

Spring 2019



GROTE

Business Precinct

Produced by the Grote Business Precinct

Landmark Property Sale Announced



The largest ever tract of CBD land is for sale in the heart of Grote Business Precinct.

At nearly 1.8ha, the site (pictured) is occupied by Australia Post's Adelaide Mail Centre and a huge car park. It is expected to fetch above \$40m.

Close to West Terrace, it spans an area between Grote and Gouger Streets, with Blenheim Street as its Eastern boundary.

The land may be sold as a whole or three large allotments. Australia Post workers will move out of

the six-storey building over an 18 month period after the sale is finalised. There is potential for this to become Adelaide's largest ever development site.

"The site's sheer scale, expansive improvements and the myriad of redevelopment and repositioning opportunities provides developers and investors with a once in a lifetime opportunity to secure a gateway site in a precinct that is currently experiencing unprecedented private, institutional and government investment," according to Justin Hazell, of selling agent Colliers International.

Suggested uses floated through major media range from a City location for Flinders University to a site for the new Women's and Children's Hospital or a major mixed use business and residential development.

Grote Business Precinct welcomes redevelopment and activation in the city's West, particularly this area which is adjacent to the gateway to the Western suburbs. Exciting times lay ahead.

Grote Business Precinct

Executive

President

Charlene Ackland
Quest on Franklin

Vice President

Richard Armour
Alex Mandry Legal Group

Secretary

Elizabeth Marks
Marksman

Chair, Finance

Eileen Fagioli
Katron Creative

Coordinator

Yvonne Merendi
WOW Management
0413 381 728

Supported by:



Committee

Robyn Brown
& Ruth Sibley
Adelaide Festival Centre

David Buenfeld
*Belle Property
Commercial Adelaide*

Cathy Chong
Chinese Welfare Services

Samuel Dickinson
City Brief

Rita Franzi
Radio 5EBI 103.1FM

Rupert Hallam
Hilton Adelaide

Cos Matteo
*Holidays of Australia
and the World*

Alex & Ivan Oulianoff
Central Market Traders Ass.

Ravinder Singh
Uniting Communities

Peter Veld
Kwik Kopy Adelaide

Craig Wilkins
Conservation Council SA

Market Quarter Reps

Bill Marles & Kat Lister
Katron Creative
8231 0636

A Historic Move



After 150 years on the corner of King William and Franklin Streets, Australia Post has moved 130m West from its original GPO site to the new \$250m GPO Exchange Office Tower fronting on to Franklin Street.

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



President's Report

With U-City in full operation, GBP was fortunate to experience the incredible facilities firsthand hosting our AGM on August 21st.

We had great attendance and from the City of Adelaide welcomed the Rgt. Hon. Lord Mayor Sandy Verschoor, Councillors Arman Abrahamzadeh OAM, Alexander Hyde and Franz Knoll, CEO Mark Goldstone and other senior members of staff.

We had guest speakers from U-City, Her Majesty's Theatre, City of Adelaide and Luigi's Delicatessen – the latter opening in U-City early in 2020.

With a new Committee elected, I would like to personally welcome the new members: *Cathy Chong* - Chinese Welfare Services and Rotary Adelaide West, *Ruth Sibley* and *Robyn Brown* - Adelaide Festival Centre; and *Damian Peterson* - The Hotel Metropolitan.

I believe they'll add new dynamics to the group and I look forward to working with each of them.

The BHP building opened its doors last month with Australia Post and a new café, *Way Back When*, taking up residence in the grand ground floor.

Central Organic reopened after owners and GBP Committee members, Alex and Ivan Oulianoff completed an extensive renovation incorporating a café to complement their retail store.

With Christmas fast approaching, we'll soon be distributing 2,500 lollipops to the public. There will be plenty of instant win prizes promoting a range of local traders. Offering plenty of exposure, I encourage anyone who's not currently involved to reach out to our Coordinator Yvonne Merendi.

I recently attended my first Mainstreet Conference which featured a range of guest speakers from around the world. It was great insight into retail trends and hopefully some opportunities for us to implement in our own precinct in the New Year.

In closing, I wish you a successful trading period across the festive season.

Charlene Ackland

A Special Gift

Buy a seat and be part of the renewal of Her Majesty's Theatre, the most exciting theatre development in Australia.

Treat yourself to a seat plaque acknowledging your donation or dedicate it to someone special. Go to buyaseat.hermajestystheatre.org.au or email robyn.brown@adelaidefestivalcentre.com.au

Grote Business Precinct Committee member, Rupert Hallam captured this image above of the redevelopment from the rooftop of the Hilton Adelaide.

Her Majesty's Theatre will reopen next year and the first major production will be the international smash hit SIX. The energetic musical presents the stories of the six wives of Henry VIII, portraying them as members of a contemporary all girl pop group.



In Appreciation

A highlight of our Annual General Meeting was having the opportunity to recognise Richard Armour's two decades of service to Grote Business Precinct.

