



CO-ORDINATING COMPLEXITY IN MIXED-USE URBAN PROJECTS

DEVELOPER : GEOCON
ARCHITECT : Fender Katsalidis
Photographer: David Castro

Geocon's The Grande delivers a landmark mixed-use precinct in Canberra's CBD, comprising three towers with 332 apartments, premium penthouses, and active street-level retail. Integrated amenities, complex shared podium construction, and refined detailing demonstrate Geocon's capability to deliver high-density urban living through coordinated design, engineering, and construction excellence.

Geocon's latest project, **The Grande**, brings a bold new vision of luxury urban living to the heart of Canberra's CBD. Designed to integrate residential, commercial, and lifestyle elements within one cohesive precinct, the development reflects Geocon's hallmark approach, combining architectural ambition with construction precision to shape the evolving Canberra skyline.

"The Grande is a project that brings a luxury mixed-use precinct into Canberra's CBD," said Ned Pattinson, Director of Operations (Construction), Geocon. "The vision was to create a place that looks impressive yet also functions efficiently for residents. From the outset, we set out to combine residential, retail, and lifestyle spaces in one precinct, demonstrating how construction innovation and good design can come together."

The Grande comprises three towers built over a shared basement and podium, containing 332 apartments in a mix of one, two, and three-bedroom layouts, along with three premium penthouses. At street level, three commercial tenancies connect the precinct seamlessly to London Circuit, enhancing pedestrian activity and neighbourhood vibrancy.

"We wanted to create spaces that extend the experience of home," Ned explained. The development includes a rooftop pool and pavilion, a gym and yoga studio, cinema, co-working lounge, dog-wash area, library, and landscaped terraces. Delivering such a range of high-traffic communal spaces required meticulous planning to ensure structural capacity, waterproofing integrity, and seamless integration of building services, while maintaining a consistently premium finish throughout.

From a construction perspective, the rooftop pool and pavilion required complex engineering to ensure waterproofing and load-bearing performance without compromising aesthetics. Inside, Geocon's team paid equal attention to acoustic treatment and finishing quality in the gym, yoga studio, and cinema, ensuring that amenity areas met the same standard of craftsmanship as the residential spaces.

"The shared spaces such as the co-working lounge and landscaped terraces really highlight how construction quality and detailing can elevate amenity outcomes," Ned said. "It's about delivering spaces that look great and perform well long-term for the residents who live there."

Building three towers concurrently within a dense CBD site demanded precise logistics and co-ordination. "Access and material movement were major constraints, so we implemented a detailed materials-handling strategy that allowed simultaneous vertical progress across the buildings while minimising disruption to surrounding roads," explained Ned.

Close collaboration between design, engineering, and on-site teams ensured smooth sequencing and adherence to the program, despite tight working conditions. Geocon's integrated project delivery model allowed agile decision-making and consistent oversight, keeping the build on schedule and to specification.

In line with Canberra's growing focus on environmental performance, The Grande incorporates a range of sustainability features. The façade blends double-glazed window systems, aluminium panels, terracotta cladding, and feature columns, balancing durability, energy efficiency, and architectural sophistication. Passive design principles maximise natural light while maintaining thermal comfort, reducing reliance on mechanical cooling and heating.

Geocon's emphasis on integrated urban precincts also supports long-term sustainability by reducing car dependency and promoting connected, walkable communities. The building's mixed-use character encourages active street life and ensures its longevity as a vibrant urban hub.



"From a construction perspective, we're proud of how efficiently the program was delivered, given the scale and complexity of the site," Ned said. "The project stands as another example of Geocon's capability to deliver large mixed-use builds on time and to a high standard, strengthening the city's skyline and setting a benchmark for future urban projects in Canberra."

With its combination of bold architecture, refined interiors, and resort-style amenities, The Grande exemplifies Geocon's enduring mission: to design and construct places where people can live, work, and thrive within the heart of the capital.

For more information contact Geocon, Level 6, 82 Northbourne Avenue, Braddon ACT 2612, phone 02 6255 0430, website www.geocon.com.au

NO RUBBISH: DELIVERING WASTE-MANAGEMENT INFRASTRUCTURE

Wasteman Servicing was engaged to deliver the waste-management infrastructure for The Grande, installing dual garbage and recycling chute systems aligned with the project's waste strategy, fire-safety requirements, and operational constraints of a dense CBD development.

Wasteman Servicing specialises in the design, installation, and ongoing servicing of waste chute systems for high-density residential and mixed-use developments. Working closely with builders and consultants, the company delivers compliant, buildable solutions that integrate seamlessly with construction sequencing, fire safety systems, and long-term building operations.



"Our scope included supplying and installing 510mm diameter lagged galvanised dual garbage and recycling chutes across the building," explained Elie Mizhar, Director of Wasteman Servicing. "This covered all levels, including the lower ground discharge into the collection room."

The system included fire-rated stainless steel chute doors on every level, vent installations extending above roof height, wash-down flushing systems, compliant access hatches for maintenance, NRD isolation rubber mounts, and sprinkler provisions at every floor.

