

CASE STUDY / SOUTH AUSTRALIA WATER OFFICE ACCOMMODATION /



FAST FACTS /

- / New multi storey office tower
- / The first 6 star Green rated building in South Australia
- / The lighting and lighting control systems were among the most advanced and efficient available



CLIENT /

Catholic Archdiocese

BUILDER /

Hansen Yuncken SA Pty Ltd

SERVICES REQUIRED /

Power, lighting and submain cabling, energy efficient solutions

TIMELINE /

20 months

LOCATION /

Adelaide, South Australia

CONTRACT VALUE /

\$10.5 million

Located on the corner of Angas Street and Victoria Square in Adelaide this multi-story office tower is the first Six Star Green rated building in South Australia. It has also won multiple awards for excellence in several categories. The primary focus of this project and one of its biggest challenges was to successfully deliver a Six Star Green Rated Office Complex in the most environmentally sensitive and efficient way possible.

Our role as electrical contractor ran the full gamut of electrical services from intelligent lighting to CCTV security systems. However, PSG Boffa Russo were cognisant of the environmental issues throughout our involvement.

General lighting throughout the building consisted of architectural fixtures and various security light fittings. All fittings used on the project incorporate efficient control gear and specific Light Output Ratios (LOR), which will provide the client with energy savings for many years to come.

All light fittings incorporate automatic DALI dimming technology to allow dimming when sufficient natural light is available.

The careful planning of items such as cable routes, strategic placement of switchboard locations, and output characteristics of light fittings minimised the quantity of materials used in construction. This created environmental and economic benefits. Part of this commitment was asking the right questions concerning materials and methods during procurement phases.

On the construction site we implemented a waste awareness program among employees and sub-contractors and ensured waste minimisation practices were observed. There was a strict PVC minimisation policy in order to achieve the 6 star rating. All conduits in concrete slabs, consisted of galvanised steel.

The submain cables were also PVC free. We look forward to applying these cleaner, greener and economically beneficial practices to more and more projects in the future.