

THE BENCHMARK IN WORKPLACE EVOLUTION

DEVELOPER : Cbus Property
MAIN CONSTRUCTION COMPANY : Multiplex
ARCHITECT : Woods Bagot
STRUCTURAL ENGINEER : Wallbridge Gilbert Aztec (WGA)
CONSTRUCTION VALUE : \$150 million

83 Pirie Street is a state-of-the-art business destination with a stunning façade, over 20-levels of commercial office space, and includes an opulent fitout, intelligent interior design, floor-to-ceiling windows, expansive panoramic views, hybrid communal spaces, a wellness centre, and a 3-storey car park.

83 Pirie Street, Adelaide is set to become the benchmark in workplace evolution where innovation and productivity are a way of life. Cbus Property has overseen the development for a future Adelaide workforce with a focus on sustainability, wellness, connection to the public community, nature and productivity.

“It’s an incredibly exciting project that has optimised the site’s potential and created a new landmark for the city, as well as reinvigorating the city’s office precinct,” said Cbus Property CEO, Adrian Pozzo.

The key features of the Woods Bagot designed 20 level, A grade office tower includes approximately 30,000m² of commercial office space, a stunning triple height foyer, ground floor retail, a roof top terrace, exceptional connectivity to public transport, amenity and parklands, a 3-storey car park, a wellness centre and premium end-of-trip facilities, and a vibrant retail laneway to adjoining streets and Adelaide’s premier mix of eateries and nightlife.

The modern, flexible and dynamic floor plates transform multiple floor spaces into vertical communities. A stunning façade design, the likes of which have never been seen before in Adelaide, will compliment the current Pirie Street street-scape while setting a new standard for architectural design and visual impact.

Vertical communities are fast becoming the optimal development solution where working, shopping, socialising and relaxing all under one roof. The design of 83 Pirie lends

itself well to adaptations for even greater wellbeing, including increased ventilation, expanding the end-of-trip facilities for active transport choices, and spaces in the lobby for greater work flexibility.

The project’s construction began at the onset of the second year of the COVID-19 pandemic. Practical completion was achieved approximately three months ahead of schedule.

“This has been a fantastically well coordinated project with everyone meeting their timelines,” said Adrian. “The team has been on top of all of the COVID implications. We’ve had close to 2,000 workers involved in this project at various intervals and we’ve been really fortunate with our workforce availability.”

The building will capture several firsts for Adelaide including the first all-electric, carbon-neutral-ready Grade-A commercial building to come online, the first development to be delivered with WiredScore and SmartScore ratings and the first Platinum WELL v2 pilot-certified office tower.

“The development will also have a 6 Star Green Star (Design Review) rating and is an integral part of Cbus Property’s sustainability-leading, net zero carbon (in operation) office investment portfolio,” said Adrian.

Cbus Property acquired the site in February 2018 and specifically targeted government tenants, resulting in the South Australian Department of Infrastructure and Transport (DIT) leasing office accommodation on a 10 year term.

