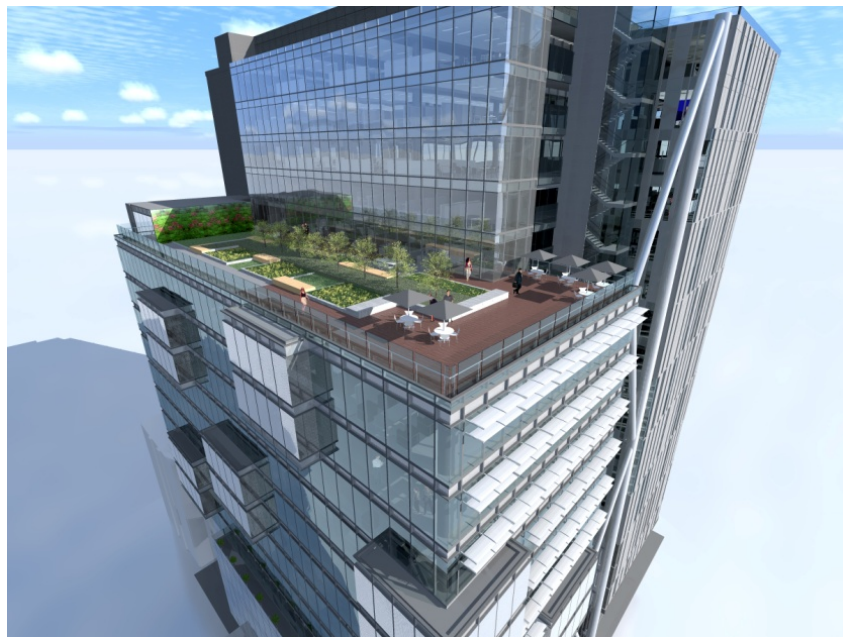


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## History in the Making: Woods Bagot and Aspen Group Adelaide CBD Visionaries

International architecture and interior design powerhouse Woods Bagot in partnership with Perth-based developers Aspen Group, are forging history in Adelaide after receiving permission to proceed with Tower 8, the latest instalment in their industrious City Central Master Plan.



Caption: Tower 8, Adelaide (Terrace View)

“Tower 8 ensures that the \$1 billion City Central block development will undoubtedly be the epicentre of Adelaide business and is the next stage of the 145, 000 m<sup>2</sup> development potential for the site,” said Wood Bagot Project Director and Principal, Gavin Kain.

With documentation substantially underway and construction scheduled to begin in September, Tower 8 is the largest office development in Adelaide’s history. Set to house the Australian Taxation Office (who have committed to the cities longest pre-lease agreement of 15 years), the \$200 million building will host 3,000 ATO employees over 30,000 m<sup>2</sup> of Adelaide’s finest commercial offices.

“Stage 1 and 2 of the development on Waymouth Street has created what is arguably the most dynamic commercial, retail and hospitality destinations in Adelaide. Waymouth Street was dead five to seven years ago, however the urban regeneration brought about by Tower 1 and 2 has given it a new lease on life – just as Tower 8 will do to the revitalisation of Franklin Street,” said Kain.

“Skirted by Franklin and Bentham Streets, Tower 8 will allow for better links to Tower 1, 2 and the GPO building. This new found connectivity will stimulate a network of laneways and paths, opening pedestrian access to a revitalised ground plane.”

Woods Bagot's fundamental design philosophy has ensured that each façade responds to both its social and environmental context. Protruding transparent 'pods' on the Southern side enliven Franklin Street, and contribute to the site's cultural activation: providing workers with enviable cityscape views, whilst allowing pedestrians to see the animated innerworkings of the commercial tower. Moreover, each façade responds to its solar orientation, and a rooftop terrace incorporates a large green garden.

Positioned to achieve 5 Star NABERS and Green Star ratings, Tower 8 will follow suit of its predecessors by employing the latest in environmentally sustainable passive design principles which will comply with the heightened standards since Tower 1 and 2.

"Beyond Tower 8, City Central is the leader in sustainable urban development for Adelaide," said Kain.

The next phase of City Central is expected to focus heavily on the precinct's mixed use capabilities. Plans for the site foresee the precinct evolving from its current '9 to 5' commercial orientation into a hub of social activity seven days a week.

"In partnership with our lead Architects Woods Bagot, Aspen Group is now looking to complete a much bigger vision; with Tower 1 and 2 already shaping a new skyline, and Tower 8 now in the works, we are planning to inject the precinct with further vitality by way of a potential residential apartment tower, bars, restaurants, retail and a hotel. In addition to responding to the GPO building's central location, and with increased pedestrian thoroughfares, City Central has the potential to become a much sought after retail destination," said Aspen Development General Manager for SA and NSW, Ben Yates.

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## ABOUT WOODS BAGOT

Woods Bagot's commitment to global excellence has resulted in a workforce of 600 staff based in five regions, in cities such as Abu Dhabi, Bahrain, Sydney, Beijing, Hong Kong, London and most recently San Francisco, New York and Shanghai. It has also announced planning permission for what will be one of the world's most luxurious hotels at 10 Trinity Square, London and unveiled plans for the Middle East's tallest tower – at more than 1km high – in Dubai. Woods Bagot's Australian studios have recently completed several award-winning flagship projects, including the Ivy, Sydney (with collaborative partners HP&G and Merivale), Qantas International First Lounges (with collaborative partners Marc Newson and Sebastien Segers) and the University of Western Australia Business School, Perth. Recently unveiled by Prime Minister Kevin Rudd and Premier Mike Rann, Woods Bagot Adelaide has also designed the new \$200 million South Australian Health & Medical Research Institute (SAHMRI).

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