

Winter 2019

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Adelaide West



# GROTE

Business Precinct

Produced by the Grote Business Precinct

## Grote Business Precinct 2019 Annual General Meeting

Wednesday 21st August, 6–8pm

Venue: Uniting Communities' U-City, cnr Franklin & Pitt Streets, Adelaide

You're  
Invited!



U-City is one of Australia's greenest buildings. Be amongst the first to see inside!

You'll also learn what's planned to bring Pitt Street to life, and hear an update on Her Majesty's Theatre.

Members **FREE**. Non-Members \$10 or join on the night.

**RSVP** for catering purposes. SMS Yvonne on 0413 381 728

### Grote Business Precinct

#### Executive

**President**  
Charlene Ackland  
Quest on Franklin

**Vice President**  
David Buenfeld  
Belle Property  
Commercial Adelaide

**Secretary**  
Elizabeth Marks  
Marksman

**Chair, Finance**  
Eileen Fagioli  
Katron Creative

**Coordinator**  
Yvonne Merendi  
WOW Management  
0413 381 728

#### Committee

Richard Armour  
Alex Mandry Legal Group  
Samuel Dickinson  
City Brief  
Rita Franzi  
Radio 5EBI 103.1FM  
Rupert Hallam  
Hilton Adelaide  
Gary Neave  
Uniting Communities  
Alex & Ivan Oulianoff  
Central Market Traders Ass.  
Cos Matteo  
Holidays of Australia  
& the World

Peter Veld  
Kwik Kopy Adelaide  
Craig Wilkins  
Conservation Council SA

**Market Quarter Reps**  
Bill Marles & Kat Lister  
Katron Creative  
8231 0636

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



## President's Report

Advocated by local businesses and supported by the City of Adelaide, the Grote Street Business Association (now the Grote Business Precinct or GBP) was incorporated in May 2000.

With next year marking 20 years of serving our local community, plans are underway to celebrate this milestone event.

On behalf of the Committee, I'd like to personally thank Richard Armour for his commitment to GBP since its formation. As a founding member Richard has played a significant role as the Association's legal advisor and Executive Committee Member.

Sponsored by Messenger Newspapers, the City of Adelaide and Business SA, the City Awards 2019 attracted more than 450 nominations for bricks and mortar businesses in the CBD and North Adelaide.

These awards for excellence recognise creativity, green initiatives, smart business and liveability.

Our congratulations go to Grote Business Precinct member The Foodprint Experience for taking out the Best Green Business Award. Located at the Joinery on Franklin Street this environmentally savvy and sensitive café and catering firm is well worth a visit if you haven't yet been there.

An exciting mixed development project has concluded with U-City, on the corner of Pitt and Franklin Streets, opening its doors.

The building offers a combination of retirement residences, specialist disability accommodation, a function centre, retail spaces and Uniting Communities social services.

An opportunity exists for everyone to take a look inside this stunning carbon neutral building at our upcoming AGM on Wednesday 21st August 6-8pm.

RSVP via SMS to Yvonne on 0413 381 728.

I look forward to seeing everyone there.

Charlene Ackland



## Best Green Business

Congratulations to Melissa and her team at The Foodprint Experience in the Joinery on Franklin Street. They have won the Best Green Business Award in The City Business Awards 2019.

After receiving the prestigious award Melissa acknowledged the commitment and effort of her team saying, "It's great to be recognised for our hard work towards growing an environmentally responsible business in the hospitality sector."

Melissa also thanked the many customers who made the award possible by voting for The Foodprint Experience.

## The Changing Face of Grote Street

In late 2017 construction was completed on the 19 storey, \$70 Million luxury Central Adelaide Apartment complex at 160 Grote Street.

With 250 residential apartments towering over the market precinct and five retail tenancies on the ground floor, the project provided more than 400 jobs during the regeneration of what was formerly the site of a disused bulky goods warehouse.

Now fully sold, this complex houses some 500 new customers for businesses in our Precinct.

Downsizing retirees have acquired a number of the apartments, looking to reap the benefits of city living, along with international students and investors attracting guests through Air B&B. This has created a new micro economy for savvy business operators to capitalise upon.

"Belle Property Commercial Adelaide successfully leased all ground floor retail tenancies at Central Adelaide, and we are now being contacted by new

potential lessee's eager to be around this area because of this new vibrant demographic" says Belle Property Commercial's Retail Leasing Executive Matt Lazarus.

"In particular, we have found with the international students that if technology is embraced and an online delivery service incorporated into the businesses promotional offerings, students who continue studying will be able to enjoy the products on offer by the city businesses" Matt explains.

The commercial tenancy mix at Central Adelaide currently comprises a new medical centre, City Clinic led by Dr Michael Siaw; The Zen Room meditation studio (a tranquil space for busy city workers to meditate); on-point boutique florist Madame Fleur; a fabulous hairdressing salon Hair Stars; and the very popular late-night hotspot Shibui Dessert Bar.

The regeneration of Grote Street is breathing new life into our rapidly developing Precinct.



Left: Belle Property Commercial Retail Leasing Executive Matt Lazarus and Ocean Liu (business owner of Hair Stars, Central Adelaide).

