

# DETAILS

#32

Projects • People • Design • Knowledge • News • Culture

December 2016



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We are a multidisciplinary, property and accommodation organisation specialising in the creation of physical environment's for the evolving needs of people. //

Hello.



2016 has been a monumental year for Schiavello. Not only did we celebrate our milestone 50th anniversary in July, it has also been a year of building new foundations for our future.

Our construction division formalised its Early Contractor Engagement model, which has enabled us to provide a superior value partnership for our clients. The model delivers greater project certainty and affords us the opportunity to develop innovative solutions to meet our client's aspirational objectives. The construction operation has also continued to deliver iconic projects in the hotel sector with The Astral at Star City in Sydney and The Westin in Perth currently underway, in addition to various leading food & beverage spaces completed in Melbourne, Adelaide and Brisbane.

2016 has also seen our product operation continue its focus on international market growth. This year, to better support our expansion throughout Asia, we established manufacturing operations in Malaysia, expanded our sales network into South Korea and Hong Kong and we plan to open new showrooms in Beijing and Dubai early 2017.

In this issue of Details, we also examine what the future holds. We ask, 'What will it be like to live, work and play in Australia in 2030?'

To help us on our quest, Peter Gahan, Director for Workplace Leadership at University of Melbourne, investigates the future of great cities. Schiavello Principal of People and Culture, Keti Malkoski, looks at what's in store for the ever-changing space of workplace strategy, acclaimed writer Alice Blackwood considers why biophilic design is an important consideration and Glassworks enlighten us on energy efficient glass. We also ask up and coming architects and designers to give us their take on what lies ahead for their firms and their professions.

We look at where hospitality spaces are headed with a feature on one of the lushest venues of the year, Garden State Hotel, and we introduce Aire – a light and adaptable collection of tables and workbenches, designed by Spanish architect Mario Ruiz and realised by Schiavello in Australia.

While we may not be able to predict the future, with research, informed design and innovation, we can certainly attempt to shape it for the better. And, as we look forward to the next 50 years, there is one thing that we can guarantee won't change at Schiavello: our commitment to collaborate, create and service working and living environments that are world-class.

From the Schiavello family and staff, we wish you a merry Christmas and a prosperous 2017.

Warm Regards,

**Peter Schiavello**  
Managing Director

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**DETAILS 32  
CONTRIBUTORS**

**ANTON SCHIAVELLO // DIRECTOR SCHIAVELLO INTERNATIONAL**  
Anton is committed to delivering the Schiavello core vision and values. Tasked with leading marketing and new product development, Anton displays passion and integrity in everything he does. His wide area of experience includes; business strategy, client management, project management and cross functional team building. Anton is instrumental in overseeing *Details*.

—  
**BELINDA SCHIAVELLO // CREATIVE DIRECTOR — GRAPHIC DESIGNER**  
Belinda brings 20 years graphic design and branding experience, along with passion and an innate eye for detail, to the creative design and direction of *Details*. Belinda works on large and small design projects with a focus to delivering the creative thinking and personality behind the brand story for each of her clients.

—  
**JESSICA CAPOLUPO // WRITER**  
Jessica brings ten years media and communications experience to Schiavello. With a Bachelor in Media Writing from Macquarie University, Jessica is responsible for generating engaging communications across a variety of media channels, including content for *Details* magazine.

—  
**KETI MALKOSKI // PRINCIPAL - PEOPLE AND CULTURE**  
As Principal of Schiavello's People and Culture Consulting offering, Keti Malkoski assists clients through workspace change. With a Bachelor's and Honours in Psychology and Master's of Organisational Psychology, Keti's work and on-going research assists clients in optimising their future workspace strategy to ultimately improve employee and business effectiveness. Keti co-authored the Schiavello publication, *The Power of Workspace for People & Business*.

—  
**ALICE BLACKWOOD // DESIGN JOURNALIST & COMMS STRATEGIST**  
Alice Blackwood is a design editor, journalist and communications strategist living and working in Melbourne. Alice is currently Co-Editor on *Indesign* magazine. She is a passionate supporter of the local design industry, focusing much of her reportage on the business of design. As a communications strategy consultant, Alice works with design enterprises large and small advising on marketing, brand communication and content activity.

—  
**PENNY CRASWELL // WRITER**  
Penny Craswell is a design writer, editor and communications consultant. She is contributing editor of *Mezzanine* and *Architectural Review Asia Pacific* magazines and writes for a range of other publications including *Frame* and *Azure*. In 2016 she was on the jury of the NSW Architecture Awards. Her blog is *The Design Writer*.

—  
**PROF PETER GAHAN // CDC (DIP), BCOM (HONS), PHD**  
Peter Gahan is the founding Director of the Centre for Workplace Leadership and Professor of Management at the University of Melbourne. He has published widely on the areas of management and leadership, high performance work systems, workplace innovation, employment relations, HR and organisational performance, and the economic and social consequences of labour market regulation.

—  
**ILYA MILSTEIN // ARTIST**  
Ilya Milstein is an illustrator and artist working in Melbourne. His work is held in the permanent collections of the National Gallery of Australia, the National Library of Australia, and the National Portrait Gallery of Australia. Recently he was the recipient of the Macquarie Prize for Digital Portraiture, the Majlis Encouragement Award, and an Australia Council Grant.

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# CONTENTS

**06**  
feature project  
garden state hotel

**014**  
peter schiavello  
what will tomorrow bring

**016**  
feature article  
peter gahan\_  
creating cities for the future

**022**  
broadsheet goes behind  
the scenes with atlantic group

**024**  
designer profile review  
yesterday today tomorrow

**030**  
think!  
alice blackwood |  
keti malkoski | glassworks

**034**  
project update

**040**  
wine in conversation

**041**  
details news

**044**  
future workplace  
design competition

**046**  
product news

**048**  
social corner

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# 32

# Aire.

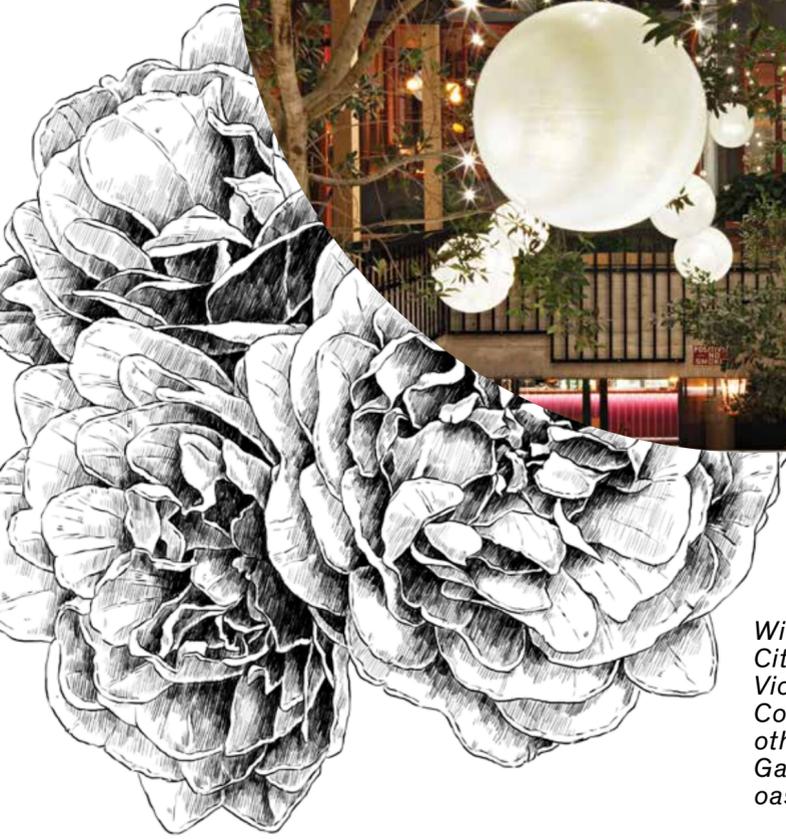
A sophisticated and light collection of tables and work benches, developed by Schiavello in Australia, designed by Mario Ruiz in Spain.

[SCHIABELLO.COM/AIRE](http://SCHIABELLO.COM/AIRE)



FEATURE PROJECT

# GARDEN STATE HOTEL



*With over 70,000 trees in the City of Melbourne alone, no wonder Victoria is considered the 'Garden State'. Combine that with one of the city's other great loves – the pub – and Garden State Hotel is a refreshing oasis in the heart of Melbourne's CBD.*

WORDS JESSICA CAPOLUPO



Left  
Inspired by urban ruins and sunken gardens, mature trees fill the glass-roofed beer garden.

This page  
The hotel occupies the site of the former Rosati restaurant and a 1890's textile mill on Flinders Lane.



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 The right builder is someone you trust to deliver on their proposal; someone nimble enough to adapt quickly to changing hospitality environments; and someone you can have fun with.  
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**Above**  
 The "Rose Garden", a feminine basement bar, awaits a second entry off Duckboard Place.

**Top right**  
 Floor joists converted into wall panels are some of the building's original materials that were repurposed.

**Bottom right**  
 The five-level venue offers a variety of spaces including a bistro.



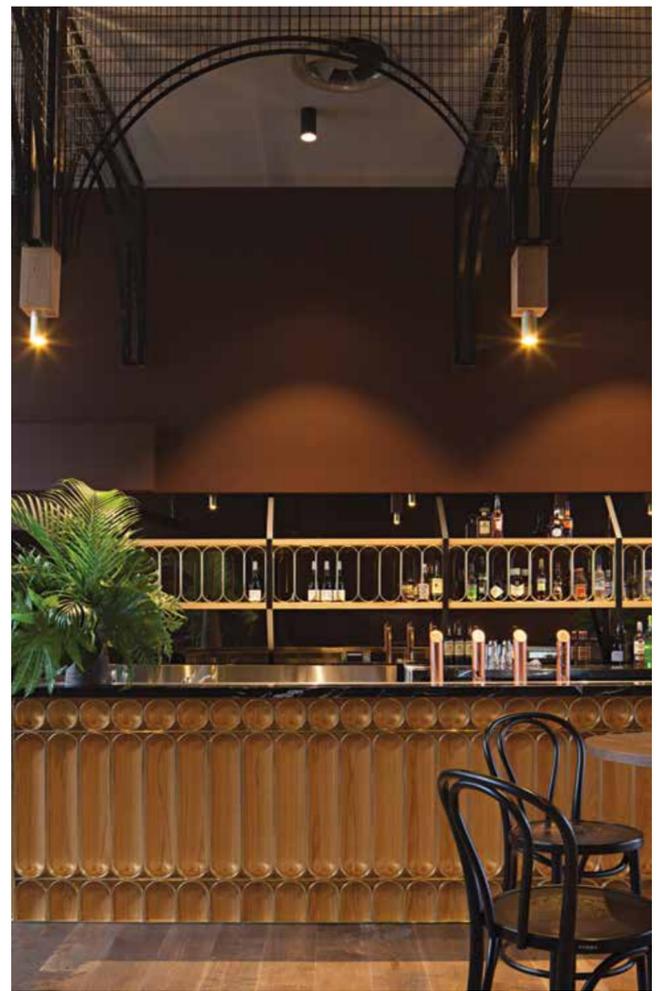
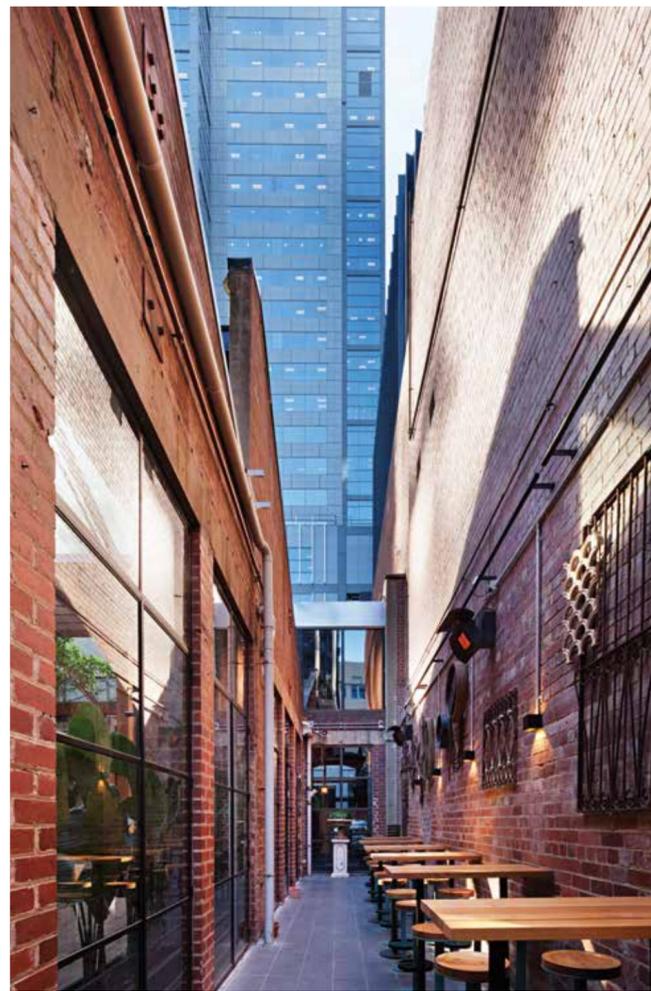
*IN LATE OCTOBER 2015, 40 CONCRETE TRUCKS WERE LINED UP IN THE CBD READY TO POUR FOUNDATIONS FOR WHAT WAS SOON TO BECOME ONE OF MELBOURNE'S LARGEST HOSPITALITY VENUES. IN JUST NINE MONTHS TIME, GARDEN STATE HOTEL WAS WELCOMED WITH OPENED ARMS BY OVER 800 PUNTERS ON ANY GIVEN NIGHT.*

The venue is the latest venture from renowned hospitality operators, Sand Hill Road. With an impressive portfolio also established across inner Melbourne (Bridge Hotel, Prahran Hotel, Terminus Hotel, and Richmond Club Hotel to name a few), brothers Andy and Matt Mullins along with business partners and friends Tom Birch and Doug Maskiell decided it was time to take their trademark-style pub to the city. "As Melbourne continues to operate 24/7, more people are living in the CBD. There are plenty of small bars in the CBD, but not too many large format pubs like ours that offer such variety," says Matt.

After a seven-year long search, in 2014 the publicans signed off on a 40-year lease at the former Rosati restaurant and 1890's textile mill on Flinders Lane. Once famous for reportedly selling more Moët than any other establishment in Australia during its heyday in the 90s, the iconic site lies adjacent to Duckboard Place and AC/DC Lane. "The site was a no brainer. It is surrounded by some of Melbourne's most iconic laneways and the building was just the type of beautiful old structure we were looking to rejuvenate," says Matt.

The multi-million dollar overhaul that was to come is a far cry from the foursome's first pub which they renovated themselves for a mere \$30,000 some 17 years ago. Since then, Sand Hill Road has maintained a long-standing relationship with Technē Architecture + Interior Design (Technē), who have completed 10 large-scale hospitality spaces and six residential projects with the group. "We've never looked back. Their sheer creativity, innovation and preparedness to understand our vision – we definitely have an innate understanding," says Matt. That vision according to Technē Director Justin Northrop is rather straightforward. "A quintessential Australian pub always has a front bar and a beer garden. From there, we push boundaries and explore."

