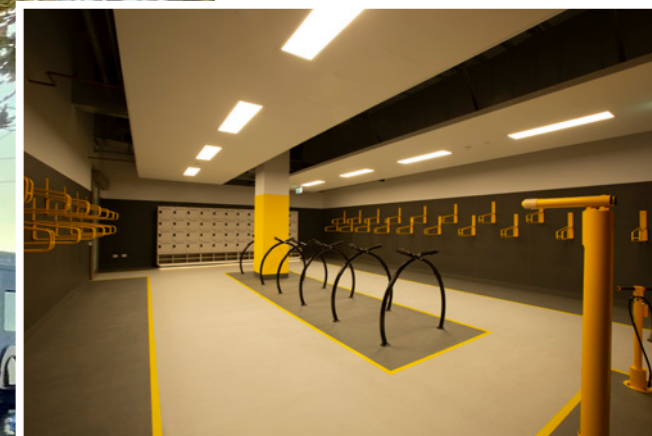


# UNITY IN DESIGN

The 150 Grenfell project took two aging office buildings and reimagined them into a single exemplar of sustainability and adaptive re-use. A unified floor plate was created, a new sixth floor added with a centralised plant level above, and market leading innovations introduced. Destined to be Adelaide's first Carbon Neutral certified office in construction and operation, 6-star Greenstar, Platinum WELL and 5.5 star NABERS ratings are also targeted. Key upgrades include efficient glazing, a new lift lobby with oversized video screens and luxury end-of-trip facilities.

**DEVELOPER & OWNER :** Kambitsis Group  
**MAIN CONSTRUCTION COMPANY :** Built Environs  
**ARCHITECT :** Cheesman  
**STRUCTURAL ENGINEER :** MLEI  
**SERVICES :** BESTEC  
**ESD CONSULTANT :** dsquared Consulting  
**COST CONSULTANT :** RLB  
**CONSTRUCTION VALUE :** \$40 million





The revitalisation of 150 Grenfell Street in Adelaide stands as a testament to Built Environs' expertise in complex construction projects. This significant development involved the complete reconstruction and expansion of two existing five-story office buildings, showcasing Kambitsis Group and Built Environs' ability to seamlessly integrate innovative design, sustainable practices, and efficient project management.

Built Environs' involvement in the project was multifaceted, engaged under a Construct Only delivery model for the primary building elements, while simultaneously taking on a Design and Construct responsibility for the new curtain wall façade. This dual role underscores their holistic approach, integrating design and construction expertise for optimal results.

"The existing services, fit-out and façade were removed and the structural framing modified to accommodate the new design. This included filling in previous lift shafts, creating a single floor plate across the two buildings, and constructing a further sixth floor and all new roof plant," said Eddie Bampton, Project Manager at Built Environs.

Boosted to premium grade, the building now boasts a new ground floor lift lobby, enhanced end-of-trip facilities, upgraded amenities,

and redesigned tenancy lease spaces. A striking new high-performance glazed façade completes the transformation.

This project's complexity demanded exceptional planning and flawless execution from the outset. One standout challenge was the installation of the tower crane base and footing, which required precision engineering within a highly constrained and intricate setup.

Overcoming this hurdle showcased the team's expertise in navigating logistical challenges, setting the tone for a project defined by innovation and meticulous attention to detail.

The project's sustainable design is targeting a 6-Star Green Star Design Review certification and a 5.5-Star NABERS rating. "The sustainable design is market-leading and this type of delivery is likely to become commonplace in the future," Eddie said, in relation to the project's contribution to a more environmentally responsible construction industry.

The development, in comparison to a traditional demolish and re-build saved approx 7621 tonnes of carbon (76% reduction compared to a new build and yielding an 85% decrease in energy consumption) and is seeking to be South Australia's first upfront carbon neutral certified office building.

The 150 Grenfell Street project resulted in approximately 9,300m<sup>2</sup> of lettable space, significantly expanding the building's capacity and enhancing its appeal to prospective tenants, with the development securing a whole building tenant (Royal Automobile Association) on a long term lease. The project's success reflects Built Environs' broader capabilities and commitment to innovative construction practices.

"Built Environs has a long and proud history of designing and constructing significant buildings across Australia and New Zealand. Our experience is diverse and complexity is our forté – delivering projects that demand innovation and creativity for success," said Eddie. Their success is built upon a foundation of investing in talented personnel, employing innovative methods, and leveraging smart technologies.

