

# 1 Shelley Street Sydney



## Facts

<b>CLIENT</b>	Morgan Stanley/Charter Hall
<b>LOCATION</b>	1 Shelley Street, Sydney NSW
<b>PROJECT SIZE</b>	33,000sqm
<b>COMPLETION</b>	March 2025
<b>BASE BUILDING ARCHITECT</b>	Woods Bagot
<b>INTERIOR DESIGNER</b>	Woods Bagot
<b>CONTRACTOR</b>	Buildcorp

## Project Overview

Charter Hall is the owner of this existing 11-storey, A-Grade commercial office building in the Sydney CBD.

As part of the commitment to its Tenants, Charter Hall had pledged to undertake a base building refurbishment and upgrade.

The Works will include new end-of-trip facilities, activated lobby spaces, new entry to building, terrace upgrades and some on floor works.

The architectural design was undertaken by Woods Bagot who have a significant track record of delivering high quality design solutions for A-Grade commercial buildings.

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### The Problem

To ensure the building is attractive to key tenants, Charter Hall had identified the need for major upgrades to meet current PCA A grade, industry best practices, and Charter Hall standards. These upgrades enabled the building to align with the highest standards of quality, functionality, and sustainability, making it an appealing and desirable option for potential tenants.

### Our Solution

Solutions Consulting Australia was engaged by Charter Hall to manage all aspects of the asset upgrade as well as undertake development, project management, and superintendent roles. Solutions Consulting Australia used their existing knowledge of the building and design experience to ensure the scope of work could be delivered within Charter Halls budget and time requirements.

Solutions Consulting Australia offered a comprehensive range of services that covered all aspects of the project, including but not limited to:

- securing all necessary authority approvals
- managing the design process
- providing value engineering and design optimisation services
- coordinating the consultant team
- managing the tendering and procurement of the principal contractor
- providing superintendent, commercial, and retail tenancy coordination services.

Our team has the expertise and experience to ensure the successful delivery of your project, from start to finish.





# SOLUTIONS CONSULTING AUSTRALIA

## Contact

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## Disclaimer

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