughout the kitchen and living areas, the flooring finishes combine sustainability with aesthetics. Made from 97% natural raw materials (linseed oil, jute, rosin, wood flour, limestone), it is CO₂ neutral.





Regenerative landscaping

Regenerative design, developed with a First Nations design advisor, connects homes to the surrounding landscapes. Featuring many native species, it creates a thriving wildlife habitat and a wellbeing oasis for residents. This approach restores the environment, promotes sustainability, and builds climate resilience.

The precinct achieves a 30% tree canopy and another 30% dedicated to various plantings throughout. By using native and exotic plants, biodiversity is increased while also providing shelter and resources to animals. An additional 250 trees have been planted, including deciduous ones for seasonal benefits, which creates a sustainable and harmonious living environment.



Spaces for people

The thoughtfully designed shared spaces bring people together, creating a sense of community. The green laneway allows residents to meet and connect with neighbours. Transforming an underutilised verge into a community space, creating pocket gardens and a micropark that offers amenities and nature in small areas has created shared spaces to bring people together.



Green concrete

Recycled and
reclaimed materials



THOUGHTFULLY
DESIGNED SPACES

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1800 777 952



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