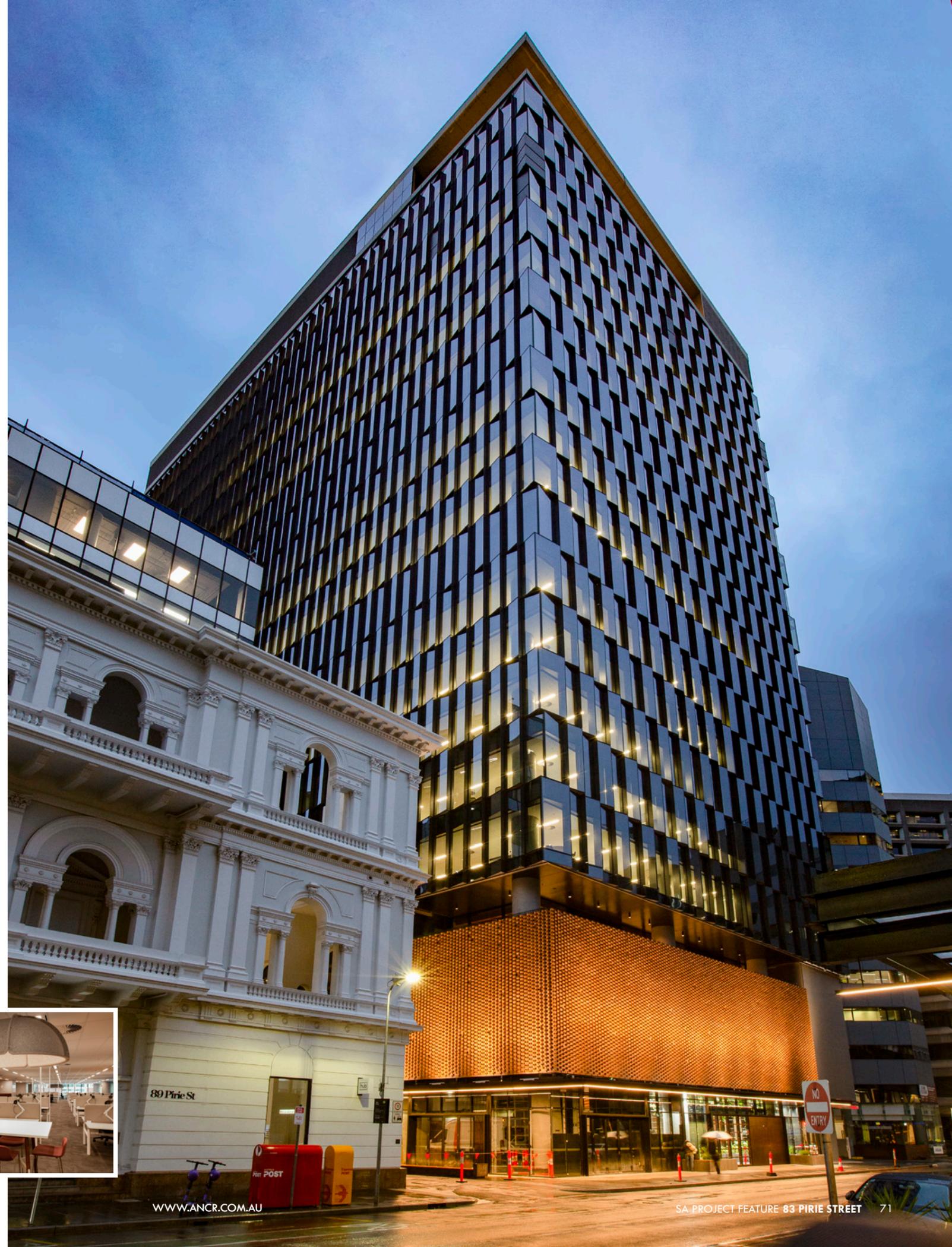
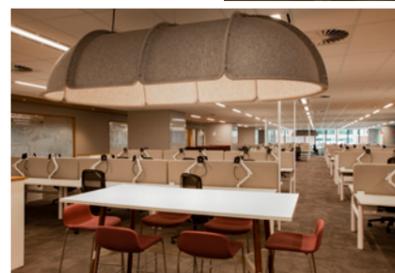
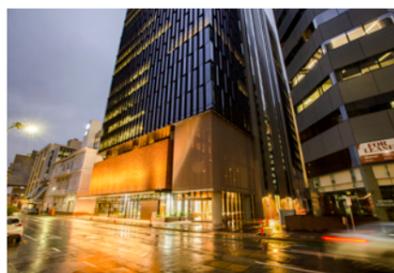
“This creates a sustainable revenue stream for Cbus Superannuation Fund members,” said Adrian. “And bolsters the company’s diverse investment portfolio, which is currently more than 40% occupied by long-term government tenants.”

Cbus Property is a national award-winning property investor and developer responsible for the performance and management of all aspects of the Cbus direct property investment business, with offices in Sydney, Melbourne and Brisbane.

Cbus Property has the expertise to meet the end-to-end requirements of all their diverse clients. Their specialist teams of professionals have the skills to manage every stage of a property project and investment, from acquisition, finance, investment and portfolio management, contracts and planning, right through to architectural design, development management and asset management.

“Our team of professionals has a proven track record for establishing and maintaining harmonious relationships with builders and all other suppliers, ensuring that every project is seamlessly delivered,” said Adrian. “We achieve the best commercial outcome for everyone involved, from our future tenants to the members of the Cbus Superannuation Fund.”

For more information contact Cbus Property, Level 14, 447 Collins Street, Melbourne VIC 3000, phone 1300 319 890, email reception@cbusproperty.com.au, website www.cbustproperty.com.au





Adelaide's central business district has been enhanced with a new, state-of-the-art office development, 83 Pirie Street — delivered by local multi-disciplinary engineering and project management team Wallbridge Gilbert Aztec (WGA). Completed three months ahead of schedule, this unique mixed-use development will enrich the lives of its tenants to offer a modern, flexible, and sustainable work environment.

Collaborating with client Cbus Property, Woods Bagot and Multiplex, the \$150 million project involved WGA's cross discipline expertise, with its Adelaide-based team delivering structural, civil and geotechnical engineering solutions for the multi-storey office building that also encompassed the design of carparks and met the brief of achieving Green Star sustainability certification.

83 Pirie Street is a 21-level office tower with 30,000m² of commercial office space with large flexible floor plates of 1,780m² and 360m² of ground floor and laneway lettable retail space. The building also includes a much-coveted three-storey carpark with 120 spaces, a triple height foyer, a wellness centre, end-of-trip facilities and a rooftop terrace with panoramic city views.

