

- On site production of green energy using PV solar panels and ,

## Project Summary

### Project

Construction of a “Small Business Incubator” at Three Chain Road, South Lismore. The project is government funded through a coalition of BETC and Lismore City Council.

### Brief outline

The incubator will have 12 enclosed units, an office area, training/meeting room, toilets including a disabled toilet and parking for approx 24 cars.

The incubator will be a high profile project and will attract local, national and international attention.

The incubator will be a general purpose incubator attracting: knowledge based, service, IT/ICT, multimedia and environmental businesses.

### Significance of the project

The site is located between the Lismore industrial park and Airport. It is in a major floodway and in direct flight paths of domestic air traffic.

In addition to adverse site conditions, this development will be a model for environmentally friendly building techniques, using innovative building materials, energy efficient design principles, onsite power generation (PV solar) and water collection and recycling.

Building design will include:

- Minimized site filling using effective contouring and on-site borrow pits,
- Sandwich panel walling and roofing to achieve high level acoustic and insulation values,
- Light weight construction that is waterproof, termite proof, fire proof and flood impact resistant,
- Double glazed PVC-U windows and doors for temperature and acoustic control,
- In-slab floor heating/cooling system using solar hot water panels and sub-floor water tanks,
- Demountable internal wall partitioning system that gives inherent flexibility to change internal spatial relationships as may be required by the different tenants,



- Use of low maintenance recycled timber composite materials for wall framing, decking and posts,
- Landscape architectural advice to optimise site potential and develop outdoor/indoor relationships that create a sense of place and effectively broaden the amenity,
- Create soft landscape solutions for microclimate control and passive cooling systems,
- Optimise site amenity by detailed design of select areas.

### Roles of those involved

Nominate the design professionals and those involved with developing or managing the project (minimum of ten).

Consultant	Function
Beyond Building Systems	Architecture & Landscaping
BETC	Facility Managers
Coffey Geotechnics	Geotechnical Assessment
Patterson & Britton	Flood Analysis