

83 Pirie Street, Adelaide

Setting a Benchmark in Workplace Evolution

CASE STUDY

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83 Pirie Street, Adelaide

COMMERCIAL

THE CLIENT

83 Pirie Street is a commercial office building located in the Adelaide CBD, owned by CBUS Property and managed by CBRE.

Supplier: SA Lighting – a trusted supplier of Harcroft-branded lighting products, providing Evolt’s heritage lighting line across South Australia.



LOCATION

83 Pirie Street, Adelaide



COMPLETION DATE

2022



TYPE

Wired



SCALE

30,000 sqm



CONTROLLERS

18 zencontrol Application Controllers
198 zencontrol Application Controller Pro, 3 Ch.
3 zencontrol Blind Relays
942 zencontrol PIR sensors
76 zencontrol LCD Touchscreens
139 zencontrol zc-switch



FITTINGS

Approximately 8,000 DALI-2 light fittings

PROJECT OVERVIEW

Adelaide has a new business heart at 83 Pirie Street—a sophisticated workplace where innovation and productivity are central to daily operations. Ektor, the commercial lighting brand of Evolt, provided an advanced lighting solution that meets the building’s high standards in performance and efficiency. With over 4,000 Harcroft troffers installed – a heritage brand under Evolt – installed alongside Ektor emergency and utility lighting, this project integrates with zencontrol’s control system. Evolt’s commitment to quality and advanced manufacturing practices, led by its Australian-based Evolt Manufacturing facility, ensured the smooth execution and reliability of this installation. This cutting-edge solution was recognised with a DALI award, marking it as the only Australian project to receive this honour in 2022.

KEY STAKEHOLDERS

BESTEC

Electrical engineer

WOODS BAGOT

Architect

ION ELECTRICAL

Contractor

MULTIPLEX

Builder

bluebottle

Commissioning

SA LIGHTING

Supplier

CBRE

Property manager



CLIENT GOALS & REQUIREMENTS

The main goal was to establish a lighting system that prioritised energy efficiency, safety and operational intelligence. Building management sought a solution that unified emergency and general lighting under a single, future-ready system, offering advanced analytics and streamlined management.



CHALLENGES

SYSTEM INTEGRATION

Uniting general and emergency lighting into one DALI-2 compatible platform was essential to simplify management and reduce maintenance.

SENSOR SENSITIVITY

Some initial sensor placements caused false triggers due to nearby HVAC systems, but diagnostics helped quickly pinpoint and resolve the issues.

USER COMFORT

To meet diverse tenant preferences for lighting levels, adjustments were made to reduce glare and enhance comfort across various work areas.

SOLUTIONS

HARCROFT TROFFER LIGHTS

Installed throughout multiple floors, Harcroft troffers featured built-in sensors, providing broad coverage and reliable data on energy consumption. Made in Australia at Evolt Manufacturing's facility, these troffers are engineered to meet strict performance standards, giving building managers reliable, real-time insights.

EKTOR EMERGENCY LIGHTING

The DALI-2 integration extended to Ektor's emergency systems, including exit signs and ledfires, which were equipped with heatmapping and fault diagnostics to ensure rapid response and continuous functionality.

zencontrol

Partnering with zencontrol, our lighting products were managed centrally through an advanced interface. This allowed building operators to monitor energy use, adjust for tenant comfort, and benefit from data-driven insights on energy performance.

PRODUCTS MIX



HARCROFT FALCON 2

24.7 W Troffer with PIR Sensor



EKTOR MERCURY ADVANCED

Emergency Exit 24M



EKTOR MERCURY WP CASE

Weatherproof Case for Mercury Exit Signs



EKTOR RAZOR ADVANCED

Emergency Exit 24M



EKTOR LEDFIRE PRO

Professional Emergency Luminaire



EKTOR LEDFIRE SM PRO

Professional Surface Mounted Emergency Luminaire



EKTOR UMBRA PRO IP65

Professional IP65 Weatherproof Batten



ZENCONTROL DALI-2 PIR SENSOR

DALI-2 PIR Sensor



PROJECT EXECUTION

The installation was completed in stages, navigating challenges such as sensor adjustments and daylight optimisation. Ektor's adaptable DALI-2 platform handled layout adjustments smoothly, supported by close collaboration with partners like bluebottle and Bestec, who ensured swift responses to technical needs and system refinements.

RESULTS & BENEFITS

ENERGY EFFICIENCY

Integrated sensors and real-time tracking helped the building achieve significant energy savings. The Harcroft troffers, covering 70% of the building, allowed for efficient lighting control and precise energy management.

TENANT SATISFACTION

Adjusting lighting levels to 80% reduced glare and improved tenant satisfaction, especially among public sector tenants who were sensitive to lighting levels.

EFFICIENT MANAGEMENT

The unified DALI-2 platform reduced the need for separate emergency and general lighting software, simplifying maintenance and lowering installation costs.

STAKEHOLDER FEEDBACK

RICHARD MASSIE, CBRE

"The integration with zencontrol and Ektor has provided valuable insights for energy management, helping us make adjustments quickly and effectively. Tenant feedback has significantly improved since we installed the new system."

SIMON YOUNG, BESTEC

"Working with Ektor and Evolt was straightforward. The DALI-2 system's flexibility allowed us to address challenges in real-time, making it a reliable choice for this project's needs."

ANDREW MENZIES, BLUEBOTTLE

"Real-time energy tracking across the entire system made a noticeable difference. Having everything integrated into one DALI-2 platform kept installation and monitoring efficient for the team."





With a **6 Star Green Star**, **6 Star NABERS**, and **Gold WELL** rating, 83 Pirie Street sets a new benchmark in sustainable design as Adelaide's first building ready for all-electric, carbon-neutral operation. Notably, it stands as Adelaide's first commercial and retail mixed-use building to **completely avoid natural gas**.



CONCLUSIONS & LEARNINGS

The 83 Pirie Street project demonstrates how Ektor and Harcroft, supported by Evolt's local manufacturing capabilities and technical expertise, delivers dependable, efficient lighting solutions. By combining robust technology with thoughtful design, Evolt has set a new standard for commercial lighting that aligns with modern workplace needs.

Ready to explore advanced lighting solutions for your next commercial project?

Contact our team to learn more about Ektor's range of commercial lighting options, supported by Evolt's manufacturing excellence.