

Sustainability at Bluestone Way

Bluestone Way is East Brunswick Village's latest address. Founded on the theme of wellness and a vision of spaces with an authentic connection to nature, Bluestone Way's biophilic design-inspired architecture means abundant greenery, lots of natural light, clean fresh air and low-toxicity interiors.

Bluestone Way takes EBV's industry-leading environmentally sustainable design and build one big step further with the achievement of OCNB (Operational Carbon Neutral Building) status to all apartments. This is being realised through a commitment to utilise renewable energy sources – we know that a healthy home helps to foster a healthy you.

Residents will be living in a home imbued with vitality-giving properties, from environmentally sustainable design and materials selection through to wellbeing-focused shared amenities, public art and landscaping. Every single aspect of Bluestone Way has been carefully considered and designed to enable people to thrive.

Energy efficiency

- Average 7.5-star Nationwide House Energy Rating Scheme (NatHERS) achieved for all apartments
- Energy efficient building systems used throughout, including smart metering, LED lighting, occupancy detectors, daylight sensors, and programmable timers to all common areas
- Passive design strategy to reduce external solar load but maximise winter heating
- Double glazing for energy efficiency and thermal and acoustic comfort

Water usage

- WELS (Water Efficiency Labelling and Standards) rated fixtures and fittings
- Drought tolerant and native plants for landscaping
- Rainwater tanks for toilet flushing achieving a STORM (Stormwater Treatment Objective-Relative Measure) rating of 100% to selected apartments
- Electric heat pump domestic hot water
- Smart metering enabling residents to accurately monitor energy and hot water consumption

Building materials

- Sustainably sourced materials across the range of building materials, including steel and timber
- Recycled timber and steel elements where possible
- Brickwork, concrete cladding and recycled bluestone pavings
- Construction waste management plan in place; 80% reduction in waste to landfill during construction achieved

Transport

- Good access to public transport
- Car parking compliant with Council requirements
- Provision for 960 bike racks
- Provision of Green Travel Plan for the development
- High level of neighbourhood amenity within walking distance
- Flexicar pods located nearby
- Charging stations for electric vehicles in retail and residential car parks

Waste

- Construction site waste recycled wherever possible
- Recycling facilities provided alongside general waste including e-waste, hard rubbish, clothing, food waste, cardboard and soft plastics

Apartment flooring

- FSC (Forest Stewardship Council)-certified oak and plantation timber engineered floorboards from responsibly managed international forests with c adhesives and durable, low-toxicity UV coatings
- Carpet made from 70% pure wool and 30% goat hair, both biodegradable materials with naturally insulating qualities. Wood has inherent antibacterial properties. Goat hair is an easy care fibre due to a natural non-stick coating
- Natural coir entrance matting, using sustainably harvested coconut fibre coir matting, manufactured in Australia
- Porcelain tiles made from natural raw materials clay, silica, flint, feldspar, quartz. Unglazed porcelain is extremely durable, does not scratch or chip easily and is an inert VOC (Volatile Organic Compound) free product
- Low VOC anti-mould grouts

Joinery materials

- All melamine and laminate products are on composite wood product substrates with low VOC EO ratings; the lowest emissions possible for formaldehyde
- GreenTag certified & PEFC certified melamine
- Global GreenTag certified laminates using composite timber substrates from FSC and PEFC (Programme for the Endorsement of Forest Certification) certified forests

Appliances

- Energy efficient appliances, including:
 - Electric oven with triple-glazed door for best heat retention and catalytic cleaning function to reduce the need for cleaning chemicals
 - Induction cooktop – the most efficient cooking type with 90% heat transference to cooking vessel and 50% faster than gas or electric cooking. Smooth flat ceramic glass surfaces for ease of cleaning with reduced chemicals
 - Rangehood with LED lighting
 - Integrated dishwashers with 4.5 WELS rating for water efficiency
 - Fridges with 4 star energy rating

Lighting:

- Low power consumption LED lighting throughout

Tapware:

- Water efficient tapware

Paint

- Low VOC Interior paints manufactured in Australia