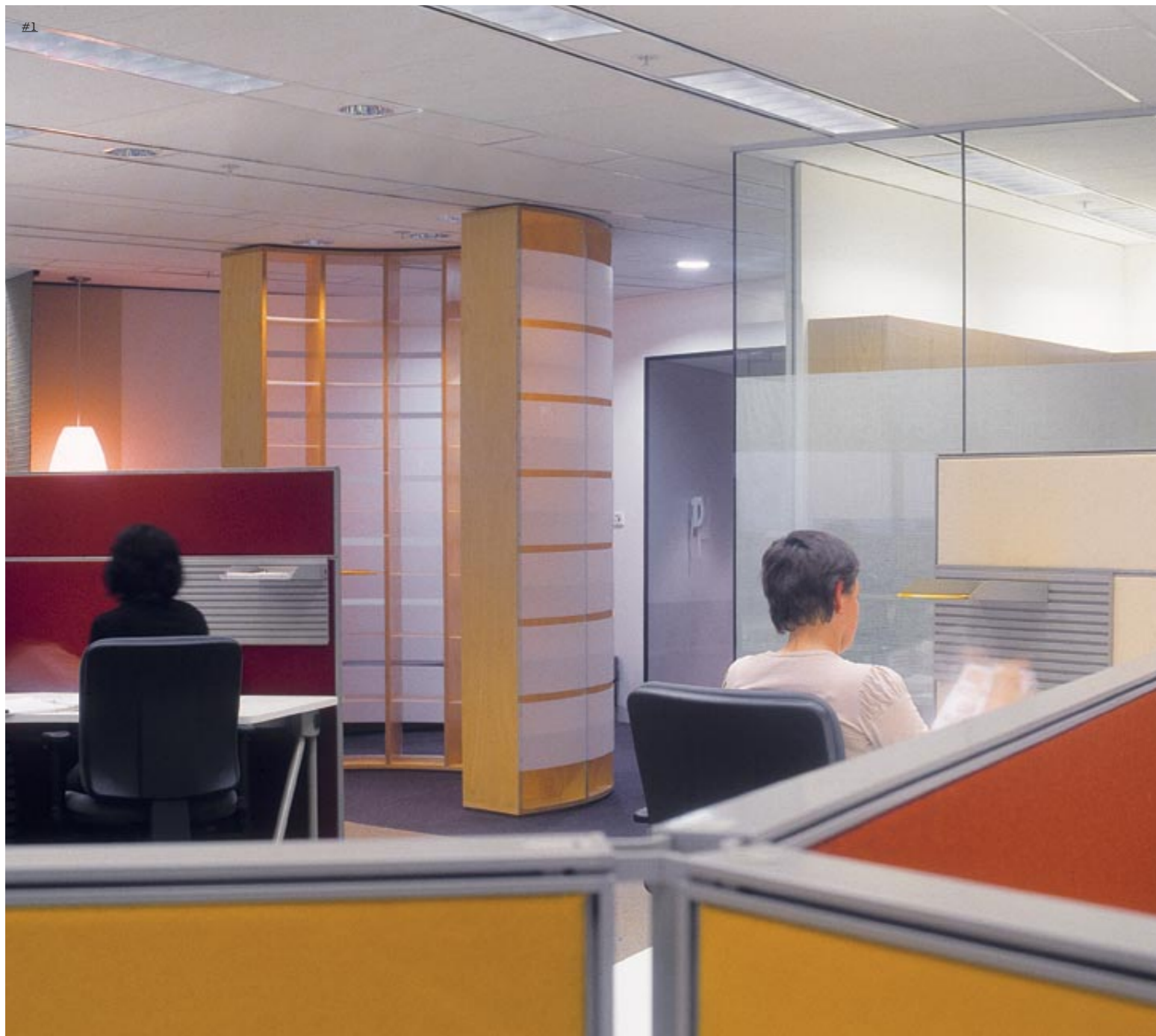


DEPARTMENT FOR VICTORIAN COMMUNITIES FITOUT/SYSTEMS

SECTION 3 GALLERY



#1
Work areas featuring QED workstations, selected to meet the project's strong ESD initiatives.

