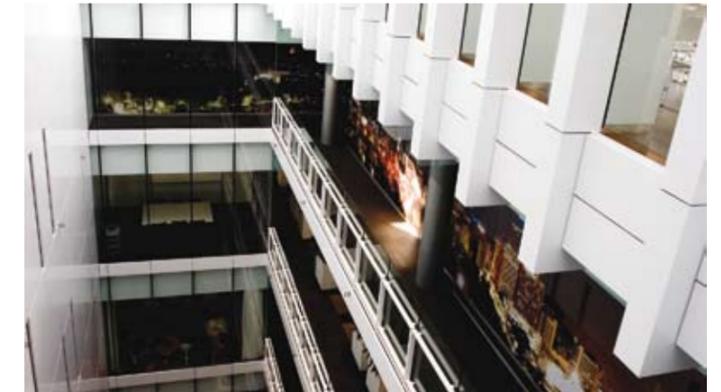
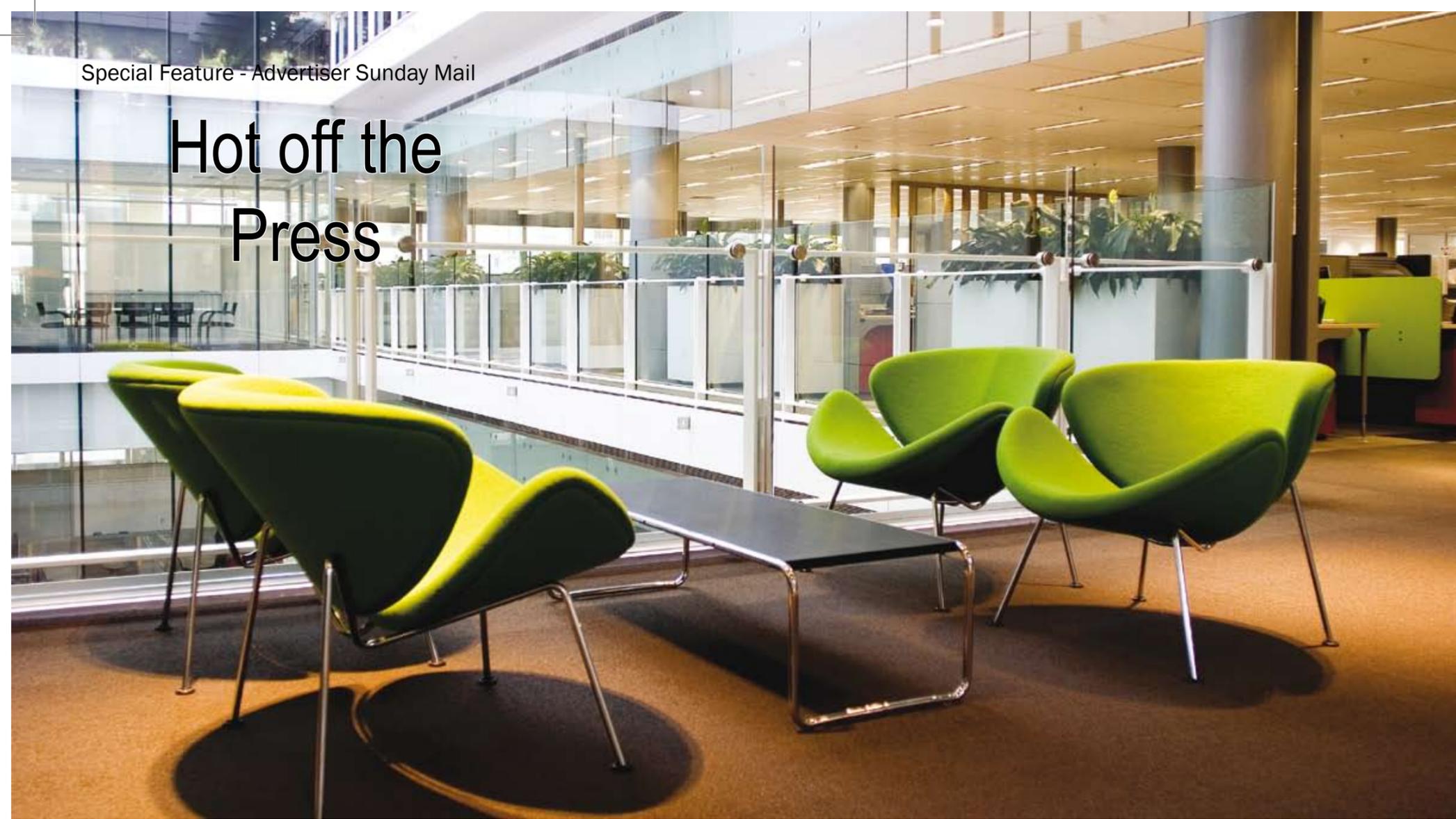


