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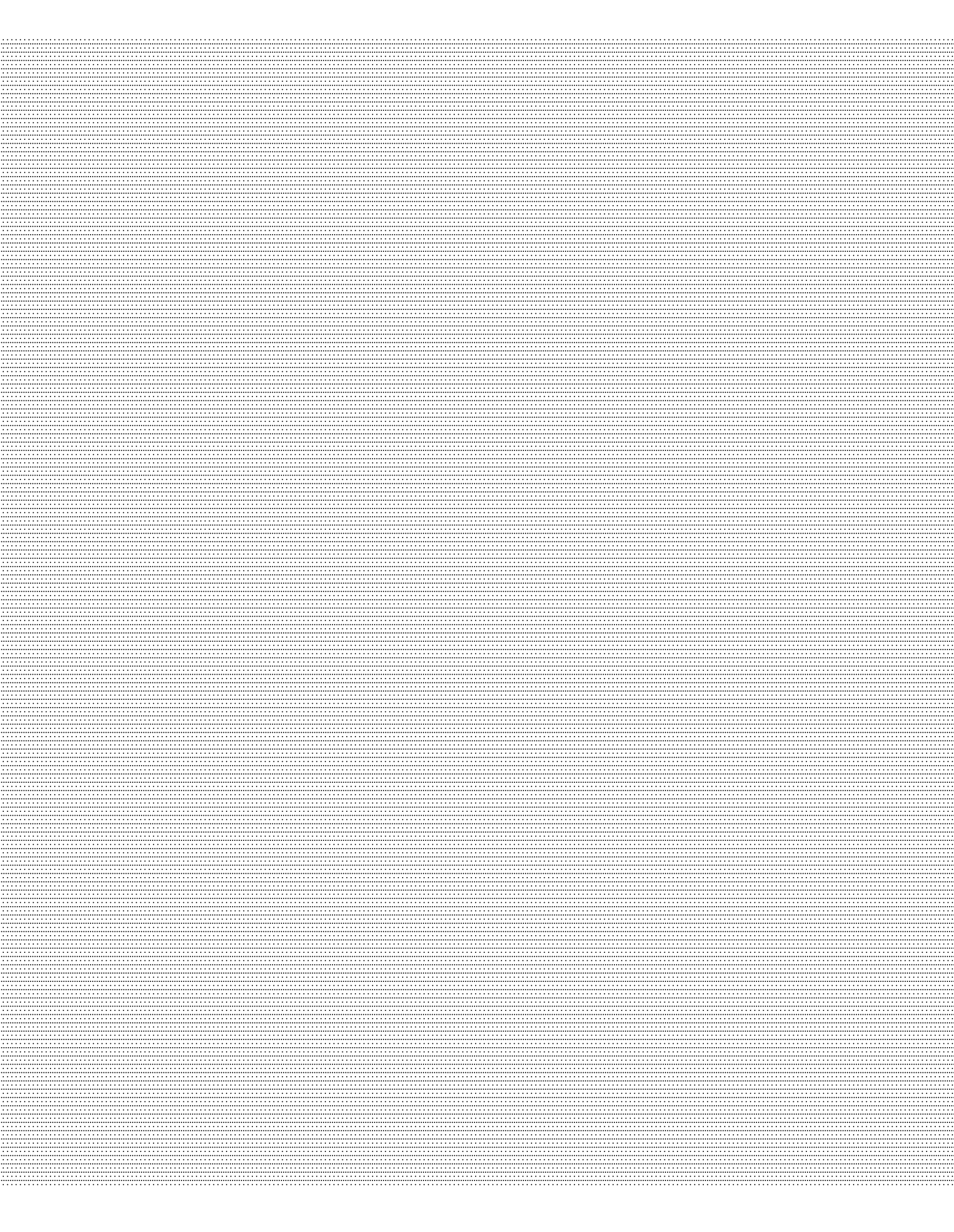
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Details 26

Schiavello

SCHIIVAVETU



INTRODUCTION

_ I am pleased to bring you the 26th edition of Details, Schiavello's project journal and retrospective of some of the most exciting interior environments that have defined and redefined the way we work and live.

_ Reading through the articles in this edition, I couldn't help but reflect on the evolving diversity of services and products which now make up our Group, from commercial property development, building construction and refurbishment, to the highest quality of interior projects covering workplace, hospitality, healthcare and education. Further, furniture and architectural products which are designed for a range of applications, and are typically tailored to suit each client's specific requirements in collaboration with the project team.

_ Our view that every client is a long term partner is shared by our people in every city, state and country in which we operate. It's not just about driving value today. It's about looking towards the challenges and opportunities we'll face tomorrow, and developing an offering that supports clients far into the future as their needs inevitably change. From workplace psychology to sustainability, health and wellbeing, new materials, processes and more, it's our investment in research and knowledge that helps us not just forecast the future, but empowers us to contribute to the future that our clients will shape.

_ We thrive on the knowledge that we have supported our clients and have worked closely with them to provide seamless services that will enhance their business.

_ As we are in our 46th year of operation, it gives me a great deal of pride to know that the values of quality, service, workmanship and long lasting relationships that the Schiavello business was founded on in 1966, are still at the core of our people today.

_ I hope that you enjoy reading this issue of Details.

Peter Schiavello

EDITORIAL | CONTENTS

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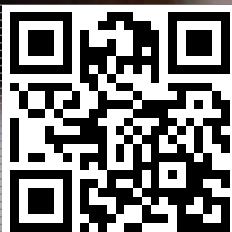
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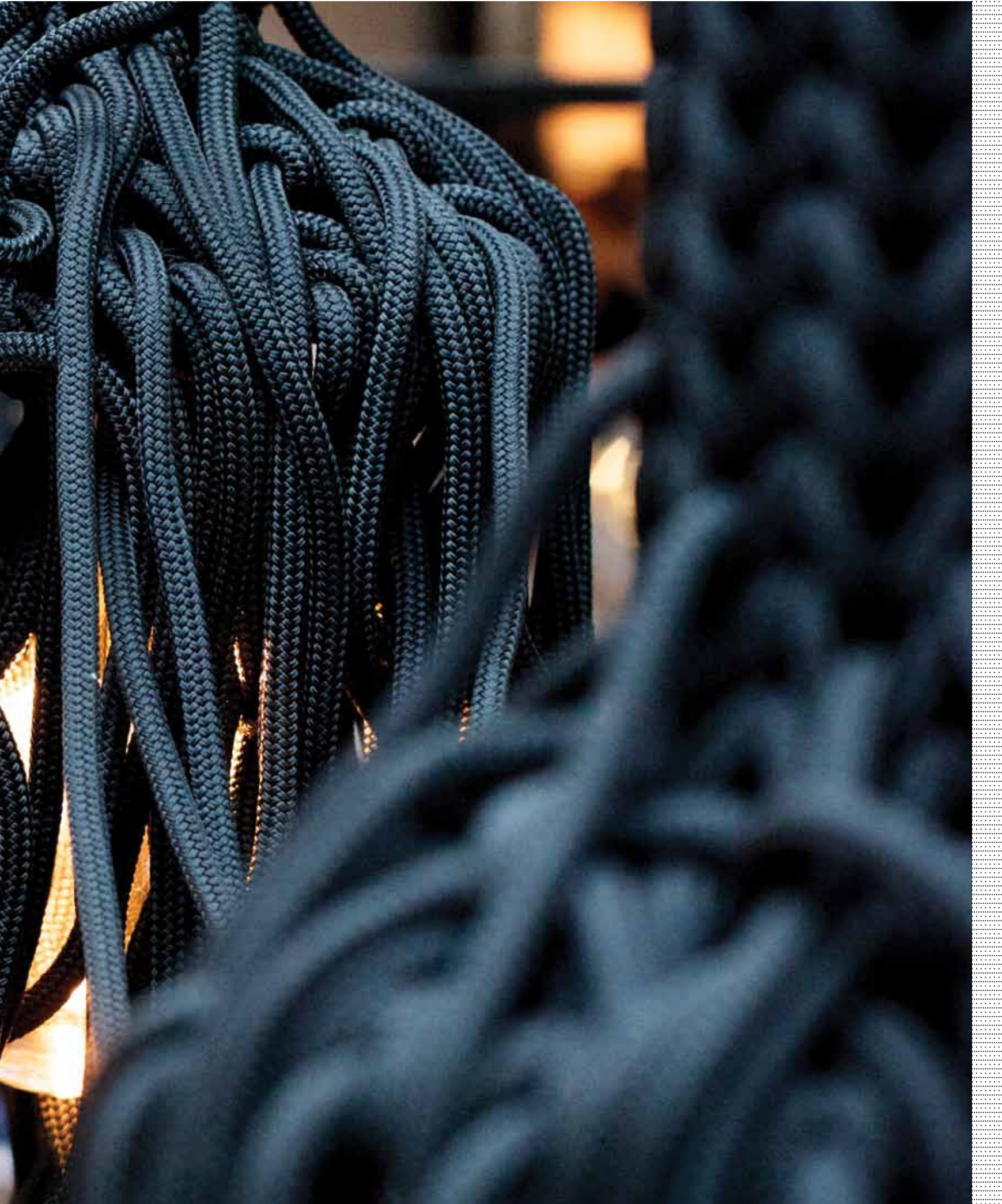
Throughout Details 26 you will notice several QR codes. Behind each of these codes you will find additional content relevant to that project.