And explore one does at Garden State Hotel. Inspired by urban ruins and sunken gardens, the sprawling five-level venue offers patrons a variety of spaces to discover. Enter from ground level on Flinders Lane and guests are immediately welcomed by said public bar. Next, follows the pub's centerpiece – quite literally in the middle of the building – a glass-roofed beer garden complete with three, seven-metre tall mature trees. "Acoustics is always an important hospitality design consideration, but with residential and commercial neighbours so close by, sound was definitely front and centre, so we shielded the beer garden in the middle," says Justin. From there, the beer garden descends in giant maze-



>>>

like steps towards a feminine basement bar, the 'Rose Garden', where a second entry off Duckboard Place awaits. Above that on newly constructed levels is a more masculine New York-style bistro, followed by a private dining room, kitchen and function space.

From mature trees, to canopies of plants and fern-patterned flooring, botanic references are bountiful. An authentic and robust material palette coupled with contemporary design and historical referencing sees many of the building's original characteristics maintained. Its distinct saw-tooth roof, window fenestrations and exposed brickwork remain, while a variety of materials were repurposed – such as floor joists that were converted into feature wall panels.

Sand Hill Road engaged Schiavello to construct the complex design within just 12 months. "The right builder is someone you trust to deliver on their proposal; someone nimble enough to adapt quickly to changing hospitality environments; and someone you can have fun with," says Matt. "Being a family business ourselves, we certainly connected with many of Schiavello's values."

"Agility was certainly important. We understand that a lot can change in the hospitality scene since planning stages, or that unexpected situations can arise along the way," says Schiavello Construction Project Manager, Leigh Swords, who oversaw more than 500 people on-site to complete the technical build. "It is a prerequisite that we manage the pressure that comes with any challenge."

Swords recalls the moment when the beautiful 100 year-old steel beams and floor joists were discovered during demolition that could be repurposed. Or when four weeks out from completion an oyster and ceviche bar was added. Or ensuring that Carlton Draught beer tanks weighing six tonnes could hold in a mere 30 square metre area. "Sure, they're unexpected challenges; but you just know how much value they'll add to the end result," adds Swords.

From demolition through to the fruition of five new floors, roof replacement and extensive joinery, Schiavello's complex fitout and new build expertise ensured considerable site and access constraints were successfully managed. "Mobile craning, extensive coordination with neighbouring tenants...it was certainly a testing site and project, but there was a real sense of comradely from everyone involved. It is simply a great build," says Technē Architect, Giles Freeman.

Visit Garden State Hotel and one can see why Technē describes the venue as an evolution of past projects with Sand Hill Road. It is an ambitious and beautifully built building that brings Victoria's famous gardens inside. Layered and defined by detail, it has the unique ability to feel immediately comfortable. Add in a superb food and beverage offering from ex-Circa chef Ashly Hicks at the helm, and Melbourne CBD has just the oasis it has been crying out for.



—  
**CLIENT**  
 SAND HILL ROAD  
**LOCATION**  
 101 FLINDERS LANE, MELBOURNE  
**AREA**  
 1,945 SQM  
**DURATION**  
 12 MONTHS  
**PROJECT TYPE**  
 CONSTRUCTION  
**SCHIAVELLO DIVISION**  
 SCHIAVELLO CONSTRUCTION  
**ARCHITECT/INTERIOR DESIGNER**  
 TECHNE ARCHITECTURE + INTERIOR DESIGN  
**PROJECT MANAGER**  
 SEMZ  
**ENGINEER**  
 ROBERT BIRD GROUP (STRUCTURAL)  
 WSP (SERVICES)

**Top left**  
 The beer garden descends in maze-like steps towards the basement level.

**Top right**  
 Many of the building's original characteristics were maintained such as window fenestrations in the outdoor area.

**Bottom left**  
 A traditional front bar immediately welcomes guests from the main entry off Flinders Lane.

**Above**  
 Function room

**Below**  
 The New York-style bistro comes complete with cosy leather upholstered booth seats



PROJECT\_VILLAGE BELLE HOTEL, MELBOURNE  
RENDER\_GRAND VISUALS

## Back to the future.

The Village Belle Hotel is a grand old dame. Built in 1855, she began her days burdened by a less-than-savoury reputation. Fast forward 150 years, Schiavello will be working closely with Technē Architecture + Interior Design to transform this St Kilda icon into a destination fit for the future. The makeover features the construction of a double-storey winter beer-garden and adjoining luxury apartments - due for completion late 2017.

[SCHIAVELLO.COM/CONSTRUCTION](http://SCHIAVELLO.COM/CONSTRUCTION)

MELBOURNE SYDNEY BRISBANE ADELAIDE PERTH

**50**  
1966-2016  
**schiaavello**

# Peter Schiavello

WHAT WILL TOMORROW BRING

## **This is an exciting question to ask oneself.**

For over fifty years, from day one on the 13th of July, 1966, when my father Tony and uncle Joe founded the company, the Schiavello business has grown, evolved and diversified on the pursuit of giving the customer what they want, providing great value, and believing that with an entrepreneurial spirit 'Anything is Possible'.

The business has been created on core values, such as integrity, fairness, respect for customers, employees and all other stakeholders, and caring for our community.

One of the most important goals and pursuits for Schiavello is our relentless search for knowledge and innovative means to add value by simply improving human experiences in all spaces and places.

It is clear to me that this aspiration is driven by an inner commitment, a deep passion, for growing lifetime relationships, and to value and support these relationships, as we all share a journey towards achieving our own personal and professional aspirations.

In turn, it is these aspects of the Schiavello Culture that have been the motivating force behind the diversification of the company. We invest in ongoing research and development of knowledge to consider how we can best support our customer's often unknown future needs. We pursue considered design based solutions to solve problems across wide ranging needs, and to generate new products which aim to provide genuine lifecycle benefit to our market. Importantly we continue to focus on heightening and diversifying the skills and competencies of our people through careful recruitment, ongoing training, and the addition of new skills to deliver on our markets evolving needs. Considered investment in the continuous improvement of our systems and our processes is fundamental. And, of course, ensuring that our people are an integral part of the evolving Schiavello journey is an inherent part of our value system.

The many trading businesses that make up the Schiavello Group each aim to be technical leaders in their respective fields, offering project based engineered and customer-centric design solutions, focused on the unique customer experience, and providing immediate and long term value from our offering.

From a Partition and Fitout Contractor, the Schiavello Group has now evolved into a multidisciplinary property and accommodation business specialising in the creation of physical environments for the evolving needs of people. We now encompass the integrated activities of property development, strategic advisory services, construction and contracting services, manufacture of building materials, design and manufacture of furniture products and diverse contract manufacturing, supporting Australian and International markets.

## **What type of world are we living in?**

We all know that the world can be an uncertain place. I acknowledge that this feeling of uncertainty comes from a world which is changing around us at a pace which is often uncomfortable, and can be concerning for its unpredictability.

How can 'the status quo' refer to an existing state of affairs any longer, it surely must now refer to a *constantly*

*changing* state of social and political affairs based on socio political revolutions and surprises we are presently witnessing across the world.

As we know, the only thing that we can predict with certainty about the future is that it is impossible to predict the future at all. Though we can expect constant change, with the addition of disruption at an increased frequency, to be an absolute certainty.

By example we know that in a relatively short period of time, Mobility and Connectedness have untethered us from our historical lifestyles. Today we are all far more connected with life and work - we have unimaginable choice and therefore there is demand for greater diversity of experiences and expression of individuality.

The sharing economy will continue to grow. I expect that it will become the norm to own less of the assets and products that we need and desire in our everyday lives. Instead we will have unlimited access to the shared use of an infinite variety of assets and products, with the associated benefits and gratification that comes from our choices. This will not always be by choice though, as in many cases it will be for economic reasons, as affordability and availability of resources will be tempered by environmental concerns and constraints.

There is great talk about the increasing blur between our personal life and work life, with the focus of this conversation moving on from 'work life balance' to 'work life integration'.

Advances in technology will continue to automate the jobs and task of people around the world. Many of us will at some point be faced with the reality of having to reinvent and reapply our skills into new ways of earning an income. The 'just in time' workforce will increasingly fulfil future business requirements.

Medical research and science will continue to succeed in gifting the world's population with longer life, enhanced health and augmented capability. This in turn will contribute to ongoing demographic change within our society.

And the world's communities will continue to face social pressures and anxieties from the flow and blending of diverse cultures and value systems into quite unprepared landscapes. Rather than seeing this as a negative though, I see that we are being presented with a wonderful opportunity to work together to realise the rich rewards from successful multiculturalism.

## **So what will tomorrow bring from Schiavello?**

Firstly, I am genuinely excited and positive about the future. And although in some ways change and uncertainty might seem to be something to feel anxious about, to me it represents great opportunity and a challenge to be enthusiastic about.

So in order to continue to service and support the people, businesses and communities who we are privileged to call our clients, I envisage that as a group, Schiavello will continue to focus with great passion to:

**Inspire** our people to imagine, to be versatile, to think laterally and challenge ourselves to conceive and design beautiful solutions, built forms and products which are more than just

functional, but also elicit pleasure and delight through their beauty.

**Educate**, explore and study the factors which will likely contribute to changes in the way that our future communities will live, interact and socialise together, the way that we will work and earn a living, the way that people of all ages will learn and adapt to changing circumstances, and understand what personal recreation and experiential pursuits will look like.

**Commit** to being the best at what we do, encourage and invest in staff technical training and personal development, ensure that processes are continuously improving, maintain investment in advanced equipment and technology to enable the delivery of leading edge product and service outcomes, and be absolutely trustworthy and dependable.

**Provide** genuine service and memorable experiences that exceed customer expectations, challenge industry service norms, and focus on the customer journey, not just the destination.

**Offer** great value in everything we do, contribute to our clients with effective technical advice, offer added value by sharing our most current research, learnings and industry experiences.

**Be Agile** and customer-centric, bring together the right people and resources, forming and reforming, to best respond to diverse customer needs.

**Be Proud** of what we each do as individuals and achieve as a company, stop at nothing to ensure we succeed on our promise of quality, and stand collectively behind the properties, solutions, products and experiences that we provide to our valued clients.

**Seek Opportunity** ask questions, listen carefully, show courage and collaborate to create and realise a shared vision.

**Contribute** actively to the local community wherever we are based, continue to explore ways to reduce environmental impact resulting from our activities and the ongoing use of the properties and products we create, and support charitable organisations and endeavours through the Schiavello Charitable Foundation.

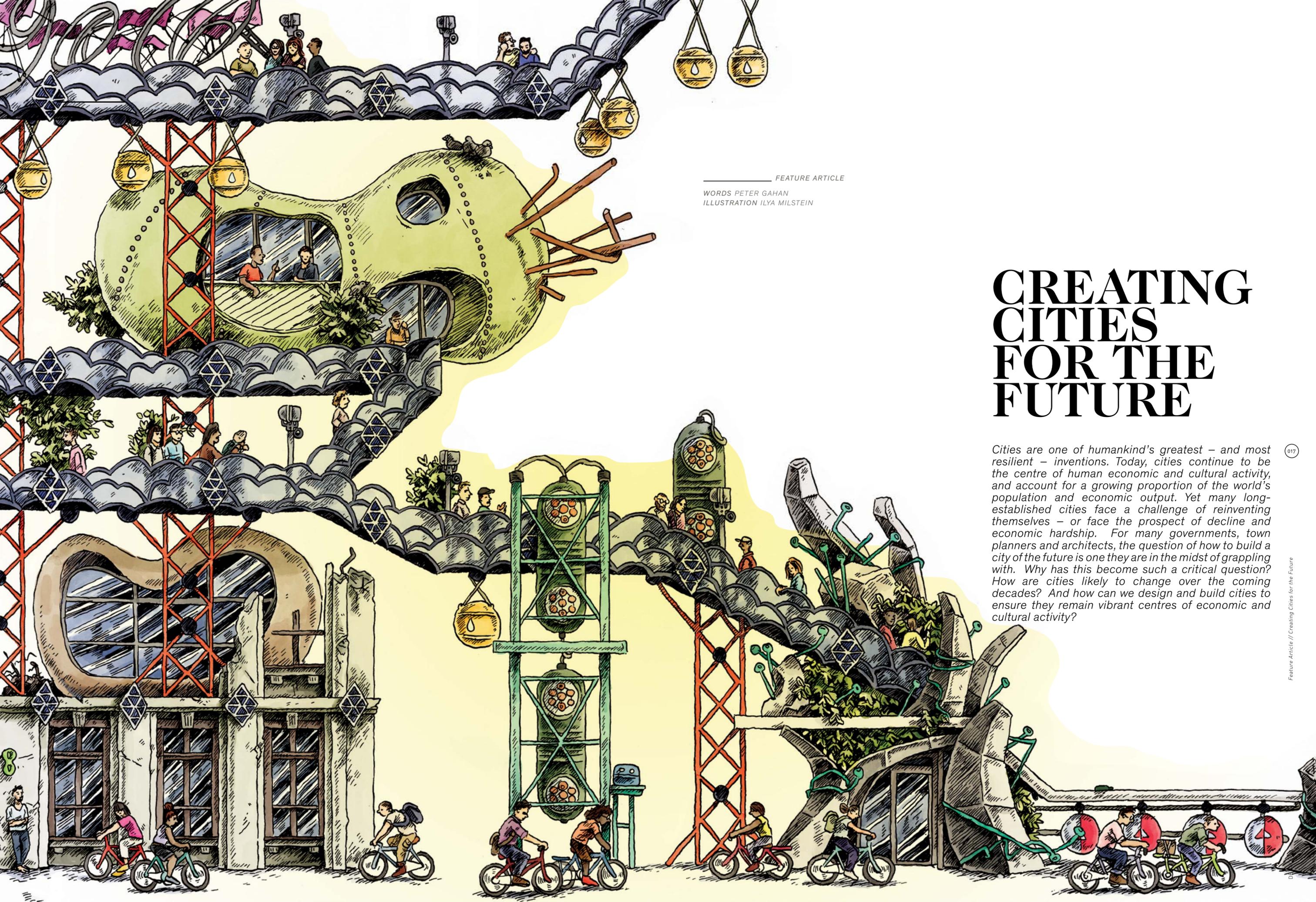
**Maintain Family** values, respect and nurture relationships, demonstrate integrity in everything we do, foster a culture of health and wellbeing - ensuring safety of employees and all stakeholders, and make sure that the company always maintains its heart and its soul, demonstrating compassion for all people.

Under my leadership, and with the support of our people, the Schiavello Group will increasingly see our diverse businesses and skills coming together to collaborate in unique ways with our clients and communities to respond to far more holistic property and accommodation needs, and to help create solutions to challenging future problems.

We will Create for you.

We will Create with you.

