

# Sustainable Adelaide Walking Tour



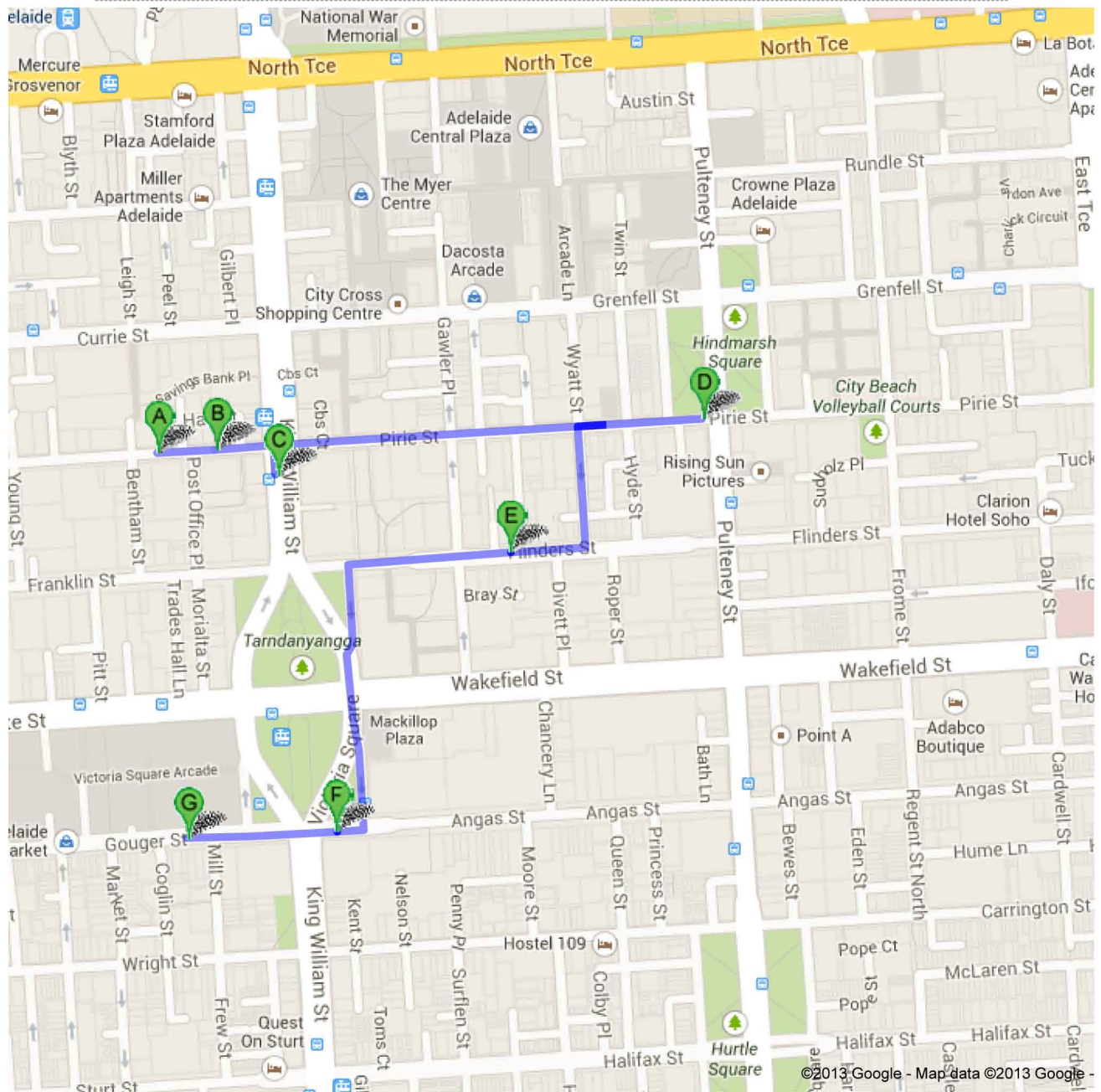




**Directions to 19 Gouger St, Adelaide SA 5000**  
**1.9 km – about 24 mins**  
Adelaide Sustainability Walking Tour

**Walking directions are in beta.**

Use caution – This route may be missing sidewalks or pedestrian paths.





