Specifications – Andrews Ave. Bondi

Element	Type		Insulation
Walls			
External Wall Structure	Concrete Walls		
Colour	Medium SA 0.50		
External Wall	Precast Concrete Walls	150 Precast Concrete Walls with Plasterboard on Inside	R2.0
Retaining Walls	Precast Concrete Walls	150 Precast Concrete Walls exposed inside	-
Internal Wall Structure			
Internal unit wall	INT-PB	Internal Plasterboard Stud Wall Non-Reflective air cavity	R0.16
Party Wall between units	Hebel Panels	AAC Panels (50mm) Clad (Non-Refl Cavity) Stud Wall	R2.0
Floors			
Basement Floor	FR5-CSOG: Slab on Ground-200	Concrete Slab on Ground	-
Floor Structure	Suspended Concrete Slab		
Floor exposed / elevated / above corridor	SUSP-CONC-200	Suspended Concrete Slab Floor (200mm)	R2.0
Floor above Carpark	SUSP-CONC-200	Suspended Concrete Slab Floor (200mm)	R2.0
Floor Structure			
Internal Floor	SUSP-CONC-200	Suspended Concrete Slab Floor (200mm) lined below	R2.0
Floor	Covering	- Wet Areas – Tiles - Bedrooms – Carpet - All other Areas – Timber - Basement – Exposed Concrete	
Roof			
Roof Structure	Suspended Concrete Slab		
Colour	Medium SA 0.50		
Roof exposed	Suspended Concrete Slab (100mm) with Suspended PB Ceiling	Roof (at ceiling level) Exposed	R4.0 + R0.89 Sarking

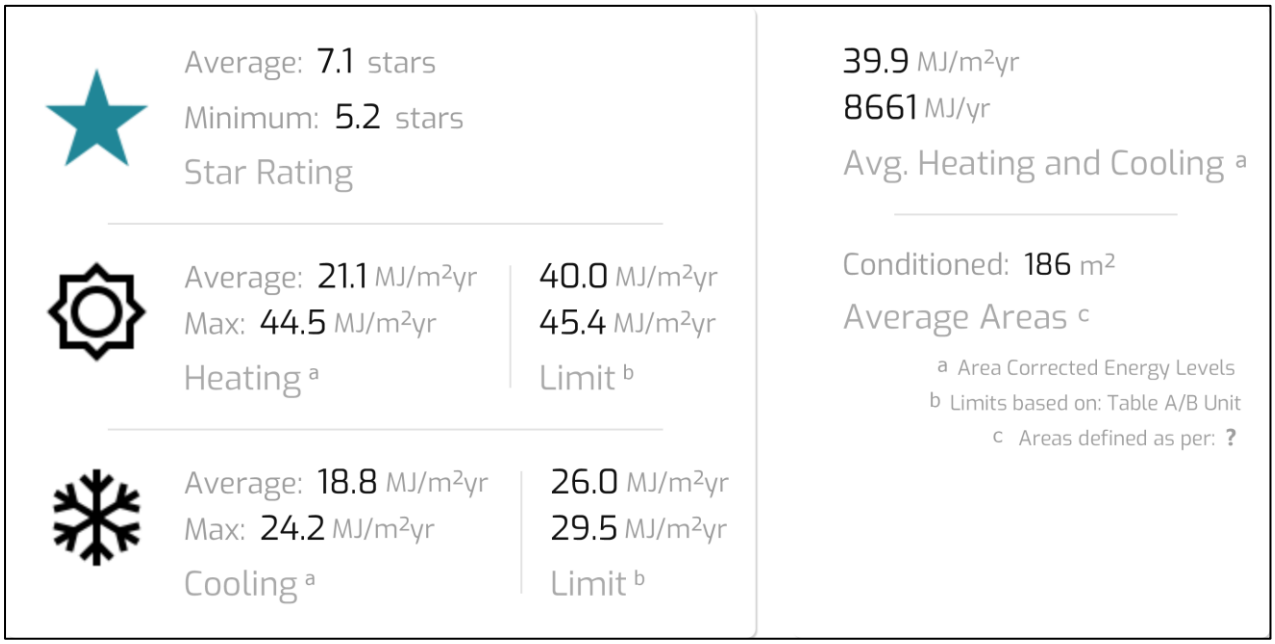
Thermal Insulation performance requirements