In a trusting partnership and with a positive attitude — **Anything is possible.**

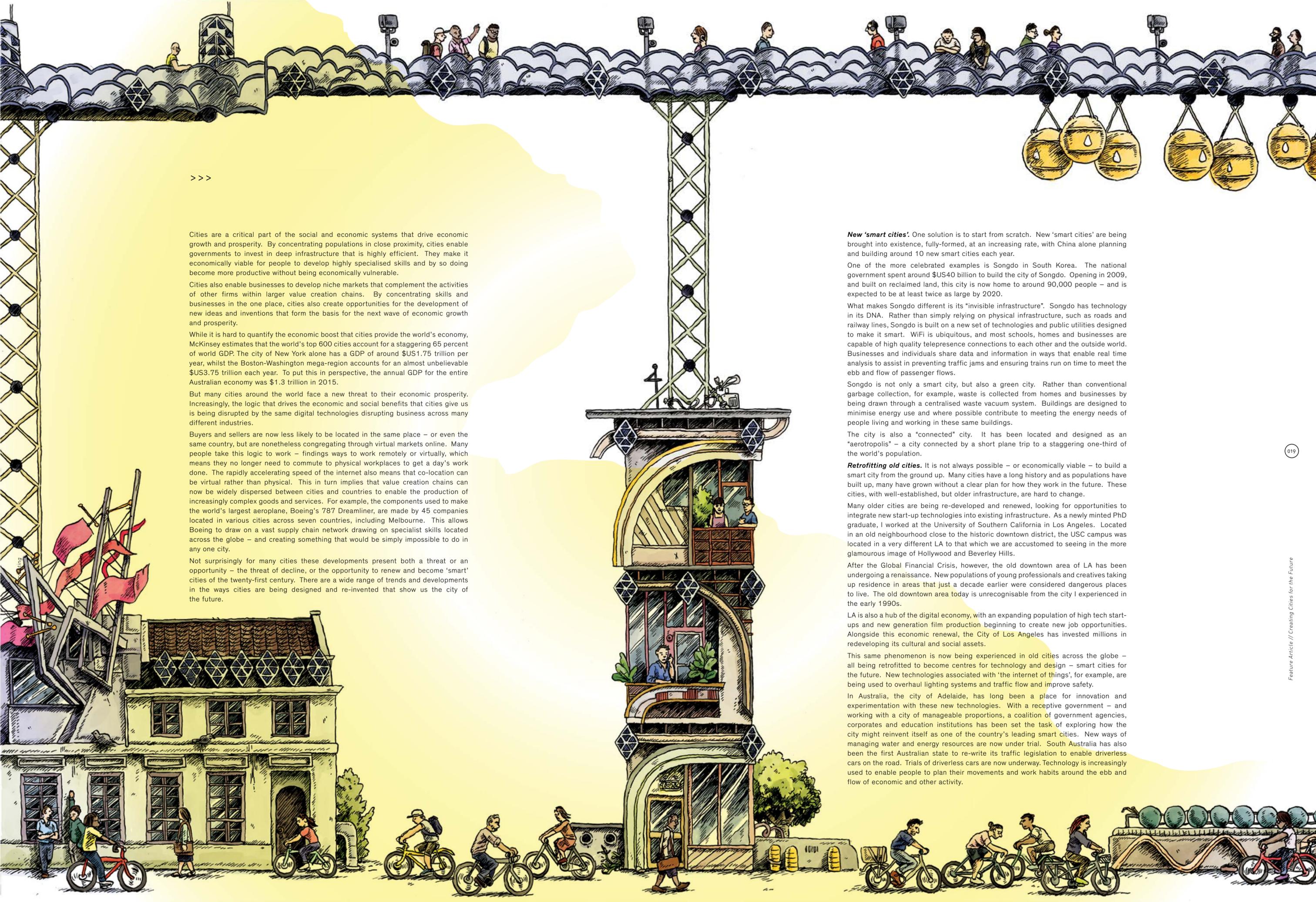


FEATURE ARTICLE

WORDS PETER GAHAN  
ILLUSTRATION ILYA MILSTEIN

# CREATING CITIES FOR THE FUTURE

Cities are one of humankind's greatest – and most resilient – inventions. Today, cities continue to be the centre of human economic and cultural activity, and account for a growing proportion of the world's population and economic output. Yet many long-established cities face a challenge of reinventing themselves – or face the prospect of decline and economic hardship. For many governments, town planners and architects, the question of how to build a city of the future is one they are in the midst of grappling with. Why has this become such a critical question? How are cities likely to change over the coming decades? And how can we design and build cities to ensure they remain vibrant centres of economic and cultural activity?



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Cities are a critical part of the social and economic systems that drive economic growth and prosperity. By concentrating populations in close proximity, cities enable governments to invest in deep infrastructure that is highly efficient. They make it economically viable for people to develop highly specialised skills and by so doing become more productive without being economically vulnerable.

Cities also enable businesses to develop niche markets that complement the activities of other firms within larger value creation chains. By concentrating skills and businesses in the one place, cities also create opportunities for the development of new ideas and inventions that form the basis for the next wave of economic growth and prosperity.

While it is hard to quantify the economic boost that cities provide the world's economy, McKinsey estimates that the world's top 600 cities account for a staggering 65 percent of world GDP. The city of New York alone has a GDP of around \$US1.75 trillion per year, whilst the Boston-Washington mega-region accounts for an almost unbelievable \$US3.75 trillion each year. To put this in perspective, the annual GDP for the entire Australian economy was \$1.3 trillion in 2015.

But many cities around the world face a new threat to their economic prosperity. Increasingly, the logic that drives the economic and social benefits that cities give us is being disrupted by the same digital technologies disrupting business across many different industries.

Buyers and sellers are now less likely to be located in the same place – or even the same country, but are nonetheless congregating through virtual markets online. Many people take this logic to work – finding ways to work remotely or virtually, which means they no longer need to commute to physical workplaces to get a day's work done. The rapidly accelerating speed of the internet also means that co-location can be virtual rather than physical. This in turn implies that value creation chains can now be widely dispersed between cities and countries to enable the production of increasingly complex goods and services. For example, the components used to make the world's largest aeroplane, Boeing's 787 Dreamliner, are made by 45 companies located in various cities across seven countries, including Melbourne. This allows Boeing to draw on a vast supply chain network drawing on specialist skills located across the globe – and creating something that would be simply impossible to do in any one city.

Not surprisingly for many cities these developments present both a threat or an opportunity – the threat of decline, or the opportunity to renew and become 'smart' cities of the twenty-first century. There are a wide range of trends and developments in the ways cities are being designed and re-invented that show us the city of the future.

**New 'smart cities'.** One solution is to start from scratch. New 'smart cities' are being brought into existence, fully-formed, at an increasing rate, with China alone planning and building around 10 new smart cities each year.

One of the more celebrated examples is Songdo in South Korea. The national government spent around \$US40 billion to build the city of Songdo. Opening in 2009, and built on reclaimed land, this city is now home to around 90,000 people – and is expected to be at least twice as large by 2020.

What makes Songdo different is its "invisible infrastructure". Songdo has technology in its DNA. Rather than simply relying on physical infrastructure, such as roads and railway lines, Songdo is built on a new set of technologies and public utilities designed to make it smart. WiFi is ubiquitous, and most schools, homes and businesses are capable of high quality telepresence connections to each other and the outside world. Businesses and individuals share data and information in ways that enable real time analysis to assist in preventing traffic jams and ensuring trains run on time to meet the ebb and flow of passenger flows.

Songdo is not only a smart city, but also a green city. Rather than conventional garbage collection, for example, waste is collected from homes and businesses by being drawn through a centralised waste vacuum system. Buildings are designed to minimise energy use and where possible contribute to meeting the energy needs of people living and working in these same buildings.

The city is also a "connected" city. It has been located and designed as an "aerotropolis" – a city connected by a short plane trip to a staggering one-third of the world's population.

**Retrofitting old cities.** It is not always possible – or economically viable – to build a smart city from the ground up. Many cities have a long history and as populations have built up, many have grown without a clear plan for how they work in the future. These cities, with well-established, but older infrastructure, are hard to change.

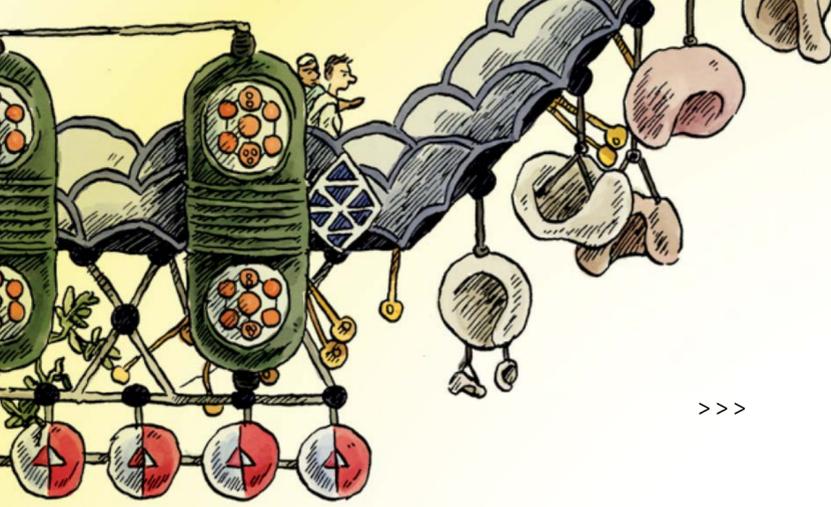
Many older cities are being re-developed and renewed, looking for opportunities to integrate new start-up technologies into existing infrastructure. As a newly minted PhD graduate, I worked at the University of Southern California in Los Angeles. Located in an old neighbourhood close to the historic downtown district, the USC campus was located in a very different LA to that which we are accustomed to seeing in the more glamorous image of Hollywood and Beverley Hills.

After the Global Financial Crisis, however, the old downtown area of LA has been undergoing a renaissance. New populations of young professionals and creatives taking up residence in areas that just a decade earlier were considered dangerous places to live. The old downtown area today is unrecognisable from the city I experienced in the early 1990s.

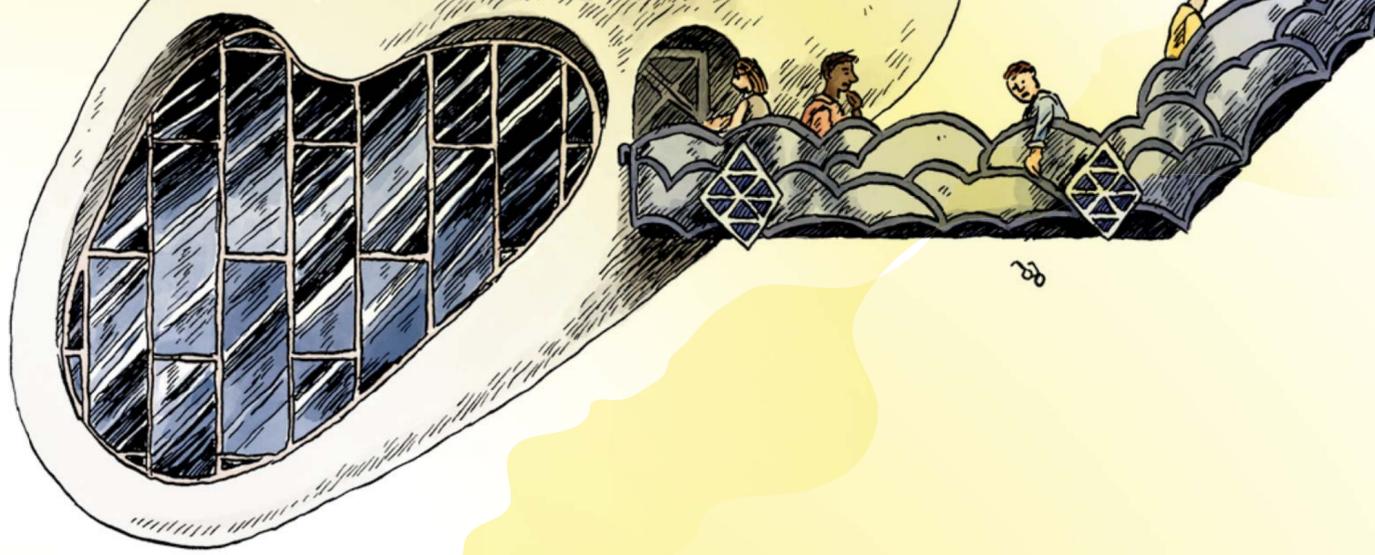
LA is also a hub of the digital economy, with an expanding population of high tech start-ups and new generation film production beginning to create new job opportunities. Alongside this economic renewal, the City of Los Angeles has invested millions in redeveloping its cultural and social assets.

This same phenomenon is now being experienced in old cities across the globe – all being retrofitted to become centres for technology and design – smart cities for the future. New technologies associated with 'the internet of things', for example, are being used to overhaul lighting systems and traffic flow and improve safety.

In Australia, the city of Adelaide, has long been a place for innovation and experimentation with these new technologies. With a receptive government – and working with a city of manageable proportions, a coalition of government agencies, corporates and education institutions has been set the task of exploring how the city might reinvent itself as one of the country's leading smart cities. New ways of managing water and energy resources are now under trial. South Australia has also been the first Australian state to re-write its traffic legislation to enable driverless cars on the road. Trials of driverless cars are now underway. Technology is increasingly used to enable people to plan their movements and work habits around the ebb and flow of economic and other activity.



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**'Decentred' cities.** A critical challenge for planners and governments is how to retain the benefits of cities while managing the inevitable pressure on infrastructure and amenities that attract people to cities in the first place.

As cities grow, public transport and road networks come under increasing pressure, increasingly beset by 'gridlock', housing affordability and pollution. Cities organised around a single hub no longer make sense. Where cities have multiple centres of activity they can continue to grow and function with all the associated economic benefits.

Cities around the world are growing at a faster rate, and account in many countries for a growing proportion of a country's population. The Tokyo-Yokohama district for instance is estimated to have a population of more than 38 million people spread across the expansive greater Tokyo Bay area. As it has grown and expanded it encompasses several cities and CBD areas that are increasingly interdependent. This has required local and regional governments to work more closely with national governments to create infrastructure that meets the needs of several cities at once.

Eight of the world's largest cities are in Asia. In these cities, the challenge of retrofitting established cities requires deeper change. Jakarta, Indonesia's capital city, is one such example. Plagued by population and traffic gridlock, the government is now taking more drastic steps to re-organise the city's economic activity and build much needed infrastructure to enable it to grow. This has involved moving much of its heavy industry outside of the city boundaries and an inventive approach to building elevated bus lanes to ensure that people can get around faster on a bus than in a car or on a motorbike.

**Sustainable cities.** Cities not only bring economic benefits, they can also be associated with negative social and environmental outcomes. More crime, social inequality, and pollution all undermine the viability of any city. Unless these things are addressed, some cities will face decline and stagnation, not expansion and wealth.

As our cities get larger, and face the prospect of competing with other cities around the world for talent, jobs and growth opportunities, cities of the future will also need to address the relationship between the city as a built and social environment and the natural environment.