The building was very much designed with sustainability in mind, looking ahead to what the ideal workplace of the future will look like. This includes incorporation of sustainable design features including electric car charging stations, considerable natural light from the building's three street frontages, and drought-

resistant landscaping on the rooftop terrace. The building has achieved energy approvals, including 5.5 Star NABERS Energy 6 Star Green Star Base Building rating and a Gold WELL rating.

Notable features and design elements of 83 Pirie Street

A number of interesting features and facets have been incorporated, including:

- Raking or vertically-inclined columns from ground up to Level 4 – an architectural feature that allows for increased floor area at higher elevations.
- An integrated building maintenance unit – essentially a crane on a rail – to allow for safer façade and window cleaning.
- Ability to withstand a 1-in-1000-year extreme wind or earthquake event, meeting the National Construction Code's Building Importance Level 3 criteria.

Integrated design and construct team led to rapid build efficiencies

The collaborative working relationship between WGA and architects Woods Bagot led to various initiatives that aided in the rapid construction of the commercial building:

- A column grid for the structure worked across the various competing retail, carpark, and office floor types, and allowed for the columns to run continuously through the building. This resulted in the following benefits:
- Transfer structures could be excluded from the building, which resulted in significant cost, material and time gains to the construction works
- A consistent column grid resulted in efficient and cost-effective floor plate design, which was replicated throughout the building
- By incorporating car parking levels above ground floor, this offered significant cost and time savings to the project while also mitigating the risk of encountering contaminated material during the excavation of the basement levels if underground car parking had been required.

Precast Concrete Elements

Early in the design and construct phase of the project, Multiplex identified concrete elements that could be precast offsite, rather than being poured onsite. This allowed for both time savings to the overall program of works and reduced manual handling onsite, reducing occupational health and safety risks during construction.

Multiple Façade Types

The architectural design called for multiple façade types throughout the building. Each façade required unique structural responses from the base building, however, WGA's design team could meet façade load requirements without requiring significant changes to the overall structural design.

Combined, these initiatives assisted Multiplex to achieve its fastest rate of constructability ever achieved on a multi-storey building project and in it completing the build three months ahead of the original contracted schedule.

The anchor tenant for the building is South Australia's Department for Infrastructure and Transport, consolidating the department's seven city locations into one when the lease agreement for 10 floors begins in 2023.

A prime location, high end facilities and smart approach to office design, 83 Pirie Street is forecast to be one of the most coveted commercial properties in Adelaide's central business district.

With offices located across Australia and New Zealand, WGA's buildings portfolio is ever expanding, with major projects currently underway for public and private sector clients across health and aged care, education, commercial, retail and justice.



For more information contact WGA, 60 Wyatt Street, Adelaide SA 5000, phone 08 8223 7433, email adelaide@wga.com.au, website www.wga.com.au



Below Ceiling and Wall Contractors installed the ceilings and partitions, feature timber ceilings and more at 83 Pirie Street.



Ceiling and Wall Contractors are a specialist contractor operating in the supply and installation of ceilings and walls. The company was contracted to install the ceilings and partitions, feature timber ceilings, Blackbutt framed windows and doors and carpentry for 83 Pirie Street.

Over 12 months, they had a team of 104 staff who worked on the project, along with Key Partners Knauf Gypsum, Rondo Building Services and Atkar.

Ceiling and Wall Contractors are a proud Australian owned company who have been in operation since February 1992, with a full time office in South Australia and Western Australia. Ceiling and Wall Contractors are able to provide, supply and install suspended ceilings, steel stud partitions, fire-rated systems, acoustic systems, insulation, Barrisol ceilings, internal aluminium windows and doors and general fitouts in the commercial construction market.

With a team of 120 staff, they take pride in constructing high quality facilities in a timely and economical manner. Ceiling and Wall Contractors have extensive experience and a wide range of clientele. They are able to tailor various procurement strategies to meet the specific needs of their clients and their projects.

The company is committed to a corporate philosophy of quality, integrity, hard work, and teamwork, collaborating closely with their partners, keeping high standards in quality, efficiency, responsibility and sustainability.

Projects include the award winning Flinders Student Hub, South Australia Health & Medical Research Institute (SAHMRI), Adelaide Botanic High School, Adelaide Convention Centre, Adelaide Oval Western Grandstand, Australian Tax Office, Bendigo and Adelaide Bank, Crown Hotel, CMAX, Colonnades Precinct, David Jones, Fort Largs Police Academy, Lyell McEwin Hospital, Rundle Place, Sage Hotel, University of South Australia, and the Youth Training Centre.

Projects Ceiling and Wall Contractors are currently working on are the Australian Bragg Centre and AIR 555.

For more information contact Ceiling and Wall Contractors, 55 Hampton Road, Keswick SA 5035, phone 08 8292 6600, email luke@ceilingandwall.com, website www.ceilingandwall.com