Here are 4 simple steps to downloading the QR code reader on your smart phone.

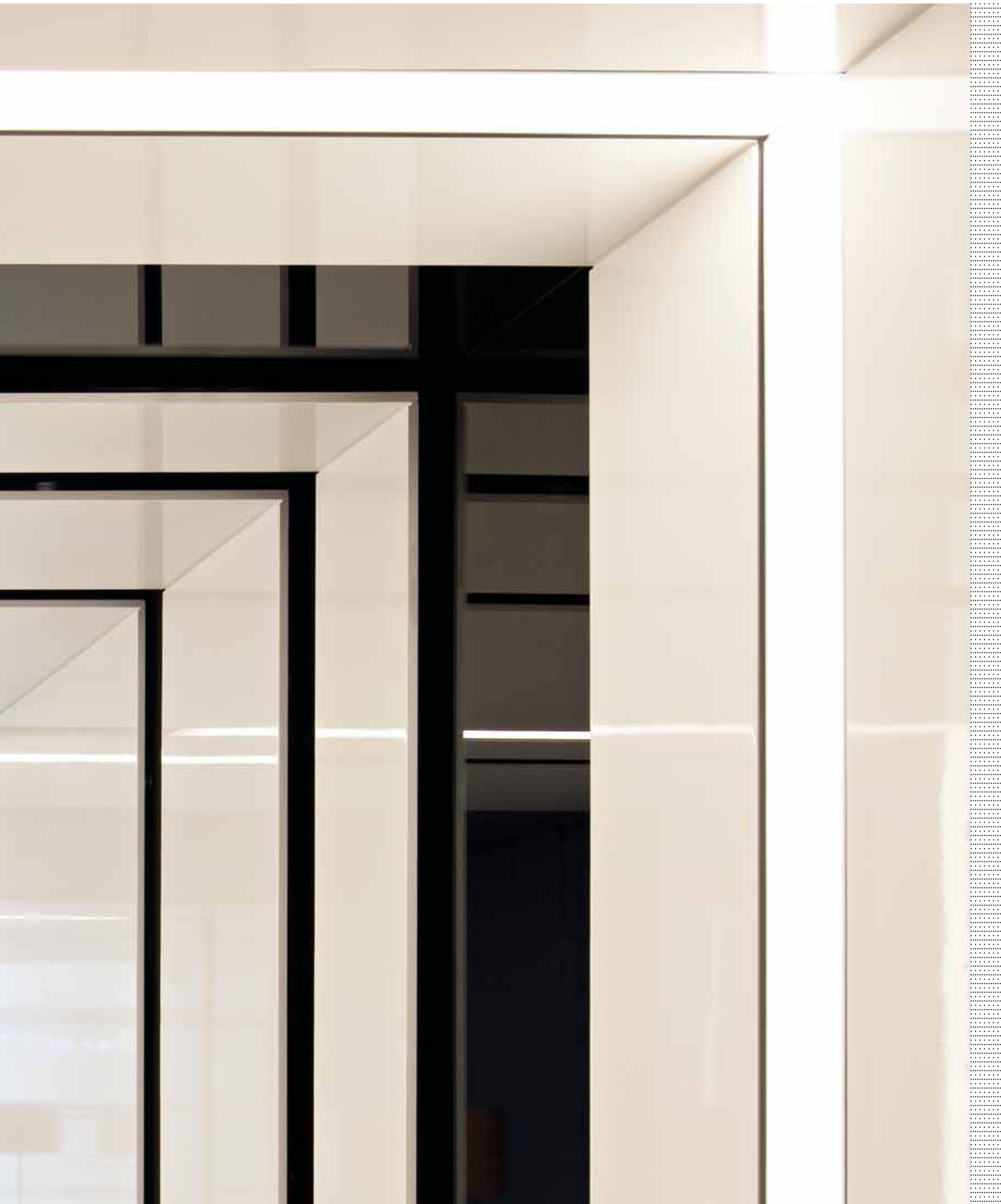
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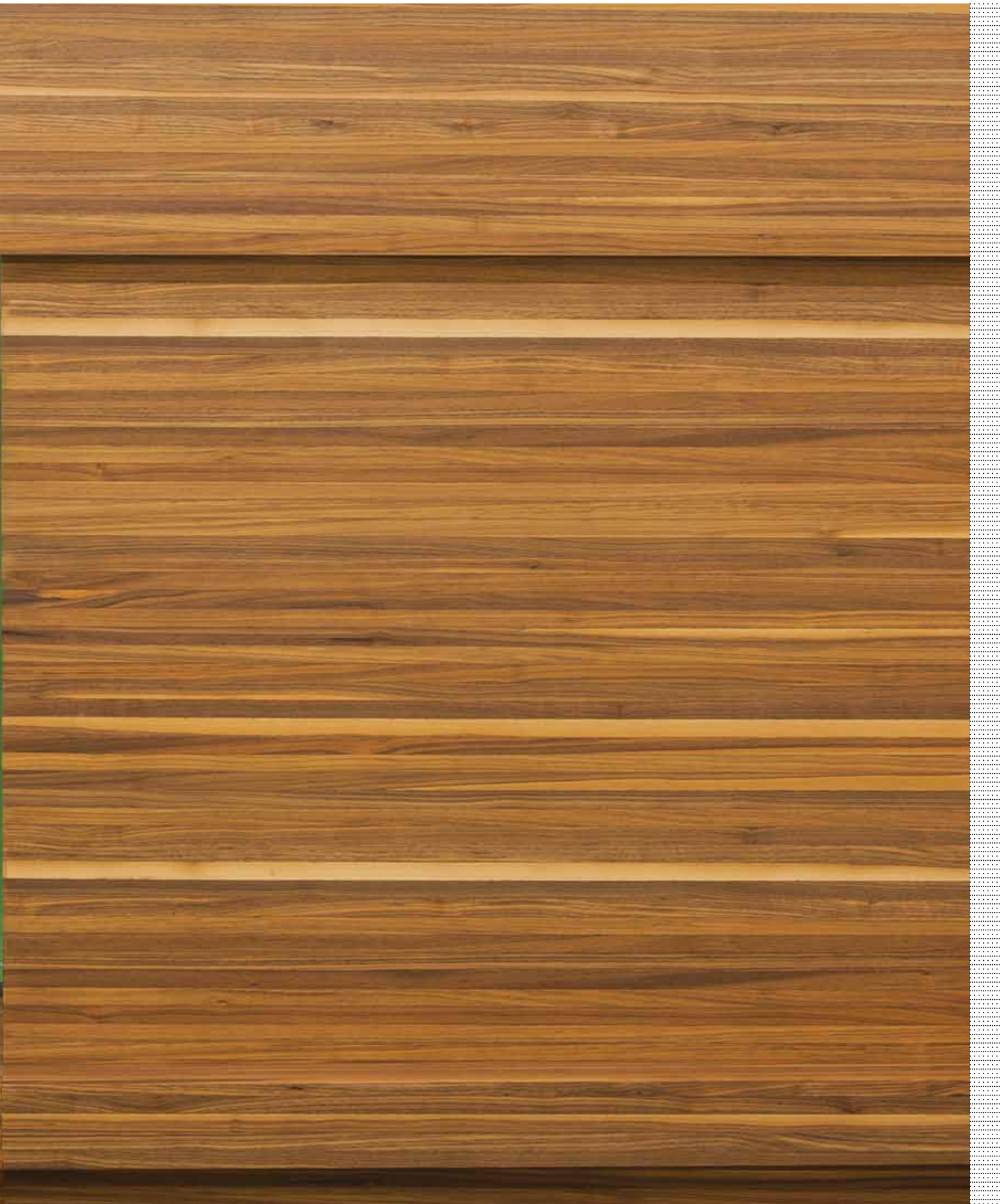














