

**OLSK®**



WE'RE NOT LIKE  
OTHER ARCHITECTS.  
WE'RE NOT LIKE  
OTHER INTERIOR  
DESIGNERS. AND  
WE'RE CERTAINLY  
NOT LIKE OTHER  
BUILDERS.

**WE CALL OUR  
UNIQUE APPROACH  
THE OLSK<sup>®</sup> WAY.**



Innocent Bystander, Yarra Valley, Melbourne









Star Health, St Kilda, Melbourne

# HANG ON...

## What's The OLSK® Way?

In the mould of Kubrick, Hitchcock and Chanel, we're passionate auteurs. That might seem like an odd comparison, but bear with us...

Our exceptionally talented team strive to create truly unique and memorable spaces. But we're not like other Architects, we're not like other Interior Designers and we're certainly not like other Builders. We describe ourselves as 'Master Architects' – harking back to the glory days of the industry. Back then our modernist heroes Frank Lloyd Wright and Le Corbusier didn't just supply plans and walk away, they 'directed' the builders. They invented construction methods and oversaw the entire process, and that's why their execution was so pure.

We have a raw passion for not just what we do but for the finished spaces – the vision. We care about delivering your project defect-free and we care about the experience of the user. We believe there's no one else in the market who can do it like we do – from planning application, to design, to site management – we keep an eye on every detail so you can relax.

We're with you from the start to the finish, and for many years after. Your success is our success, and we treat your projects like they are our own. It's this holistic approach that defines The OLSK® Way.

# WE CREATE BREATHTAKING + AWARD-WINNING SPACES

We're proud that we've been nominated for a number of awards over the years. And we've won a few too! We believe the secret is in going the extra mile for our clients.

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2020 — Nominated for Emerging Designer at IDEA Awards  
2020 — Chiseled Hair won Gold in the Melbourne Design Awards  
in the Retail Category  
2020 — Chiseled Hair shortlisted in the Inde Awards





The Hamptons Bakery, Hampton, Melbourne



# WE'RE WITH YOU... FROM START TO FINISH

We're architects and we're builders too. That unique fact means complete flexibility for your projects, and ultimately great business outcomes.

We plug into your project when you need a builder who gets the design process, and can be the link between design and delivery. We love to offer a full end-to-end, Design and Construct service, which we know from experience is great for us, and for you. It helps your bottom line, because constant monitoring of the balance between your budget and build quality means clarity on financials, from permit approvals to delivery.

We work to budgets and we're transparent about our costs, reducing risk and saving our heads, and yours. We hate hidden costs as much as you!

We thrive on projects where we can get into the minds of the client and think like them, meaning complete ownership and a sense of achievement, as we help your business to grow. We listen, we communicate difficult problems, we avoid secrecy and our biggest hope – that we can enjoy a beer and a hug at the end.





Working with OLSK® is a collaborative process, where our A-team works closely with yours to realise your vision.



# WE DELIVER HEAD-TURNING QUALITY

We're specialists in designing and building truly unique projects. Exceptionally detailed and beautiful, with a noticeable level of craftsmanship.

Our attention to detail is second to none, because when we're immersed in your project it's like it's our own. When we're supporting architects as a construction partner our design background gives us an appreciation of the nuances of the project.

We're not just 'doers' but a switched-on team of all-rounders who can join the dots between design and delivery with ease. At the end of the day it makes us as happy as you when our spaces turn heads – of passers-by, or the international design press.





