

Building 2: View from north west at Locomotive Street level





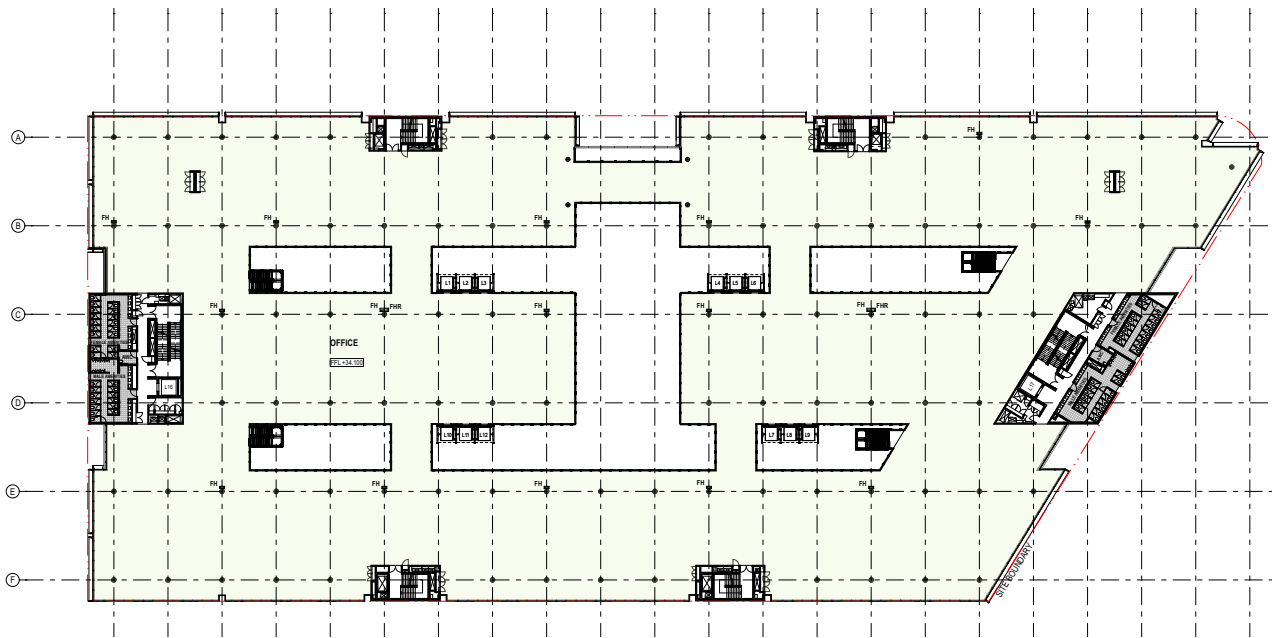
Building 2: Study sketch - view to main entry



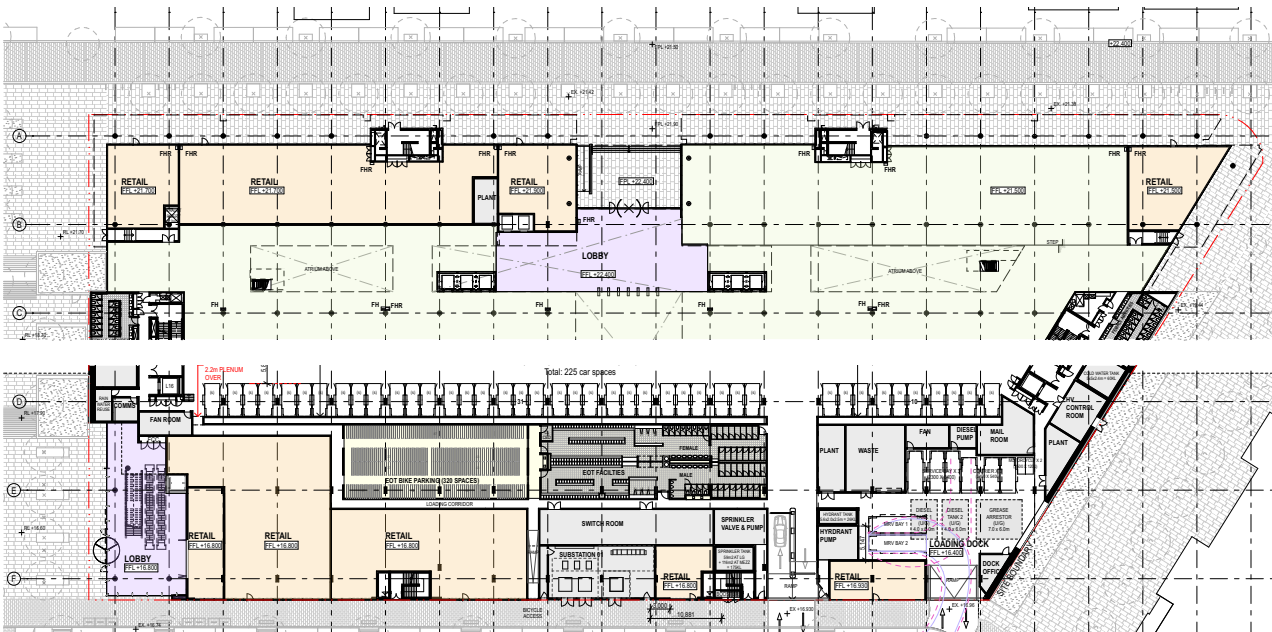
Building 2: Study sketch - view from north west