Project Location
Crown Casino
8 Whiteman Street
Southbank

Client
Crown Melbourne

Design
Bates Smart:
Jeffery Copolov
Jan Eastwood
Bobby Wei

Project Manager
Crown:
Talis Sterns

**Schiavello Vic
Construction**
Daron Johnson
Robert Volaravic
Jarrad Dunstone
Peter Kuo

Prima Joinery
Robert Pegoraro
Ronald Klaaysen

Area
2,100 sqm

1_ As the main corridor connecting the gaming salons, the Central Pavilion is defined by opulent detailing including stone inlay flooring. 2_ Luxurious reception featuring custom built decorative lighting, parquetry with black Japanese inlay, and automatic double doors with Fiji sea shell inlay handles.

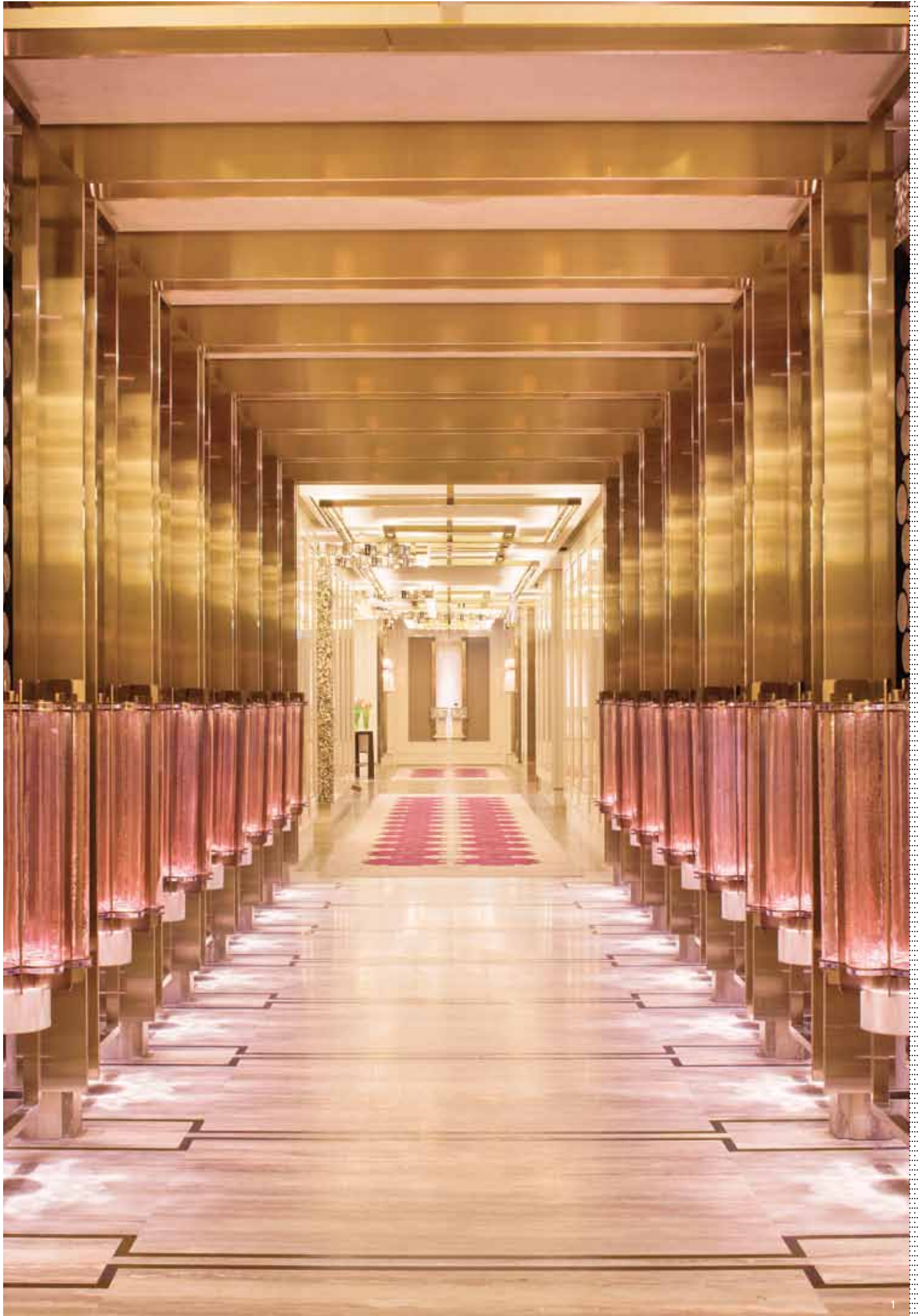
CROWN MELBOURNE
CONSTRUCTION + JOINERY

When Crown Melbourne undertook an upgrade and expansion of their VIP facility and established a new private gaming salon, it was essential that the result be of the highest international quality.

CROWNING
GLORY

The increasing level of international competition for top end gaming environments and Crown’s commitment to industry leadership saw Crown undertake a refurbishment of its VIP facilities and establish a private gaming salon on level 39 to reaffirm its position as the world’s most prestigious gaming destination. The brief for this premium project located on the top floor of Crown Towers was to position this experience above not just all other Crown gaming experiences, but all gaming experiences worldwide. The level 39 concept from design firm Bates Smart is modeled on a luxury residence where the guest receives the highest level of service. Guests experience a space that is ‘stratospheric’ in terms of the elevated location, panoramic views, amenities and the detailed craftsmanship of the fitout. The discreet interior environment achieves a restrained, contemporary opulence with bespoke luxury detailing. Schiavello was appointed as a fixed price main contractor, primarily based on a proven ability to deliver premium projects. The project saw a single floor villa converted into four exclusive gaming salons with associated private dining and lounge settings all with dedicated powder rooms and massage sanctuaries. “Through the exceptional teaming across our in-house project management group, Bates Smart and Schiavello Construction, a project of the highest quality was delivered on program and defect free,” Crown Construction & Development General Manager, Talis Sterns explains. The project works were required to be

undertaken within the constraints of the existing structure, budget, program and the continuing operation of the Crown Towers six-star hotel. “With the high quality finishes and the luxury detailing that the design specified for this project, we knew that this was a project that required Schiavello to be engaged as the builder.” Bates Smart Director Jeffery Copolov explains. Looking around level 39 it’s evident that every detail was considered in the design of this lavish area. Schiavello worked closely with Bates Smart and many of the suppliers to ensure the products and materials worked perfectly within the space. It was also essential that the highest level of construction experience and craftsmanship was utilised in the build. Custom light fittings contribute greatly to the interior ambience and unique qualities of the spaces. A series of overhead interlocking hand blown glass and precious metal hoops commence in the lift area, becoming increasingly layered and detailed as they announce the reception arrival and finally salon entries. Rich colour and patterns accent the neutral palette of interior finishes. Gold stainless steel detailing, mother of pearl joinery inlays, bespoke parquetry floors, custom door furniture and sumptuous leather wall paneling and door inlays complete the suite of luxury features. “The design concept and attention to detail carried out by all who participated in the project, from initial concept, to ultimate delivery, was second to none,” Sterns says.