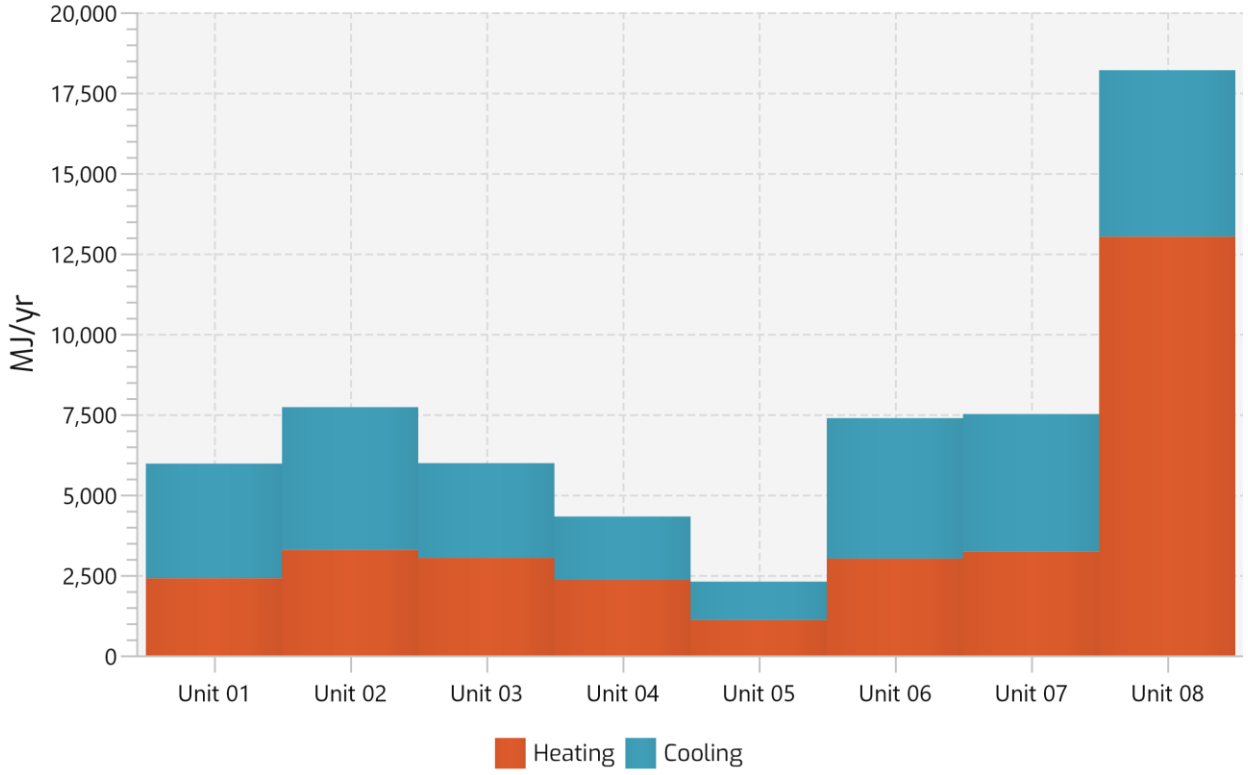
Glazing elements	WERS CODE	Total system U-Value (W/m2.K)	Total system SHGC
Double Hing – Clear	AWS-00-03 A	≤ 3.45	= 0.55
Fixed Windows – Clear	AWS-071-03 A	≤ 3.59	= 0.58
Sliding Doors – Clear	AWS-013-03 A	≤ 3.20	= 0.57
Sliding Windows – Clear	AWS-003-73 A	≤ 3.22	= 0.48
Awning – Clear	AWS-008-44A	≤ 3.45	= 0.42
Frame Colour	SA 0.85		