Building 2: Study sketch - view from south west



Building 2: Typical Upper Commercial Level Plan



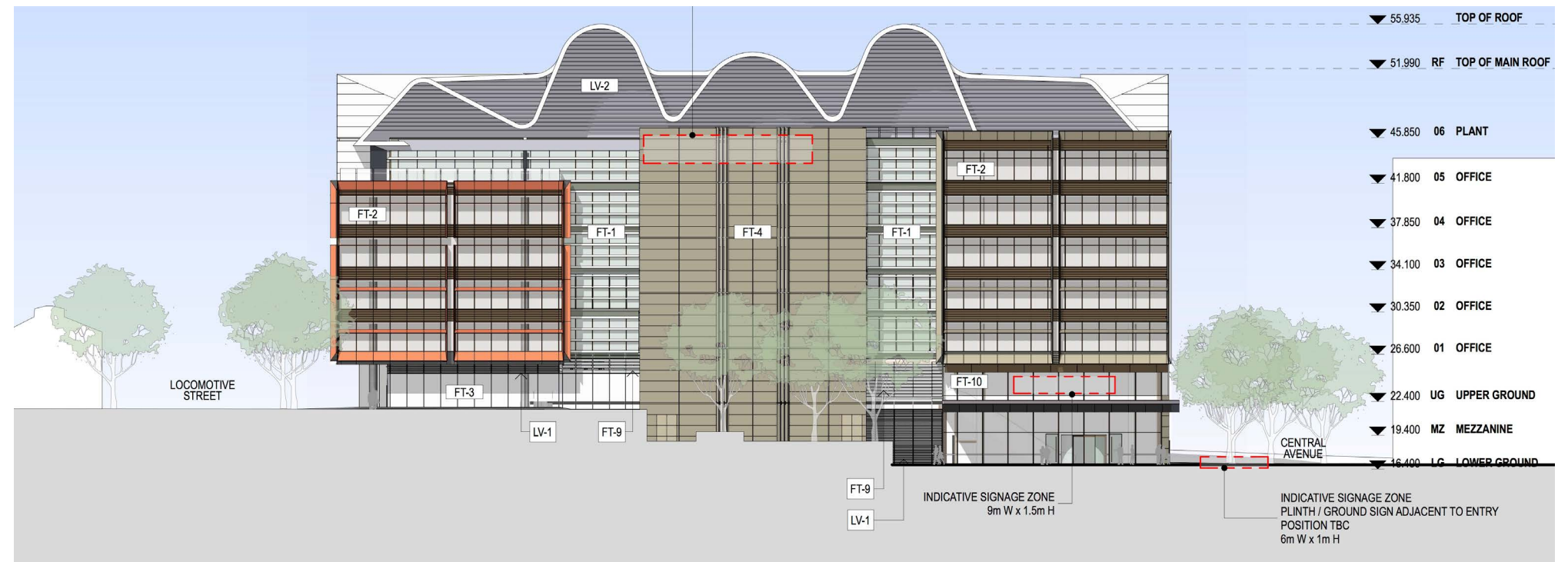
Building 2: LG and UG Level Plans (split level)