CROWN MELBOURNE
CONSTRUCTION + JOINERY

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Crown Melbourne

Design
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Jan Eastwood
Bobby Wei

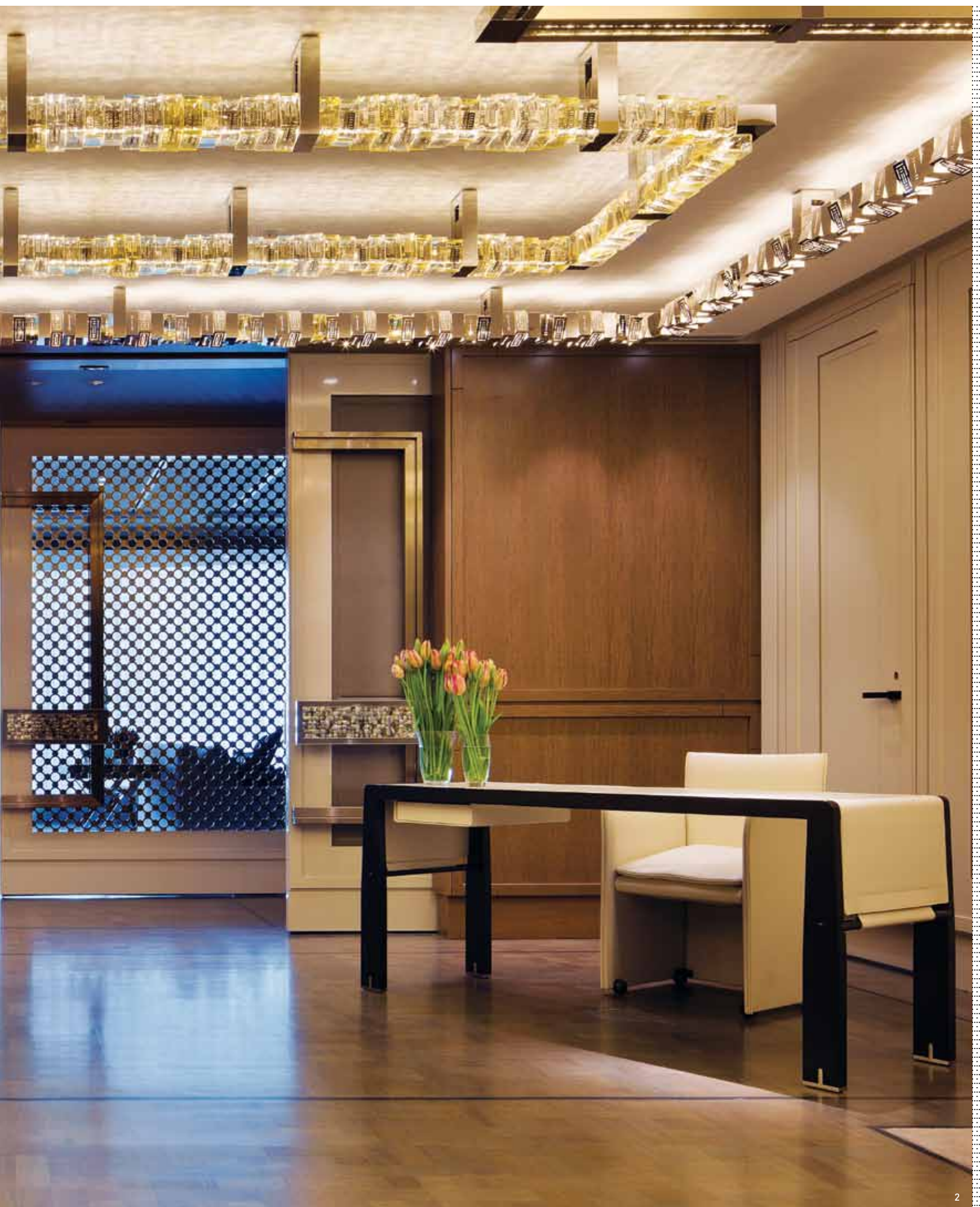
Project Manager
Crown:
Talis Sterns

Schiavello Vic
Construction
Daron Johnson
Robert Volaravic
Jarrad Dunstone
Peter Kuo

Prima Joinery
Robert Pegoraro
Ronald Klaaysen

Area
2,100 sqm







Project Location
Levels 10–13 & 16
452 Flinders Street
Melbourne

Client
Sinclair Knight Merz

Design
Incorp Interior Design:
Janina Juhas
Kim Malone

Schiavello Vic
Construction
Jason Kotis
Kyle Jensen

Schiavello Vic Systems
Tony Grech
Joe Varrica
Brian Chircop

Area
10,400 sqm

Products
Marina, System 45,
Cubetto + Vertical
Garden.

SINCLAIR KNIGHT MERZ
CONSTRUCTION + SYSTEMS

An innovative approach and excellent communication was required to achieve leading projects firm, Sinclair Knight Merz’s vision of a sustainable and progressive Victorian headquarters.

PROJECTING EXCELLENCE

Entering Sinclair Knight Merz’s (SKM) new Victorian headquarters, it is evident this award-winning organisation embodies excellence in all that it does. The spacious reception area features a vertical landscape of plants, an expanse of natural materials, and a large floating timber staircase. The planting is housed in Schiavello’s Vertical Garden which was customised in a white powder coat to suit the bright, fresh feel of the space.

The 10,400 sqm space in Melbourne’s CBD accommodates 900 employees in an entirely open plan office.

Schiavello had been contracted by the building owner, Stockland, to strip out the existing tenancy back to a base build and make good, prior to the commencement of the work. Schiavello was then awarded the contract to complete the fitout for SKM and supply all the workstation furniture and storage.

The contract for the workstation furniture was given to Schiavello after SKM tested a number of prototypes; Schiavello’s Marina desk with the System 45 panels were selected because of their durability and quality. SKM also preferred a locally made product, and the ability to make modifications quickly and manufacture within a short timeframe was integral to the project.

Being awarded both the interior construction and the major furniture tenders allowed for increased control and coordination to ensure the tight project timeframe was met.

Now the challenge began, with tight timeframes coupled with the integration of interconnecting stairs over three floors and the requirement to achieve a 5 Star Green Star office interiors rating.

“Every finish and item specified was rigorously tested against the environmental requirements to ensure the least energy and resource consumption to complete the Green Star requirements,” Design Manager, Incorp, Janina Juhas explains.

The design brief required a floating internal steel staircase linking floors 11 to 13. This required large penetrations greater than 50m² to two of the floors with additional supporting and bracing steel. This was undertaken while the other building tenants still occupied their space, therefore all noisy works were done out of hours to minimise disruption.

“Installing the staircase required us to cut out part of the concrete slab over two levels to create the opening for the staircase and then incorporate the structural steel into the slab to support the floating staircase; this required us to work closely with the structural engineers,” Schiavello Site Supervisor, Kyle Jensen said.

Strong ongoing relationships between SKM, the design team, Incorp and Schiavello were key to completing this project within the four month timeframe, on budget, and meeting all the requirements.

“Schiavello’s ability to look at the design and suggest practical solutions combined with their relationships with the building industry ensured the project was completed within the required timeframe.

“I knew that if an issue arose I could pick up the phone and speak to the Schiavello construction team working on the project and they would ensure it was resolved straight away,” SKM Regional Manager Service Delivery Improvements, Dean Fraser said.