31 Waymouth St, Adelaide SA 5000

1. Head **east** on **Waymouth St** toward **Cordwainers Ln**  
Destination will be on the right  
About 52 secs

go 73 m  
total 73 m

Total: **73 m** – about **52 secs**



11-29 Waymouth St, Adelaide SA 5000

total 0.0 km

2. Head **east** on **Waymouth St** toward **Advertiser Ln**  
About 53 secs

go 74 m  
total 74 m



3. Turn right onto **King William St**  
Destination will be on the right

go 37 m  
total 110 m

Total: **110 m** – about **1 min**



121 King William St, Adelaide SA 5000

total 0.0 km

4. Head **north** on **King William St** toward **Waymouth St**

go 37 m  
total 37 m



5. Turn right onto **Pirie St**  
Destination will be on the right  
About 7 mins

go 550 m  
total 600 m

Total: **600 m** – about **7 mins**



151 Pirie St, Adelaide SA 5000

total 0.0 km

6. Head **west** on **Pirie St** toward **Naylor St**  
About 2 mins

go 160 m  
total 160 m



7. Turn left onto **Wyatt St**  
About 2 mins

go 150 m  
total 300 m



8. Turn right onto **Flinders St**  
Destination will be on the right  
About 1 min

go 93 m  
total 400 m

Total: **400 m** – about **5 mins**



60 Flinders St, Adelaide SA 5000

total 0.0 km

9. Head **west** on **Flinders St** toward **Gawler Pl**  
About 2 mins

go 210 m  
total 210 m



10. Turn left onto **Victoria Square**  
About 3 mins

go 200 m  
total 400 m



11. Slight left to stay on **Victoria Square**  
About 2 mins

go 140 m  
total 550 m



12. Turn right to stay on **Victoria Square**  
Destination will be on the left

go 33 m  
total 600 m

Total: **600 m** – about **7 mins**



250 Victoria Square, Adelaide SA 5000

total 0.0 km

13. Head **west** on **Victoria Square** toward **King William St**  
About 2 mins

go 110 m  
total 110 m

14. Continue onto **Gouger St**  
Destination will be on the left  
About 1 min

go 83 m  
total 190 m

Total: **190 m** – about **3 mins**



19 Gouger St, Adelaide SA 5000

## The Advertiser

### 4 Star Green Star – Office As Built v1

The Advertiser, also known as 'Keith Murdoch House', was designed as a new, modern building for the Adelaide Advertiser newspaper. The five storey building features abundant natural light through a 35 metre high atrium. Open floor plans allow for efficient spatial arrangements and solar hot water, rainwater tanks and reduced power consumption contribute to the ESD components of this building.

#### Project Details

<b>Green Star project applicant:</b>	<b>Advertiser Newspapers Pty Ltd</b>
<b>Architect/s:</b>	<b>Fender Katsalidis (Aust) Pty Ltd</b>
<b>Main contractor:</b>	<b>Boulderstone</b>
<b>Major tenant/s:</b>	<b>Adelaide Advertiser</b>
<b>Net lettable area:</b>	<b>13,000 square metres (5 storeys)</b>
<b>Location:</b>	<b>31 Waymouth Street Adelaide, SA</b>



#### Building Features:

- Integrated design and fitout to the tenant's requirements
- Revolving entrance doors with natural light and a 35 metre high atrium
- Open floor plans to cater for various spatial arrangements
- Solar hot water, rainwater tanks and reduced power consumption

## City Central Tower 2

### 5 Star Green Star – Office Design v2 and 5 Star Green Star – Office As Built v2

The design of City Central Tower 2 incorporates sets a benchmark for commercial buildings through innovation and design. The tower incorporates sustainable features like an efficient façade with solar finned shading and varying grades of glazing, chilled beam cooling and increased outside air supply for maximum thermal comfort.