Chiseled Hair, Bentleigh, Melbourne

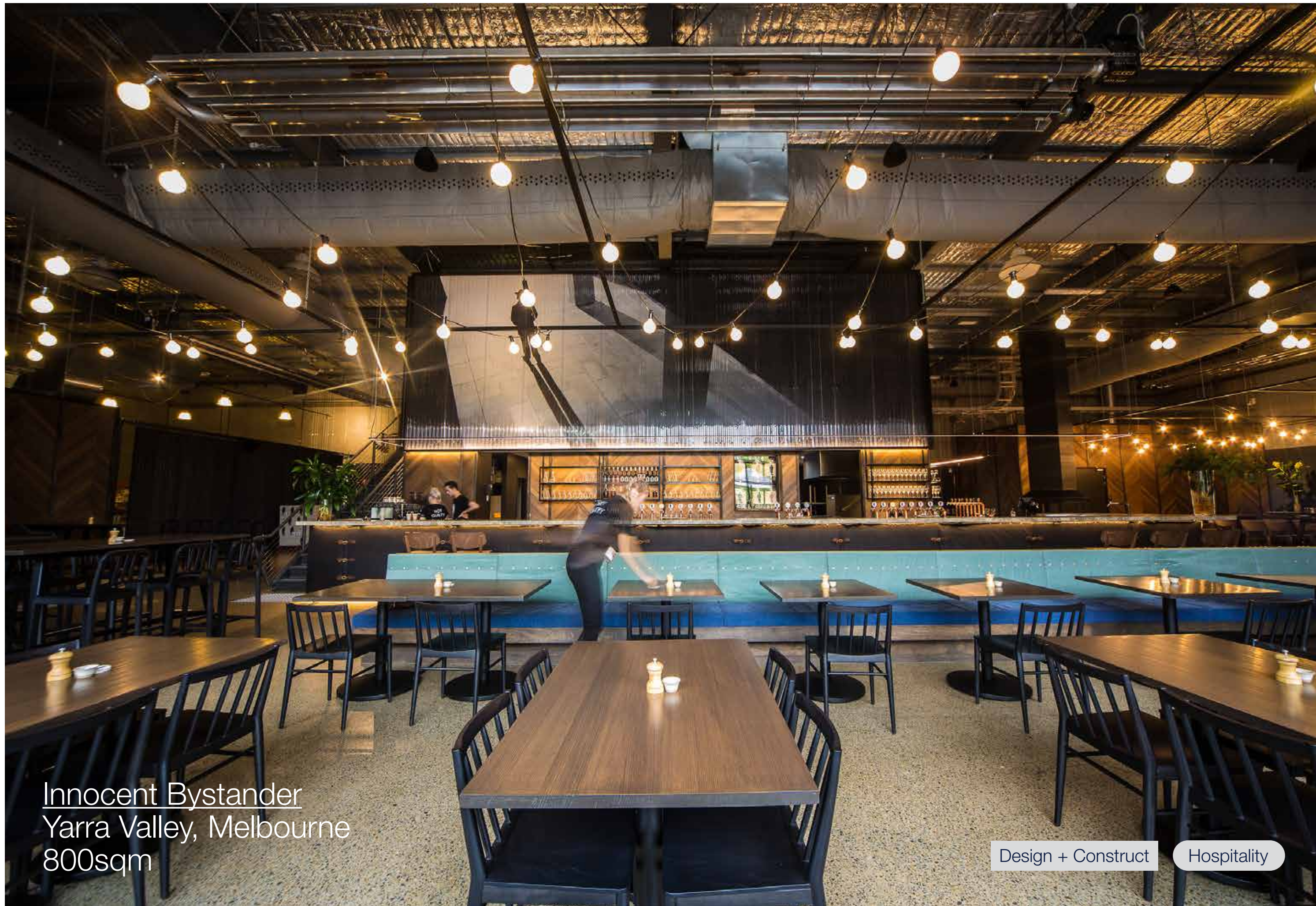


## Hospitality & Retail Spaces

If we've got a specialty it's hospitality and retail. We love the process, we love the challenges and we love the result. Visiting these spaces for years to come makes it extra special for us.







Innocent Bystander  
Yarra Valley, Melbourne  
800sqm

Design + Construct

Hospitality





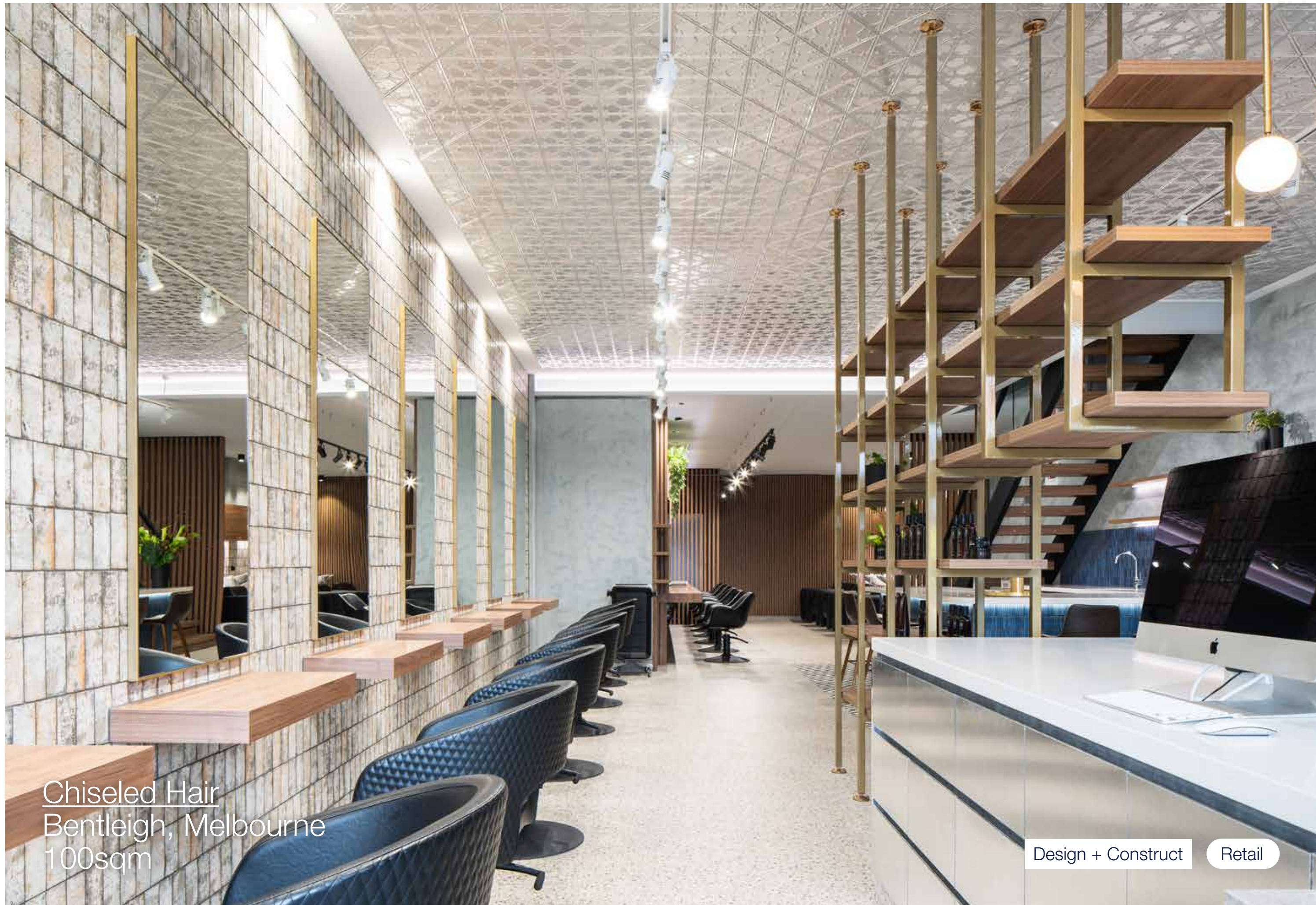
“This project was all about industrial materials – chevron timber panelling, feature stone tops, Driza-Bone leather bar front and stained ply joinery. A seven metre high logo graffitied on the front timber facade was a great way to bring brand to the space and a five metre-high north-facing glazing infill and feature lighting takes care of the mood.”

—Jared King, OLSK®



Created in collaboration with Cumulus Studio, Innocent Bystander is part of the portfolio of one of Australia’s largest wine producers, Brown Brothers. Innocent Bystander creates wines that are delicious expressions of what they love to make and drink. The Winery is perfect for exploring iconic varieties from their home in the Yarra Valley as well as from elsewhere in Victoria.