Around the world, cities are also looking at investments in environmental renewal as a key component to becoming cities of the future. The ancient city of Tianjin in China, for example, has faced growing ecological and environmental damage as it has continued to develop. As part of a national plan to redress China's disappearing natural waterways, Tianjin has invested in developing the Ribbon Park and a new eco-city, which will house 350,000 people by 2020. The Ribbon Park incorporates new open spaces – something that is rarely associated with development in China and harnesses the capture of stormwater to flush out the river where the city is located.

In Atlanta, Georgia, the \$400 million 'Beltline' redevelopment, links 35 km of rail, trails, parkland and housing, which encircles the 5.5 million population who live along the Metro Atlanta line. While it is still in development, it has proved transformative – generating not only significant environmental benefits, but generating a pipeline of private sector development and creating economic renewal in more disadvantaged neighbourhoods that had faced few sources of economic growth in previous decades.

**Australian cities of the future.** The need to rethink urban development to ensure Australian cities become cities of the future has begun to capture the attention of Australian governments at the state and federal level. Faced with a rapidly shrinking manufacturing sector, South Australia has lead the charge. Based on collaborative efforts with industry and universities, the northern suburbs of Adelaide are now seeing urban planning integrated with industry policy to create a centre for advanced manufacturing.

The Australian government is also jumping on the bandwagon, releasing its Smart Cities Plan in April of 2017. Although in its early stages, the Smart Cities Plan will enable the federal government to make investments in regional developments to ensure that we have cities beyond our main capital cities.

However, if the current trends are anything to go on, our main cities – especially Sydney and Melbourne – will continue to grow. They will form our two core mega-cities of the future, perhaps with Brisbane continuing to catch up. Around them we are likely to see greater connectivity to metro-centres close by – Parramatta and west of Sydney, and the burgeoning Eastern and South-western corridors for Melbourne. For the increasing proportion of populations that live in these cities, the CBD will not be

the focal point for their economic and social lives. The quality of life will increasingly be determined by development and amenity within districts or locales – cities within cities. Beyond the capitals, cities such as Newcastle, Wollongong, Geelong and Ballarat will remain satellite cities dependent on the growth and prosperity of the main cities.

This development may not be the optimal one for Australia. In a report released earlier this year, consulting firm Ernst and Young reviewed the different challenges that both Sydney and Melbourne face in keeping up with other regions as smart cities. Perhaps surprisingly, technological capability was not the most significant challenge. Instead these cities face problems of ensuring housing affordability, avoiding traffic gridlock, as well as being an enjoyable place to live.

What is clear from the international evidence is that the worst of these problems are avoidable with careful planning. No longer is it possible to leave the future of cities to fate. Much of this evidence also suggests that successful cities of the future will be very different in many ways from those that dominated economic and social life in the past. It is also clear that people are attracted to cities that have a unique character and qualities that promote lifestyle or 'liveability'. Not surprisingly then, new and old cities look to create sources of cultural and social energy as well as economic dynamism. Perhaps, ironically, those cities that can preserve their past – in the form of buildings, traditions and localities – and the things that make them different from other cities, but develop the new 'invisible infrastructure' required for new technologies to co-exist, could turn out to be those that we will depend upon for their ongoing relevance in the twenty-first century.



# 71,000 DISHES IN EIGHT HOURS

BEHIND-THE-SCENES AT MELBOURNE CUP CARNIVAL WITH ATLANTIC GROUP

Published in Broadsheet on 4th November 2016 by ELVIN HO

Atlantic Group, Central Pier, 161 Harbour Esplanade, Docklands, VIC 3008 Australia

The Atlantic Group is member of the Schiavello Group.

### The boss

"It must be perfect," says Atlantic Group's CEO, Hatem Saleh. "As long as the customer experience is good, nothing else matters."

Beginning his career at 16 as a waiter in a function centre in Tullamarine, Saleh has built a hospitality empire that will soon extend to Dubai, where a premium seafood restaurant, The Atlantic, will open in the coming months.

I see him – with the tip of his finger – press down on and collect a stray seed that has fallen onto the table from a bread roll. His attention to detail is extraordinary, and the people who work for him admit he has high expectations. But he's passionate and willing to get his hands dirty (it's not uncommon to see him clearing plates), and this means the almost-obsessive customer-service mentality filters down to his staff.

### The staff

"I'm addicted. I'm an event junkie," says general manager of human resources Josie Daquino. It's probably the reason she can marshal more than 1000 casual staff in the staffing compound (made up of marquees on a dirt patch just outside the racecourse fence line) with such control and grace. In this compound – a tent off-site – 600 waiters collect their uniforms and get changed. Each of the uniforms is themed according to the separate areas that Atlantic Group caters to.

Recruitment for the Spring Racing Carnival begins in July. On race day the names of roughly 600 front-of-house staff members and 200 chefs are checked off on a spreadsheet that covers an entire trestle table. In addition to these employees there are also runners, forklift drivers and head office workers on-site for the day.

Hundreds of bags are stored in the staff cloakroom. Virtually every bag will contain a mobile phone: they are strictly forbidden in service areas.

In a process that starts at 6am, 300 female staff members have their hair and make-up professionally done for the day. It takes a team of 15 stylists from Pure Chica, hired by Atlantic Group for the carnival.

The number of the Atlantic Group's waitstaff swells substantially during major events like the Melbourne Cup Carnival and the Grand Prix.

### The food

During the Melbourne Cup Carnival the Rose Room is the jewel in the crown of Atlantic Group's food-and-drink offering. It sits atop a disused portion of a grandstand next to the public stand and, in contrast to The Birdcage, offers exceptional views of

the track and winning post. Rose Room head chef Rudolphe Gonnet is in charge of delivering 11 courses to 580 guests over more than eight hours. "It's challenging. The food is non-stop from 9.40am to 6pm, but we are well prepared," says Gonnet.

Senior operations manager Rudy Siop is in charge of running the Rose Room and conducts a staff briefing before guests arrive. "We never say 'no'," Siop tells his charges. "And I need everyone to smile."

Executive pastry chef Lisa Van Zanten has designed a shared dessert tasting plate featuring piña colada jamington, mango and vanilla gel and freeze-dried mandarin and honeycomb shards. The dish is garnished with yellow rose petals to match the flower theme of the Melbourne Cup. On Derby Day, blue cornflowers were used in her dessert. At Oaks Day, it was pink roses.

It may be the race that stops a nation, but not for everyone. During the three-an-a-bit minutes when the 24 horses are galloping, the chefs remain hard at work, preparing for the next round of dishes to be sent out.

After dessert and cheese there's still one more dish to go out in the Rose Room. It's a Korean barbecued-pork burger, and part of what the Atlantic Group team calls "the soak" (literally dishes designed to "soak" up the alcohol later in the day). On the menu, however, it's described as "supper".

### The pass master

"Pass masters" – such as Manny Soultan, act as a crucial conduit between the front- and back-of-house.

Soultan has an earpiece connected to Atlantic Group's internal radio system, which supervisors across 25 different spaces use to tell him when to send more food, because guests here are on either grazing or buffet menus. A waiter enters the kitchen and tells him a particular room has enough food for the time being. Soultan is taking no chances. "I don't care," he says. "Feed them till they're fat and they don't want to eat any more. I want them to say 'no' to food, then still say 'no!'"

Despite being under intense time pressure, he pauses at one point to yell out to the large kitchen crew, "Hey, is everyone drinking lots of water? Yes?" When he doesn't hear an immediate response, he yells it out again, even louder this time. He is met with a chorus of "yes!"

### The runners

As their moniker suggests, they literally run, delivering food, glasses, removing rubbish and whatever else needs to be shifted from one place to another. Last year, according to Siop, an Atlantic

Group runner was even sent to collect a replacement outfit for a guest from her city hotel after a mishap with a glass of champagne.

### The dishwashers

A small army of dishwashers works tirelessly to clean thousands of plates, pieces of crockery, cutlery and cooking equipment so that everything is ready to be set-up again the next day. In this case, it's a Wednesday set-up for Oaks Day on Thursday. "During the Melbourne Cup Carnival it's a bit easier because we have a day in-between," says Siop. "During the Grand Prix it's more pressure because we have to have the room ready for the next day."

### Mr Fixit

Making sure everyone remains safe is Ian Wheeler, group health, safety and environment manager. He goes around front- and back-of-house areas looking for any potential dangers. In his kit he has tape, cable ties and a pocketknife for on-the-fly patch-ups to anything that poses a risk to guests or staff.

Unfortunately, he doesn't always practice what he preaches. When he was setting up on Monday he moved some temporary fencing. One fence collided with another and bounced into his face, causing a deep cut above his left eye. After a trip to Royal Melbourne Hospital and three stitches, he was back on track the next day.

### The troubleshooters

If staff members in the marquees or enclosures can't solve a problem themselves, they call the help desk. Things are relatively calm at the moment – most of the kinks were ironed out on Derby Day, the first day of the carnival. But if certain areas require more cash, extra cutlery, or anything else, these are the people who make it happen.

Working closely with Kupsch and Mansfield is group general manager of operations Rick Aylett. Among other things, he oversees the installation of 12 temporary kitchens and 35 coolrooms. "We always have some logistical challenges, whether it be weather, infrastructure, or the sheer volume of people that come through all in one hit," Aylett says. "But you deal with all of that, and if it's well planned, and you've got good staff, it all happens very nicely."

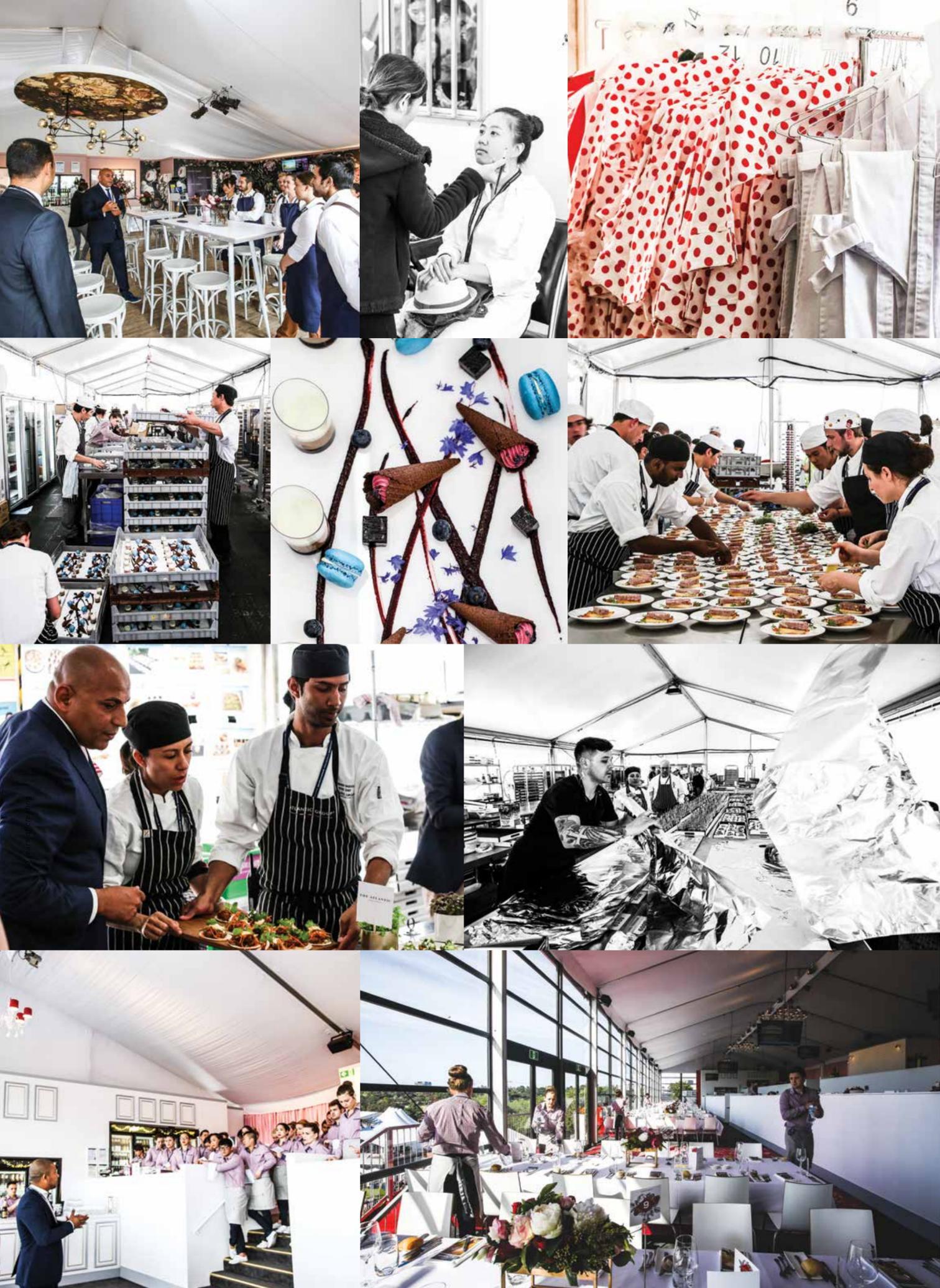
As the last punters leave the track, the Atlantic Group staff is already debriefing on the day's proceedings and identifying any areas they can improve on for the next event on Thursday, Oaks Day. And planning for Cup Day 2017 begins.

**More than 1000 staff.**  
**Over 71,000 individually plated dishes.**  
**Ten thousand bottles of champagne.**  
**Half a tonne of beef brisket.**  
**Twelve kitchens.**

The scale and logistics of running a catering operation on Melbourne Cup Day are monumental, particularly when you're juggling nine different marquees and enclosures.

Without question, Cup Day is the city's biggest hospitality event. The pressure for things to run smoothly is tremendous, even before you consider that some of your guests are spending \$1420 for a premium-degustation dining experience in the Rose Room.

From dawn to dusk this Cup Day, we followed the Atlantic Group to get a behind-the-scenes look at what it takes to successfully serve 6000 people on one of its most exciting, hectic days of the year.



WORDS PENNY CRASWELL

# PROFILE

# YESTERDAY TODAY TOMORROW

These six design studios all started small but with big ideas. Find out about how each one has navigated the ups & downs of growing a creative practice, their landmark projects & their insights into the future of design.



NICK TRAVERS - TECHNĚ - ARCHITECTURE AND INTERIOR DESIGN

*Technē has made a niche for itself as designers of the some of the best hospitality hotspots in Melbourne. Director Nick Travers, who started the business with Justin Northrop, recounts the growth of the business, with milestones seeming to come in five-year waves.*

Technē began in 2001 when founders Justin Northrop and Nick Travers, then colleagues in a small commercial architecture studio, started working together on weekends and after hours. Their first big break was the Deanery, a wine bar and restaurant that they owned themselves, which garnered them critical and commercial success – enough to start their own studio. This was followed closely by Movida, which started as a casual tapas bar but now offers some of the best Spanish food in Melbourne and often requires bookings months in advance.