Building 2: View from north looking at Upper Ground level entry

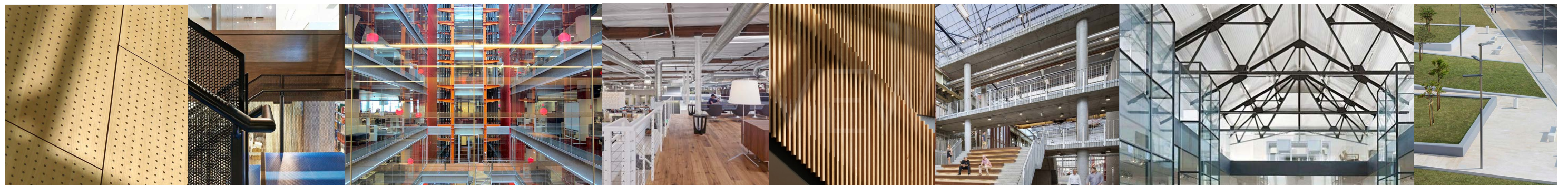




Building 2: North Elevation



Building 2: West Elevation



Building 2: View from south west looking at Lower Ground level foyer



3.6 Community Building (Building 3) Description

Building 3 is a dedicated Community Facility located at the heart of the ATP development. This building has been envisaged as a highly sustainable project, whereby the building will be designed to consume no more energy that it can create itself. This approach will result in an unconventional design that responds to its orientation, location and use profile.

The site is located at the central junction of Central Avenue and Davy Road. It benefits from a highly exposed corner location directly opposite both primary entries of Buildings 1 and 2 and is a central feature of the overall masterplan. The built forms within this precinct have been carefully arranged to form a central pedestrianised square from which all buildings can be directly accessed. The Community Building will form the social heart of the entire precinct with its rich mix of complimentary uses, including retail, a gymnasium, childcare, community spaces and an innovative workplace. At a height of only four storeys, it is has been appropriately scaled to be more of a "pavilion in the park" set within the natural surrounds of the Chancellors Oval.

The site orientation is axially aligned from north to south, exposing the long western elevation to afternoon solar loads, especially during the summer. This is a fundament design challenge that has informed the conceptual approach and energy strategy. In response, the building has been designed as a "box within a box" that can exclude as much high energy solar load as possible whilst maintaining an acceptable degree of light penetration and views out into the public domain. A simple glass clad plate is protected by an additional secondary external skin of horizontal louvres, separated by a generous air gap. This will allow the louvres to absorb and reflect the solar loads, keeping long wave radiation away from the glass within, reducing both heat gain and glare. The 700mm deep air gap allows natural airflow to remove the heat differential, keeping it well away from the internal occupied spaces. The bespoke louvre screen consists of tubular aluminium louvres that will provide a high degree of shade as well as animation and sparkle throughout the day, no matter the sun's location.

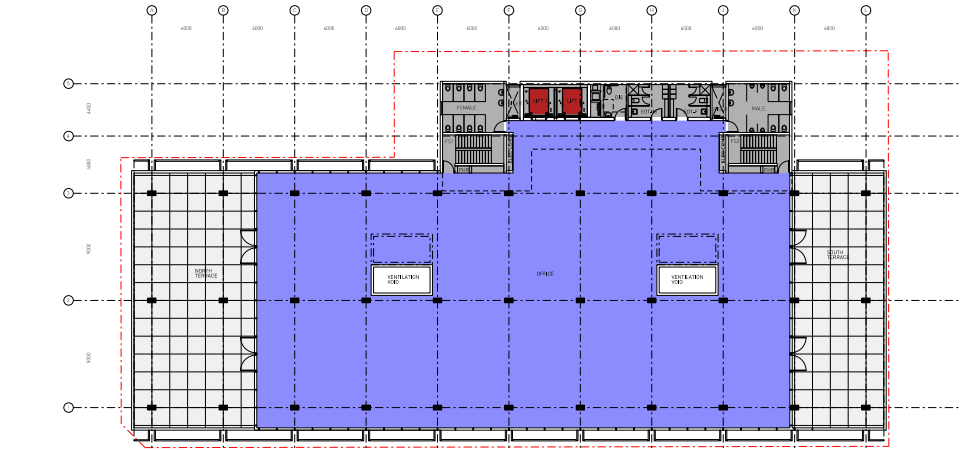
The main floorplates have been set out as long, narrow spaces with an offset side services core (containing lifts, fire stairs and amenities) located towards the south east. This arrangement creates single contiguous plates with maximum flexibility, ensuring a long serviceable design life. This narrow plate will also encourage natural cross ventilation, combined with two centralised light and ventilation shafts in the centre zone. The external facade system can be manually opened at the appropriate times of the year to bring in fresh air within a range of comfortable temperature bands. The central light wells are also operable to create a pressure differential, encouraging air movement throughout and out of the building, creating a level of thermal comfort.