#### Project Details

**Green Star project applicant:** Caversham Property Developments Pty Ltd

**Architect/s:** Woods Bagot Pty Ltd

**Main contractor:** Boulderstone

**Net lettable area:** 12,502 square metres

**Location:** 121 King William Street  
Adelaide, SA



#### Building Features:

- Highly efficient façade with external shading
- North and east facing façades have solar finned shading with varying glazing thermal/solar performance
- South-facing glazed 'pod' floor area extends beyond the perimeter of the southern core
- Passive chilled beams for cooling providing 100% more outside air than defined by code
- Low VOCs and low-emission formaldehyde to improve indoor air quality



## City Central Tower 1

### 5 Star Green Star – Office Design v2 and 5 Star Green Star – Office As Built v2

City Central Tower 1, South Australia's first 5 Star Green Star certified project, boasts 21 storeys of sustainable master planned property. The tower includes an extensive use of passive chilled beam technology to enhance the thermal comfort for its occupants.

#### Project Details

<b>Green Star project applicant:</b>	<b>Aspen Group Limited</b>
<b>Architect/s:</b>	<b>Woods Bagot Pty Ltd</b>
<b>Main contractor:</b>	<b>Boulderstone</b>
<b>Net lettable area:</b>	<b>31,262 square metres</b>
<b>Location:</b>	<b>11-29 Waymouth Street Adelaide, SA</b>



#### Building Features:

- Heating by natural gas water heaters
- Cooling by conditioned air and on-floor passive chilled beams
- Ventilation by full outside air system (no recirculation) at twice the Australian Standard
- Lighting by T5 fittings with high frequency ballasts.

## 151 Pirie Street

### 5 Star Green Star – Office Design v2 and 5 Star Green Star – Office As Built v2

151 Pirie Street is a nine storey office building combining office and retail space across 12,000 sqm. The project is a piece of urban joinery comprised of frames, vertical tubes, horizontal and vertical plates. The building design features highly energy efficient building services and water saving techniques whilst delivering superior occupant comfort.

#### Project Details

<b>Green Star project applicant:</b>	<b>Pivot PDP Hindmarsh Square Pty Ltd</b>
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<b>Architect/s:</b>	<b>DesignInc Adelaide Pty Ltd</b>
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<b>Main contractor:</b>	<b>Built Environs Pty Ltd</b>
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<b>Major tenant/s:</b>	<b>KPMG</b>
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<b>Net lettable area:</b>	<b>12,000 square metres (9 storeys)</b>
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<b>Location:</b>	<b>151 Pirie Street Adelaide, SA</b>
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#### Building Features:

- Desirable large open floor areas serviced by a non-invasive core on the western side
- The top two floors are set back three metres from the façade to provide an outdoor deck
- The ground floor is set back to form a shopping colonnade
- The structure is comprised of frames, vertical tubes, horizontal and vertical plates
- Extensive computer simulation and energy modelling of the building engineering systems
- Clever building and facade design contributes to energy efficiency through insulation, glazing and shading
- Variable air volume air conditioning system with low temperature low airflow through specially selected swirl diffusers

Variable speed air delivery and modulated water temperature to the multiple air handling units (7 per floor).

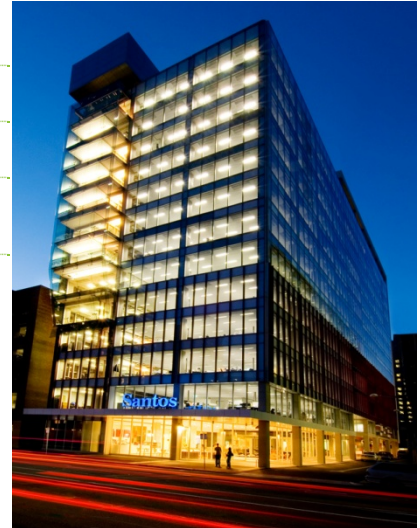
## Flinders Link Stage 4, Santos Headquarters

### 5 Star Green Star – Office Design v2 and 5 Star Green Star – Office As Built v2

Flinders Link Stage 4, was the first building in South Australia to achieve both a Green Star - Office Design v2 and Green Star - Office As Built v2 certified rating. The thirteen storey concrete frame building features a curtain glass wall, automated metal louvres to the west façade, solar assisted domestic hot water and an active chilled beam air-conditioning system.

