

# 20 HINDMARSH SQUARE



**MAIN CONSTRUCTION COMPANY :** Hines Property Group  
**DESIGN + CONSTRUCT :** Baulderstone  
**AREA :** Adelaide, SA  
**PROJECT END VALUE :** \$150 Million  
**ARCHITECTS :** Pruszinski Architects  
**STRUCTURAL / CIVIL ENGINEERS :** PT Design  
**DESCRIPTION :** 15 Level, 89 Apartment Tower; 16 Level, 308 Room Hotel  
**SERVICES ENGINEERS :** Lucid Consulting

## QUALITY OF FINISH

Hines Property Group is an integrated property development and management group. With an emphasis on design, lifestyle and amenity, Hines property Group are proud pioneers for 'green' high-rise residential developments and are ardent about utilising environmentally sustainable solution wherever possible.

Boasting experience across a range of different sectors, such as hi-rise residential, commercial and hospitality, Hines Property is currently one of the most active developers in South Australia with over AUS\$300 million worth of developments currently under construction or recently completed within the Adelaide CBD area alone.

A standout addition in their recent Adelaide portfolio is 20 Hindmarsh Square. Offering panoramic views of the surrounding city and picturesque hills, the completed CBD development is located just walking distance to Rundle Mall and North Terrace. The centrally-located destination consists of an apartment tower featuring 89 luxurious residential apartments, each fitted with pull-out kitchen pantry cupboards, deluxe stone bench tops and splashbacks and

appliances by Miele. The 49 one bedroom apartments and 40 two bedroom apartments also include designer tapware and fittings in each kitchen and bathroom space, walk-in laundries and built-in wardrobes and linen cupboards for maximum storage space. Residents can also sleep safe and sound with reverse cycle air-conditioning and high-security features such as keyless entry to the building and carpark and private residents lobby access.

In addition to the residential apartment is the 308-room Crowne Plaza Hotel Adelaide, which is operated by the internationally renowned InterContinental Hotels Group. Each suite features 37" LCD screens, Ipod docking stations, four-point bathrooms and king-size beds. The hotel also offers visitors top floor ballroom and conference facilities that overlook Hindmarsh Square as well as a business centre. Guests can dine at the Redsalt restaurant or relax at the grand lobby lounge and bar before exploring the number of ground floor retail outlets on offer. Other fine hotel highlights for international and local guests include; an indoor heated pool and spa, sauna and steam room and a full-equipped gymnasium.

In addition to the superb location on Adelaide's premier inner-city park and premium attributes, 20 Hindmarsh Square also includes a range of innovative ESD building features, such as rainwater collection and re-use for toilet flushing and energy efficient appliances and lighting. Water conscious tapware and fitting were used throughout the design, as was compact fluorescent lighting enhanced with intelligent control systems. The chilled water plant for the hotel also incorporates a high-efficiency rotary due to variable speed compressors that exhibit low levels of energy consumption. Inverter air-conditioning units were utilised within the apartments and exhaust heat recovery ventilation systems within the hotel rooms. Even the often over looked carpark spaces deliver state-of-the-art ventilation systems that optimise energy consumption due to intelligent control systems.

The 20 Hindmarsh Square development is an apt example of the Hines Property Group's dedication to smart and sustainable design and premier location selection. Demonstrating both optimal lifestyle features and necessities, 20 Hindmarsh Square showcases just why the Hines Property Group is one of the market leaders in South Australia today.

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## FELTEX UNDERFOOT FOR LUXURIOUS LOOKS THAT LAST

Floors are probably the hardest working part of any room, and also a key defining element of the ambience. Feltex Carpets are world leading manufacturers of both commercial and residential carpets, producing innovative, stylish, durable and environmentally sustainable flooring solutions. Guests at the Crowne Plaza Hotel and residents of 20 Hindmarsh Apartments will be enjoying their expertise for years to come, with Feltex supplying all the floor coverings throughout both.

Feltex Carpets provided the project with one of their total product packages combining tufted and woven carpets, to meet the design vision of this high-end project. Each style of Feltex carpet has qualities which address the specific requirements of a project's different areas - from tufted carpets for general areas, custom designed woven carpets for anything from sophisticated

conference rooms, grand entrances and busy public spaces such as foyers. Their projects have included the full spectrum of commercial developments: office fit outs, hotels, clubs, schools, major entertainment and sporting venues.

When a completely unique flooring solution is required, Feltex's team of highly experienced designers work with the client to achieve their vision with a Feltex custom designed carpet. The Feltex design team operates on the leading edge of interior trends, producing virtually any design and colour combination that can be imagined.

As 20 Hindmarsh Square is one of Adelaide's most charming and vibrant development spaces incorporating apartment living, premier hotel accommodation and versatile function facilities, a creative mix of luxurious, visually inspiring and practical flooring

solutions was developed. The Feltex designers, in consultation with Pruszinski Architects Pty Ltd, developed a design which reflected the fashionable statement of the new development. In keeping with Hines Property's & Feltex Carpets environmental design ethos, all carpets were made from the finest wools under stringent standards.

All products installed at 20 Hindmarsh Square were manufactured under the Feltex Carpets Environmental Management System, which is certified as complying with ISO 14001. In addition, all products have also been independently tested and certified as surpassing the standards for VOC emission levels as set under Australian Standards, ASTM D5116-97 and ISO/TC 219 Document N238. They also meet ISO 9001 quality assurance standards, all of which translates into a carpet which has style, delivers verifiable quality, and exceeds the criteria for indoor air quality.

