

Autumn 2017



GROTE

Business Precinct

Produced by the Grote Business Precinct

Built to build \$80m 'U City'

Construction of Uniting Communities new 20-storey, multi-use building on the corner of Franklin and Pitt Streets is set to commence.

National construction leader Built has been awarded the \$80m contract, which is set to create 180 jobs during the build and more than 30 permanent positions once completed.

Uniting Communities Chief Executive, Simon Schrapel welcomed the announcement of the builder and the unveiling of the development's name.

"We're delighted to have signed a contract with Built, an organisation with a tremendous reputation to deliver this hugely exciting project for South Australia," he said.

"The building's name, 'U City' was chosen to sum up the multi-faceted activities within our new building, including a central city, high rise retirement village.

"It's modern, simple and a little bit quirky, reflecting the essence of the wide range of vital services Uniting Communities provides to South Australians in need."

In a South Australian first, the development will include specialist disability, short stay accommodation, six floors of retirement living plus specially designed long-term rental accommodation for people living with a disability.

It will also include a 400-seat function centre, a ground floor café, retail and office spaces and will house a wide range of Uniting Communities services.

Designed by architects Woods Bagot to a five star green rating, the building will have a 50Kw rooftop solar system.



Grote Business Precinct

Executive

President David Buenfeld <i>LJ Hooker Commercial</i>	Secretary Tricia Curtis <i>Conservation Volunteers Australia</i>
Vice President Richard Armour <i>Armour & Allen Solicitors</i>	Treasurer Eileen Fagioli <i>Katron Creative</i>

Committee

Charlene Ackland <i>Quest on Franklin</i>	Nick Spyrou <i>Andersons Solicitors</i>
Tania D'Antonio <i>Telstra Gouger Street</i>	Peter Veld <i>Kwik Kopy Adelaide</i>
Kym Green <i>Radio SEBI 103.1fm</i>	Craig Wilkins <i>Conservation Council SA</i>
Franz Knoll <i>Barossa Fine Foods</i>	Coordinator Yvonne Merendi <i>WOW Management</i>
Kate Lenartowski <i>Holidays of Australia</i>	MarketQuarter Reps Bill Marles & Kat Lister <i>Katron Creative</i>
Elizabeth Marks <i>Marksman</i>	Proudly Supported by <i>Adelaide City Council</i>
Gary Neave <i>Uniting Communities</i>	
Peer Norsell <i>Hilton Adelaide</i>	
Natassja Serradura and Tango <i>Guide Dogs SA.NT</i>	



Central Adelaide opening just a matter of weeks away

One of Adelaide's newest and most impressive apartment buildings is nearing completion.

Residents are set to enjoy exceptional views in all directions from Central Adelaide, near the intersection of Grote and Morphett Streets.

The development (pictured below) boasts four penthouse apartments, an infinity pool, mini cinema, sky garden and gym.



As it is "just down the road" from Adelaide Central Market, Her Majesty's Theatre and our popular entertainment dining precinct, it is not surprising that more than 90% of the apartments have been sold in advance of the opening. Four out of five retail tenancies have been let and will soon open for business.

Grote Business Precinct members and Market Quarter participants will receive an exclusive invite to a special preview and networking function that is to be held at Central Adelaide in May.

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Membership enquiries are welcome. Contact Precinct Coordinator Yvonne Merendi on 0413 381 728

Makeover planned for Adelaide's Grand old Dame of Theatre

Her Majesty's Theatre has been entertaining Adelaide for over a hundred years.

The Grand Old Dame was built as part of the legendary vaudeville circuit. Through two world wars and a devastating depression, through the onslaught of talkies and television, this great theatre has steadfastly served her community.

Her Majesty's was last substantially upgraded in the 1970s but she desperately needs to be improved again for both patrons and artists. Renewing a 100 year old heritage-listed theatre is a real challenge.

Over two years the Adelaide Festival Centre Foundation raised funds to underwrite the purchase of the adjacent 62 Grote Street, so that the seating capacity of Her Majesty's Theatre could be expanded. The State Government provided a grant to complete the purchase.

The additional property will be redeveloped with a modern structure in harmony with the heritage-



listed Her Majesty's Theatre building. There will be three levels of entry with the ground floor providing the main entry points and foyers offering food and beverage facilities.

The rejuvenated structure will provide:

- Increased seating capacity from 970 to approximately 1,500 seats
- New foyer spaces

- Improved disability access
- Contemporary food and beverage outlets
- Upgraded technical equipment and orchestra pit facilities
- New modern bathrooms
- Increased and ongoing employment opportunities for artists and theatre staff due to increased activity and theatre capacity.

South Australians can look forward to no longer having to travel interstate to see major national and international shows, particularly musicals, because we will finally have a venue suitable for staging them.

This revamp is also important to the cultural and entertainment linkage that is being developed from Adelaide Oval through to Gouger Street.

The State Government is providing \$32 million towards the \$35 million project, so the AFC Foundation needs public support to raise at least \$3M in the next 3 years.

South Australian Minister for the Arts, the Hon. Jack Snelling MP will officially launch the Her Majesty's Theatre Renewal Project on stage on Thursday 6 April at 6pm.