## Member Profile: Richard Armour, Armour & Allen

A founding member of the Grote Business Precinct, Richard Armour of Armour Allen Lawyers is our longest serving Executive Committee Member, a past Vice President and our Legal Advisor.

Championed by local business leaders and supported by the City of Adelaide, the Grote Street Business Association Inc. (GSBA) was incorporated in May 2000.

Deb Lavis of Eco Tile Factory (then) in Grote Street was the inaugural President and Richard Armour has been on the Committee since day one.

Armour Allen Lawyers has 40 years experience in family law, business law, wills, estates and criminal law.

The firm started practising in Pirie Street, moved to Wakefield Street and then relocated to offices in California Place, off Chinatown in 1985. A move across the road to a building that is now part of the redevelopment of Her Majesty's Theatre was next, then around the corner into Rowland Place, before a short stint on King William Street and finally in to premises on Wright Street.

Richard has been instrumental in many significant events in the Precinct's nigh on 20-year history including:

- The change of the Association's name to the Grote Business Precinct inc. (GBP) in 2007;
- Partnering GBP with the Rotary Club of Adelaide West;
- A major re-write last year of the Association's constitution to bring GBP to keep it in-line with current legislation and incorporate provisions enabling the use of modern technology and communication tools in conducting meetings.

On 1st July this year Armour and Allen merged with the Alex Mandry Legal Group, which is situated at 329 King William Street. Richard plans to continue his involvement with the Grote Business Precinct into our twentieth year.

See more of Richard's story on:  
**MarketQuarter.com.au**

*Richard is pictured at a networking function with Grote Business Precinct Past Presidents Tony Stacey (left) and Terry Peacock (right) and Greg Hockuli of CMI Toyota (second from right).*



## New on the Square

A great new bar on Victoria Square, Wild Nectre offers breakfast, lunch and after work options.

Open from 7am Monday to Friday, it has become popular for its Monday and Tuesday schnitzel lunch special and after work drinks on Friday. Wednesdays, try the Masterpiece Burger and beer.

If you work on Victoria Square check out Wild Nectre's Facebook page for its August and September offer. We've heard the coffee is great too.



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# Get Ready for Christmas Now!

Precinct traders – here are two fabulous opportunities to encourage more customers through your doors this Christmas trading season.



Following the success of last year's Christmas lollipop giveaways and instant prizes donated by member traders, Grote Business Precinct is doing it again – bigger and better.



Charity Screening ~ Sunday 15<sup>th</sup> Sept ~1:30pm



Rotary

The Regal Theatre, Kensington Park

\$20 adults; \$12 kids under 15yrs

Details & Bookings at: [RotaryAdelaideWest.org](http://RotaryAdelaideWest.org)

## 5 Reasons to Join Grote Business Precinct

Membership of Grote Business Precinct, one of Adelaide's longest established and most successful precinct associations, comes with plenty of benefits including:

1. You'll immediately be eligible for a free booster listing on our high ranking website [www.MarketQuarter.com.au](http://www.MarketQuarter.com.au)  
Valued at \$66/yr a booster listing includes business name, logo, address, phone number, trading hours, a link to your website and a live Google map;

Getting your business involved this year is as simple as contacting Coordinator Yvonne Merendi by phone on 0413 381 728 or send an email to [Coordinator@GrotePrecinct.com.au](mailto:Coordinator@GrotePrecinct.com.au) and get some Christmas cheer.

The City of Adelaide are once again giving 50 businesses across the CBD the opportunity to have their shop windows professionally dressed for Christmas for **free**.

During November last year 50 windows were dressed by a professional merchandiser creating eye-catching Christmas themed displays that really caught the attention of passersby.

Traders who participated gained transferable skills and knowledge and once the windows were finished, noticed an increase in the number of people who stopped to look at their displays.

Let's get more attractive Christmas retail windows in our Precinct and make this the best Christmas ever! Email [D.Zezoski@CityOfAdelaide.com.au](mailto:D.Zezoski@CityOfAdelaide.com.au) by Friday 30<sup>th</sup> August with your expression of interest.

## Grote Street Upgrade News

The City of Adelaide has upgrading Grote Street between Morphett Street and West Terrace back on its agenda.

Council has budgeted \$1.2M for this significant greening project, which will bring new life to what is the gateway to the City for people arriving by plane, train and from the western suburbs.

Having lobbied for years for this work to proceed, Grote Business Precinct is delighted to support Council's application for additional funding from the State Government.

Works will include water-sensitive urban gardens at intersections, trees planted along the medium strip and the replacement of ageing, existing trees.

2. You'll gain a strong advocate to work on your behalf with Adelaide City Council.
3. You'll receive invitations to networking events, connecting you to the Precinct;
4. Your business will have opportunities to participate in seasonal promotional activities;
5. You'll be eligible for special rates when advertising in the Precinct newsletter;

Contact our Coordinator Yvonne Merendi on 0413 381 728 to learn more.



## We've got a new home

Waymouth Street branch has merged with 80 Grenfell Street.

Our branch is filled with every comfort and convenience and you'll still experience our full range of banking products and services, genuine service and friendly team.

80 Grenfell Street, Adelaide  
Phone 8232 6122  
Mon - Fri 9.30am - 5.00pm

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