Hot off the Press



Contract Value: \$47 Million
Client: Advertiser Newspaper Ltd (News Limited)
Construction Period: March 04-Oct 05
Consulting Engineers: Wallbridge & Gilbert

The Advertiser Newspaper is as much a landmark of Adelaide as the buildings that make up the city of churches. The development to create a new home for the newspaper was completed in October 2005 and the building has been named, Keith Murdoch house.

The construction of the new offices for the Adelaide Advertiser Newspaper was a significant undertaking. The development required careful consideration of the noise levels and dust emission generated during construction, and of how this might affect the surrounding buildings. Careful plans for the control of these aspects of the project were put in place before demolition began on site, and Baulderstone Hornibrook ensured that the ongoing levels of noise and dust pollution were carefully monitored as construction proceeded.

The base building structure utilised a steel frame, and the five-storey development was required, by the client, to incorporate a significantly higher seismic rating than normal, deemed necessary in the event of a disaster to ensure the continued dissemination of news to the community. This is actually a good indication of the commitment of the Adelaide Advertiser to providing the community with a valuable service, and it is also a positive

reflection on their parent company News Limited. Often, we forget the role of news in our community and with so much talk of paparazzi and poor reporting nowadays, we lose sight of the fact that newspapers such as the Adelaide Advertiser provide not only local and informative news, but also play an important role in our community and have done so throughout the country's history.

The design of the building is sure to install it as an Adelaide landmark within the CBD. Three sides of the structure are formed by glass curtain-wall façade, the northern side facing Waymouth Street is actually double glazed with a metre between the layers of glass to ensure access for cleaning. The fourth side is made up of standard precast concrete panels, and coloured concrete precast panels, which have been architecturally designed, and 'hung' along the wall to form a distinctive feature. This side of the development runs close to the adjoining building and it was deemed unsuitable and unnecessary for the glass façade finish the other three sides received. The second floor was also stepped out to provide room for the newspaper engine room of editorial services and this now creates an architectural feature of significant interest. The development provides underground parking facilities, multi functioning ground floor, four levels of office space ranging in size from 2463 square metres up to 2535 square metres, a function room, plant rooms on level 5,

and a rooftop garden and break out area. As one enters the building from Waymouth Street, the stunning 3.5-metre cantilevered façade provides a welcome point of interest for visitors to the building and demonstrates that this is no ordinary office block.

The project sought out and used the very highest quality of services and finishes in all respects to ensure the overall high quality of the completed development. The internal atrium provides the building with a sense of space and openness. Delivering a visual space for the eye and allowing natural light to permeate throughout the entire building. Rising 30 metres, or the entire height of the building and involving considerable engineering challenges, this north facing atrium is bisected by a central stairway running from ground level to the roof. Intended as an alternate means of transport to the elevators; the stairs and bridges within the atrium also provide areas where people can meet each other during their day-to-day business.

The development also incorporates passive ESD initiatives to allow heated air to be vented between the double glazed 'skins' and assisting in delivering the buildings projected 4-star SEDA rating along with other ESD initiatives such as intelligent low voltage lighting, supplementary solar hot water heating, rainwater harvesting and black water recycling.