#2
A home-style hub provides a warm and comfortable environment for workers.

Home base

"The core of this design really is the multi-purpose hub," says Alexandra Coleman of Geyer, who worked with Schiavello to produce a new fitout for the Department for Victorian Communities. "The overall design concept was to create a more relaxed corporate environment – warm and comfortable, taking cues from residential and hospitality fitouts. The home style hub provides a different environment for staff members to retreat to and a level of transparency was created in the general work area, with a mix of low timber screening and open space to ease communication channels and information exchange."

This project resulted from a Government initiative to combine a range of programs – from eight different departments – into one new department called the Department for Victorian Communities. Completed within an extremely tight time-frame for all concerned, including Schiavello's fitout and systems teams, the fitout is characterised by an open plan layout in a building whose curved structure proved somewhat of a challenge to work with.

The fitout design reflects government accommodation guidelines with a generic workstation office environment and a minimum number of enclosed offices typically located along the core wall (so as to give optimum natural light to the maximum number of staff) and to maximise flexibility which in turn can minimise costs associated with organisational change.

The design of the project was underpinned by ESD (Environmentally Sustainable Design) principles and the finishes and fixtures were selected accordingly, including Schiavello's QED workstations. "As part of the strong ESD initiative by the government, we recycled materials from the existing Shell site, including doors, partitions, glazing panels, and also reused furniture from the clients' existing fitouts, including meeting tables and chairs," says Coleman. "The 120 degree style of workstations also suited the form of the building enabling a more efficient planning solution".

The fitout works carried out by Schiavello included a Ministerial suite for the Minister for Sport and Recreation and Commonwealth Games as well as the Department's conference centre.

"The client is particularly impressed with the ability to complete the project on time and under budget, and the support that Schiavello have given us has been critical," Coleman says. "The overall quality and acceptance of the new fitout by all parties has just been overwhelmingly positive."

Project details

Project location Levels 7-9, 12-15, 1 Spring Street, Melbourne **Client** DVC – Gail Nicholson, Robbie Carter, VGPG – Linda Noke **Design** Geyer – John Lenagan, Alexandra Coleman, Karen Griffin, Michelle Tarlinton **Schiavello VIC Fitout** Richard Halasa, Kyle Jensen, Mathew De Carolis, Jason Kotis **Schiavello VIC Systems** Tony Grech, Vince Tigani, Andre Caruana, Joe Ignarro **Area** 8000 sq.m. **Products** QED workstations.



#3
The 120 degree style
QED workstations suit
the form of the building
enabling a more efficient
planning solution.

PROJECT OVERVIEW:

Environmental performance

Schiavello's role as head fitout and systems furniture contractors for DVC's fitout involved a comprehensive ESDC (Environmentally Sustainable Design and Construction) program which was completed and resulted in an SEAV consultant evaluating the outcome as a Green Star Four Star rating. The report concluded: "In summary we consider that the tenancy would be quite likely to be awarded 4 stars in an eventual (Green Building Council Australia) Green Star Rating Scheme...this is a commendable result." (Advanced Environmental Concepts, AESY822400, August 03.) The report commented "This is a very good achievement which would be commensurate with a position well within the top quartile of the marketplace in terms of ESD performance". When assessed against the original criteria in the RFT (based on Qld ESD Guidelines for Building, Furniture and Fitout), this project achieved the 5 Star level.

QED performance reduces environmental impact

A Life Cycle Assessment of QED compared with previous generation worktop + panel systems concluded the QED workstation unit reduced environmental impact by approximately 30 per cent. QED materials can be separated for reconfiguration, re-used + recycled. Modular accessories and elements enable easy interchange of colour + accessories to suit changed or new uses. Steel, plastic and aluminium can be re-used and/or recycled after use.