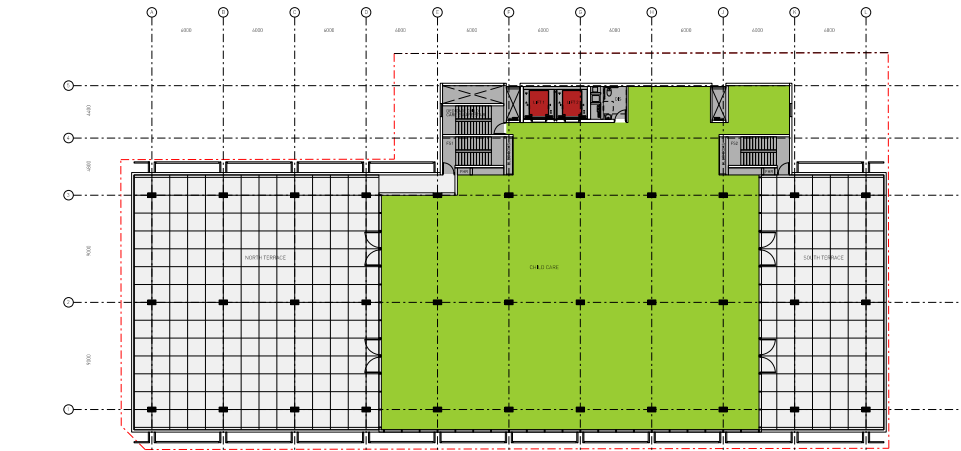
The ground plane will be animated by tall retail units, including restaurants and cafes. There is also a gymnasium located on the southern side with direct access to the recreational spaces of the park and oval. These spaces will be naturally ventilated with supplementary ceiling fans and operable windows and doors. The main formal entry to the building is located along Davy Road at the centre of the site. Level 1 consists of a purpose built child care centre for 90 children. This floor is provided with generous deep shaded terrace spaces at either end for outdoor play with direct access from indoor and outdoor activity areas.

Level 2 is designed to be a community / office space with community programmes to run from this space. Level 3 is a high quality office space suitable for innovation groups and start-ups. Both levels have dedicated end-of-trip facilities, including showers and lockers, for bike riders. The spaces have also been designed to allow for a number of separate tenants if required. These spaces will be suitable for a wide variety of uses, from functions, training, events and collaborative work. Terrace spaces have been provided at either end for outdoor breakout zones and informal recreation.

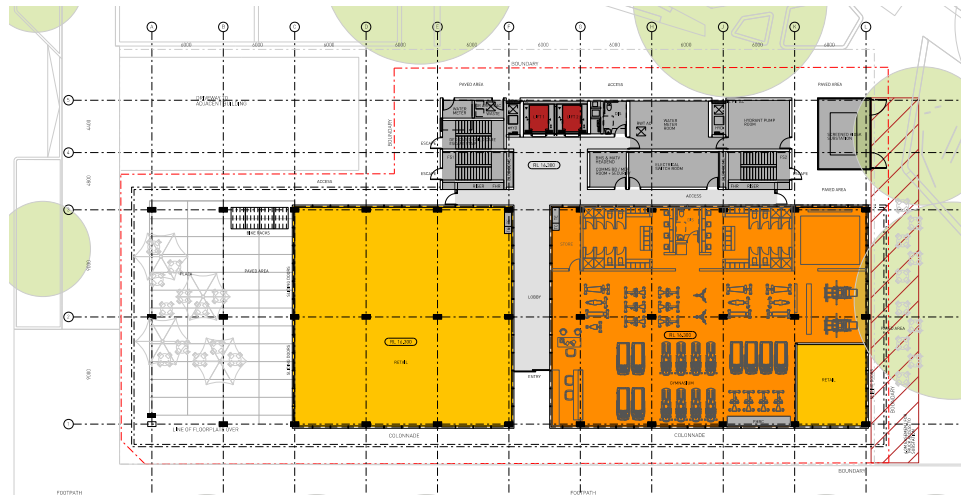
This project will be a unique building never before seen in the Sydney market. Its architectural expression is a direct result of how the building works and operates, built with maximum efficiency to reduce waste and energy usage, whilst providing a meaningful contribution to the wider community.



Community Building: Typical Upper Commercial Level Plan



Community Building: L01 - Childcare level Plan



Community Building: Ground Level Plan