Project Location
Levels 10–13 & 16
452 Flinders Street
Melbourne

Client
Sinclair Knight Merz

Design
Incorp Interior Design:
Janina Juhas
Kim Malone

Schiavello Vic
Construction
Jason Kotis
Kyle Jensen

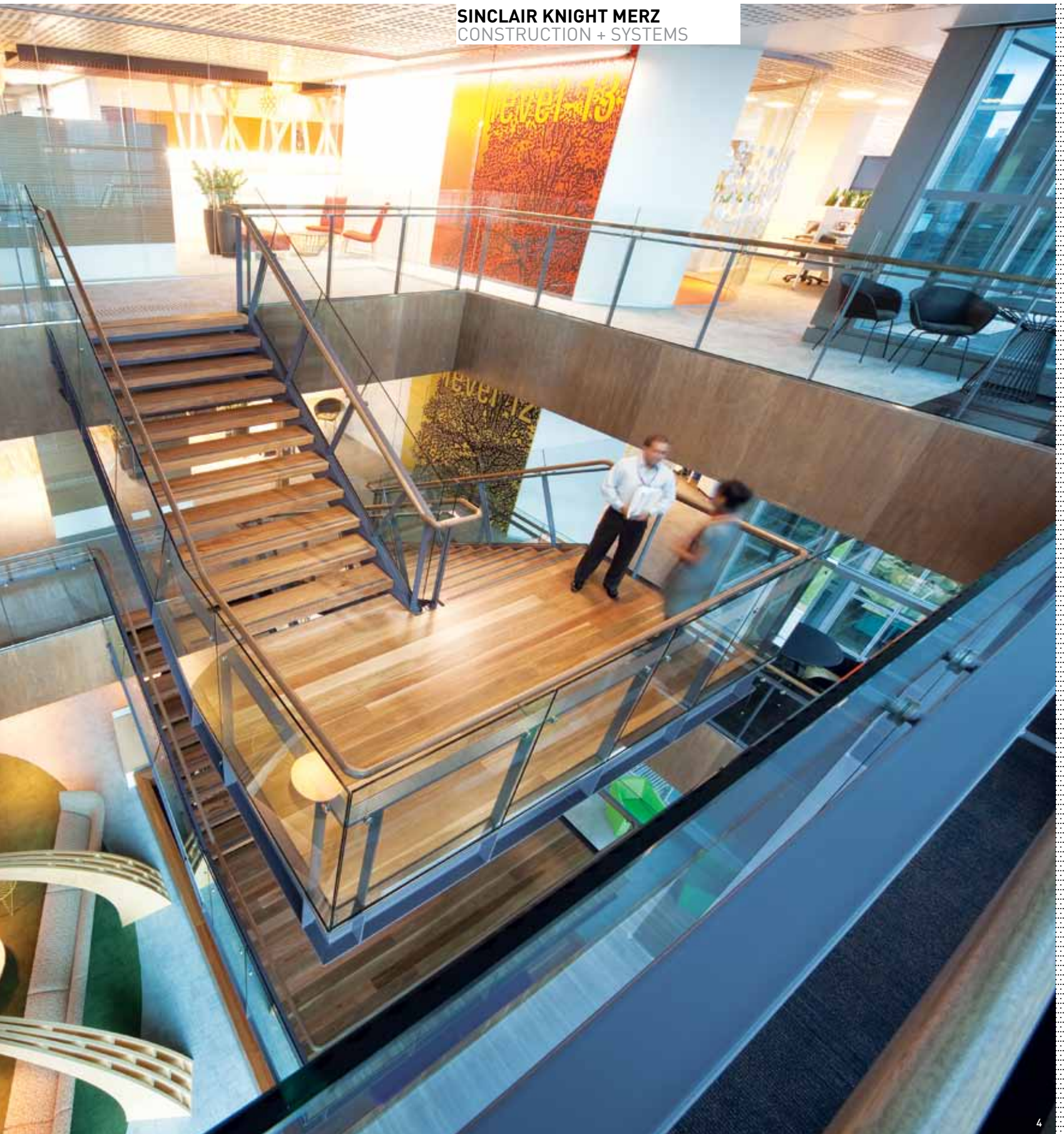
Schiavello Vic Systems
Tony Grech
Joe Varrica
Brian Chircop

Area
10,400 sqm

Products
Marina, System 45,
Cubetto + Vertical
Garden.

1_A timber and steel floating staircase links floors 11 to 13, creating a standout feature and feeling of interconnectivity. 2_Communal breakout areas feature a wide open floor plan that maximises views throughout. 3_Informal and formal meeting spaces feature light open spaces and natural materials. 4_Installation of the internal steel staircase required cutting out parts of the concrete slab to create the opening, and incorporating structural steel into the slab for support.





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Incorp Interior Design:
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Schiavello Vic
Construction
Jason Kotis
Kyle Jensen

Schiavello Vic Systems
Tony Grech
Joe Varrica
Brian Chircop

Area
10,400 sqm

Products
Marina, System 45,
Cubetto + Vertical
Garden.

_SKM’s new space includes a training and breakout area on the sixteenth floor and a breathtaking rooftop garden offering 180 degree views of the city. The rooftop garden which is accessible to all employees is landscaped and includes timber decking and seating. Completing the rooftop garden required Schiavello to move large amounts of materials including soil required for the garden to level 16 within a short timeframe. _SKM have now been in their new space for a year and are very happy with the new space and the quality of the end result.



SINCLAIR KNIGHT MERZ
CONSTRUCTION + SYSTEMS

5_Spacious reception area featuring custom white powder coated Vertical Garden. 6_Schiavello supplied all workstation furniture and storage, with each element selected to help the project achieve a 5 Star Green Star office interiors rating. 7_Accommodating 900 employees in an entirely open plan office, the new SKM office features Schiavello's Marina desk with System 45 panels.



5



6



7

Project Location
Level 17
1 Bligh Street
Sydney

Client
DEXUS Property
Group/DEXUS
Wholesale Property
Fund/Cbus Property

Design
Woods Bagot:
Simon Pole
Sue Fenton

Construction Manager
Schiavello Projects:
Sergio Lupacchini

Schiavello NSW
Construction
Scott Drummond
Gisela LaPoint
Hakan Bystrom

Schiavello NSW
Systems
Serge Mezzina
Jason Parry
Cesar Ibarburu

Area
827 sqm

Products
Climate, Soft boundary,
i-box, One plane, Kayt
quiet, Kayt pause, 101,
Paloma, Toro badjo,
Toro chair, Toro stools,
Toro tables, Tom stool,
Molo soft wall, Liberty
mesh, Kase, Blom
chair + table +
Krossi table.



HARBOURING WORKPLACE DYNAMICS



When undertaking the fitout of an office space in Sydney's new landmark office building, 1 Bligh St, a unique approach was required. This premier building has a distinctive language in terms of layout and design. Consequently it was important that the interior fitout worked in harmony with the building.

_Schiavello and Woods Bagot collaborated with the building owners to analyse, design and deliver an 827m² space on level 18 of 1 Bligh St.

_The design response was to respect the architectural form and demonstrate a contemporary workspace, while taking advantage of the extraordinary views of one of Australia's most sought after backdrops, Sydney Harbour.

_In a multi-tenant model on a single floor, tenants share common area around the atrium with access to amenities. The challenge of enclosing the office zone without imposing upon the open glass atrium was important, as was the opportunity to maximise the magnificent vista.

_Schiavello's glass i-boxes provided one component of the solution. Staggered over a series of small team meeting areas, they provided a less rigid and more sculptural perimeter to the office area while retaining the views.

_Schiavello furniture solutions were utilised across the entire fitout; Woods Bagot Principal, Simon Pole explains, "Schiavello's range of different products allowed us to accommodate the full spectrum of work and social space settings using standard ranges.

_“Most importantly diversity of product was achieved as Schiavello's furniture items are designed by a range of designers offering unique spaces that give the user a real sense of difference.”

_Undertaking the fitout in this 6 star Green Star Office Design v2 rated building required careful planning and development at the design and construct stage.

_“This was a unique fitout in that it was essential that the design both integrated and complimented the existing building,” Schiavello Project Solutions manager, Sergio Lupacchini says.