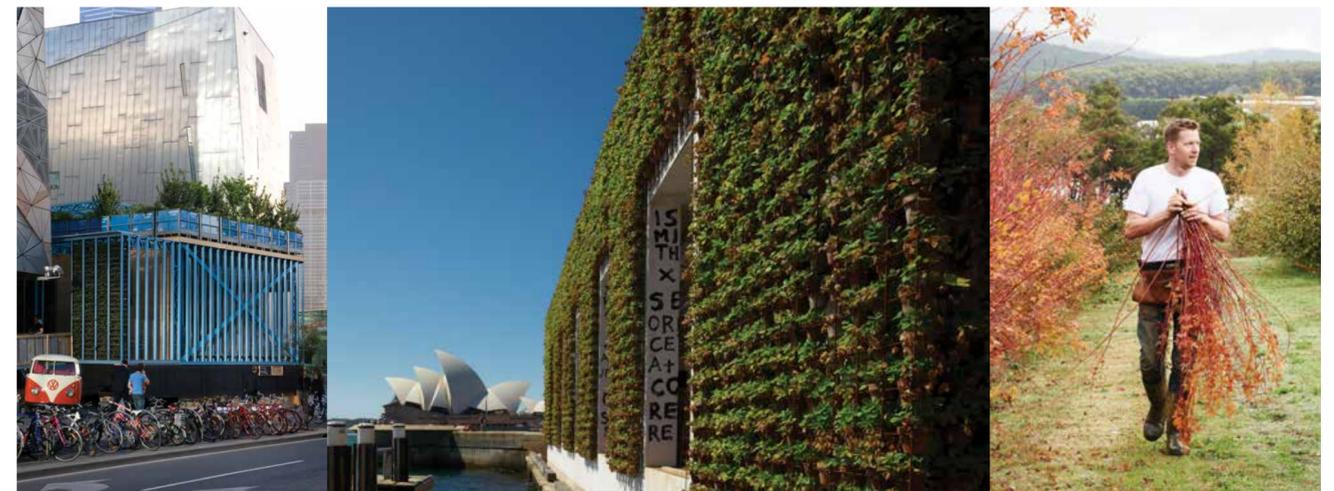
After this initial success, the studio's achievements can be mapped in five-year sections. In 2005, Technē snagged their first major client – Porsche – and have been working with them ever since. Five years later they designed the Fran Hotel, which was awarded both nationally and internationally, and now, in the studio's fifteenth year, the Garden State Hotel is Technē's biggest project to date. "We were told it would take five years for our business to kick along and that's what happened," says Nick Travers. "These things seem to happen in waves."

While they began with two, fifteen years later, and the studio is now thirty people

strong, with a fairly even split between architects and interior designers. "Justin and I are trained architects but developed strong interior design sensibilities from our early hospitality work," explains Travers. For this reason, Technē has built the business on an incremental basis with an equal footing of architecture and interior design, and all of the departments work together in the same room. "We operate in a fully integrated manner, which encourages cross-pollination of ideas and technical capabilities," Travers continues. "We value the two aspects of the business with equal strength."

As the success of the studio continues, there has been a noticeable change in the scale of the projects they are being asked to work on. "Companies are increasingly looking for medium-sized studios like us to apply our design experience on a much bigger scale, including precinct design." An increase in scale also often means more stakeholders and larger corporate clients, rather than just owner-operators.

Technē is still best known for its hospitality work, but is also working in residential, hotel and accommodation, as well as expanding their horizons into workplace design. In terms of future market trends, Technē sees competition from Airbnb shaking up the hotel industry. "Hotel operators need to change their business model to focus on experience-driven design and this is an area where Technē is able to deliver those outcomes."



JOOST BAKKER - JOOST - SUSTAINABLE ARCHITECTURE, RESTAURANTS & PRODUCTS

*Florist turned eco-warrior and sustainable designer, Joost Bakker, is making waves both at home and abroad with a zero waste approach to hospitality and architecture. Bakker talks his past, present and future.*

After growing up on a flower farm in the Yarra Valley, Joost Bakker started his own business in the early 1990s as a wholesaler, sending locally grown flowers around Australia and the world. It was through sharing a workspace with an exotic mushroom importer that he first came into contact with chefs and, before long, Bakker was supplying flowers to over 100 different restaurants on a weekly basis. He became known for his large-scale arrangements and installations, and was given the freedom to create whatever he liked. "There was a hole in the market and my work was quite raw and large, using the whole plant so there's no waste," explains Bakker. Part of Bakker's point of difference was always in his approach to waste. He would often use reclaimed materials, such as old cords, old concrete – even a fire hydrant – to give his work an added dimension. In 2002, he had his first exhibition as an artist in a gallery, which led to annual exhibitions. "That's when people started to take the work a little bit more seriously – I was able to really experiment and be really creative and bold. That was a big milestone."

The next milestone was designing and building his own house, which then led to the Greenhouse project – a sustainable restaurant that grew its own food on site and reused organic waste as compost. "I was always frustrated with how unsustainable

the hospitality sector really was. When I built it, it was as a one-off thing – I didn't expect it to be as successful as it was – I didn't expect to have phone calls from Italy, New York and London. I was shocked by how much it appealed to so many people."

Bakker's zero waste restaurant Brothl went one step further, using surplus ingredients from other high-end restaurants to create delicious soups in a completely zero waste project. "We drove around collecting organic waste, such as using bones from Rockpool to make a broth." He worked to develop a tap system for milk and wine that eliminates packaging waste – a design that was so successful it has now been picked up by McDonalds. The restaurant was to be short lived, but it was Bakker's "proudest moment". It has since created a groundswell of support for the zero waste movement.

Bakker's latest project was the Lexus Pavilion at the Melbourne Cup this year – a modular, open-source system he developed with CSIRO that is covered in soil, which increases thermal mass, is fire resistant and allows plants to grow on the actual structure. This ties in with Bakker's vision for the future as urban agriculture – a world in which buildings will be designed with rooftops and vertical gardens to grow crops. By valuing compost and growing food where we live, he believes that food will have better nutrients and therefore make us healthier. "It's a super exciting time. The city will look very different to how it does today – productive buildings will be the norm."



**BYRON GEORGE - RUSSELL & GEORGE - INTERIOR DESIGN**

Originally competitors, Ryan Russell and Byron George are now known for highly crafted, detailed interiors – from retail to hospitality and workplace design. Byron George talks design and expansion, including international projects and a studio in Rome.

Ryan Russell and Byron George first met socially and formed a partnership – in business and in life – after each winning the Australian Interior Design Awards and Emerging Practice Award in alternating years. At first competitors, they subsequently decided to form a business partnership to combine their talents. “Our relationship, both personal and professional, started with a healthy dose of respect for each other,” says Byron George. “Winning the awards gave us a springboard to grow our businesses before we merged them in 2010.”

Now in practice together for six years, the pair have become known for their highly crafted, detailed interiors, including retail stores, hospitality venues and workplaces, as well as residential and other event and urban work. They are perhaps best known for their retail work, including numerous stores for Aesop and Crumpler, two brands with a design sensibility that suits individual stores rather than a standard rolled-out design. As well as retail, the pair has become known for hospitality work, including St Jude’s Cellars, and workplace projects, such as Paper Stone Scissors and The Green Factory – the later currently under construction.

With six years of practice under their belt, George sees the industry in a state of flux, predicting that larger practices will push out mid-sized practices, while small practices will drive innovation. “Smaller practices handling the more detailed, intricate work will compete by appealing to those who want to bet on something new, or don’t want to pay the fees of larger firms,” he predicts. “Project delivery, material technology and increasing use of BIM are the areas of innovation that will drive the industry in the immediate future.”

For their body of work, Russell & George has continued to win awards, both in Australia and internationally, leading to a number of opportunities overseas, and the opening of a studio in Rome in 2011. What’s next for the firm remains under wraps. “We’re in the middle of a transformation and will soon be offering a greater level of specialisation and diversification, driving a few things beyond what we would normally be allowed to do in a standard design practice,” says George. “This is a bit vague, but you’ll need to wait until early next year for the reveal.”



**CHRIS BOSSE - LAVA - ARCHITECTURE**

Led by three directors in Sydney, Stuttgart and Berlin, LAVA is an architectural practice that uses cutting-edge technology to create a more human architecture. Sydney-based director Chris Bosse discusses their manifesto.

LAVA (Laboratory for Visionary Architecture) is an international architecture practice run by three partners – Chris Bosse based in Sydney, Tobias Wallisser in Stuttgart and Alexander Rieck in Berlin. The focus of the practice has always been firmly planted in the future – focusing architecture at the forefront of society and exploring technology and its relationship with nature. “Architecture is not just the production of buildings, of square metres of space. If it’s just square metres, then there’s no idea, there’s no cultural contribution, there’s no value added,” says Chris Bosse of LAVA. “We want to create architecture using current technologies, but thinking about the future.”

The practice undertakes a wide range of work, including projects that explore the use of new technologies. Two such examples are the Future Home; a model of future residential living that fuses nature and technology on a shopping mall rooftop in Beijing, and the Future Hotel; a capsule hotel room that uses cutting edge technology to create a room that is designed for the human body. International architectural projects include the winning scheme for the National Stadium in Addis Ababa and the JeJu Hills Resort in Korea, as well as the Beyreuth Youth Hostel in Germany, which

is now under construction. The Philips Lighting Headquarters in Eindhoven was also completed earlier this year.

Smaller projects, such as the Green Void, an installation in Sydney’s Customs House; the Martian Embassy, an interior for the Sydney Story Factory; and the Chinese New Year origami tiger sculptures, which have traversed the globe, have allowed the firm to gain recognition in the short-term. “Larger projects, even if they’re run really well, take five years or more – they start, stop, change,” explains Chris. “The smaller projects give you more opportunity to test and develop ideas, which can then be implemented on a larger scale.”

For LAVA, the future looks bright. Each of the three studios has one director and around fifteen staff going strong. Their research and experience in cutting edge technology also helps them to understand the future in broader terms. “What is certainly happening is an ongoing globalisation and mobility. Facebook and Uber and Airbnb are the visible result of this underlying trend in society. Other huge trends are 3D printing and individualisation of product manufacturing, virtual reality and augmented reality.”



**MICHAELA WEBB - STUDIO ROUND - GRAPHIC DESIGN**

Husband and wife graphic design duo Studio Round have a substantial portfolio working on cultural and hospitality projects, and now see placemaking as a key element in the future of branding. Michaela Webb shares their story.

Studio Round began in 2003 when graphic designers Michaela Webb and Robert Nudds – partners in work and in life – moved back home to Melbourne from London and decided to set up their own studio. With experience working with the Tate, Whitechapel Art Gallery and the Guggenheim Museums, their specialisation led to a significant first client in Melbourne, the National Gallery of Victoria, who at the time were preparing for their reopening on St Kilda Road. “There wasn’t a huge strategic driver when we first started, but as we moved through the years, we’ve become much more strategic about where we want the business to go and where we see it going in the future,” explains Webb. “At the beginning, it was really about doing great work and being able to apply great thinking to the work that we did.”

After several years working with the National Gallery of Victoria on exhibitions such as the French Impressionists, The Dutch Masters and Picasso, Studio Round worked with new clients on cultural projects such as the L’Oreal Melbourne Fashion Festival, the Venice Biennale and the Bendigo Art Gallery. From there, working in hospitality, including with Andrew McConnell on Melbourne restaurants 312, Cumulus, and Cutler & Co, started a fascination with the importance of placemaking. “We realised the thing we loved doing the most was defining what a destination is and looking at

how to make places,” says Webb. One example is the branding of Hotel Hotel, a new hotel and destination in Canberra that Studio Round worked on a few years ago. “It has become a destination – people will go to Canberra for a weekend to visit Hotel Hotel. That was the whole goal, to understand what’s needed to create those kinds of destinations.”

The team is currently working with the Queensland Investment Corporation (QIC) – who owns a number of shopping centres – on a new strategy that is about defining and making places. “We are exploring how you make places that have civic uses, places that have outdoor space, places that are diverse in their nature – not just about leasing square meterage,” says Webb. This is particularly true in retail, where experience design is vital. “In the digital age of shopping, people’s needs are less and less about where we shop and more about the experience that places can offer us.”



**MIA FEASEY - SIREN DESIGN - INTERIOR DESIGN**

A young and vibrant studio with a specialisation in workplace interiors, Siren Design has come a long way in a short time. Founder and director Mia Feasey, shares her drivers, passions and the future of the practice.

Siren Design is an interior design studio that has always been focused on people – ever since Mia Feasey established it in 2006 at only 27 years of age. “It was always about wanting to look forward to going to work every day, and being surrounded by people who want the same thing. Coming from England at 21 years old without family, I wanted a place where everyone would support each other.” Youth and passion were always the driving factors of the business, right from the beginning.

“When I started Siren, I saw there was a gap in the market honing and nurturing young talent,” says Feasey. “A lot of our ethos is around how we train and empower our staff.” Now, the majority of leaders at Siren are the same young women who started with Feasey, and the studio has offices in Singapore and Melbourne as well as Sydney. “Penny Sloane is our Managing Director in Singapore and is currently finishing 30,000 square metres in Singapore for Hewlett Packard. She started with me – she was the first person I hired.”

The majority of Siren’s projects are workplace interiors, with well-known tech clients including Google, Facebook and Twitter, with additional work in retail and hospitality interiors, and even a boutique hotel. For the first time, Siren is also doing high-end

residential, including 250 apartments in Glebe and hundreds in the Gold Coast. “We hired hospitality designers because they bring an edge to corporate design,” explains Feasey, although hiring hospitality designers has led to a hunger to do more in that sector. “Now, my corporate designers are keen to do hospitality projects. I’d like to get my hands on a proper hotel.”

When asked to predict the future of the industry, Mia is realistic: “They say the economy is on an eight year cycle, which means a slow down in 2018, but I like to think we’ll be okay because we’re pretty specialised. The fact is we’re across all sectors, not just workplace. We’re even doing doggy day care.”

# Vertical Garden.

A decorative garden wall,  
developed by Schiavello in Australia,  
designed by Joost Bakker.

[SCHIAVELLO.COM/VERTICALGARDEN](http://SCHIAVELLO.COM/VERTICALGARDEN)



# THINK!

## THE HUMAN NATURE CONNECTION BETWEEN BIOPHILIC DESIGN FOR WELLBEING

Words by Alice Blackwood

*In 2030, more than half the world's population will live in urban environments. What does this mean for designers?*

*The UN predicts that within the next 15 years 60 per cent of us will dwell in towns and cities. This seismic shift in population density from regional areas to the proverbial 'concrete jungles', combined with the fact that we spend a majority of our time indoors, raises the question: are we becoming disconnected from human nature?*

*How can we mindfully design our built environments and interior spaces to stimulate wellbeing, productivity and even creativity?*

### Roadblocks to Wellbeing, Productivity & Creativity

*Without the visual and mental stimulation of natural elements of greenery, colour and light, a vast majority of people begin to disengage from work.*

One-third of office workers say the design of a workplace influences whether or not they choose to work with a company. Considering we spend up to 90 per cent of our time indoors, the evidence points to the instrumental role our indoor environments play in determining our health, wellbeing and mental capacity .

Currently stress-related claims are costing Australian businesses millions of dollars annually . Extensive research has also found the single largest contributor to lost working hours is sleep-related fatigue. Whether this manifests as presenteeism or absenteeism, those lost hours not only impact business productivity, but indicate declining wellbeing and productivity in a vast majority of workers.