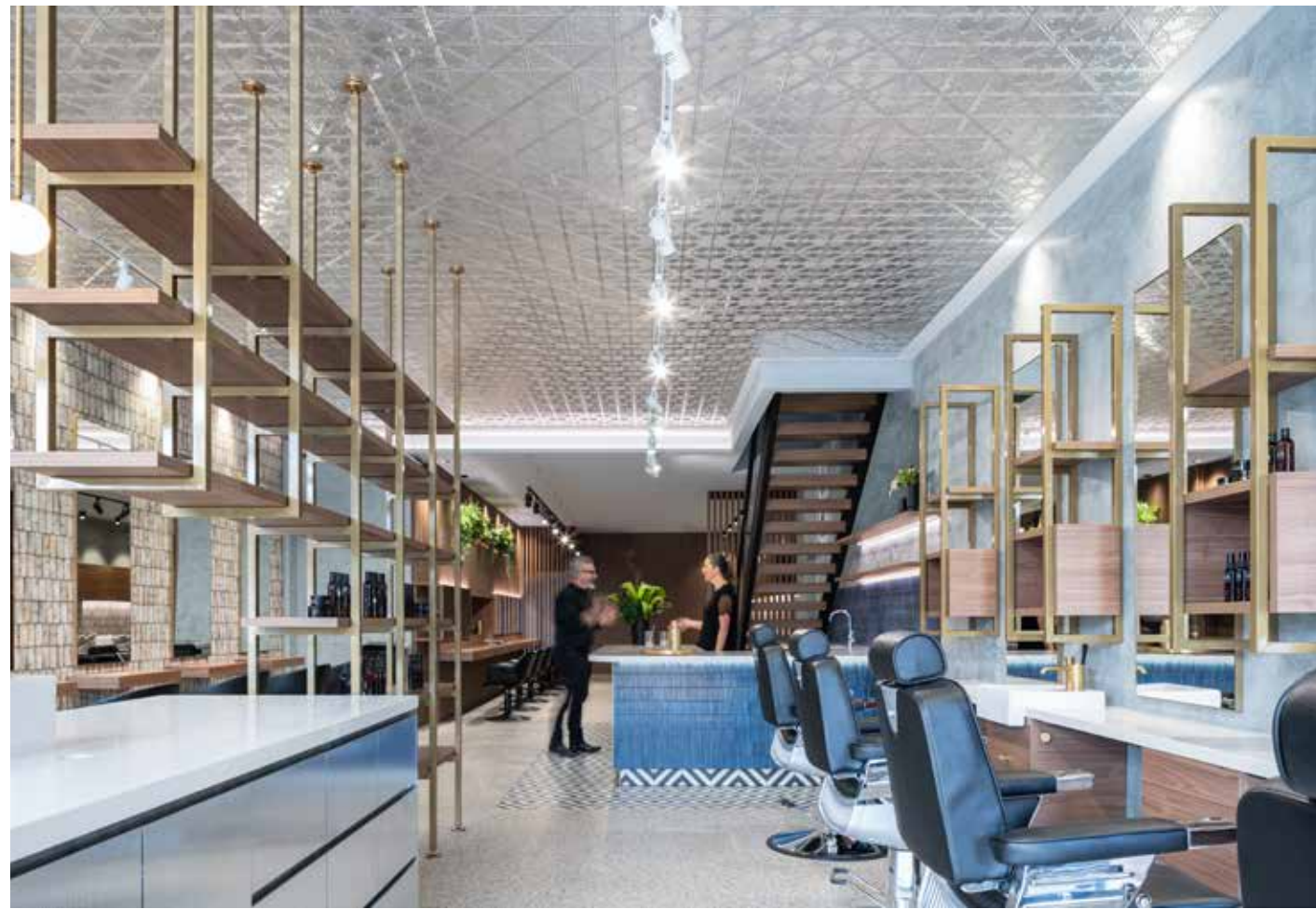


Chiseled Hair  
Bentleigh, Melbourne  
100sqm

Design + Construct

Retail





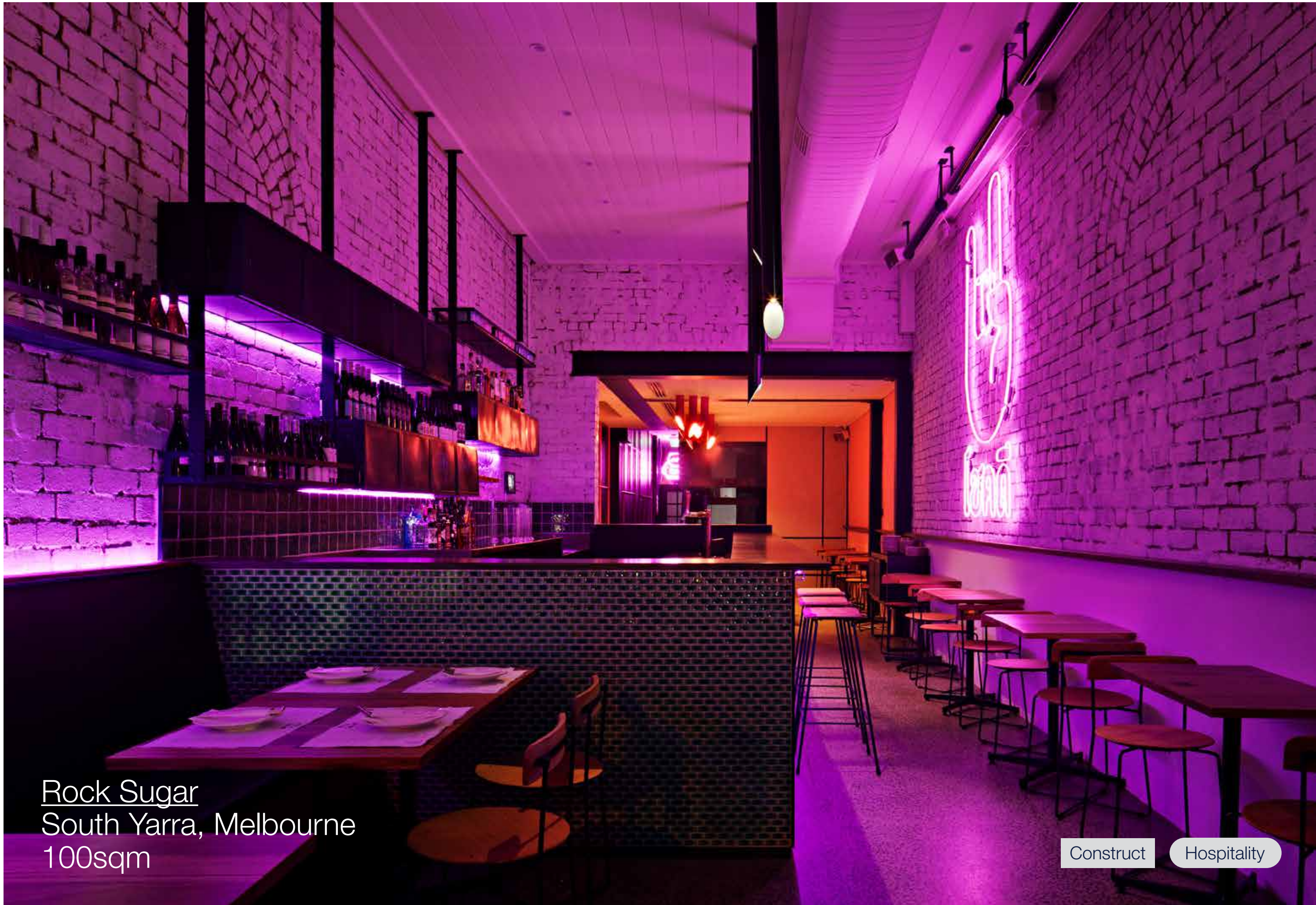
“Each ‘zone’ is connected by a mutual floor finish of terrazzo and a feature pressed-metal ceiling in its silver off-the-press colour. This detailing is a reference to the original ceiling that was discovered during demolition, but which sadly could not be saved.”

