



Project Location
Level 5
246 Bourke Street
Melbourne

Client
Lincolne Scott:
Alan Roshan

Design
Bligh Voller Nield:
Trudy-Ann King
Jane Williams
Megan Ronnfeldt
Ellen Salt
Shelly Campton
Kate Granville

Schiavello Vic Fitout
Tommy Virgato

Schiavello Vic Systems:
Vincent Tigani

Area
1,800 m²

Products
i.box, Starlite
workpoints, QED
workstations and
QED storage.

LINCOLNE SCOTT MELBOURNE SYSTEMS

A new paradigm in sustainable workplace design, this inspirational work space, design by Bligh Voller Nield, has explored all aspects of sustainability.

SUSTAINABLE SPECTACULAR

Lincolne Scott has a reputation as one of the world's leading sustainable design firms. They are the engineers behind landmark green buildings such as Melbourne City Council's CH2, Sydney's 30 The Bond, the Queensland Millennium Arts Project and Adelaide's City Central Tower.

'Lincolne Scott is proudly committed to greening our own offices as well as our clients', declares Ché Wall, Lincolne Scott Managing Director and founding Chair of the World Green Building Council. With the support of like-minded green champions, design firm Bligh Voller Nield [BVN], Schiavello and other key suppliers, Lincolne Scott's new Melbourne office is clearly a physical expression of the company's commitment to sustainability and challenging the status quo.

'Lincolne Scott and BVN have successfully transformed a low-grade 1930s building into an inspiring, sustainable workplace in a multi-tenanted, non-owner occupied building for less than market rate costs.

'The sheer "rawness" of the project illustrates how de-materialisation can actually be appealing in an aesthetic sense – this has big implications in the Australian market for the delivery of "shell and core" accommodation. It challenges the need for ceiling, concealed services and floor finishes,' explains Trudy-Ann King, Practice Director, BVN.

'In addition to fulfilling key environmental imperatives, the space is designed to suit the work practices of Lincolne Scott Melbourne, and goes further to acknowledge its connection to the city's laneway culture, not found elsewhere in Australia.

'Elements of the ragged lanes, filled with moments of life in the form of unexpected bars or cafes neatly tucked into laneway walls, have been a key influence. Comparatively, the base building has been stripped back to expose its history as a former department store, with the authentic structure sometimes crumbling and unfinished. A highly modern working environment has been inserted into this unique space. Its parts are essentially designed for disassembly; recycled, reused or reformed into something new whilst minimising impact on the building's fabric.

'Open meeting environments, adjacent to Schiavello's Starlite workpoints, empower the firm's young professional staff to pull teams together and make decisions. These workstations and storage facilities, as well as QED workstations to executive areas, are of a consistent module based on sheet sizes for E0 MDF board materials applied with a powder-coat finish. Shared spaces include formal meeting rooms and 'fun spaces' including a converted shipping container using Schiavello's i.box de-mountable partitioning system [complete with independent ceiling to reduce noise], a library for concentrated work, and a café for informal meetings.

'Ensuring that employees are constantly exposed to work undertaken by other teams, 'infopoints' have been created in the lanes. Scaffolds have been erected around the informal meeting points to support magnetic whiteboards filled with drawings and messages, exposing employees to glimpses of work in progress.



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1_An i.box incorporating four meeting rooms is an effective visual sitting behind reception.
2_A 'fun space' - a converted shipping container using the i.box de-mountable partitioning system.
3_The raw, open working environment, displaying starlite workstations with QED storage.
4_One of the meeting rooms within the i.box.

_ In creating a space that physically illustrates Lincolne Scott's commitment to sustainability, several **ESD** initiatives have been entrenched in the design. Walls have been constructed using steel off-cuts from automotive engineering, ordinarily destined for melt down. Other sustainable features include displacement air-conditioning in meeting rooms, use of recycled timbers in joinery, de-materialisation, modularity, and reused classic and refurbished furniture. According to BVN, the project is registered for a Green Star Office Interiors rating with a high ABGR tenancy outcome predicted.
_ 'Lincolne Scott Melbourne is a sensational green outcome and it is an achievable outcome which provides a visible demonstration model for the property industry and for tenants generally,' concludes King.



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