Engagement – or our lack thereof – is another key contributor to low productivity, with a staggering two-thirds of the workplace reported to be disengaged. That leaves just 31.9 per cent of people engaged while at work.

### The Human-Nature Index

**Wellbeing**  
Measures\_ Happy, inspired, enthusiastic  
Impactors\_ Stress, fatigue, low morale

**Productivity**  
Measures\_ Focused, engaged, motivated  
Impactors\_ Presenteeism, absenteeism, functional comfort

**Creativity**  
Measures\_ Stimulated, inspired, positive, calm  
Impactors\_ Environmental and visual stimulation (colour and light)

### Benefits of Biophilic Design in Workplace Contexts

#### 5 easy wins to positively affect productivity at work

- \_ Views outside to nature
- \_ Internal green space and indoor plantlife
- \_ Access to natural light
- \_ Accent colours of blues, greens, browns and yellows
- \_ Elements of water

#### 5 ways to stimulate human-nature connections

- \_ Natural plants
- \_ Natural ventilation
- \_ Access to natural light
- \_ Natural elements like stone and wood
- \_ Textures that mimic natural materials

#### Biophilic design's upward curve

- >> 15% wellbeing
- >> 6% productivity
- >> 15% creativity

Percentage increase's reported by those working in environments with elements of **greenery** and **natural light**, compared to those working in environments devoid of nature.

### Building Better Human Nature Connections

#### Nature to Nurture

A deeper investigation of the natural elements known to impact our wellbeing, productivity and creativity in the workplace.

#### Greenery

Humans' evolutionary reliance on the natural environment for survival is hardwired into our emotional brain. As a result we feel calm and happy in a natural, healthy landscape where plants are in abundance. Plants, importantly, act as bio-filters to capture volatile organic chemicals (VOCs) and remove indoor air pollutants. The result is clearer air, which enables clearer thinking.

#### Light

Headaches, fatigue, eye-strain and low morale are all indicators of poor lighting in our workplace. Sunlight, which is known to stimulate the production of vitamin D, is not only essential to the immune system but integral in regulating humans' circadian rhythms. Studies have found a window view of nature helps to reduce the negative impacts of stress and improve wellbeing. Research has also found the right orchestration of artificial and natural light, working in harmony together throughout the day and into night time, contributes to better wellbeing and productivity.

#### Colour

Colour has the power to affect our emotions, physical perception and psychological responses. Blue and green hues are known to increase relaxation and engender a sense of spaciousness. Research has also found that green enhances our creativity and productivity, and positively impacts our sense of motivation and enthusiasm. Spaces which incorporate colour palettes that feel connected to nature are often perceived as being healthier, allowing us to feel both stimulated and calmed.

#### Human movement

The human body has physically evolved to move regularly. Extended periods of sitting or standing can negatively impact our comfort. The implications of this are far-reaching. Poor functional comfort (often a result of poor living and workspace design) slows us down and limits our ability to perform tasks effectively and productively. Regular movement in the workplace is known to improve comfort and collaboration.

#### Functional comfort factors that impact human behaviour

- \_ Lighting and illumination
- \_ Indoor air quality
- \_ Aesthetic appearance of a space
- \_ Workstation dimensions, storage, enclosure and layouts
- \_ Access to collaborative and shared spaces

#### Design to Heal

An organic approach to reducing the impact of artificial spaces and improving human nature connections is achieved through the introduction of nature into the home and office, such as the Vertical Garden, designed by Joost Bakker.

This practical yet decorative solution to indoor greening is aimed at improving health and wellbeing, productivity and creative performance in the workplace. A range of single and grid modules housing plants is designed to optimise the potential of any space. Vertical Garden addresses spatial, decorative and functional needs while simultaneously increasing greenery indoors.

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- <sup>v</sup> Human Spaces Report: The Global Impact of Biophilic Design in the Workplace, page 37
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## THE CHANGING SPACE OF STRATEGY

Keti Malkoski // Principal — People & Culture

Workspace strategy is one of the most powerful means to boost people and business productivity. When considering a workspace strategy, it is essential to understand that one size does not fit all. If the aim of workplace strategy is to improve the effectiveness and efficiency of how workspace is used, a workspace strategy must be tailored to suit the unique and diverse needs of a business and reflect the vision, goals and objectives of the organisation as a whole.

For any organisation wanting to improve the experience of work in the future, they will need an effective workspace strategy that aligns the organisation's work patterns and behaviours with the physical and digital work environment. Too often, decisions about the work environment are made without considering the implications for employee experience. The design of a workspace should be reinforced by the workspace strategy to ensure that space supports employees and how they need to work now, and how they will work in the future, whether it be individually, in teams or with customers. Thus, it is crucial that the workspace strategy is developed with a true understanding of the organisations goals. At Schiavello, the People and Culture team discuss how they achieve this.

### Understand the business and identify the change stakeholders

In order to develop a workspace strategy that is a true reflection of the organisational values and culture, consultants need to place themselves within the organisation and assist with the day-to-day stakeholder engagement and management. Internal and external business influences and strategies that may impact the business, people or workspace, need to be identified in order to future proof the workspace strategy. Furthermore, the way in which communications are distributed across the business need to be tailored to suit the diverse workforce segments in order to promote engagement and influence change.

### Review the current workspace and evaluate how it supports the people and the business

In order to create an effective future workspace, the strengths and weaknesses of the current space need to be reviewed. Through utilisation and observation studies, focus groups and employee surveys, organisations obtain insights into how the space is currently used and whether the current space is effective in supporting how its people work. By conducting these analyses, 'worker types' and working styles can be identified and matched to proposed workspace products and spaces. This ensures that the future space will support the different activities and behaviours of all employees. It is imperative that workplace data is collected and evaluated in order to determine the specific requirements of the future workspace.

### Define and finalise the future workspace strategy

In finalising the future workspace strategy, it is important to prioritise the workspace changes that will better support the people and the business. This information will come from the data that was collected and analysed. Establishing the vision for the organisation, teams and individuals, enables the change objectives for the overall space to be identified. Once the strategy is defined, collaboration with the design team is necessary to finalise briefing documentation and design principles that are quantified in performance scorecards. This step ensures that the design for the space will support the workspace strategy and is aligned with the future aspirations of the business.

The greatest challenge in developing a workspace strategy is ensuring that it is intuitive and flexible enough to withstand the ever-evolving nature of work and that it is embedded into the organisation's culture and behaviours in order to support the organisation into the future.

## CAN USING GLASS IN DESIGN REALLY PROVIDE ENERGY EFFICIENCY?

Glassworks // White paper

*Choosing the right type of glass has long since been a key element to consider when designing or refurbishing a space. The clarity and aesthetic nature of glass is unmatched in its ability to not only provide natural light, but to also create stunning architectural facades. However, with up to 40 percent of a home's heating lost, and more than 87 percent of it gained through windows alone; the thermal performance in glass is a crucial element to consider when cutting down on energy costs and consumption. The right type of glass possesses the unique ability to retain heat in the winter, all the while ensuring that your home is also kept cool in the warmer months. But with Australia's widely diverse and varying climate, it can be both difficult and time consuming to select the right type of glass for the application.*

The right type of performance glass can make your home more comfortable, dramatically reduce your power bill and is critical to a building's energy efficiency. In most cases, regular windows - notorious for unwanted heat loss and gain - are not adequate enough for current home designs, let alone to meet today's stringent building regulations. By specifying the correct type of performance glass for your project; studies show that you can increase a building's energy-efficiency by up to 2.5 stars simply by switching out ordinary aluminium single glazed glass. A common misconception prevalent among consumers is that performance glass products are an expensive way to increase energy efficiency in buildings. However it is important to consider that windows - even ordinary ones - make for a relatively high-value component of a building, meaning the investment could be the difference between owning a high value property or one with a lower valuation.

Windows, doors and skylights can gain and lose heat through:

- The radiation of heat into a building and out of a building from room-temperature objects, such as people, furniture, and walls
- Direct conduction through glass or glazing
- Air leakage

These properties can be measured and rated by considering two distinct heat transfer mechanisms: conduction and solar heat gain. The conduction - or U-value - measures how much heat is transferred through the glass. The lower the U-Value, the better the insulation properties of the glass, the more adept at keeping the heat or cold out. The solar heat gain - or SHGC - looks at how much solar radiation passes through the glass. The higher the SHGC rating, the more radiation passes through, the more you can benefit from free thermal heating. All in all, paying special consideration to the U-value and SHGC rating of performance glass products ensures that a building's occupants remain thermally comfortable, without having to resort to artificial heating or cooling methods.

One of the key developments in glass efficiency has been the technological advances in low-e (low-emissivity) glass products over the past two decades. Coated in microscopic layers of metallic oxides, low-e glass is designed to let in as much natural light into a building as possible, all the while retaining and controlling radiant heat (infrared light) as it enters and leaves a room. The use of low-e glass products contributes significantly to a building's energy efficiency, yielding excellent results for both solar control and thermal insulation.

While energy bill savings are an obvious benefit associated to reducing artificial heating or cooling, the health and productivity of building occupants can also be greatly affected. With workers typically spending upwards of eight hours a day in air-conditioned buildings; minor yet irritating health concerns such as: respiratory tract problems, allergic reactions and viral and bacterial infections can occur. Utilising the right type of performance glass can greatly reduce the need for auxiliary temperature control, reducing the risk of spreading sickness, as well as increasing overall productivity and happiness in the workplace.

# SEFAR® ARCHITECTURE VISION



## DISCOVER THE COMPLETE DESIGN FREEDOM OF MESH LAMINATED GLASS

SEFAR is a quality mesh from Switzerland, uniquely laminated between two panes of glass by Glassworks in Australia. The variety of spectacular finishes includes aluminium, gold and copper or any pantone colour. All are available in various densities to achieve distinctive looks and levels of privacy. Completely customisable, SEFAR is available with clear glass, tinted glass or mirror backed glass for striking cladding or panelling options.

glassworksaustralia.com.au

GLASSWORKS

# PROJECT UPDATE

## CHALLENGER

PRODUCT

Balancing collaboration and privacy is no contest for investment firm Challenger, at their new Sydney headquarters.

Investment management firm Challenger, delicately balances productivity, privacy, wellbeing and connectivity at their new Sydney headquarters located within the iconic 5 Martin Place.

Woods Bagot Workplace Interiors Sector Leader in Sydney, Todd Hammond, says the design created a workplace with longevity in mind. It leveraged the heritage character of the building while paying homage to the future, in addition to Challenger's youth and innovation.

"Fitting-out a heritage building means you approach the design differently. While we placed functionality at the core of the concept, the existing heritage void set a pivotal starting point from which to centre the heart of the project."

Spanning 9,000 square metres across four levels are individual and project-based work points, semi-open meeting spaces and small, private meeting rooms. A heritage-inspired palette meets contemporary and functional furniture that delicately balances the need for collaboration and privacy.

Such equilibrium showcases innovative office concepts from Schiavello and furniture partner, Bene. Strategically placed on each floor is a multitude of products from Bene's Docklands and Parcs ranges. Through an infusion of pastel colours and fabric choices, group and individual work zones are defined.

No corner left unturned, even transitional space is optimised for more efficient and focused ways of working, with the placement of Docklands Open Bays along elevator voids providing a desirable destination for people on the move. Schiavello's custom solutions also prove collaboration-friendly furniture, and over 100 whiteboards are integrated onto the surface of Kase storage units.

A progressive workplace that makes staff health and wellbeing a priority, 100% of Krossi workstations in open-plan areas are height-adjustable. Coupled with customised hanging shelves to house plants, it is clear employee wellbeing and productivity are well-considered at Challenger.



## EMMY MONASH AGED CARE

MAP INTERNATIONAL

Gandel House at Emmy Monash Aged Care is a new facility that delivers high quality residential aged care to the Jewish community of Melbourne.

Designed by Bates Smart, the facility seeks to create a strong sense of place and challenges pre-conceived notions of seniors' accommodation. "The aim was to set a new benchmark in such facilities and raise the bar on the standards generally provided," says Jeffery Copolov, Director of Interior Design, Bates Smart.

The sun-drenched building comprises 97 rooms as well as various communal spaces that are open to all residents including multi-purpose activity rooms, lounges, a beauty salon, a café, a multifunctional Synagogue and outdoor landscaped gardens. Each features quality design, furnishings and fittings.

Furniture plays a critical role in articulating the facility's luxurious five-star hotel feel. Bates Smart have drawn upon MAP's hospitality expertise when specifying seating. The 'Wise' collection of timber chairs used throughout the building exploit the sculptural potential of wood to mould to the body while offering a high degree of detail and material expression. In an approach rare for aged care furniture design, the Wise collection demonstrates how ergonomic and mobility concerns are no impediment to good design.

"The entire feel of the fitout would have been lost if the furniture selections were not from a hospitality and residential angle. The flexibility to use custom finishes was an added bonus for the client and designers," says Daley Thompson of MAP.

The facility exemplifies the refined direction in which aged care living is heading. "Gandel House represents much more than the expansion of accommodation for seniors of our community. It reflects cutting edge design from leading architects, engineers, aged care specialists and supporters to create a facility which best caters for seniors' needs for today and tomorrow." – Joe Krampel, President of Emmy Monash Aged Care.



## HARBIN BANK

PRODUCT

In 2015, Schiavello embarked on one of the company's largest export projects to date in the world's leading manufacturing nation, China. Expanding our international footprint, over 60% of production took place on Australian soil.

Harbin Bank scouted the globe for quality furniture solutions of an international standard for their new headquarters. After viewing Schiavello's achievements at World Bank in Washington, and after a visit to our Melbourne headquarters where Harbin Bank Chairman Guo met with Tony Schiavello, Schiavello Group Executive Chairman, and Raffaele Tigani, Director and General Manager of Schiavello International, the project's fate was sealed.

"Interestingly, the smell of our manufacturing plant played a significant part in securing the assignment," says Kristian Missen, the Schiavello Global Workplace Services (GWS) Manager who was charged with leading the international foray. "Our product is low in the somewhat malodorous chemical formaldehyde, which was of particular importance to the client."

Located in the commercial hub of Harbin, the impressive 80,000 square metre headquarters comes complete with a hotel, health club, bank hall, and conference facilities. In addition, is a 31-storey office tower in which Schiavello was tasked with filling over 5,500 workstations and furniture items for meeting rooms, boardrooms, break out areas and the highly detailed Chairman, President and Vice President suites.

Centric workstation pods curve along floor perimeters; Kayt Rest lounges partner with Kayt coffee tables to provide a luxurious retreat in waiting areas; while Humanscale's Diffrient World chairs and Liberty high-back chairs in black leather ensure refined ergonomic comfort is achieved.

High-end joinery adds a rich elegance to top-tier executive rooms. Custom designed by Schiavello and manufactured in Australia, the bespoke collection includes built-in cabinetry for the Chairman, President and Vice President suites, and a 10 metre-long American Cherry veneer table in the exclusive 'Negotiation Room'.

For Schiavello, the opportunity to provide furniture solutions that aligned with Harbin's high quality expectations was an extremely fulfilling process, and one that was achieved with a trusting and collaborative approach.