—Jared King, OLSK®



The winner of a Gold Melbourne Design Award and also shortlisted in the Inde Awards, Chiseled Hair Melbourne pushes the boundaries of collaboration. We worked with ElvinTan Design to deliver on a brief that was about defining the brand through architecture and interiors. The name – Chiseled – formed the starting point for concept development. Thinking about the process of hair cutting and styling led to a design concept based on layers, texture and colour. Materiality thus plays an important role at Chiseled. Materials have been layered in different zones in the hair salon, in a way that prevents the eye from taking it all in at one go.





Rock Sugar  
South Yarra, Melbourne  
100sqm

Construct Hospitality



“We don’t often get such a playful brief so we had a lot of fun bringing modern Thailand to Melbourne. It’s all about neon, sleek materials and eye-catching textures.”

—Jared King, OLSK®



A collaboration with Ewert Leaf and Samantha Eades, Rock Sugar is a modern Thai restaurant specialising in shareplates and cocktails, in the heart of South Yarra. Inspired by the hustle and bustle of Bangkok, tropical palm trees of Phi Phi Island and the playful energy of a Full Moon Party, Rock Sugar has a youthful energy, brought to life by its eye-catching fitout.





The Hamptons Bakery  
Hampton, Melbourne  
300sqm

Design + Construct + Value Management

Hospitality





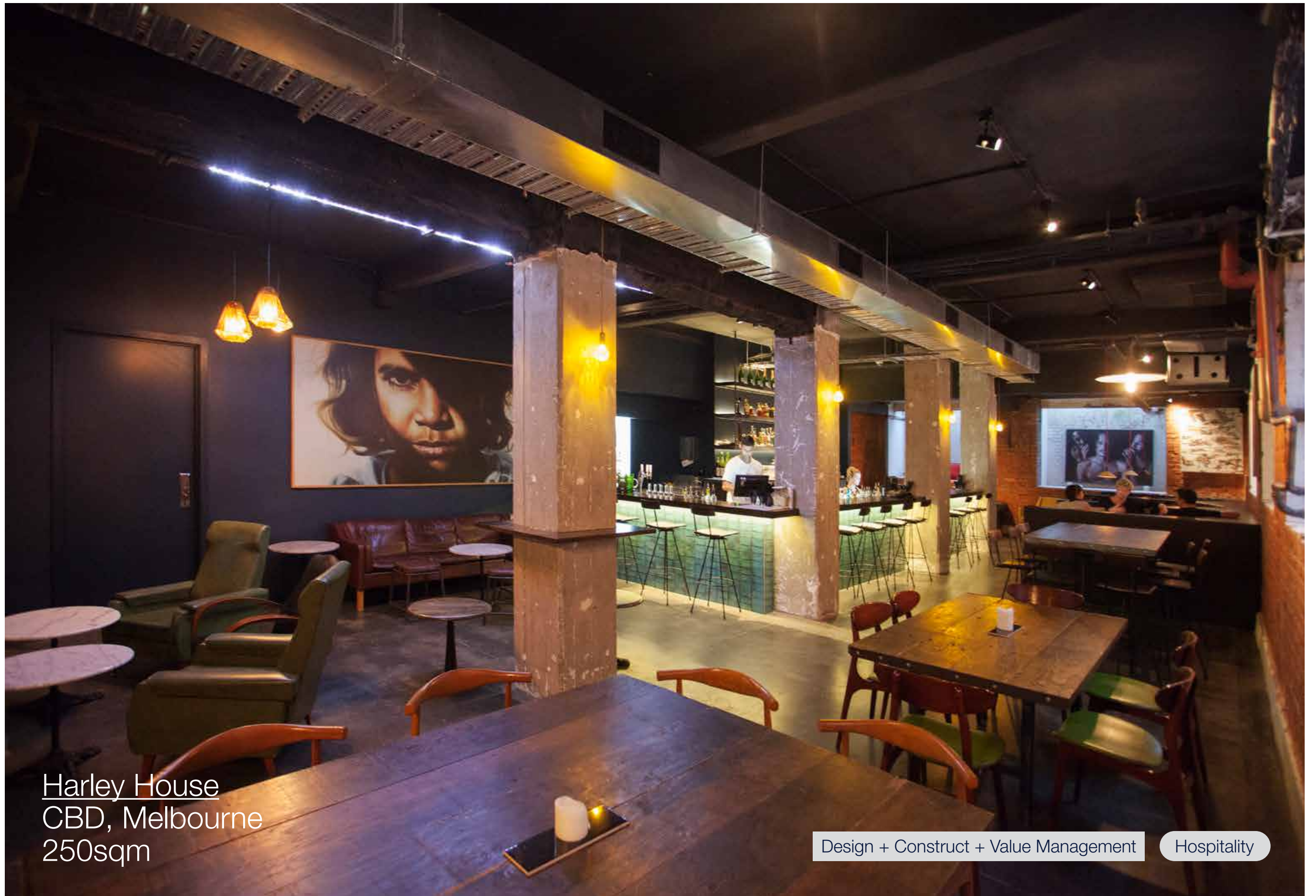
“Confident materials meet delicate detail at this unique venue. We mixed timber flooring with brass bar cladding, feature off-form concrete walls with a curved bar, and feature v-groove cladding with metal perforated shelving for the retail display. This juxtaposition has created something really special.”

