

## Yardmaster Building

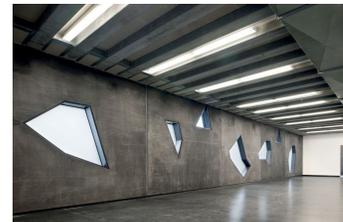
<b>Application</b>	Commercial/Office
<b>Client/Owner</b>	Department of Infrastructure, Victoria
<b>Specifier</b>	McBride Charles Ryan
<b>Location</b>	Southern Cross Railyards, Spencer St, Melbourne
<b>Requirements</b>	High thermal inertia for passive performance, flexibility of design, Section J compliance
<b>Product Supplied</b>	THERMOMASS Building Insulation System, 50mm
<b>Completion Date</b>	2009

The Yardmaster Office building in the Spencer Street Railyards is one of our Flagship projects. A visually stunning piece of public architecture by McBride Charles Ryan, the design and construction of the Yardmaster building is a lasting example of how beautiful and versatile concrete can be.

From the beginning, Yardmaster had the user in mind, with significant consultation from all stakeholders including the rail workers union. Functional on the inside, the Yardmaster uses the "Rolls Royce" of concrete sandwich panels to represent "A jewel in a junkyard". This gem is hidden from all but the keenest of rail commuters peering out the window on the northern approach to Southern Cross Station, who may wonder what could be hidden inside.

Accessible only from a tunnel underneath, owing to its location between the railway tracks, the Yardmaster building houses a gym and locker room, as well as offices and an observation room. Utilising THERMOMASS insulated concrete sandwich panels, the building is insulated from the outside, placing a large, dense concrete wall on the inside. With the high thermal mass of the concrete, the building is comfortable all year round, as the temperature is passively regulated with minimal need for extra heating and cooling.

The Yardmaster project is an example of what can be done with concrete and your imagination.



# Innovest Head Office

<b>Application</b>	Commercial/Office
<b>Client/Owner</b>	Innovest Construction, WA
<b>Specifier</b>	Innovest Construction, WA
<b>Location</b>	Dunsborough, Western Australia
<b>Requirements</b>	High thermal inertia for passive performance, flexibility of design, Section J compliance.
<b>Product Supplied</b>	THERMOMASS Building Insulation System, 50mm
<b>Completion Date</b>	September 2001

Innovest is a prominent builder in south western Western Australia, specialising in winery functional buildings. Innovest constructed a number of buildings in the region that had THERMOMASS specified as the insulation system for concrete sandwich panels. As a leading constructor of concrete buildings, Innovest decided to put their money where their mouth is and build with an insulation system they knew would speed up construction time and offer long-term energy savings, as well as allow a comfortable, attractive base for staff.

Set on acreage adjacent a picturesque lake, the sleek lines of the building show the way concrete can complement natural surroundings. Innovest knew from experience that insulating concrete with THERMOMASS would be fast. They also knew that the placement of a dense thermal mass on the inside of the building would passively regulate the temperature but absorbing and releasing heat energy through diurnal swings.

With smart use of shading and ventilation, Innovest now reside in a commercially intelligent building in an enviable location.



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Demaine Architects is one of the oldest architecture firm in Melbourne. Being in the industry, Demaine became aware of THERMOMASS and the way it was saving time in building, and energy in the long term. When it came time to build Demaine's new office, THERMOMASS was the choice. Building with concrete is usually quick and cost effective. This very principle drove a stereotyped view of the concrete jungles of the eastern-bloc in the 1970's. However, time has shown that with good design from architects familiar with how to use concrete, the cost

effectiveness can be preserved in a sleek, modern, attractive building. Even better design means that the building is insulated from the outside of the thermal envelope, leaving large amounts of mass on the inside of the building to absorb and release heat. Demaine Architects chose THERMOMASS- the world's first and best insulated sandwich panel construction system. The placement of windows, shading and ventilation is another important factor in passive thermal design, having a major impact on heating and cooling costs.

