

# CASE STUDY INNOVATION HOUSE 1.0

## WHERE

Sanctum Land Development, Townsville  
Queensland.

## REQUIREMENT

As a best practice demonstration how good housing could be and what does a great example actually look and feel like.

## REQUEST

The community of Townsville have long held the belief that they can and should be leading the way in best practice solutions. Perhaps this is driven by the tyranny of regional community separation from capital city input and having to find solutions to their issues from within. The community wanted answers to this question, "what does a housing best practice example look like", so with the support of the local community this home was delivered to show what could be achieved. The solution had to look like a regular home and had to be at the usual price point.



## METHOD

Using a collaborative approach and partnering with all the relevant stakeholders. Input was provided by the developer, local council, James Cook University, material suppliers and the trades onsite. With an understanding that each new idea, concept or process needed support to be implemented people were allowed to put forward ideas that were then considered with an open view and once selected the solutions were allowed the necessary time and resources to be implemented. Learning was the feature for sure. Some bits were definitely more challenging than others.

## PRODUCTS

Large overhang on the roof, self supporting off grid solar home, battery for night time supply, using natural gas to reduce solar demand, high performance walls for thermal comfort, framed walls provided larger living space, sensors and measurement of performance through the house.

# RESULTS

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### Minimal / Zero Power Bills

Still maintained a supply connection.



### Public Enthusiasm

Open to the public as a display home and we had the nice challenge of having to ask people to leave so that we could move in!



### Community Engagement

Increased loiter time says the community have thirst to learn.