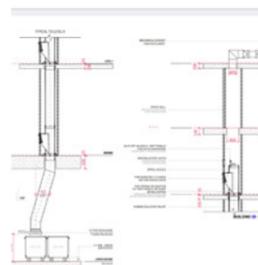
The collection room itself featured a two-chute offset configuration designed to safely separate waste streams, with gravity-closing A-Type discharge doors suitable for 2m³ bins. These doors are engineered to close automatically in the event of fire, supporting occupant and building safety.

"The chutes were custom made and Australian designed. We're proud to be locally manufactured and to provide solutions that meet the specific needs of each development," said Elie.

While the scale of installation spanned multiple floors, the delivery process was smooth and well coordinated. "There were no issues with access or programming. We delivered our works on time and met the builder's schedule and compliance requirements," explained Elie.

Wasteman Servicing delivers garbage chute installation, cleaning and maintenance services across Sydney, supporting both planned servicing and reactive works.

"We are currently the leading company for chute cleaning and servicing, and the preferred contact for blockages and breakdowns," Elie said. "Competitive rates and skilled technicians are what keep our clients coming back."



Below Capital Doorworks delivered technically precise roller shutters and access doors at The Grande, ensuring safety, reliability, and coordination.



SEAMLESS ACCESS SYSTEM DELIVERY FOR LARGE-SCALE MIXED-USE DEVELOPMENTS

Capital Doorworks applied its engineering, manufacturing, and electrical expertise to supply and install roller shutters and access doors across The Grande, supporting safe, reliable, and coordinated access throughout the building.

The Grande's waste rooms and basement car parks required reliable, and technically precise solutions that supported operational efficiency, fire compliance, and long-term functionality.

The company's scope included one roller shutter to the waste collection room on the lower ground, two fire-rated roller shutters, one roller door servicing both the lower ground and Basement 1 waste collection rooms, three roller shutters for the penthouse parking area, and one roller shutter to the basement carpark entry.

Capital Doorworks' extensive experience on large-scale mixed-use developments involving integrating mechanical, electrical, and structural elements ensured seamless coordination across a complex, multi-level development with high-performance system needs.

"What really stood out on The Grande was how all divisions of our company came together as one team. Our shutter project manager

worked closely with the roller door manager and the manufacturing team, who supplied the structural steel and flashings for the penthouse doors. Meanwhile, our electricians installed steel logic boxes, keypads, and four uninterrupted power supplies to complete the integration," explained Sally Bowman, Finance Manager at Capital Doorworks.

Each installation was engineered to meet strict fire, safety, and functionality requirements, ensuring reliable operation across all access points. The result is a seamless system that complements The Grande's architectural design while enhancing the building's operational efficiency and safety.

Capital Doorworks continues to apply its expertise to complex, large-scale developments across the ACT. Current projects, including Olea in Gungahlin and The Eastbourne in Campbell, showcase the company's ability to deliver technically precise access solutions that meet safety, operational, and architectural requirements, reinforcing its role as a trusted partner in high-performance building projects.

For more information contact Capital Doorworks, phone 02 6260 2252, email info@capitaldoorworks.com.au, website www.capitaldoorworks.com.au



INTEGRATING REINFORCEMENT SERVICES WITH CONSTRUCTION SEQUENCING AND SAFETY

XYHHY Reinforcement delivered structural precision and reliability on The Grande by Geocon from the ground up. The company's steel fixing services, disciplined safety processes, and a technically skilled workforce, ensured efficient sequencing, quality and programme requirements for the structural integrity of the project.

With a longstanding collaboration with Geocon, XYHHY has supported multiple landmark developments across Canberra. This familiarity with the client's expectations and project workflows enabled seamless integration into The Grande's construction team, allowing the team's technical expertise in reinforcement placement, sequencing, and safety coordination to be applied efficiently and consistently across the project.

"Our scope on The Grande involved comprehensive steel fixing services," explained Director Purevjav Bataa (PJ). "While we didn't face any major logistical challenges, maintaining our standards for safety, quality, and accuracy remained our top priority throughout the project."

Safety forms the foundation of XYHHY's culture, with each morning onsite beginning with a pre-start meeting led by the day supervisor,

ensuring every worker is equipped with the correct PPE and fully briefed on potential hazards. This disciplined approach to safety and communication constitutes to maintaining consistent quality outcomes on site.

In addition to practical experience, XYHHY supports ongoing professional development. Several team members hold civil construction, design, and project management qualifications, enabling the company to combine operational expertise with rigorous technical knowledge.

PJ attributes the company's success to its dedicated and experienced team. "We're most proud of our teamwork, our experienced supervisors, and our work performance. Structural accuracy and time management are what we do best," he said.

For more information contact XYHHY Reinforcement, 253 Nourthebourne Avenue, Lyncham, Canberra, phone 0401 651 681, email pj@xyhhy.com.au, website www.xyhhy.com.au