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## JAKARTA EMBASSY

PRODUCT | MAP INTERNATIONAL

From Papua New Guinea to Paris, for over 20 years Schiavello has been crafting furniture solutions for Australian embassies across the globe. In March, the largest Australian Embassy opened its doors in Jakarta with furniture from Schiavello and subsidiary MAP, adding to its subtle Australian character.

The 40,000 square metre complex consolidates personnel with a five-storey Chancery, Executive Residence, staff residences, a medical centre and recreational facilities. Taking its uncomplicated and confident form through a series of geometric blocks, each building comes with textured and coloured surfaces that interweave green landscapes. Internally, the Denton Corker Marshall design continues to delicately express a non-superficial Australian character with colours and finishes that represent our nation's landscape and natural resources wealth.

With a solid understanding of embassy operations, together with a long-standing relationship with the Department of Foreign Affairs and Trade (DFAT), Schiavello oversaw furniture procurement for the entire site. For Schiavello International Project Manager, Omer Yetiz, who managed up to 50 contractors within heightened security conditions, the project required not only through documentation, but was an exercise in logistics due diligence.

"The project really put Schiavello's freight and logistics capabilities to the test. However, numerous site visits ensured a better understanding of operations, while engagement with local partners and the DFAT operations team guaranteed any challenges were overcome," says Mr Yetiz.

Australian product that celebrates Australian materiality was important, Schiavello and MAP, supplied furniture that design sensibility suited the building's context. Over 600 Krossi workstations were supplied – 80% of which are sit-stand – to support health and wellbeing priorities. In addition, collaboration with Denton Corker Marshall allowed a more refined Krossi solution for offices that maintained a connection to the crisp open-plan areas.

Collaboration was equally important for Denton Corker Marshall when crafting bespoke residential furniture solutions with MAP. Drawing on MAP's expertise in residential furniture and integrated technology, the range included dining and coffee tables, seating, storage and bedding, all finished in native Australian timbers and custom powdercoats.



## LONELY PLANET

PRODUCT

50 years of creating

From the bright lights of New York City, to the tropical jungles of Borneo, adventure awaits at the new Lonely Planet HQ in Carlton, Melbourne.

Lonely Planet, the world's leading travel media company, has taken up residency at the heritage-listed 'The Malt Store' in Carlton, Melbourne.

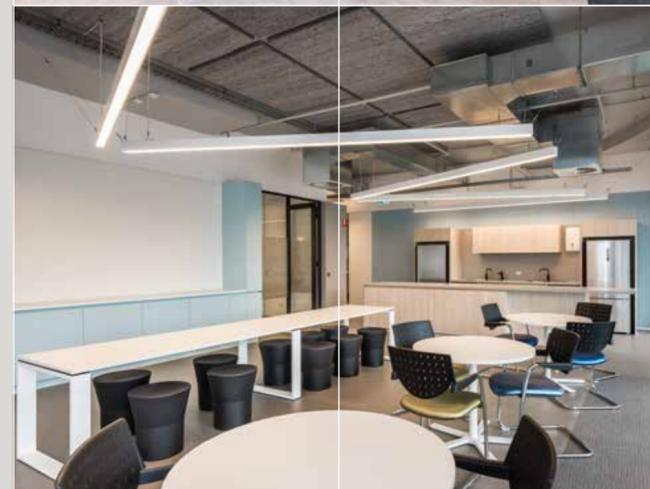
Taking inspiration from Lonely Planet's belief that, 'the thrill of discovery can be found almost everywhere,' Siren Design manifested the notion of travel and adventure within the built environment whilst promoting maximum connectivity, efficiency and equitability amongst staff.

The journey-centred concept begins with an arrivals and departures lobby, before an around-the-world adventure takes staff and visitors to destination zones spanning the tropical jungles of Borneo to the glacial landscapes of Iceland. In addition, there are breakout spaces inspired by Melbourne's café laneway culture, a library, and a retail store that is open to the general public.

Detailed in both design and execution, each space fosters an immersive and inspirational experience. One can have a meeting in 'Morocco' with custom-designed Marina meeting tables, or travel next door to 'Iceland', where tables are finished in frosty white Baresque light blocks. Open-plan workstation spaces are reflective of New York, where Krossi workstations are powder-coated in yellow to reference Big Apple taxis, while Centric workstations have been included to support future growth.

The design is also driven by sustainability. Reclaimed and recycled materials feature heavily throughout, and Marina fold tables have been customised with timber in boardrooms inspired by the traditional architecture of the Edo period in Japan.

Of the new workspace Lonely Planet CEO Daniel Houghton says, "We are excited that our team in Australia, who are so pivotal to many aspects of Lonely Planet's business, have a workspace that allows effective and enjoyable working, and reflects our brand heritage and passion for travel."



## DEPARTMENT OF ENVIRONMENT, WATER & NATURAL RESOURCES - GISA

CONSTRUCTION | PRODUCT

900 employees from seven locations have been united at the new DEWNR headquarters at 81-95 Waymouth Street in Adelaide. Saving the government \$30 million across 12 years, Schiavello was contracted under an early engagement model to transform the 35-year old dormant ATO building into an energy efficient, green building of the future. The design and construction model added value by allowing Schiavello to confidently deliver cost and time certainty while guiding DEWNR throughout the transformation.

With the consolidation of employees proving a significant cultural change, Schiavello Principal of People and Culture, Keti Malkoski, offered change management services to ensure DEWNR's users and key stakeholders were fully engaged throughout the design and construction process. Schiavello also partnered with MPH Architects to ensure the workplace design aligned with DEWNR's cultural aspirations and Aurecon to enable sustainability goals were met. In addition, a specialist team managed intricate scope of construction works and held extensive workshops to explain unfamiliar construction processes within the fast-tracked eight-month program.

Sustainability driven, the 10,000 square metre fitout targets a 6 Star Green Star rating under the new Green Building Council of Australia's Interiors v1.1 tool. Base build works carried out by Schiavello included amenities, a foyer, lift upgrades, and new end-of-trip facilities to encourage environmentally friendly commuting. Overall, the building targets a 5 Star NABERS rating for water and energy.

The workplace is spread across eight floors. Level 10 houses a reception, a series of interconnecting meeting rooms, and suites for the Minister and Chief Executive. The ground floor is home to the DEWNR customer service centre, while the remainder of the space includes work, meeting and breakout areas for staff. Green Industries SA (GISA) occupies a small portion of level four.

Materials used demonstrate that this is a workspace that equally looks and feels environmentally sustainable. Wall panels are made out of recycled Gyproc, while extensive natural and recycled materials such as timbers were applied throughout. In addition, Schiavello's building methodologies saw 95% of waste recycled during construction.

Highlighting Schiavello's synergised capabilities, a vast range of Green Tag certified products were incorporated adding to the 'green' and better health objectives. A showcase of Schiavello's product offering, varying furniture settings encourage staff engagement and informal interaction such as OTM tables, Toro tables and Tom stools. MPH also worked with Schiavello to customise the Kayt furniture suite and the Krossi workstation to suit various requirements including 30% sit-stand workstations. Vertical Gardens were also incorporated to improve air quality and provide screening and team delineation.

The Property Council of South Australia has since praised the project as a benchmark in sustainable working. "We should strive to make our capital city a showcase for business sustainability, liveability, renewables and clean technology, and the trail now blazed by DEWNR could be just the green catalyst Adelaide needs." – Daniel Gannon, SA Executive Director, Property Council of Australia.



037

Project Update

DETAILS 32

# Karo.

A soft and relaxed ottoman, developed by Schiavello and designed by Ivan Woods in Australia.

SCHIAVELLO.COM/KARO



AUSTRALIA NEW ZEALAND CHINA SINGAPORE UAE

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## PAN PACIFIC

CONSTRUCTION | MAP INTERNATIONAL



As demand for corporate travel rises, Pan Pacific Hotels Group has created an authentic and memorable hotel experience in Perth that caters to the needs of the 21st century traveller.

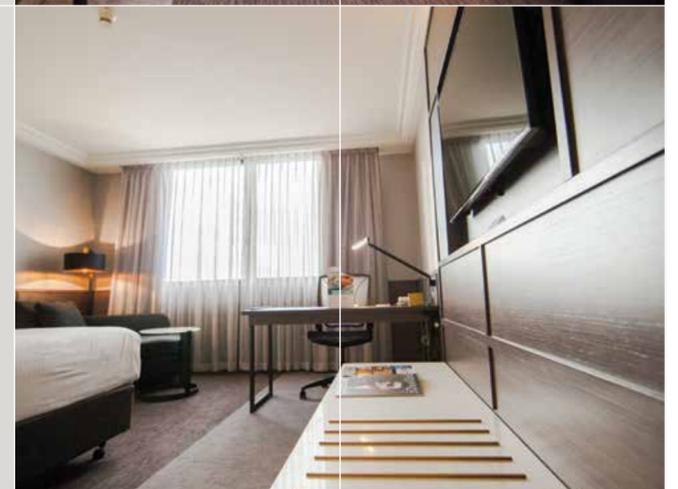
Schiavello Construction carried out the multi-million dollar overhaul which saw 124 guest rooms and eight suites remodelled across five floors, in addition to floor lift lobbies and corridor space upgrades. The existing reception and lobby area was also upgraded including a new business suite and luggage store.

Led by the design aesthetics of the international brand, Pan Pacific Hotels Group collaborated with HASSELL to create a serene retreat that accommodates the modern traveller's every need. Soft and luxurious, guest rooms feature upgraded technology such as LED interactive TVs and iPhone docking stations, enhanced internet connectivity and a designated space for the working guest.

Each room is complemented with an extensive range of bespoke furniture developed from custom designs by HASSELL and produced by MAP. Finished in timber veneer and fitted uniquely to each room, the comfortable and contemporary collection includes a desk, chaise lounge, entertainment unit, credenza, lamp, coffee table, headboard and bedside table.

A new arrival experience also transformed the hotel lobby into a spacious, engaging and serene space to immediately welcome guests. Attention is immediately drawn towards four large timber veneer pod-style check-in counters with overhead custom canopy feature lighting, and a backdrop of sandstone cladding that creates a soft feel with its unique and natural colour. On either side of the counters are symmetrical timber veneer feature walls spanning three-metres long which incorporate custom lights that change colour throughout the day.

The Schiavello team managed long lead times to successfully install unique finishes such as heavy sandstones and marble. Forward planning and staged works ensured the hotel remained fully operational at all times with minimal disruption to guests.





MEET THE NEW  
BRAND OF MISCHIEF.

**TOMMY  
COLLINS**  
BY ATLANTIC GROUP

## WINE IN CONVERSATION GIOIELLO ESTATE

*Gioiello Estate winemaker Scott McCarthy talks about the future of Australian wine – and things are looking up.*

The global financial crisis, a high Australian dollar and increasing competition have all contributed to a tumultuous decade for the Australian wine industry. Ferrier Hodgson reports wine exports dropped drastically from \$3 billion to \$1.82 billion between 2007 and 2014 alone. In spite of this, Gioiello Estate winemaker Scott McCarthy says that things are looking bright, as producers have been driven to be more innovative and explore new market opportunities. "There is more of a focus on presenting the world with our premium wines rather than large volumes of lower-end products. International consumers are excited about what they are seeing," says McCarthy.

That excitement has led to growth in each of Australia's top 15 export markets including traditional markets such as the UK, America and Canada. The Wine Australia Export Report December 2015 also noted Australian wine exports jumped 14 per cent to \$2.1 billion in 2015. "Globally, Australian wine is performing strongly. We are slowly breaking away from the shackles of a cheap and cheerful 'sunshine in a bottle' reputation and stunning the wine world with sensational, regionally focused wines. It is an exciting time," says McCarthy.

According to the Gioiello winemaker, it is Asia that still presents the largest market opportunity with rising interest from Japan, while China is becoming an ever-increasing population of wine consumers.

Domestically, and one of the biggest changes overall is that Australia's alcohol consumption has hit a 50 year low. The Australian Bureau of Statistics reports that while beer consumption has decreased and wine intake has increased, today, they each account for approximately 40 per cent of the nation's total alcohol consumption. And when it comes to what we're drinking, Scott notes white is currently outperforming red varieties. "Shiraz and Cabernet are still the strongest performing reds, while Chardonnay and Sauvignon Blanc lead the way for the whites. Pinot Noir is being extensively planted in the cooler regions where it performs well, while Pinot Grigio, which only a few years ago was considered 'alternative', has quickly become mainstream."

In spite of the turbulent decade, it appears that the future of Australian wine is looking up. Wine Australia estimates that the industry supports 173,000 full and part-time jobs, predominately in regional Australia, and still contributes \$40.2 billion to the national economy. As the industry moves forward, McCarthy also believes rather than a generic 'brand Australia' approach, there will still be a continued focus on regions, sub regions and individual vineyards – such as our cooler climate sites which are producing Pinot Noir, Chardonnay and Shiraz that equal the best in the world. "The wines are unique. They truly represent the terroir of the vineyard, a sense of place, and an uncompromising attitude to their production."



*Tasting Note:*  
*Gioiello Estate Mt Concord Upper Goulburn Syrah 2013*  
*Tasted by James Halliday on 22 January 2016*  
*Alcohol 14.2% ~ Drink by 2033 ~ Rating 95*

*Includes 2.5% co-fermented Viognier, hand-picked, cultured yeast, open-fermented, 8 days on skins, matured for 18 months in French barriques (66% new). Harmonious red cherry, plum and blackberry fruits are framed by cedary French oak, the tannins fine, but play an important role. Still very youthful and will flourish with time in bottle.*

Globally, Australian wine is performing strongly. We are slowly breaking away from the shackles of a cheap and cheerful 'sunshine in a bottle' reputation and stunning the wine world with sensational, regionally focused wines. It is an exciting time.

SCOTT MCCARTHY

DETAILS TALKS ABOUT THE HAPPENINGS IN & AROUND THE SCHIAVELLO GROUP, & OUR INVOLVEMENT IN THE INDUSTRY

## DETAILS NEWS



### ST KILDA ICON TO BE TRANSFORMED

The iconic and heritage listed Village Belle Hotel in St Kilda is set to undergo a significant \$10 million redevelopment.

Established in 1855, the venue garnered a less-than-savoury reputation in its early days and was frequented by local criminals and vagabonds including gangster Squizzy Taylor. Over 150 years and thousands of litres of moonshine later, the hotel is destined for a 21st century makeover.

Schiavello will be working closely with building owners Twin Path, along with Techne Architecture + Interior Design, Pure Projects, Erbas, and Wood & Grieve Engineers to transform the hotel into a double-storey winter beer-garden that faces the southern end of Acland Street. Apartments will adjoin on the Smith Street frontage.

The hotel will stay open throughout the duration of the redevelopment.

### SA WINNERS THREE YEARS RUNNING

Schiavello South Australia has won the South Australia Master Builders Association Award for 'Excellence in Work Health and Safety' at the Excellence in Construction Awards for the third consecutive year. The award was based on the heritage facade restoration of the iconic Adelaide Railway Station, which was delivered without a single lost time injury or safety incident.

"On a project of this scale and complexity, it is an enormous task. It requires a significant amount of diligence on behalf of the entire site team. This is testament to our ongoing commitment to health and safety on every project we work on", says Schiavello SA, QSE Coordinator, James Smith.