"We believe in relationships not transactions, developing trusted partnerships with our customers, consultants, subcontractors and suppliers that are built on honesty and integrity – one of our core values," said Eddie.

The transformation of 150 Grenfell Street showcases Built Environs' capacity to deliver high-quality, sustainable buildings that meet

the demands of modern development. Their ability to seamlessly manage complex projects, coupled with their dedication to innovative design and sustainable practices, establishes them as a leading force in the Australian construction industry. Their commitment to client satisfaction, partnered with an emphasis on long-term relationships, is evident in their successful completion of the 150 Grenfell Street development project, a project designed to enhance the way people work and experience Adelaide's city centre.

*For more information contact Built Environs, Level 12, 99 Gawler Place, Adelaide 5000 SA, phone 08 8232 1882, email [be@builtenvirons.com.au](mailto:be@builtenvirons.com.au), website [www.builtenvirons.com.au](http://www.builtenvirons.com.au)*

Below ASI JD MacDonald delivers innovative, durable washroom solutions blending functionality and style, transforming 150 Grenfell Street's amenities.

Below CASF Australia redefined 150 Grenfell Street amenities with Corian® materials, delivering seamless, modern, durable, and hygienic designs.



ASI JD MacDonald provide high-quality washroom and hygiene solutions that combine functionality with sleek, modern design. Known for their innovative and durable products, ASI JD MacDonald has helped transform 150 Grenfell Street's amenities, offering a comfortable and stylish experience for occupants.

“Our goal was to provide products that not only function efficiently but also enhance the overall aesthetic of the building. We believe that high-traffic areas like washrooms should reflect the same standard of quality as the rest of the facility,” said Marketing Manager Rob Shackles.

The company supplied a range of products, including the Turbo Slim High-Speed Hand Dryer, which features a sleek satin stainless-steel finish, providing a fast and efficient drying solution, floor-to-ceiling toilet partitions from the Tranquility Collection, which offer both privacy and a contemporary design, as well as recessed paper towel dispensers from the Roval and Simplicity collections, designed to keep washrooms clutter-free.

“Our Tranquility Collection partitions are designed to provide privacy while maintaining a stylish appearance. We understand that these

spaces require durability and easy maintenance, and that's exactly what we deliver,” added Rob.

ASI JD MacDonald's contribution to 150 Grenfell Street demonstrates their commitment to quality, innovation, and customer satisfaction. Their expertise in delivering high-performance, aesthetically pleasing products has helped set a new standard for commercial washroom facilities in modern buildings. “We're proud to be part of projects like this, where our products can truly make a difference,” Rob said.

*For more information contact ASI JD MacDonald, 13-17 Naxos Way, Keysborough VIC 3173, phone 1800 023 441, email enquiry@asjdmacdonald.com.au, website www.jdmacdonald.com.au*

CASF Australia has elevated the design and functionality of the 150 Grenfell Street redevelopment through its high-quality Corian® materials, bringing a refined, modern aesthetic to the building's amenities.

By supplying Corian® vanities and basins for all male, female, and staff restrooms, CASF Australia helped transform these spaces into sleek, durable, and hygienic environments.

“Our Corian® Solid Surface material provided the perfect solution for a seamless and sophisticated look,” said Emily Camongol, Marketing Coordinator at CASF Australia. This project highlights CASF's commitment to combining innovative design with practical functionality, creating an experience that aligns with contemporary architectural standards.

The Corian® Solid Surface material blends effortlessly into the space and offers a clean, contemporary look. Known for its durability and low-maintenance, the non-porous surface resists stains and bacteria, making it a hygienic and practical choice for high-traffic areas. “The versatility of Corian® allowed for seamless integration, giving the bathrooms a sophisticated, functional aesthetic,” Emily said.

“Our South Australian team partnered with Cheesman Architects to deliver tailored solutions that complemented the overall design concept,” said Emily. The result: a stunning Glacier White Corian® vanity that seamlessly blends beauty and functionality, becoming a centerpiece in the building's restrooms.

CASF Australia streamlined logistics to ensure all materials were delivered to SA Solid Fabricators within just six weeks. “This quick turnaround enabled SA Solid Fabricators to maintain their workflow and complete the project on schedule, streamlining the entire process,” said Emily. The strong collaboration between CASF Australia and SA Solid Fabricators exemplified the importance of reliable partnerships in achieving timely project outcomes.