A Solicitor, Richard (pictured far right) has served as an Executive Committee Member, Vice President and the Precinct's legal advisor. He also championed what has become a very successful partnership with Rotary Adelaide West.

President Charlene Ackland made a presentation to Richard on behalf of the Precinct and Cr Abrahamzadeh did so for the City of Adelaide.



It's Time to Get colouring!

The City of Adelaide invites you to enter their Merry Brickmas Colouring Competition.

Enter as many times as you like for the chance to win one of five \$100 gift vouchers for Toyworld Adelaide City. Entries will be judged in the following categories:

- 2 to 4 years ;
- 5 to 7 years;
- 8 to 12 years; and
- 13+ years.

Winning entries will then "come to life" via stop-motion animation and be posted on the City of Adelaide's website and social media platforms for everyone to enjoy.

To enter

Choose your favourite picture from the five choices and decorate your picture with as much colour as you like with crayons, textas, pencils or paint.



Pick up your entry form from participating traders listed on www.marketquarter.com.au

To submit your entries return them to the store where you collected the form or alternatively, scan and email them to: coordinator@groteprecinct.com.au

Entries close at 5pm on Friday 29th November 2019.

The Joy of Giving

Shoppers in the Grote Business Precinct will be rewarded with Santa lollipops again this Christmas.

Watch out for our fun loving Christmas fairy and elf as they give out a taste of Christmas cheer. Some lollipops will be especially sweet. Shoppers need only to look at the back of the lollipop they receive to see if they are instant prizewinners.



Our magical Christmas duo will be out and about:

Fridays 6th and 13th December
from 5.30–7.30pm; and

Saturdays 7th and 14th December,
from 10am–Noon.



Local traders are donating a fabulous and growing array of instant prizes. Our thanks to:

Actors Inc
Adelaide Festival Centre
Arthur Murray Dance Studio
Baby Bay
Bailetti Sports
Hilton Adelaide
Holidays of Australia
and the World
Kwik Kopy Adelaide
SOHO Coffee Roasters
Radio 5EBI 103.1fm
The Hotel Metropolitan
Untethered Virtual Reality



It's not too late for your business to get involved.

Call our Coordinator, Yvonne Merendi,
on 0413 381 728 to discuss this
opportunity to promote your business.



The Central Market Arcade is aiming to bring joy to 1,500 children this Christmas through the Salvos Giving Tree. You are invited to place a wrapped gift under the tree for a child when you next visit the Arcade.



For the diary:

Lighting of the Christmas Tree

Victoria Square / Tarntanyangga

Saturday 30th November, 6.30–9pm

with Carols, Music and Elfy entertainment.



Short on ideas for Christmas? How about a Short Breaks Gift Card?

Choose from 100s of short breaks in SA and around Australia, cruise holidays, rail journeys and more!



Available to purchase **online** at
www.shortbreaksaustralia.com.au

Short Breaks Australia
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For bookings please call 1800 810 910

In store 18 Grote Street,
Adelaide, SA 5000
or call the travel specialists

1800 810 910

Grote Business
Precinct is attracting
attention on

[www.
marketQuarter
.com.au](http://www.marketQuarter.com.au)

Learn how to make
your business part
of the experience

Call **8231 0636**

Council Joins Red Cross to Champion Climate Ready Communities

If you're curious about how we can get ready for changes in our climate as a community, consider becoming a Climate Ready Champion.

An initiative of Australian Red Cross, Climate Ready Communities training will help you understand how the things we love may be affected by our changing climate, and explore what we can do to take action!

The training will include:

- Interactive activities and discussions about being climate ready.
- Local information about climate change projections for southern Adelaide.
- Guest speakers including members from local community groups, businesses, and/or council.
- Practical guidance to deliver activities, and talk about climate readiness, in your community.

The City of Adelaide is hosting a training session on Friday 22nd November, 9.30am to 4.30pm, in the Minor Works Building, 22 Stamford Court, Adelaide (runs off Wright Street).

After the training, it is expected that participants will help spread the climate ready message to their networks and community.

Techniques for engaging and supporting others will be explored during the session.

For more information contact Dani Austin, Community Adaptation Project Officer at daustin@redcross.org.au or phone 0415 695 836.

To book, go to EventBrite.com.au and search for Climate Ready Communities.



Team Effort Supports Those In Need

Rotary Club of Adelaide West members and other volunteers, about 16 in all, visit Adelaide Central Market every second Saturday afternoon to collect food donated by Traders.

The meat, vegetables, fruit, herbs and breads are then delivered to a number of shelters catering for the homeless and women escaping domestic violence. The Traders' generosity is spectacular.

Several Grote Business Precinct members are also members of the Rotary Club. As one of those members, Cathy Chong coordinates RCAW's collection and delivery process.

The Market closes at 3 and everything is delivered by about 4pm. It's a wonderful project.

You may recognise Bill Marles of Katron Creative (far left), who is also a Rotarian. Cathy Chong (below right) with some of her team of volunteers.



WILD NECTRE

CHRISTMAS Functions

November & December

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