

# CONSERVATORY ON HINDMARSH

HINES PROPERTY GROUP  
ADELAIDE SA



Billed as one of Australia's most environmentally advanced mixed-use towers, the Conservatory features an extensive range of ESD Initiatives including:

- solar cells which will produce power within the building, resulting in reduced power costs and reduced greenhouse gas emissions
- rainwater capture which will enable the water to be reused in the building, thus reducing mains usage
- careful selection of building materials and finishes including low VOC paint and carpet, low emission composite wood and use of sustainable materials
- operational design which will significantly reduce energy, water and the consumption of natural resources when compared to traditional buildings
- combined heat and power (CHP) micro turbine technology which will produce energy for use in the building and heat the pool water and produce apartment hot water
- extensive use of double glazing and performance glazing to reduce heating and cooling requirements and resultant power usage, and improved acoustic performance
- built in 3-stream waste recycling system for easy waste sorting and collection
- high efficiency lighting and lift systems and high efficiency air-conditioning systems including inverter type ducted systems to apartments with ozone friendly refrigerants.

The Conservatory has been designed to achieve a high greenhouse rating and will be accredited under Nabers energy rating system in operation. In conjunction with the office rating, green targets for the residential component of the building include a 50% reduction in greenhouse gas emissions, a 51% cut in water use and a 50% reduction in energy use.

Hines Property Group says a building such as the Conservatory can cost up to 20% more to build because of the environmentally sustainable principles and the cost of the technology at its core. However, the resulting ongoing savings on running costs and significant environmental benefits have already proven their worth in terms of leasing and sales results.

Hines Property Group is one of the most active developers in South Australia with over \$300 million worth of projects in various stages of development in the Adelaide CBD alone and a market leader in environmentally sustainable design and innovation.

An integrated property development and property management group, Hines has extensive experience in high-rise development, commercial and retail developments and hotels, with their \$150 million Crowne Plaza Hotel/20 Hindmarsh Square dual tower development also under construction.

## MAJOR STATUS FOR HINES CONSERVATORY

The South Australian Government has recognised the merits of the Conservatory on Hindmarsh Square project by awarding the building 'Major Project' status. Developed by the Hines Property Group and built by Bovis Lend Lease, the building earned this highly acclaimed status because of its environmental credentials and its ability to act as a benchmark for future residential and office projects across Australia.

Located on the corner of Hindmarsh Square and Grenfell Street in Adelaide, the \$70 million Conservatory on Hindmarsh Square is a 19-level building comprising 430m<sup>2</sup> of ground floor retail space, four floors of above-ground parking, five levels of high-quality office space and nine levels of luxury apartments.

The South Australian Department of Trade and Economic Development (DTED) has leased all 4,000m<sup>2</sup> of commercial space which is serviced

by three elevators and features its own exclusive lobby entrance from Grenfell Street. The location, overall size and floor plates in addition to the environmental advantages and significantly lower ongoing running costs created by the ESD initiatives made the building an attractive and sound commercial option for the DTED.

The 53 luxury apartments in the residential component are accessed from separate elevators via the residential entrance off Hindmarsh Square and enjoy magnificent views over the city and Adelaide Hills. The apartments feature larger living areas and a higher quality of finishes and inclusions than most city apartments with energy and water-efficient appliances, double-glazed windows, extensive cross ventilation and energy-efficient lighting. Features which have driven sales with over 90% of the apartments pre-sold more than six months prior to completion.



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## CDC MOVES INTO SA

**M**elbourne-based, CDC Plumbing and Drainage, has made a significant move into the South Australian market with the completion of the \$70m Conservatory on Hindmarsh Square project in Adelaide.

Built by Bovis Lend Lease, the building was awarded Major Project status by the South Australian Government in recognition of the merits of its environmental credentials, which place it as one of Australia's most environmentally advanced mixed-use towers. The Conservatory has been designed to achieve a high greenhouse rating and will be accredited under Nabers energy rating system in operation.

As the Hydraulics Design and Construct Subcontractor, CDC was involved in the project from the initial stages, working closely with consultants, Lucids on the design and planning for the 19 level building comprising ground floor retail space, four floors of above-ground parking, five levels of high-quality office space and nine levels of luxury apartments.

The project is by no means the largest ever completed by CDC, but is significant due to the work required to achieve the environmental credentials and as the company's first major project in South Australia. Utilising the company's extensive resources and experience, having recently completed the 6 Star rated Melbourne Convention Centre, the project team were well-equipped to meet the stringent requirements and quickly adapted to the specific design criteria and building regulations imposed by state regulators and SA Water.