—Jared King, OLSK®



Created for the well-renowned Tommy Collins Group and in collaboration with Ewert Leaf, The Hamptons Bakery is a relaxed, spacious café offering exquisite modern cuisine, with a particular focus on artisan bread and pastries. After working passionately in Melbourne’s hospitality scene for years and opening a number of venues, it became clear to the group that there was a gap in the market, a place where one could enjoy all the luxuries of a Melbourne café with the addition of fresh bread and pastries baked exclusively in-house.





Harley House  
CBD, Melbourne  
250sqm

Design + Construct + Value Management

Hospitality





“Harley House is a CBD bar, reminiscent of a New York style basement. It truly embraces its ‘hard to find’ reputation. We delivered a complete refurbishment in a raw aesthetic with concrete grind and seal, a new commercial kitchen, new bathrooms, brick sandblasting, alcove and heritage restoration.”

—Jared King, OLSK®



Nestled in the basement of the heritage-listed Harley House, this boutique bar’s entrance is tucked down an unassuming laneway at the corner of Collins and Exhibition Streets, at the ‘Paris end’ of Melbourne. The basement began its life as a bank vault in the early 1900s and the original alcoves that run the length of the venue were bricked up. We carefully exposed these alcoves and discovered their amazing original subway tiles and glass bricks still intact. They now allow natural light to filter down from the pavement above, becoming one of the key features of the space.





Illy Coffee  
Coburg, Melbourne  
150sqm

Design

Retail





“The feature display and café joinery, with polished concrete floor, feature tiling and wallpaper, bring a utilitarian yet attractive aesthetic to this mixed-use space.”

—Jared King, OLSK®



We delivered the Illy showroom for the Kaffeina Group – the exclusive distributor for Illy Coffee products for Australia and New Zealand. We managed the design of their showroom in line with Illy’s design guide, ensuring that all elements met the global standard.





Hash Specialty Coffee  
CBD, Melbourne  
250sqm

Construct

Hospitality





“We conducted a complete strip out and high-end refit of this laneway coffee mecca – we restored the old concrete and added plywood seating nooks, metal carriageways, detailed tiling and feature signage to deliver a space we’re really proud of.”

—Jared King, OLSK®

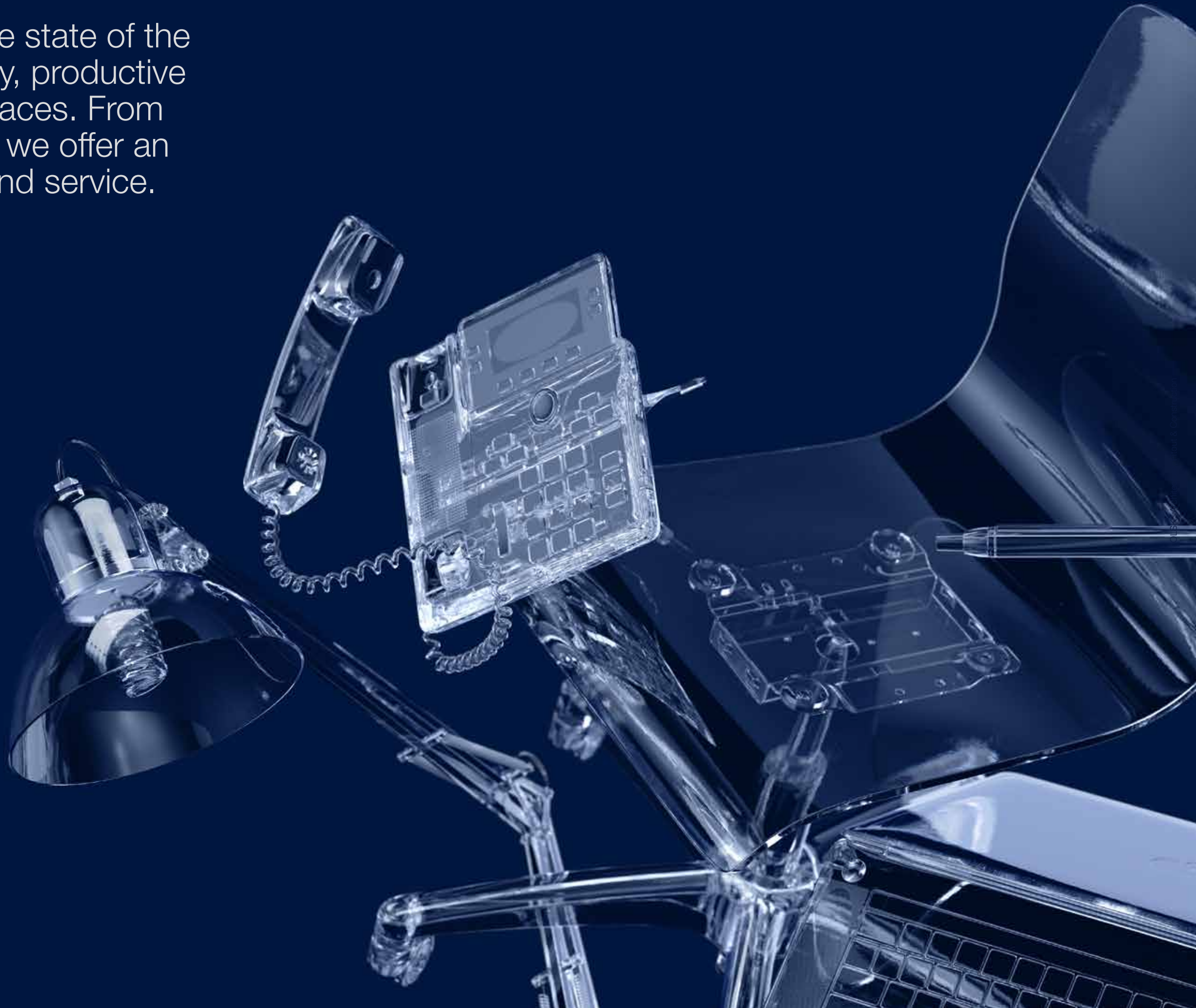


In collaboration with Kit Architects, Hash Specialty Coffee is a cafe and roastery with its retail front in Melbourne’s laneway hospitality destination, Hardware Street. A place for fast-paced office workers to perch and freelancers to work for longer periods over brunch, Hash Specialty Coffee couldn’t be more at home in Melbourne’s CBD.



