

Bay Ridge showcases energy efficiency

The new Bay Ridge community is starting to take shape with energy efficient designs the yardstick of homes at the estate.

Local Broulee builder Andrew Busse is building a display home at Bay Ridge and says that while NSW Government regulations mandate a 5 star energy rating for new homes, his benchmark is much higher. "Our minimum standard is 6 star, but really my goal with any of the homes we build is 10 star," he says.

"If you are serious about saving costs and about protecting yourself against environmental extremities like the heat and cold, then the higher the star rating you can achieve the better. And frankly, with the way energy costs are skyrocketing, achieving maximum energy efficiency will soon become essential."

Andrew, whose business Adina Homes has partnered with architectural designers RB Abodes, specialises in creating homes that are designed to look great but use minimal energy. "Every home is designed for the block," he says. "We spend a lot of time assessing factors such as orientation and then we create a design that will maximise solar orientation."

Other factors to maximise energy efficiency include the position of the home on the block, the size and location of windows, style and pitch of the roof, and the choice of building materials. "If all of these things are done right, it makes an enormous difference to the comfort of residents, the amount of energy consumed, and of course the environment."

At Bay Ridge, Adina Homes and RB Abodes are designing a beautiful contemporary home that includes a solar passive design and double-glazing as standard. "What's really nice about Bay Ridge is that much of the site's existing bush has been preserved to provide a beautiful, natural landscape setting for the estate," says Andrew.

"Our design takes its cue from the surrounding environment but also uses the block to the best advantage to maximise solar orientation and energy efficiency.

"The average lot size is just over 3,800m² at Bay Ridge, so there's plenty of flexibility to orientate for maximum energy savings. And with the average lot costing about \$256,000, there can still be money in the budget for extra efficiency features such as higher rated insulation."

Adina Homes and RB Abodes will be displaying their designs and energy efficient products as part of the *Green it, we mean it* expo at the Village Centre on Perry Street from 2 to 4 June. Bay Ridge's demonstration home is open from 10.30am to 6.00pm Thursday through Monday.