President's Message

The recent, sudden passing of our former Vice President, John Warren, has saddened Grote Business Precinct (GBP).

John was also a former Eynesbury Senior College principal who led Eynesbury from 2008 to 2014, and served on the GBP committee during that time before relocating to New Zealand.

John was mountain bike riding in New Zealand when the accident occurred.

A much loved member of our community, John was an intelligent and inspirational leader with a great sense of humour.

We extend our deepest sympathies to John's wife Shannon and others affected by his tragic and untimely death.

On a more positive note GBP was excited by the recent announcement that Adelaide's **Paul Vasileff** has been honoured as **Young Australian of the Year**. Trading under the couture label Paolo Sebastian and operating from

our very own Precinct, Paul's incredible creations are handmade by a dozen locally-employed staff.

Paul has proven that there's no need to relocate to succeed in the highly competitive world of international fashion.

At a State and local government level it is vital that we continue to work with firms to increase aspiration and improve resilience and think globally, this is particularly important given some of the current negativity in South Australia's business community aimed at State Government and the call for less red tape.

Paul Vasileff is an excellent example of this global thinking.

The SA Government and Adelaide City Council are a step closer to enacting its **Laneways Master Plan**, which includes developing a safe and vibrant pedestrian link between the Riverbank Precinct (from the train station), to the Adelaide Central Market.

The laneways have the potential to guide pedestrians and cyclists through beautifully created paved spaces that will incorporate public art, lighting and street furniture. Recent announcements by both Council and the Government suggest that works will soon commence with Bank Street and Topham Mall being first off the rank.

Following a number of years of thoughtful consultation with key stakeholders within the Market Precinct via the Market Precinct Reference Group, Council is moving forward with its future plans for the potential redevelopment of the **Adelaide Market Arcade**.

The arcade is approaching the end of its useful life and with the head lease expiring in 2018, Council considers this a once in a lifetime opportunity to make plans for the future of this significant and important site.

Following its recent public consultation Council will now consider the feedback before a proposed International Expression of Interest campaign, through which it will seek proposals from developers for redevelopment of the site.

Whether you are joining our Association as a member or joining our committee, your involvement will open up a world of contacts, new relationships, professional advice, support and advocacy.

GBP provides our members with a platform for promoting their businesses and activities, as well as a conduit for networking and connecting to the community and the city.

David Buenfeld

New horizons await Deb Lavis

After 31 years of trading in the Grote Business Precinct, the last 17 of them on Grote Street itself, Deb Lavis has sold The Eco Tile Factory.

The inaugural President and a long time committee member of Grote Business Precinct, Deb is looking forward to new business opportunities.

Commenting on leaving the Precinct, Deb said, "I would like to thank you all for your support and loyalty over the past 31 years."

The change of ownership will see the retail store move to Norwood over Easter, although the rear warehouse will remain open to the public until August.

Grote Business Precinct wishes Deb all the best with her new endeavours.



It's all about saving lives



Sudden cardiac arrest is a significant public health issue and one of the leading causes of death in Australia.

Adelaide City Council, supported by SA Ambulance and the Heart Foundation SA, has installed two external, automatic defibrillators for public use.

One can be found at the northern end of Victoria Square/Tarndanyangga (next to the public toilets) and the other is in Rundle Mall.

Heart-shaped sculptures by artist Pat Welke will highlight the locations where the devices are accessible 24 hours a day.

Beauty comes to Grote Street



New on Grote Street, BalaBala Laser Clinic operates with the philosophy that life is not merely living, but living in beauty.

Offering a combination of western and eastern treatments, BalaBala's qualified team includes a doctor, registered nurses, facial therapists, laser hair removal specialists and slimming specialists.

Their range of high quality beauty and body services includes anti-wrinkle injection treatments, dermal filler injections, laser hair removal, skin rejuvenation, facial treatments and semi-permanent makeup.

Gift cards and a selection of special facial packages, including a pampering four week pre-wedding package, are available.

On Level 1, 64 Grote Street, BalaBala Laser Clinic is open 10am till 9pm daily.

Breaking News

After 15 years on Franklin Street, Conservation Volunteers Australia (CVA) are moving to larger premises in the western suburbs.

The moves means CVA State Manager, Tricia Curtis, is stepping down from her roles as GBP Secretary and Grote Eco representative.

CVA has long been an active participant in GBP, with its former State Manager Terry Peacock our Association's President for several years.

Winners excited by holiday prize

Hundreds of entries were received in Market Quarter's Big Santa competition, in which more than 30 local businesses participated.

Nola and Reg from Joslin (pictured) won the major prize, a South Australian holiday package to the value of \$4,000, having found their codeword at Your Child's Nursery.

Their holiday is being arranged through Holidays of Australia and the World. Nola and Reg are tossing up between exploring Kangaroo Island or Pt Lincoln and Eyre Peninsula.

Excited to learn of their competition success, Nola and Reg displayed the "winning" Big Santa as part of their Joslin Street Christmas lights display.

Other prize winners were Abbey from Lockleys, who won an overnight stay at Quest on Franklin, and Franca from Seaton, who won lunch for four people at Coal Cellar + Grill in Hilton Adelaide.



Tricia (right), orders coffee from Danica at the Depot Collective Café in the Joinery.

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