#### Project Details

<b>Green Star project applicant:</b>	<b>Hindmarsh Development Australia Pty Ltd</b>
<b>Architect/s:</b>	<b>HASSELL Ltd</b>
<b>Main contractor:</b>	<b>John Hindmarsh SA Pty Ltd</b>
<b>Net lettable area:</b>	<b>15,500 square metres</b>
<b>Location:</b>	<b>60 Flinders Street Adelaide, SA</b>



#### Building Features:

- Thirteen storey, concrete frame structure
- The building footprint is approximately 65m long and 21m wide
- The building is positioned with its long axis orientated north to south
- High performance double glazed curtain wall system
- Automated metal louvres to the west façade
- Solar assisted domestic hot water
- Active chilled beam air-conditioning system



## SA Water House

### 6 Star Green Star – Office As Built v2

The building comprises nine stories of office space and ground floor retail. A key aspect of the design brief was to provide connectivity between floors and reduction of lift use through an open stair in the atrium. The dominant west façade of the building features a fritted glass “veil” in front of a double glazed façade to control solar gain while allowing views and daylight.

#### Project Details

<b>Green Star project applicant:</b>	<b>Catholic Church Endowment Society</b>
<b>Architect/s:</b>	<b>Hassell</b>
<b>Main contractor:</b>	<b>Hansen Yuncken Pty Ltd</b>
<b>Major tenant/s:</b>	<b>SA Water</b>
<b>Net lettable area:</b>	<b>22,000 square metres (nine storeys)</b>



#### Building Features:

- Nine stories over ground floor retail space and basement car park
- Rectangular office floor plates with an area of approximately 2,200m<sup>2</sup>
- A central open stair atrium which extends to the full height of the building
- Fritted glass “veil” in front of a double glazed façade on the west side
- High performance Low-E double glazing on the north, south and east façades
- The east and west façades feature 700mm high spandrel panels
- The north and south façades have full height glazing with extra horizontal external sun shading on the north side and horizontal fins on the south façade.
- The majority of ambient conditions is supplied with 100% outside air through raised floors on all office levels
- Building structure comprises in-situ concrete cores, floors, and columns
- Floors are banded slabs with exposed band beams to give a Class 1 finish on office floors
- The roof is steel framed and clad and includes a ETFP section above the atrium to provide natural light to all floors.

## Gouger Street Development

### 5 Star Green Star – Office Design v2 and 5 Star Green Star – Office As Built v2

The Gouger Street development comprises office and retail across 7 storeys. The building's position maximises the natural light coming in to the building whilst protecting the east and north façades with double glazing and external shading.

#### Project Details

Green Star project applicant:	N. & P. Investments Pty. Ltd. and N.P.G. Properties Pty. Ltd.
Owner/s:	Kambitsus Group of Companies
Architect/s:	Materne Pennino Hoare
Main contractor:	Hansen Yuncken Pty Ltd
Net lettable area:	7,641 square metres (7 storeys)
Location:	9-21 Gouger Street Adelaide, SA, 5000



#### Building Features:

- No building overview
- Structure is concrete frame with post tensioned concrete floor slabs
- Chilled water system serving active chilled beams to perimeter and internal zones
- Primary air handling plant provided at each floor level
- High efficiency water cooled chillers
- Separate primary and secondary chilled water circuits
- Natural gas fired boilers for heating hot water generation
- T5 luminaires throughout
- VVVF machine room
- Natural gas fired hot water.