

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,

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



- 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