_Schiavello Project Solutions specialise in delivering a total turnkey solution; providing construction advice, design coordination, construction management, fitout and all the furniture elements, along with a reputation for quality products and services. Schiavello interpreted the client's design brief, and through a value-engineering process transformed the concept into a built form, while always ensuring the most cost and time effective solutions.

_Quality finishes are used throughout the space including the large, curving, hand-rendered marble dust Marmorina polished plaster element which leads through the reception zone and follows a series of curving meeting rooms and waiting alcoves.

_“Designing a workplace within the curved envelope invited the use of a completely flexible workplace program,” said Pole. Schiavello's latest workplace program, Climate, was utilised for its ability to create a malleable arrangement, supporting movement and activity with a range of support amenities adjacent to the work floor allowing for an active workplace culture.

_The overall result is a dynamic, contemporary workplace, which respects the architectural form and takes advantage of the extraordinary views offered by its position overlooking Sydney Harbour.

DEXUS CONSTRUCTION +
SYSTEMS

Project Location

Level 17
1 Bligh Street
Sydney

Client

DEXUS Property
Group/DEXUS
Wholesale Property
Fund/Cbus Property

Design

Woods Bagot:
Simon Pole
Sue Fenton

Construction Manager

Schiavello Projects:
Sergio Lupacchini

Schiavello NSW

Construction

Scott Drummond
Gisela LaPoint
Hakan Bystrom

Schiavello NSW

Systems

Serge Mezzina
Jason Parry
Cesar Ibarburu

Area

827 sqm

Products

Climate, Soft boundary,
i-box, One plane, Kayt
quiet, Kayt pause, 101,
Paloma, Toro badjo,
Toro chair, Toro stools
Toro tables, Tom stool,
Molo soft wall, Liberty
mesh, Kase, Blom
chair + table +
Krossi table.





2



3



5

1_A dynamic multi-tenant workspace with staggered small team meeting areas, each maximising the stunning 1 Bligh vistas. Toro chairs and tables add to the contemporary aesthetic. 2_Schiavello's i-boxes played an important role in creating office zones without imposing on the sweeping Sydney Harbour views. Blom chairs and tables offer a contemporary, informal seating area. 3_Kayt Quiet promotes informal meetings and collaboration. 4_Schiavello's Climate workplace program enhances the malleability of the environment, supporting movement and an active workplace culture. 5_Climate workplace program detail, Humanscale Element Lights and Liberty Mesh chairs.



Project Location
Crown Melbourne

Client
Atlantic Group [V]:
Hatem Saleh

Design
Blackmilk
Interior Designs:
Conrad Manolidis

Schiavello Vic
Construction
Daron Johnson
Robert Volarevic
Jarrad Dunstone
Peter Kuo

Prima Joinery
Robert Pegoraro
Ronald Klaaysen

Schiavello Vic
Loose Furniture
Susanna Tigani

Schiavello Vic Signage
Robert De Marco

Area
1,500 sqm

Products
Custom made box
lounges, Timber
banquette seating,
Blom upholstered
chair, Paloma chair,
Paloma two seater +
Tom stool.

1_From the outside terrace to The Den basement lounge, industrial, natural and recycled materials form the basis of the Atlantic [V] fitout. 2_Black fishnet window coverings and industrial rope lighting are some of the finishes that pay homage to the fish market theme. 3_One of many intimate and flexible dining spaces. 4_Schiavello's craftsmanship and furniture seen throughout the The Den basement lounge. 5_Schiavello Signage managed all signage and decorative wall graphics throughout the space.

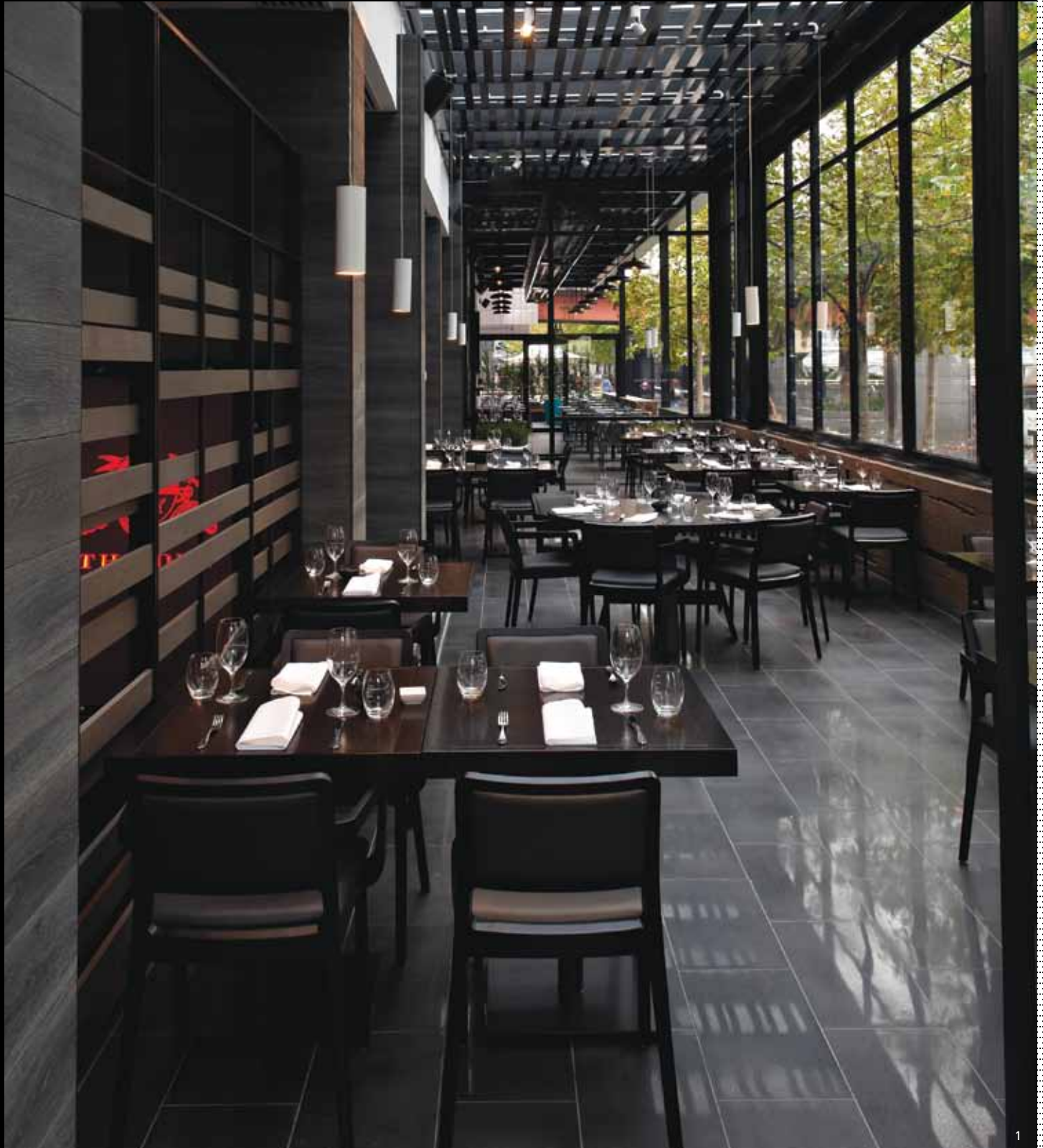
ATLANTIC GROUP [V]
CONSTRUCTION + JOINERY
+ SIGNAGE

A striking fitout is the backdrop for diners who are soaking up the experience of Melbourne's newest seafood restaurant, The Atlantic.