## Work Spaces

We design and realise state of the art, functional, healthy, productive and beautiful, workplaces. From creative to corporate we offer an unmatched end-to-end service.







Star Health  
St Kilda, Melbourne  
800sqm

Construct

Workplace





“The one-of-a-kind form of this building provided challenges, but without those we would never have ended up with such a unique outcome.”

—Jared King, OLSK®



The brand new Victorian Pride Centre was created to celebrate Victoria's LGBTIQ+ community, by bringing a diverse but unified group of organisations together under one roof. The Centre also provides flexible spaces for training, meeting, reflection, dining and events.

Star Health proudly inhabit the entire second floor of this unique building. As a leading not-for-profit health service, operating for over 40 years, they provide a broad range of services spanning GPs, dental, mental health, podiatry, physiotherapy, dietetics, counselling and diabetes education. Their new HQ, here in St Kilda, provides a beautiful space for the corporate team to call home.





DKO Architecture  
Docklands, Melbourne  
450sqm

Design + Construct + Value Management

Workplace





“The semi-transparent cladding on the meeting rooms adds privacy – it’s actually repurposed from an agricultural product.”

—Jared King, OLSK®



DKO Architecture is one of Australia’s leading and most innovative design practices specialising in Urban Design, architecture and Interior Design. Established in 2000, DKO is a dynamic design practice whose core strength lies in innovative design and effective delivery.

Having been engaged to re-design the Docklands masterplan, DKO relocated their Melbourne office into the precinct so they could live and breathe their work.

We were appointed as DKO’s preferred head contractor after a detailed tender process which revealed value management was required. We spent two weeks with the project architects reviewing each cost item alongside the design intent, and working together, we managed to reduce the construction costs by a massive 50%.





Meridian Lawyers  
CBD, Melbourne  
875sqm

Design + Construct

Workplace



“This is one of four projects completed for the Guild Group, highlighting the client’s satisfaction and our desire to work with clients again and again.”

—Jared King, OLSK®



Meridian Lawyers is a boutique legal firm established in 2004 with the aim of providing comprehensive legal advice in insurance, health, corporate, commercial and employment law along with commercial litigation and dispute resolution.

After a decade of successful practice providing services specifically to The Pharmaceutical Guild of Australia, Meridian expanded, attracting external clients, and required an office that reflected its new corporate culture.

OLSK was selected under a design and construction tender and partnered with PTID and ECM Group to design and construct this new way of working.





Guild Super  
Hawthorn, Melbourne  
400sqm

Design + Construct

Workplace





A division of the Guild Group, owned by the Pharmacy Guild of Australia, Guild Super required a space to locate its new divisions of Child Care Super and Trustee Services.





Guild Group  
Hawthorn, Melbourne  
150sqm

Design + Construct

Workplace



“The brief was to enable ‘cross fertilisation’ of ideas from all different companies within the Guild Group.”

—Jared King, OLSK®



The Guild Group is Australia’s primary insurance company serving the Pharmaceutical Guild of Australia and its members. Established in 1963, the group has grown to include companies spanning superannuation, insurance and shared services.

Following the extensive refurbishment of the Guild Super offices, OLSK was again engaged to construct a unique ‘innovation space’, with the brief to enable ‘cross fertilisation’ of ideas from all different companies within the Group.





Coles Head Office  
Tooronga, Melbourne  
100sqm

Construct

Workplace





For over 100 years, Coles has continued to deliver quality products, outstanding customer service and great value to millions of Australians. Their head office in Tooronga Village needed an upgrade, as well as additional meeting rooms and breakout spaces.