### ATLANTIC GROUP SET SAILS TO DUBAI

Atlantic Group embarked on its first overseas venture with The Atlantic Dubai opening in October.

Located in the heart of downtown Dubai along the waterfront promenade of the exclusive Souk Al Bahar shopping, entertainment and dining precinct, the restaurant is set against the backdrop of the world's tallest building the Burj Khalifa.

Executive Chef of the Melbourne flagship, Donovan Cooke is overseeing the restaurant's culinary direction, while Amsterdam interior design firm, Design Group Eleven created the fit out.

Atlantic Group has partnered with renowned UAE hospitality operator Solutions Leisure for the venture, which is directed by Dubai's Restaurateur of the year, Paul Evans.

The Atlantic Dubai is set to become one of UAE's most celebrated seafood restaurants, showcasing our Melbourne-born brand on the world stage.



### SCHIAVELLO SPONSORS 2016 IDEA GOLD MEDAL

The 13th Interior Design Excellence Awards (IDEA) was celebrated on 18 November in Sydney at the Dockside Pavilion, Darling Harbour. More than 600 of Australia's leading designers, architects and object makers attended the venue to enjoy Pommery champagne and Balvenie whisky, eat delicious canapés and mingle with colleagues and friends before the formal proceedings commenced.

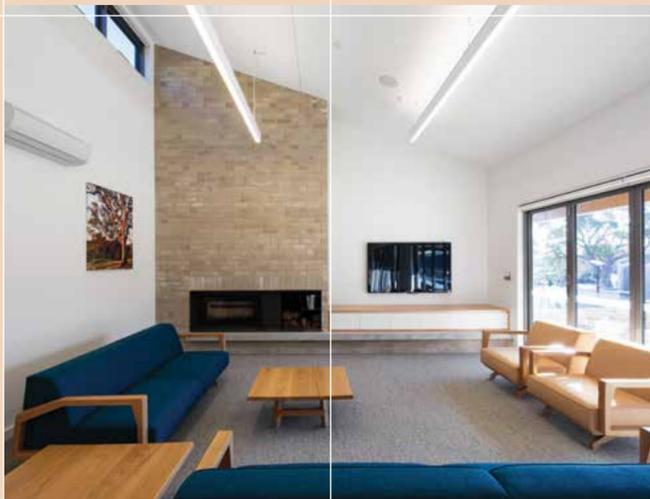
Schiavello sponsored the Gold Medal Award which recognises an individual who has devoted a lifetime to the A+D industry. Congratulations to all the winning projects, and congratulations to the Gold Medal winner, Kerry Phelan of KPDO!

### SUPPORTING ACT'S CANCER PATIENTS

Schiavello International in Canberra is proud to have contributed towards the newly constructed \$7 million John James Village in Garran, ACT. The first purpose-built accommodation for blood cancer patients who are receiving treatment in Canberra, Schiavello provided loose furnishings for the six-apartment complex.

ACT Chief Minister Andrew Barr officially opened the new facility on Friday August 5, where all suppliers were acknowledged for the efforts and contributions. After the opening, a commemorative tree donated by Schiavello International was planted in the village gardens in recognition of our support.

In conjunction with the John James Foundation, The Leukemia Foundation, Lifecycle, the ACT Government, RPS Project Management and DJAS Architecture and Project Coordination, Schiavello International is delighted to have made this much-needed Canberra facility a reality.



### CONNECTING WITH FUTURE TALENT

Schiavello connected with some of the future's biggest and brightest stars at the University of Melbourne's Environments and Design Industry Night in September.

A number of senior Schiavello staff from construction, property development and product/design disciplines attended. They met with students, provided industry insights and tips, and learnt about what matters most to the next generation of professionals.

Final year student Thea Smith was offered a part-time role in our construction department as she completes her studies. Schiavello is excited to have her on board.

### THE ATLANTIC DUBAI



### SINGAPORE INDESIGN 2016

Schiavello International was proud to have participated in Singapore Indesign 2016. The Schiavello Singapore showroom played host to an array of students, designers and industry leaders who all share a common interest - great design.

On show were three of Schiavello's latest products; Vertical Garden, Karo ottomans, and Focus. Guests were also treated to a smorgasbord of toasted paninis and delicious coffee, provided and prepared by ultra hip café, Punch.

An impressive crowd gathered for 'Design Conversation: The Collaborative Future of the Workplace', featuring panellists Philip Hannaford (Realty), Nick McMicking (Bene), Rhian Windridge (CBRE @ Google Account,) and moderator, Neil Salton (ChangeWorq). A visual demonstration by Bene's Nick McMicking and Juergen Loeschenko of their latest technological sensation, the interactive Ideal Wall, concluded the presentations.

# FUTURE WORKPLACE DESIGN COMPETITION

In celebration of our 50th anniversary, Schiavello asked the design community to imagine what our work lives will be like by 2030.

Thank you to all who participated and for your insightful contributions. After an overwhelming response, \$5,000 was awarded to the winner of the most innovative design, Woods Bagot Perth.

*Warren & Mahoney Sydney, HASSELL Brisbane and Futurespace Sydney* were also shortlisted for the People Choice Award.

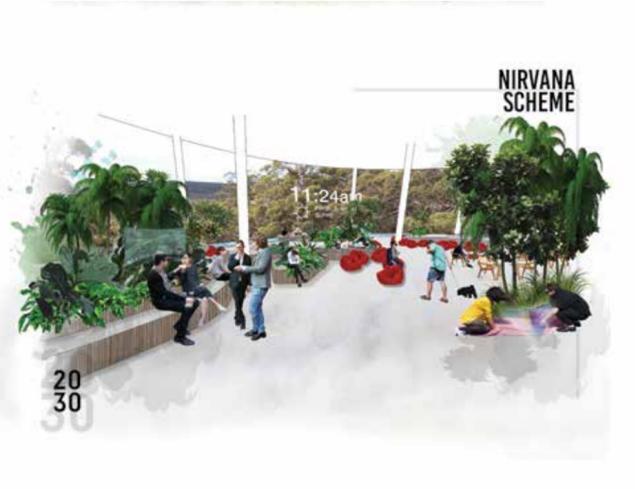
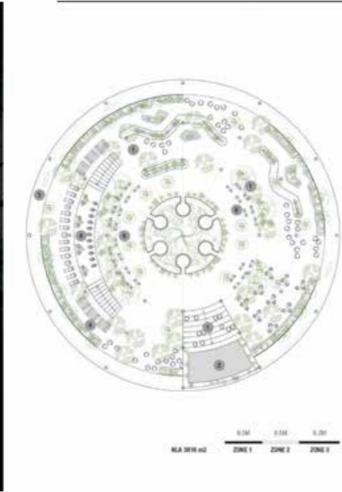
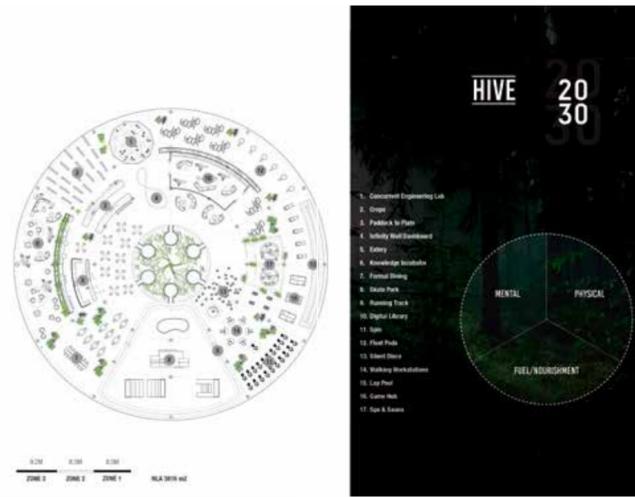
Vote now for your favourite at [www.idea-awards.com.au/schiavello-competition](http://www.idea-awards.com.au/schiavello-competition) and go in the chance to win a leather Palomino chair! Winner will be announced in the new year.

**WINNER**  
**WOODS BAGOT, PERTH**

Woods Bagot envisions a nomadic working world where individuals come together as social communities, leveraging their intellectual skills to the benefit of a whole system. It's a world where the working day is now 24/7 and choice rules – so diversity is essential in getting the best outcome from everyone who contributes.

Metabolically designed architecture is built around a spine-like infrastructure with prefabricated, replaceable cell-like parts—easily attached and readily removable when their lifespan is over. A metabolically stacked tower allows for infinite physical growth and is able to wirelessly migrate across the globe using magnetic hover technology. This electromagnetic architecture charges and stores natural energy as it floats through space and time in migratory patterns informed by global weather patterns.

A philosophy of autonomy and individual purpose empowers individuals and is supported by evolving technology in transformative spaces. Interiors perform not as a didactic organisational tool but as a fluid 'third space' that is neither work or home, but a diversity of situations with varying pace in energy in which the user can become a master of their own future. The future workplace embodies the places that set our minds free.



## SHORTLIST WARREN & MAHONEY

THE ANYWHERE SPACE represents the philosophical ethos of working in 2030: doing conventional work in unconventional spaces. The workplace of 2030 embodies free will and flexibility, allowing the worker to choose when, where, how, and even who they work for – because the 2030 worker has agency over their affiliations (they work with companies not for companies). The 2030 worker understands that there is no separation from work and life, but that the leisure aspects of life are merged into work.

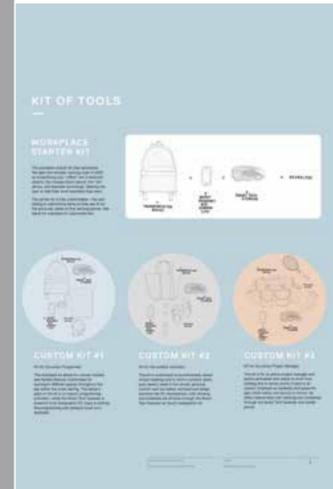
Technology and the digital encompasses all facets of life and the spatial environment – from wearable tech to wireless power sources and access to internet and data no matter location, allowing you to work 'anywhere and anytime'. The concept and capability of working 'anywhere and anytime' means that homes, cafes, lounges, parks and beaches, the desert, train cars and skiing down a mountain all can become a workplace – all you need is the right kit of tools.

## SHORTLIST HASSELL, BRISBANE

HASSELL's Brisbane team has explored the idea of an expandable and adaptable membrane-like pod that facilitates a unique work environment to automatically suit the needs of each user. Through a kinetic membrane surface, the form evolves as dictated by the users needs.

It's predicted that in the future that people will be tracked more and more by technology, CANVAS embraces this technology. As users movements are tracked, the membrane responds by creating an atmosphere and environment that encourages productivity and a positive state of being. Users have control over how the output and input of the membrane surface is expressed.

In a highly transitional future CANVAS ensures placemaking is not lost. Users have the ability to curate a working environment that provides for their individual needs, by creating an enveloping shell of kinetic surfaces, which can be controlled and privatised intuitively.



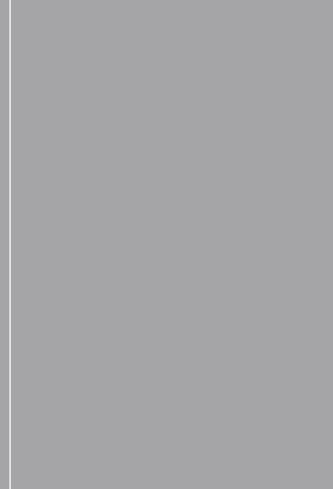
## SHORTLIST FUTURESPACE, SYDNEY

Building on the concepts of technology and autonomous transportation, the team at Futurespace has challenged the setting of a workplace, designing a progressive, autonomous meeting space.

The platform supports a variety of work settings. The user simply orders the work settings required for that day (like the uber concept) and meets while on the move, utilising commute and travel time.

This means the user has the ability to consolidate a variety of meetings in one space by interchanging and adapting the environment to suit in real time. This enables quick adaption of their setting for the next meeting by ordering additional platforms or sending redundant platforms away.

The transparent membrane that encloses the platform can facilitate any backdrop of the users choice – a beach, a harbour view or anything else.



TAKE A LOOK AT THE LATEST PRODUCTS YOU NEED TO KNOW ABOUT, FROM YOUR HOME TO THE OFFICE

# PRODUCT NEWS

SCHIAVELLO TALKS

## AIRE

Realised by Spanish designer Mario Ruiz, the Aire collection of tables and work benches is a light and adaptable series that provides an elegant and coherent aesthetic for meeting, training and work settings. Supporting change in the workplace and flexibility in purpose, Aire's ability to adapt to new working requirements is synonymous with its design. Thoughtfully considered, Aire couples a light finish with strong performance through the use of high quality aluminium and engineering. Work benches, meeting and foldable tables share common geometry and detail; working together to tell Aire's engaging design story.

Available through Schiavello, visit: [schiavello.com/Aire](http://schiavello.com/Aire)

## BAFFLE

Crafted by UK design duo Doshi Levien, this 100% fluted woolen-felt canopy provides a sense of acoustic privacy, assists in dampening sound levels and effectively fades conversation into background noise. Baffle encourages better communication, controlled conversation and effective output in individual and collaborative scenarios. Baffle's unique aesthetic provides an attractive alternative for visual identification and dampening noise levels within an open plan working environment.

Available through Schiavello, visit: [schiavello.com/Baffle](http://schiavello.com/Baffle)



## HEALTHCARE

The Healthcare collection includes a range of Recliners and Sleepers. A comprehensive choice for patients, caregivers and visitors, the Sleepers and Recliners couple diversity with functionality and comfort with manoeuvrability. Healthcare essentials like anti-bacterial foam, infection controlled mechanisms, ease of cleaning, exceptional mobility, minimal footprint and a cohesive design aesthetic are all integral to this range. Both the Sleepers and Recliners are designed to support the vital role that family and friends play in the patient recovery process, through their inviting look and feel and ability to adapt to various healthcare environments.

Available through Schiavello, visit: [schiavello.com/products/Healthcare](http://schiavello.com/products/Healthcare)

OMVIVO TALKS

## LILLI BATH

The Lilli collection was first conceptualised by Omvivo as a basin offering, designed to accompany Hecker Guthrie's interiors for the prestigious Lilli Apartments in South Yarra. The Lilli bath now enhances the statement bathroom range with its soft, sculptural lines. Offering the sculptural matt finish of Omvivo's solid surface material, the freestanding Lilli bath's minimal lines and smooth curves are suggestive of a refined industrial aesthetic. Enhancing the bath's appeal is its depth, which allows users to soak in ultimate relaxation. The Lilli range can be customised through Omvivo's unique Softskin option, which allows the bath's exterior to be shaded in a tactile finish, offering a modern two-tone effect.

The Lilli bath delivers on Omvivo's commitment to offer quality, innovative and sophisticated pieces for modern bathroom designs and is now featured in Omvivo's signature range.

Available through Omvivo, visit: [omvivo.com](http://omvivo.com)





1966-2016  
50 YEARS  
OF CREATING



▲▼ Melbourne, Australia



▼ Sydney, Australia



▼ Singapore, Asia