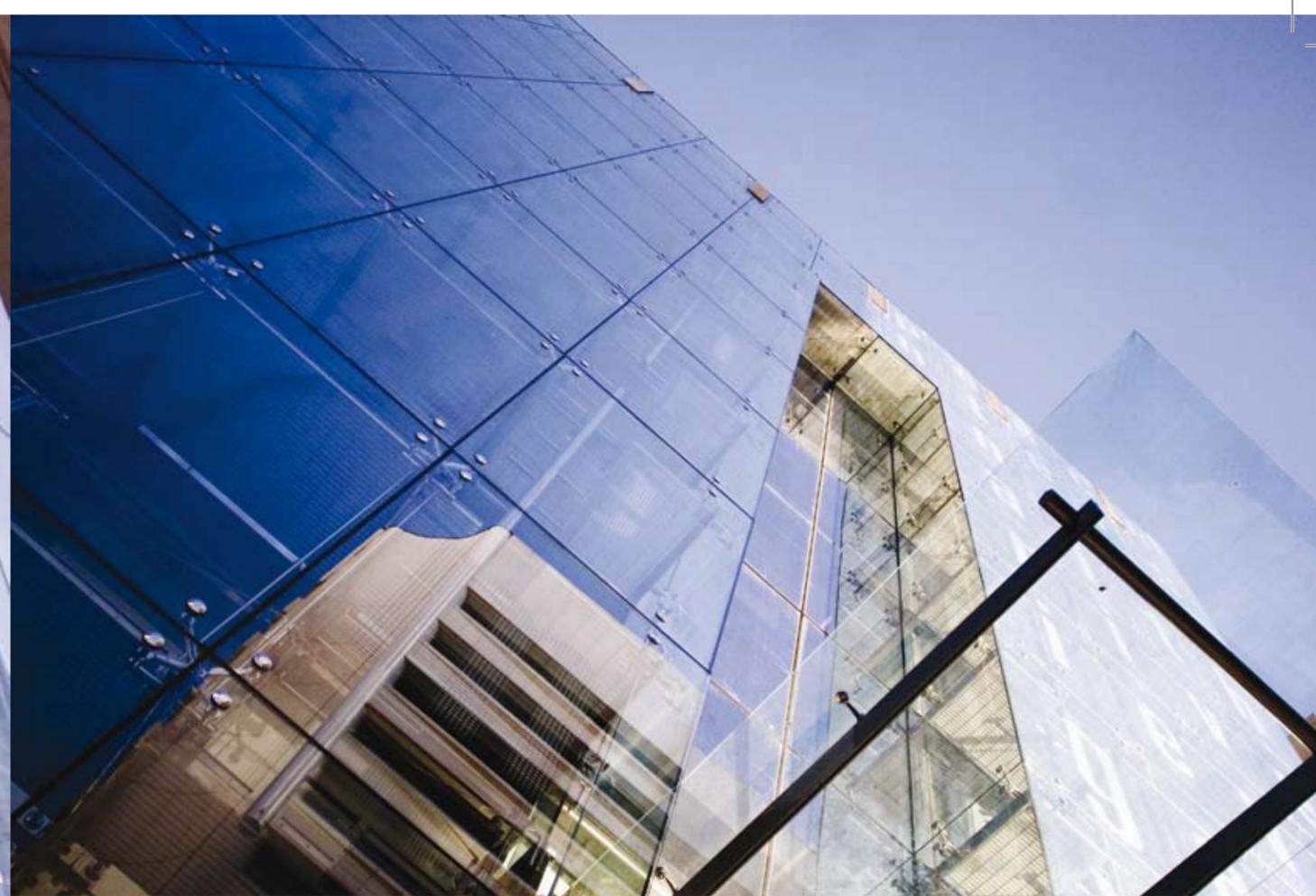
The fit out of the building is as high tech as you would expect from an information hub such as the Adelaide Advertiser with CAT 6 cabling throughout, enabling ANPL to wire all services including computer, internal and external television channels and phone lines through the one controllable system. In effect, this means that any access point can be used for all these services.

The architects and designers of the building have gone to great lengths to ensure that not only is the development worthy of being called a landmark, and advances the architectural principles and ethics of modern developments, but that it is also an effective, productive, and functional place of work. To this aim, the roof level of the building has been designed with extensive areas of decking, and forms a place where clients and staff can entertain and relax. Other features designed to enhance the working area and productivity of the development include a fully equipped state-of-the-art gymnasium, café, coffee bar, and staff lounges on each level.

Baulderstone Hornibrook was awarded the construction management contract for the project based on their ability to deliver what was required. In this respect they have surpassed what was expected and Adelaide now boasts a new and fascinating addition to its bustling CBD that is sure to become as well known as the Newspaper that now calls it home.