Acerta Insurance  
Hawthorn, Melbourne  
150sqm



Design + Construct

Workplace

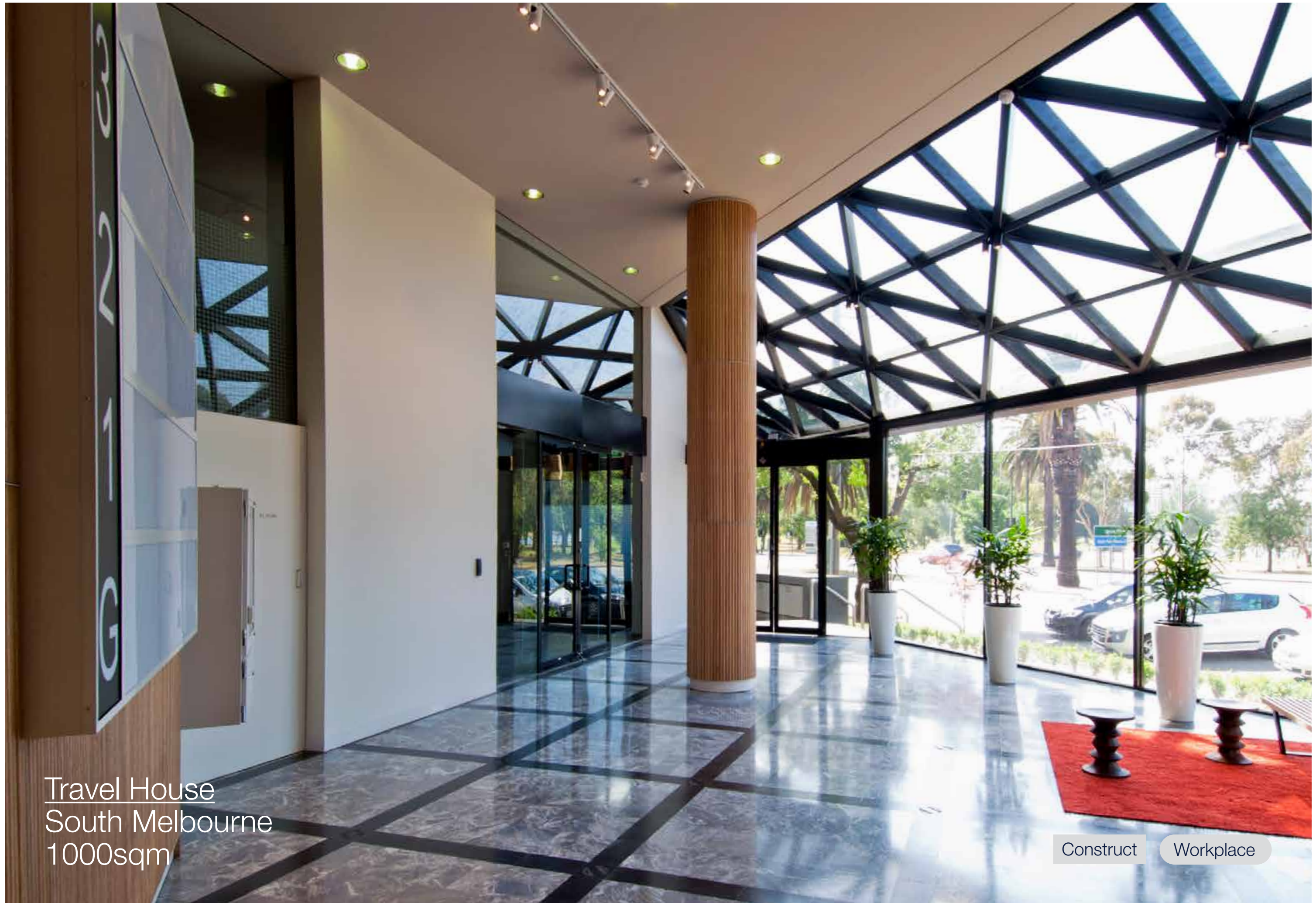




Acerta Insurance is the intermediary division of Guild Insurance. They are responsible for developing commercial insurance products with Broker partners that are then distributed through their networks.







Travel House  
South Melbourne  
1000sqm

Construct

Workplace





“The tactile timber dowel cladding throughout the lobby gave this office a unique first impression.”

—Jared King, OLSK®

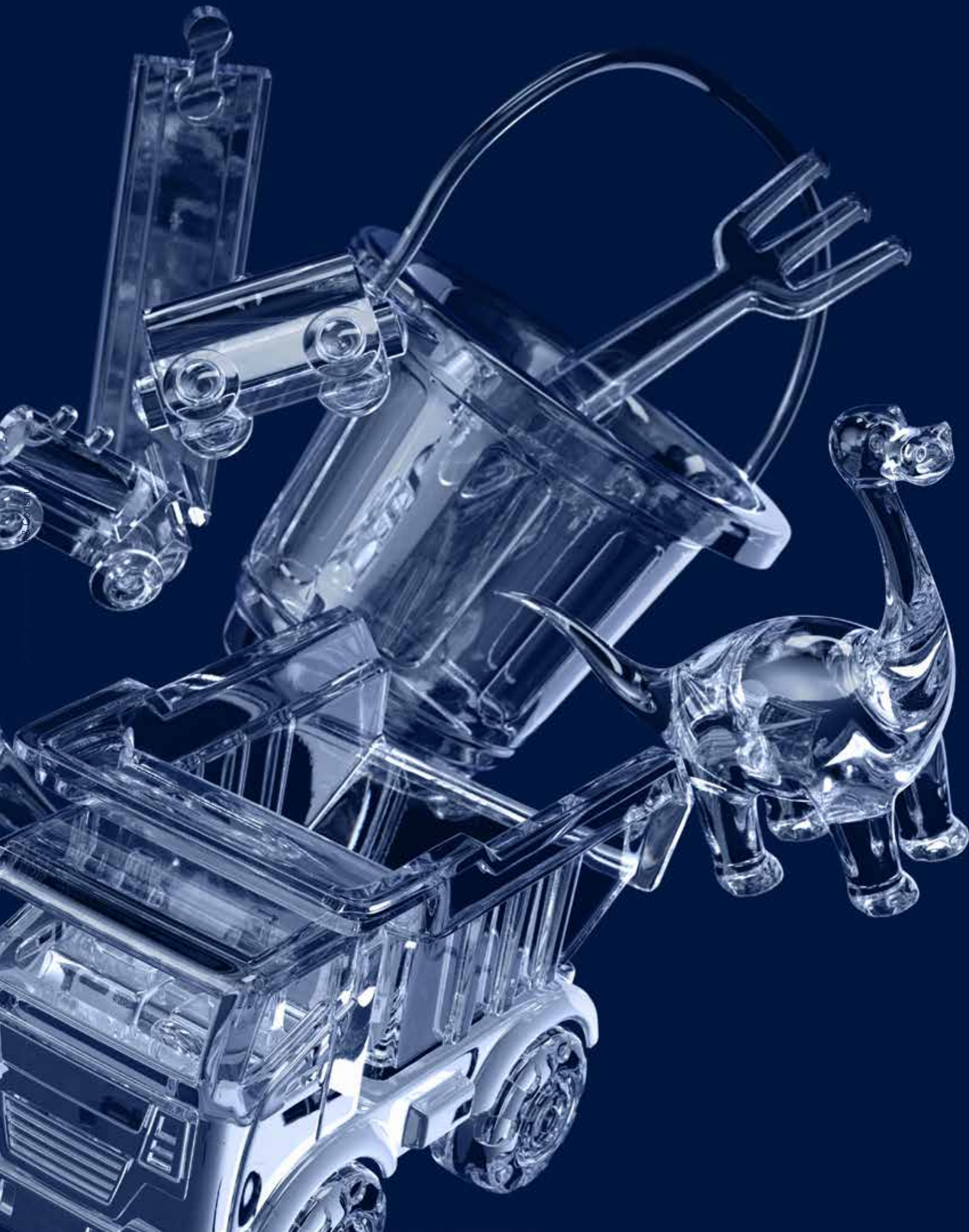


Travel House is a global corporation with an extensive network of offices. The client selected this building due to its close proximity to the F1 Grand Prix track and relocated its Melbourne staff to this brand new space.