A SEA OF BEAUTY

The hustle and bustle of the New York and Chicago fish markets of yesteryear with their exhilarating atmosphere and the backdrop of fresh fish, the famous New York meatpacking district; these were the inspirations behind the design for The Atlantic. The cobblestone streets, buildings with glass louvres, metal and brick work in muted tones; standing at the entrance of The Atlantic Restaurant these influences are unmistakable in the sophisticated and modern fitout. Industrial, natural and recycled materials are the basis of this fitout. Entering from inside the Crown Entertainment Complex, the timber and glass façade, with a refrigerated glass showcase feature, gives a glimpse of the fresh seafood feast that awaits inside. The Atlantic restaurant was created out of the desire to deliver a preeminent seafood eatery to Crown Melbourne. With an Oyster Bar, alfresco dining, restaurant, private dining areas and The Den basement lounge. The Atlantic can hold 300 diners. This is a truly unique dining experience with its hidden alcoves, banquettes, mix of exposed brick and poetry-scrawled wall motifs, and piscatorial inspired soft furnishings and lamps. Blackmilk Interior Design created the inspirational design for Atlantic Group [V] with Schiavello completing the base building upgrade and extension, interior fitout and supplying loose furniture from the range as well as custom made pieces. "Given the space at Crown was large, we came to the solution of dining spaces that were intimate and flexible," explains Conrad Manolidis, Lead Designer of Blackmilk Interior Design. The large space allowed the main

dining area to be divided into private and semi private rooms, along with alfresco dining on the terrace, which offers views of the Yarra River. This ensures the large restaurant still feels intimate. In every area of the restaurant, details pay homage to the seafood and fish market theme. In the main dining area, black fishnets hang on the large windows; there's marine inspired carpet inserts on the floor and lights covered with large industrial sized rope. From this area diners can view the kitchen and can watch as the meals are created. Atlantic Group [V] Director, Hatem Saleh details the principles behind the design for the Atlantic; the delivery of the food in its freshest form is the fundamental principle and the defining brief for this special environment. The open kitchen reinforces the notion that quality, volume and Executive Chef Donovan Cook's culinary extravagance all meet in one room. Descending the stairs to The Den, the Atlantic's basement bar and destination on its own, your breath is truly taken away. Reminiscent of a bygone era, the inspiration for The Den was 'layers of time.' "The Den is like a New York apartment where people visit over the years and add or leave pieces behind, and even to the modern day with the graffiti that adorns the walls," Manolidis says. In The Den you find Schiavello's Paloma chairs, Paloma two seater and Blom upholstered. Schiavello's role as integrated Project and Construction Manager allowed Schiavello Construction to be involved in all aspects of the building program, being engaged from the initial project brief, cost planning and sketch plan concept through to delivery. "This



Project Location

Crown Melbourne

Client

Atlantic Group (V):
Hatem Saleh

Design

Blackmilk
Interior Designs:
Conrad Manolidis

Schiavello Vic Construction

Daron Johnson
Robert Volarevic
Jarrad Dunstone
Peter Kuo

Prima Joinery

Robert Pegoraro
Ronald Klaaysen

Schiavello Vic Loose Furniture

Susanna Tigani

Schiavello Vic Signage

Robert De Marco

Area

1,500 sqm

Products

Custom made box
lounges, Timber
banquette seating,
Blom upholstered
chair, Paloma chair,
Paloma two seater +
Tom stool.

allowed for input at each stage of the process with regards to value engineering and buildability solutions, in relation to the façade system, floor leveling in the basement and slab penetration,” Schiavello Construction Manager Daron Johnson says.

“Schiavello’s longstanding relationship with Crown and familiarity with the Crown site and its operation guided the project on budget. The project had an accelerated timeline and Schiavello Project Manager, Robert Volarevic explains that having total control over the major finishing trades including the painting, partitions, feature fixture installation and the architectural joinery by use of Schiavello’s in-house resources, provided the resources in a timely manner to ensure the progress of works met the accelerated program.

“Making Blackmilk’s design a reality required Schiavello Construction to strip out the existing tenancies, complete a services infrastructure upgrade, extend and upgrade of the external shop fronts including an operable louvered roof and glazed roof. Installation of a commercial kitchen, vertical lift, extension of the existing mezzanine floor, provision of new amenities areas and detailed finishes installation was also completed by Schiavello Construction.

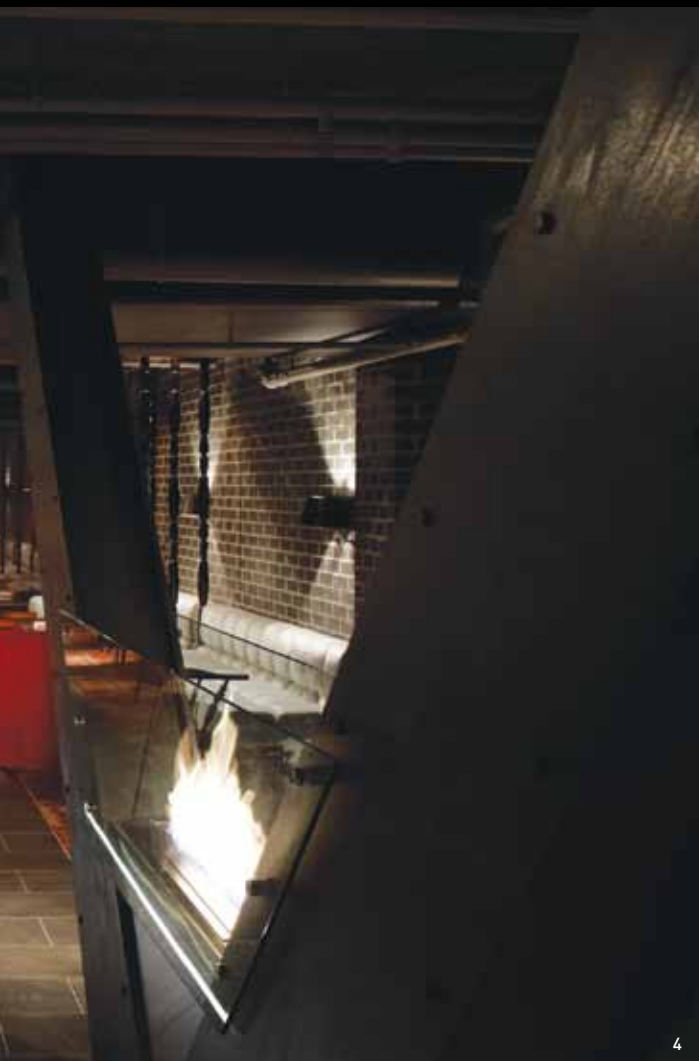
“Schiavello Signage managed all the signage and wall graphics for the restaurant. From ‘The Atlantic’ graphic on the glass at the front of the restaurant, through to the more decorative marine life graphics that adorn the doors and walls in the bathrooms, to the ornate graffiti on the walls down in The Den.

“Sustainability of the interior design was very important to this fitout and included specifications on interior materials, finishes, fittings, equipment and furniture. The design did not just respond to the material fitout though, it interacts and responds to the external environment through the use of sustainable design practices such as air circulation, natural airflows and natural daylight,” Saleh said.

“The Atlantic has achieved that enviable mix of stylish, sustainable design with an excellent dining experience of the tastiest, freshest seafood. This is sure to see the Atlantic Restaurant become one of Melbourne’s quintessential dining destinations.



ATLANTIC GROUP [V]
CONSTRUCTION + JOINERY
+ SIGNAGE



Project Location
Levels 7 & 8
12-20 Flinders Lane
Melbourne

Client
NH Architecture

Design
NH Architecture:
Lyndon Hayward
Hamish Lyon
Astrid Jenkin
Chris Reddaway

Project Management
Basso Project
Management:
Elia Basso

**Schiavello Vic
Construction**
Daron Johnson
Robert Volaravic
Andrew Belurov
Jarrad Oakley

Prima Joinery
Robert Pegoraro
Ronald Klaaysen

Area
2,100 sqm



The refurbishment of
 NH Architecture's office
 space is a story of successful
 urban renewal.

BRINGING THE OUTSIDE IN

Stepping into NH Architecture you sense this refurbishment is a transformation of enormous proportions. The original space was typical of the 1980s office building it was housed in, characterised with grey surfaces and a grid of small square windows. The existing façade was structurally load bearing, limiting any significant intervention or alterations.