Feltex Carpets Product Development Manager Archie Kennedy explained "Your very first step inside one of the 20 Hindmarsh Square apartments exudes comfort and luxury as your feet sink into the warm and lush custom plush pile carpet. Developed exclusively for these apartments, this heavy weight plush pile carpet is the epitome of contemporary flooring style. Each step you take reinforces the inherent quality associated with Feltex Carpets and exemplifies our ability to custom make almost any carpet to meet a design specification. Feltex Carpets manufactured 3,550m<sup>2</sup> of exquisite quality carpet for the apartments, adding the finishing touch to inner city luxury home living".

"Adorning the floor of all 308 hotel rooms at the InterContinental's Crowne Plaza Adelaide is 5,270m<sup>2</sup> of the scintillating Feltex 'Soprano'. Soprano is an innovative level loop pile carpet that combines subtle monochromatic texture with flamboyant metallic highlights. The shimmering intensity of Soprano provides a unique look for guests whilst its hard wearing properties, 48oz construction and Contract Heavy Duty (suitable for stairs) independent rating provides longevity and peace of mind for specifiers and venue managers alike. Soprano is hard wearing luxury at its best, providing style and visual impact.

"For the main entrance and function room, where both impactful appearance and sturdiness share equal importance, a custom designed Feltex Woven carpet was developed. Great consideration was given to design, visual appeal and the wear properties for the 20 Hindmarsh Square entrance, function room and corridors. As these areas are subject to high foot traffic and are also spaces where appearance really counts, only a custom Feltex Woven carpet would do."

As an Australian manufacturer with over fifty years experience behind their art, Feltex Carpets are the supplier of choice for any project where style and quality underfoot are of paramount importance.

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## THINKING OUTSIDE THE SQUARE

Although established for a mere six years, the founders of Tectonic Tiling possess over 30 years of extensive experience within all aspects of the wall and floor tiling spectrum. With a primary focus on the commercial segment of the tiling industry, the company specialises in the fixing of large format stone and porcelain as slabs, wall cladding and veneers as well as high-end residential projects, floor grinding and polishing.

Tectonic Tilings finished product achieves a high standard of client satisfaction for both builders, architects and clients alike. For the 20 Hindmarsh Square project, Tectonic Tiling provided specific custom-made wall and floor tiling to the hotel component and common areas. In order to meet contractual deadlines, Tectonic Tiling were required to complete 25 ensuites every ten days for 15 levels – a task in which the company’s efficiency, expertise and experience was paramount.

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## COOKE & DOWSETT “HIGH PERFORMANCE PLUMBING”

Founded in 1992, Cooke & Dowsett has over 17 years experience within the commercial plumbing industry. Since its inception, the company has grown to include over 200 employees across Australia and offers a range of services including; a comprehensive estimating service, contract administration, project management, supervision as well as design and construct packages.

Having worked with many of Australia’s leading commercial builders and architects, Cooke and Dowsett strives to achieve the highest standard of professional commercial plumbing services within Australia through optimal project management and thorough communication systems.

Cooke & Dowsett have been associated with a number of diverse high-profile construction projects with in the commercial, residential, educational and healthcare sectors, such as Southbank One, Torquay Resort, Walter & Eliza Hall Institute, 20 Hindmarsh square, Puckapunyal Army Barracks, Westall Train Station, Coolaroo Train Station, Skilled Stadium. Dedicated to offering their clients a range of cost-effective strategies in regards to plumbing and drainage, the company are committed to working closely with all internal and external parties in an effort to deliver superior project results and successful outcomes for all involved.

For 20 Hindmarsh Square, Cooke & Dowsett were commissioned by project builder, Baulderstone to Design, supply and deliver the complete hydraulic services package to the project, with the scope of works including sewer drainage, stormwater drainage, sewer waste and vents, hot and cold water, warm water, sanitary fixtures, rainwater harvesting, stormwater downpipes, greasy drainage and tradewaste. The company maintained a practical and professional response to all of the projects plumbing and drainage issues as well as cost-effective solutions.

In addition to using the latest technology for the project such as state-of-the-art equipment and the latest AutoCAD Computer-aided Drafting Software to ensure quality, Cooke & Dowsett have introduced for the first time in South Australia the use of a performance-based plumbing design, which is likely to pave the way for future projects in the region.

Projects Cooke & Dowsett are currently working on include Crown Tower 3 (Vic), South Australian Police Headquarters (SA), Belmont Bunnings (WA), Baju Apartments (SA), Puckapunyal Army Barracks (Vic), 109 Clarendon St, (Vic), Sunshine Hospital, (Vic), Armidale Bunnings, (NSW), Quest Dubbo (NSW)



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## FINDING THE BEST PRODUCTS



For 20 Hindmarsh Square Crowne Plaza Hotel in Adelaide to have a four star rating, all the furnishings need to be fine quality, and that’s what Cairncross Martin ensured.

Cairncross Martin is a specialist Furniture, Fixtures & Equipment (FF&E) and Operating Supplies & Equipment (OS&E) Procurement Consultancy, sourcing and supplying the best products which are ‘fit for purpose’, fit the budget, and complete the visions of hotel owners and interior designers. Since their founding in 1991 they have completed over 140 projects around the world, including the United Arab Emirates, Saudi Arabia, Bahrain, Kenya, The Maldives, China, South-East Asia, Australia and the Pacific, and they have founded foreign divisions with offices in Dubai, Hong Kong, Shanghai and Bangkok.

Their success is built on the company’s procurement discipline, which details systematically all processes for the planning, driving, monitoring, controlling and reporting of FF&E and OS&E procurement. This is augmented by their unique web-based system, Impetro, accessible by all authorised persons connected with a project, providing secure communications, accountability, reporting and procedural monitoring.

Other current Australian projects for Cairncross Martin include Brisbane Town Hall, Palazzo Versace Hotel on the Gold Coast, Chateau Elan in the Hunter Valley and Crown Third Hotel plus Crown Promenade Conference Centre in Melbourne.

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