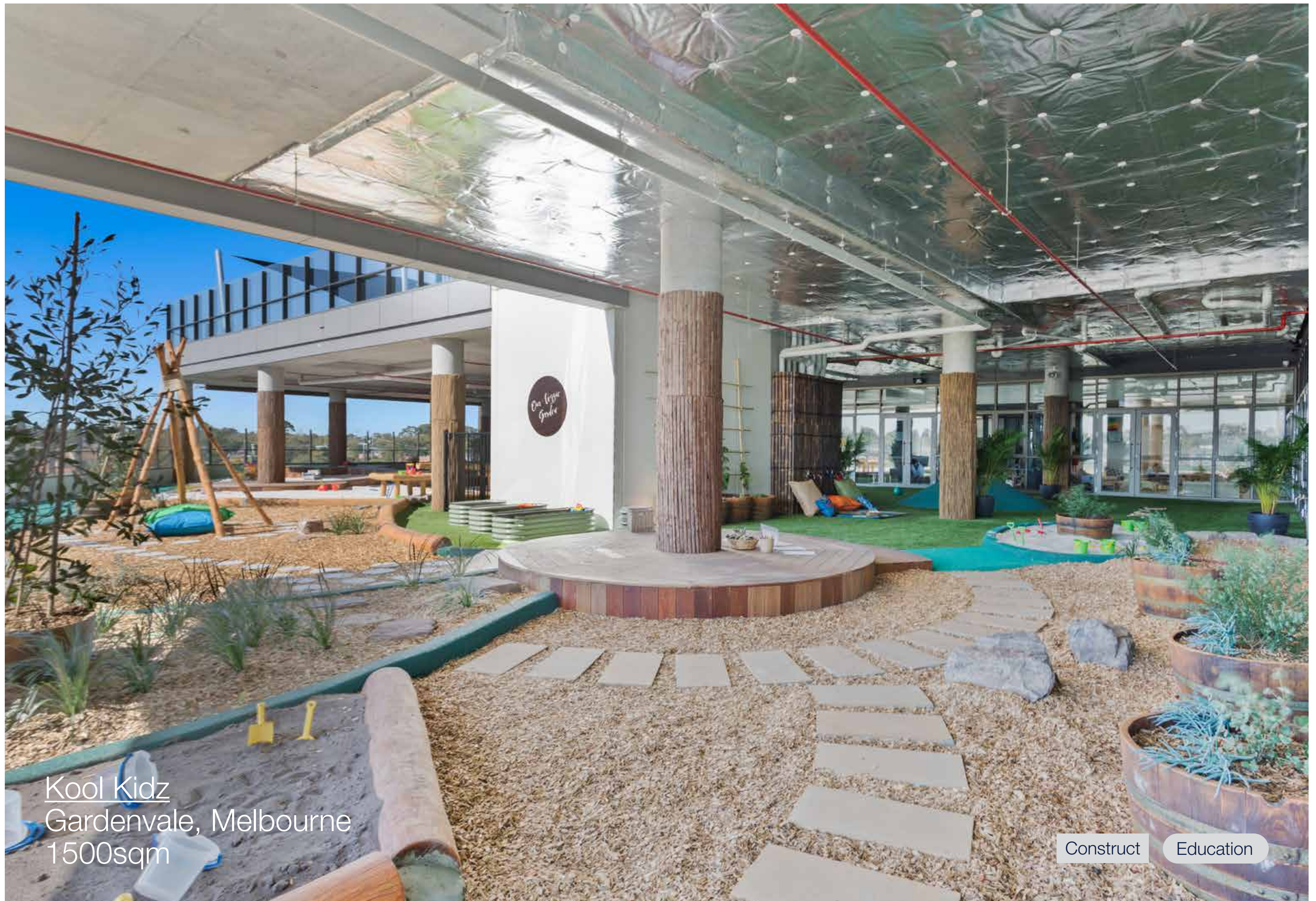


## Education Spaces

We are ideally placed to collaborate as your delivery partner on specialist childcare projects. Trust our design skills to come into play as we translate your architectural vision to a finished product.







Kool Kidz  
Gardenvale, Melbourne  
1500sqm

Construct

Education





“A coastal themed outdoor play area features Brighton beach boxes, pirate ships, decks and planks.”

—Jared King, OLSK®



As the flagship location, Kool Kidz Gardenvale is operated by the founder of the Kool Kidz company. A premium, purpose-built Early Learning, Childcare and Kindergarten facility, all rooms have a spacious play area, an abundance of educational resources, fun toys, art and craft supplies and colourful books. There are dedicated sleeping areas, easy access baby change tables and toilet facilities throughout.



# WE LIVE IT. WE BREATHE IT.

At OLSK®, we're in love with what we do. We live it. We breathe it. If we aren't designing and building your spaces we're eating and drinking in them, swooning over the best international designs, and dreaming up what's next. It's more than a job to us – nerding out about great design is what we do. We have an unbridled passion for not just Design and Construction, but for the finished spaces – the vision. Our South Melbourne office is testament to this – we need to be surrounded by architecture that inspires us, and when it's time for a team meeting we invariably head out to try the latest from Broadsheet or a recommendation from our network.

We don't just drool over design journals – we travel the world for inspiration. And while we're there we make sure we meet chefs, restaurateurs and anyone who puts great architecture at the forefront of their business. Our energy and desire to find the fun in life means we're never not researching, all in the name of bringing the best ideas to your project.





### Agile. Focused. Ready.

Our agile, senior team is a hand-picked crew of Design and Construct experts that can rise to any challenge. We keep our core team high in quality and low in numbers – this allows us to deliver the projects we feel passionately about, rather than overloading ourselves with volume to pay for super-sized overheads. We like it this way as we can immerse ourselves fully in your project, making sure we're in control of every detail. You can expect a passionate meeting of minds between our team and yours, where your goals are our goals. We want to see your business succeed – we want to be there enjoying the space with you for years to come.

Our core team comprises some of Australia's best designers – and that's not hot air. We've headhunted personalities that suit our ideals and with us can deliver exceptional outcomes. Our wider pool of trusted contractors enables us to tackle bigger challenges when we need to, which is great for the budget too!



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