Glazing Thermal performance requirements

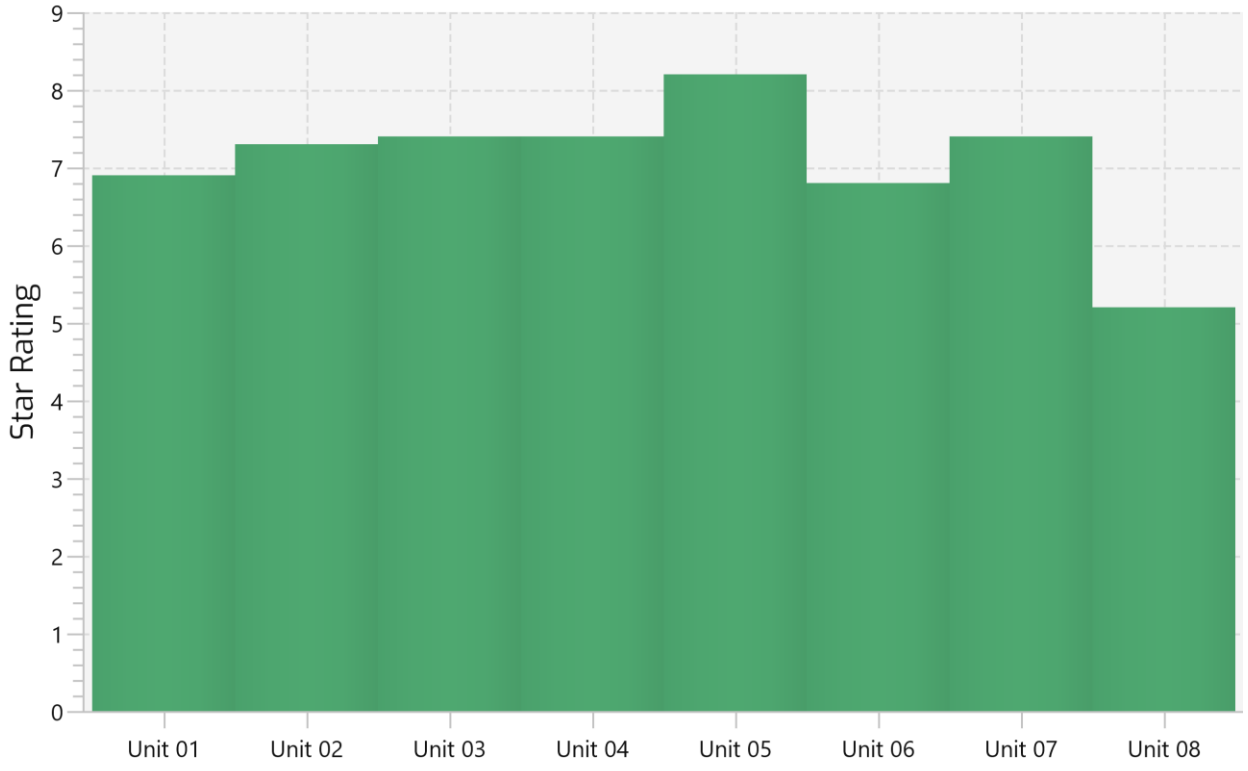
- All windows have been specified with weather-strips to prevent air infiltration when closed. This is standard compliance with AS2047.

Results

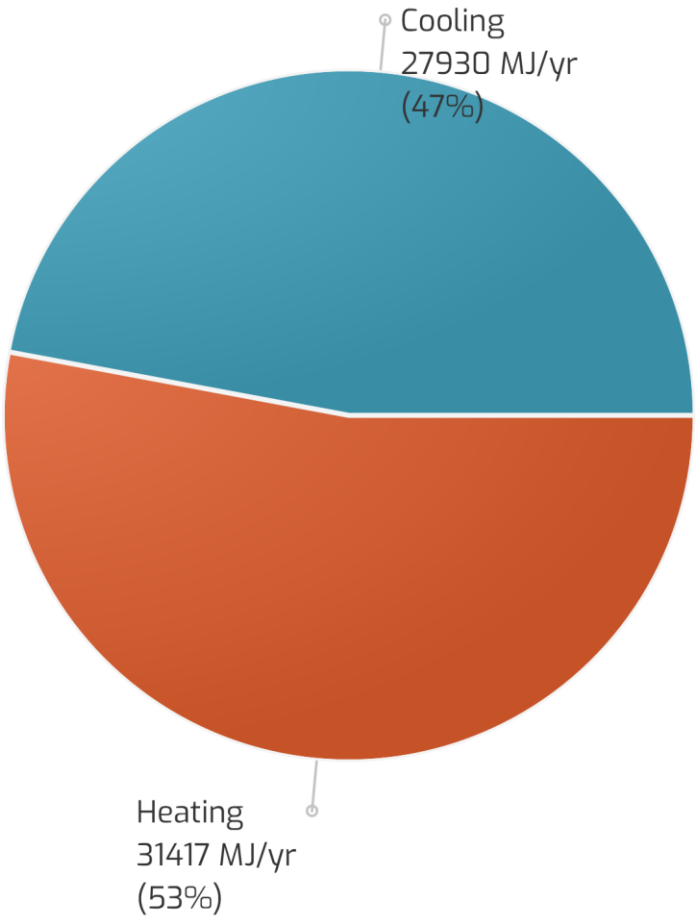




Energy Demand by Dwelling



Star Rating by Dwelling



Heating vs Cooling

UNIT AVERAGE TABLE

Unit	Level	A/C Area (m^2)	Non-A/C Area (m^2)	BED	Heating	Cooling	Total	Star rating
01	G	147.9	3.9	3	16.2	24.1	40.3	6.9
02	G	225.5	4.8	3	14.5	19.7	34.2	7.3
03	L01	180.2	2.3	3	16.8	16.4	33.2	7.4
04	L01	130.3	7	3	18	15.1	33.1	7.4
05	L01	99.2	4.2	3	11.1	12	23.1	8.2
06	L02	180.1	2.3	3	16.7	24.2	40.9	6.8
07	L02	231.6	11.3	3	13.9	18.5	32.4	7.4
08	L03	300.1	2.7	3	44.5	17.7	62.2	5.2