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Engineered design

WALLBRIDGE and Gilbert are an AS/NZS/ISO 9001 quality accredited practice of consulting engineers with over 23 years of experience in the area of civil, structural, and environmental engineering. They were engaged by Baulderstone Hornibrook, the developers on the prestigious Advertiser and Sunday Mail Development, to provide their expertise as structural design engineers.

The company prides itself on its ability to present complete design solutions that incorporate a sense of build-ability and functionality, without compromising on the use of innovation where appropriate and practical. They have had extensive experience in the industry since 1982, on a wide variety of project types ranging from multi-storey development, through to commercial, industrial, environmentally sensitive, and conservation and heritage works.

Wallbridge and Gilbert have been involved with the Advertiser and Sunday Mail project since the early stages when work commenced with a fast-track demolition during the concept design phase. The base building design is a steel frame structure utilising concrete composite steel, permanent formwork slabs. Wallbridge and Gilbert produced a fire-engineered design for the steel frame that was not only cost efficient but also very effective and easy to construct. Part of this solution included the installation of concrete filled steel tube columns; fire rated primary beams and unrated secondary beams. Wallbridge and Gilbert also incorporated a higher seismic performance into the structural design of the building to ensure continued operations for the tenants in the event of an earthquake.

Another interesting aspect of the development was the large double glazed northern façade, which was supported by 3.5-metre cantilevers. Between the



two layers of glass in the façade is a 1-metre wide walkway to enable cleaning.

Wallbridge and Gilbert's involvement in the Advertiser and Sunday Mail development is a good indication of the expertise and experience of their company. Their comprehensive and thorough documentation of the works ensured that all parties had a clear and effective understanding of the processes and requirements involved, and this is one of the hallmarks of Wallbridge and Gilbert's all-inclusive and dedicated approach to their work. Naturally, they are very pleased with the results that they have achieved for their clients.

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Silence is golden

VIPAC Engineers & Scientists was established in 1973 in Sydney (Australia) to provide innovative, yet solution orientated and cost-effective consultancy services to a diverse range of industries - building and infrastructure, defence, mining, process and automotive industries. With the establishment of offices in every major city in Australia as well as in Singapore, Hong Kong and Middle East, VIPAC now employs more than 140 staff, most being professional engineers or scientists. Many with post-graduate qualifications, and all dedicated to service the global marketplace providing expertise in acoustics, wind engineering industrial noise control, sound system design, façade testing, over shading, glare and reflection studies, window certification testing, building energy rating, structural vibration and predictive maintenance.

VIPAC was engaged to carry out the entire acoustic design of the Advertiser Office Development. Including acoustic separation, assessment of noise resulting from engineering services including mechanical and hydraulic services, room acoustics and reverberation control within the critical spaces (boardrooms, training rooms, large public spaces), as well as the environmental acoustics to the surrounding buildings in the densely built up CBD. One of the challenging tasks was the acoustic design of the 6-story high atrium with glass roof, which required detailed study of all surfaces and materials to create good acoustic environment.

VIPAC's broad ranging abilities and the experience and thorough approach of its staff has led to them becoming one of the foremost consultancy companies in the country. VIPAC have also undertaken a considerable number of projects overseas currently working on benchmark projects as the world's tallest building - the 850m high Burj Dubai, on which VIPAC provides acoustic design, pipe stress analysis as well as vibration and seismic control. Their work on the New Advertiser Offices Development is another addition to an already long list of successful projects and they are extremely proud of their involvement.

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Forming a good presentation

Boral is the largest supplier of construction and building materials in Australia. Since their de-merger in 2000, the company now focuses solely on the provision of materials and supplies to the industry and with operations in Asia and the USA, they have a significant global presence. The Formwork and Scaffolding division were engaged by the developers of the new Adelaide Advertiser Newspaper Offices, Baulderstone Hornibrook, to provide and install scaffold for the landmark project.

Boral Formwork and Scaffolding provide, quite literally a top to bottom service, from the provision and installation of scaffold, to the hire of formwork, and the supply of barrow hoists and chemical toilets. The company also provides contract management for the hire and installation of their supplies. Being part of the largest building and constructions materials supplier

in the country means they have significant stock availability to meet any project demands.

They are very proud of their involvement with the new landmark offices for the Adelaide Advertiser and as always, they are happy to have been involved and given the opportunity to demonstrate their expertise in the provision of building supplies.



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