The scope of the works involved the design and installation of the complete plumbing system including sewer drainage, sewer treatment plant, hot water system, cold water system, stormwater drainage system, rainwater capture system and supply of water efficient appliances throughout.

To meet the stringent environmental conditions, HDPE pipe was installed throughout and VEGA crimping joints used to minimise the

use of gas bottles throughout construction. One of the major challenges was achieving the ceiling heights created by the compressed floors which limited space for the mechanical services.

CDC Plumbing and Drainage is a leading provider of commercial, industrial and multi-storey hydraulics to the building industry. Part of the global Hastie Group of companies, CDC has over 30 years experience servicing projects of high demand across a range of industries from small retail installations to large government buildings.

With a global connections and local strength, CDC Plumbing and Drainage has extensive resources including OH&S management and implementation plus a highly experienced team of experts.

The Conservatory on Hindmarsh Square represents a significant move into the South Australian industry with more projects due to commence in the near future.

It is also a significant addition to CDC's impressive portfolio which also includes:

- the Melbourne Convention Centre,
- Royal Children's Hospital
- ANZ commercial offices
- South Wharf project
- Alfred Hospital
- Melbourne International Airport

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## TLT ON CONSERVATORY

From its origins in 1956 with work on the nationally significant Snowy Mountains Hydro-Electric Scheme, the TLT Group has grown and diversified and now includes one of Adelaide's major projects of significance, the Conservatory on Hindmarsh Square in its impressive portfolio.

TLT Access Services, a significant part of the TLT Group, provided a wide range of construction services to the \$70m, 19 level, mixed use Conservatory building.

The works included personnel and 2 x 20/32 mid spread GJJ material hoists; a SC4000 scan climber mast climber unit; bin lifters; crane load bays; the supply and install of all scaffolding requirements; the supply of all labour, rigging and transport support for the swing stages and gantries; the supply of general transport for the site and supply of relief hoist drivers.

TLT specialises in the hire of formwork material and accessories, scaffolding, material hoists, componentry, containers, portable toilets and loading platforms. Their wide range of equipment includes Alimak single and three phase, single and double barrow hoists, modular scaffolding and aluminium mobiles, a full range of heavy duty formwork and tilt propping, a full variety of LVL Truform® Beams, 4 tonne SWL loading platforms, two different sizes of containers and brand new chemical and sewer-connect toilets.

The company is also a distributor of Lysaght® Structural Products, including the highly acclaimed Lysaght W-Dek®, which has revolutionised the construction of suspended slabs with its longer spans, minimal propping or reinforcement and substantial savings on concrete pours.

TLT Access Services is also working on the CMI Toyota project, defence ships in Port Adelaide and the Prominent Hill Mine Site amongst many others.

With dedicated staff and years of hands-on experience across the construction industry, TLT has proven it is well placed to serve the requirements of even the most challenging projects.

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## POLITE ANSWER FOR CONSERVATORY

Polite Enterprises is well known as a specialist in car park safety equipment but their work on the Conservatory on Hindmarsh Square building has seen the company expand their general metal fabrication to include sun shades.

For this landmark development, Adelaide's newest green building, Polite was contracted to custom build the external steel sun shades for the northern façade of the building and supply and install the roof shades for the apartments on the upper levels. The company also supplied the car park safety equipment for the four levels of parking including traffic bollards, bike racks, hand rails, corner guards, height clearance signs and the vehicle wheel stops.

In line with the building's green credentials, Polite utilised 100% recycled plastic for the manufacture of the vehicle wheel stops.

Since forming in 1986, Polite Enterprises has built a reputation as a leader in their field and one of the most respected manufacturers of car park safety equipment in Australia.

Known for their innovative approach to problem solving, Polite developed a unique lifting technique to move the large sun shades up the 19 level building and into position, safely and securely. The process involved using the largest boom life in South Australia in conjunction with the site tower crane.

Polite Enterprises was originally founded with 'Slow-Go', a prefabricated modular speed control system and has steadily expanded its range of products and services, which are supported by manufacturing, warehousing and offices in Melbourne, Sydney, Brisbane, Adelaide, Dubai and Los Angeles and a distributor network in other states of Australia, South East Asia and the USA.

Polite Enterprises is part of the Polite Group which also includes Polite Asset Management, Polite Global Sources, Playgrounds International, Eco Solar Lighting and Scope Property Development, Arrival Management Group, Access 1 and Car Stackers Australia.

The company's other recent projects include the Common User Facility, Hightt Grove Shopping Centre, the Epping Medical Centre, Melbourne Docklands, Yarra Street Project, Sydney Water Head Office, Southern Star Observation Wheel and the Darling Island Green Building Project.

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