With its seamless design, low-maintenance features, and Greenguard certification, Corian® was the ideal choice for this project, embodying the balance of form and function.

*For more information contact CASF Australia, Unit 3, 208 Walters Road Arndell Park NSW, phone 1300 795 044, email info@casf.com.au, website www.casf.com.au*

Below Interior fit-out specialists Sakar Constructions completed bespoke carpentry throughout the project including feature foyer, timber fire doors, and wet area accessories.



Below Swart Plastering Services completed 150 Grenfell Street's exterior with durable Dulux Acratex® coatings, ensuring quality results.



Established in 2015, Sakar Constructions, is a South Australian carpentry and interiors specialist. The company has rapidly gained a reputation for its commitment to quality and client satisfaction.

“Our scope of works included the subframing for the feature foyer, the timber and fire doors throughout the building, structural carpentry works and wet area accessories,” said Darius Hashemi, Managing Director of Sakar Constructions. This encompassed a significant portion of the interior fit-out, requiring precision carpentry and meticulous attention to detail.

“Timeframes were a challenge, especially for the foyer, which required a lot of coordination and precise layout for the framing. Coordination with Built Environs and other trades was also crucial for successful project delivery,” said Darius. These logistical complexities demanded efficient planning and excellent communication across all project stakeholders.

Sakar Constructions overcame the complex task of addressing compliance issues with existing fire doors, a critical aspect of ensuring fire safety in the building. To bring the doors up to code, they conducted a thorough assessment to identify deficiencies and

implemented tailored solutions working closely with local suppliers to meet compliance. This resulted in them completing the project ahead of programme and within the budget constraints.

Sakar Constructions’ work at 150 Grenfell Street demonstrates their capacity to successfully execute complex interior fit-out projects within demanding timeframes. Their expertise in commercial carpentry and architectural interiors has been instrumental in delivering high-quality results for a range of clients across various sectors. Their commitment to precision, attention to detail, and seamless collaboration with other trades ensures the successful completion of projects.

Dedication to quality, coupled with their innovative approach, has firmly established Sakar Constructions as a respected player in the South Australian construction industry. As well as having a management team with over 20 years of experience, Sakar Constructions has a large workforce of carpenters who share the companies dedication to quality and client satisfaction on each project.

For more information contact Sakar Constructions, phone 0425 788 241, email [info@sakarconstructions.com](mailto:info@sakarconstructions.com), website [www.sakarconstructions.com.au](http://www.sakarconstructions.com.au)

Swart Plastering Services, a South Australian institution with a rich history spanning over 70 years, completed the exterior render and texture coating in the recent refurbishment of 150 Grenfell Street. Conrad Swart, representing the latest generation of a family legacy in plastering, oversaw the project, bringing decades of experience and a commitment to quality to the landmark redevelopment.

“The scope of work was render and texture coating of the whole exterior,” said Conrad. “We used Dulux Acratex® products to help us to achieve our finish.” Dulux Acratex® coatings is a range of products providing comprehensive solutions for building remediation, repainting, and refurbishment. The choice of Acratex® reflects Swart Plastering’s dedication to utilising high-performance, durable materials.

The Grenfell Street project was straightforward, with elevated works being a familiar task for the team. Swart Plastering’s proficiency in handling complex and demanding projects, ensures consistently high-quality finish they provided.

Beyond the technical aspects, the project held a special significance for Swart Plastering. “It’s nice to give an old building a new lease on

life,” Swart said, expressing a sense of pride in contributing to the preservation and enhancement of Adelaide’s built heritage.

Swart Plastering’s work on 150 Grenfell Street is in keeping with their long-standing reputation for reliable and quality plastering services. The company’s experience extends across a broad range of projects, encompassing commercial, industrial, domestic, housing, and architectural applications. Their ability to effectively manage complex projects, utilise high-quality materials, and meet tight deadlines has earned them a strong reputation within the industry.

Looking ahead, Swart Plastering Services continues to maintain its prominent position in the South Australian construction industry, with various projects currently underway across the state. The company’s legacy, built on generations of experience and a steadfast commitment to quality, ensures they remain a vital contributor to the region’s building landscape for many years to come.

For more information contact Swart Plastering, 280 Gilbert Street, Adelaide SA 5000, email [admin@swartplastering.com.au](mailto:admin@swartplastering.com.au), phone 0418 833 367, website [www.swartplastering.com.au](http://www.swartplastering.com.au)