“This challenge didn't deter NH Architecture from keeping their studio space at 12-20 Flinders Lane, Melbourne.

“Following a staff survey it was clear the location of the studio at the edge of the CBD was ideal, although feedback highlighted a unanimous desire for natural ventilation, access to daylight and an open workplace where teams could connect,” Design Architect, Astrid Jenkin explains.

“Addressing the issue of daylight and ventilation within levels 7 and 8, the topmost floors of the building, NH Architecture and building owners, Overland Properties, committed to a long term sustainable vision for adaptive reuse of the two levels.

“This is when Schiavello became engaged as construction manager, which included buildability and cost management input during the design phase. This was carried through to construction phase, comprising of base building and fitout works.

“The project involved façade works, building lift services and infrastructure upgrades including mechanical and heating plant, and internal fitout works within an occupied space. Additionally the ground floor lobby was totally refurbished.

“There was an issue with limited access to the building; to overcome this

an external materials/personnel hoist was used to transport materials to levels 7 and 8 and the rooftop,” Schiavello Construction, Project Manager, Robert Volarevic said.

“Resolving the issue of limited daylight and ventilation, four large openings were cut into the roof slab and major box shaped skylights installed, allowing daylight to stream into the space. The skylights include operable louvered windows which are connected to the new building management system, with natural air flowing through the space when opened and the outside hum of the city entering the building, creating an ambient environment.

“Three large voids were cut into the concrete slab that divided the two floors, creating two internal stairwells and one light well. The stairs are positioned towards each end of the floor plate allowing natural light through from level 8 and assisting to increase communication by linking the two floors and creating a circular flow of foot traffic.

“On level 7, a spacious canteen area creates a social gathering place for lunches, coffee meetings and informal staff presentations. The canteen opens onto a balcony which was created by removing the original windows and installing a new glazed façade within the shell of the existing structure, leaving the original window openings as outdoor apertures.

“Schiavello were extremely flexible with resolving difficulties that arose during the construction phase of the integrated fitout and coordinated a number of consultants and fabricators to assist in the development of non-standard building components,” says Jenkin.



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12-20 Flinders Lane
Melbourne

Client
NH Architecture

Design
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Hamish Lyon
Astrid Jenkin
Chris Reddaway

Project Management
Basso Project
Management:
Elia Basso

**Schiavello Vic
Construction**
Daron Johnson
Robert Volaravic
Andrew Belurov
Jarrad Oakley

Prima Joinery
Robert Pegoraro
Ronald Klaaysen

Area
2,100 sqm

“The development of non-standard light fittings incorporating all services and lighting into a continuous panel allowed for the installation of large fabric acoustic ceiling tiles. Automated and manual louvers were also adapted and modified from standard components as part of the natural ventilation system, and ensured a cost effective solution was achieved. Service and structural consultants assisted with key elements of the project to evaluate the existing building facilities and marry them into the required design specifications. “The Schiavello site team coordinated the construction activities to minimise disruption to existing tenants being well aware of noise minimisation during business hours. We are delighted with the transformation of our building as a result of this coordinated project,” General Manager, Overland Properties, Clem Epstein says.



2



3

1_A totally refurbished space provides a breath of fresh air to employees and clients alike. 2_ Informal breakout areas take advantage of natural light and ventilation. 3_ Two internal stairwells and one light well were created by cutting voids in the concrete slab that divided the two floors. 4_ Daylight and natural ventilation streams into the space through four large openings cut into the slab, and the installation of major skylights. 5_ Spacious canteen area for social gatherings and an open space where teams can connect.

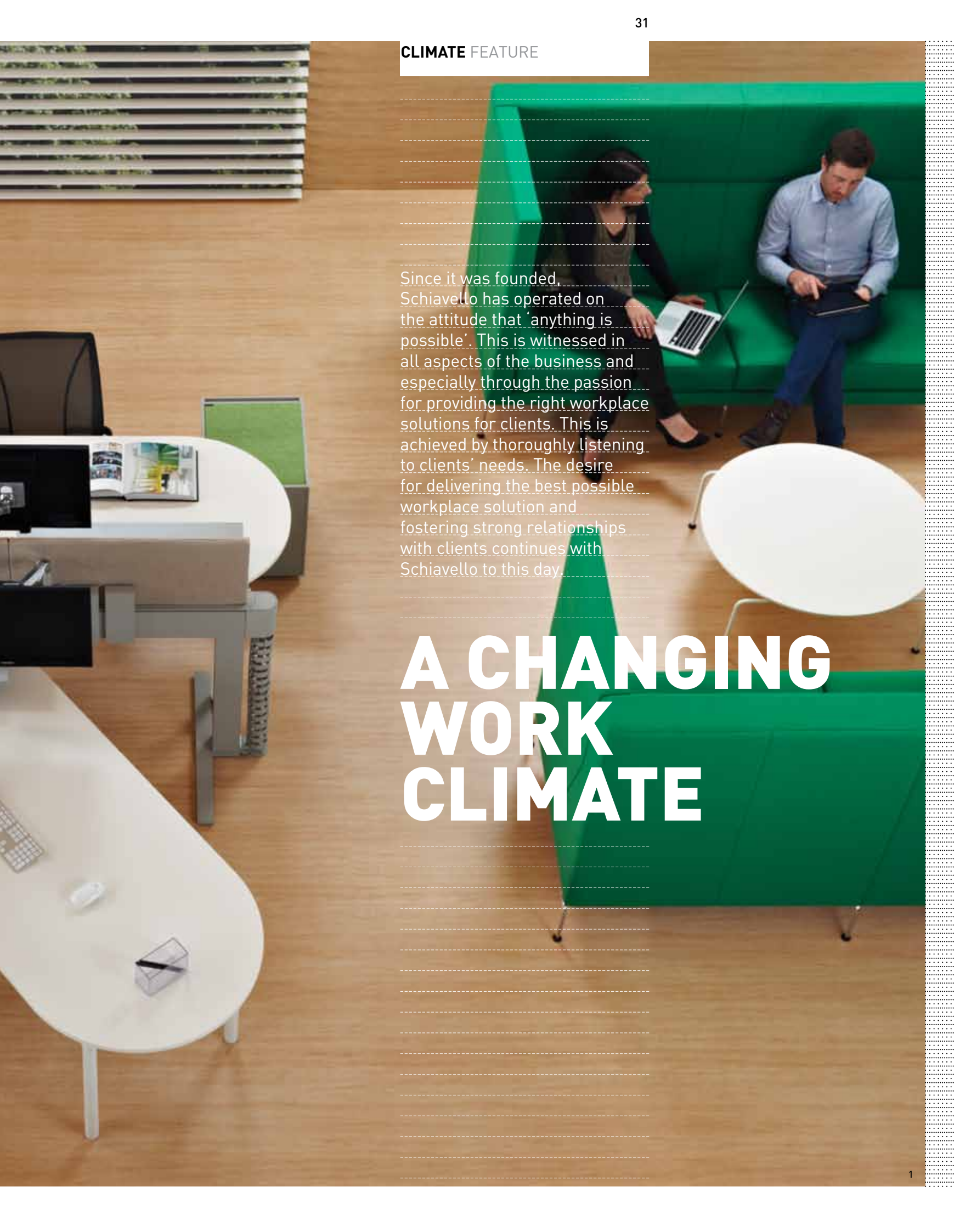


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Since it was founded, Schiavello has operated on the attitude that 'anything is possible'. This is witnessed in all aspects of the business and especially through the passion for providing the right workplace solutions for clients. This is achieved by thoroughly listening to clients' needs. The desire for delivering the best possible workplace solution and fostering strong relationships with clients continues with Schiavello to this day.

A CHANGING WORK CLIMATE

1_Climate's malleability means workspaces aren't locked into existing geometries. 2_Linear configuration supported by Climate, Soft Boundary forms and Blom seating. 3_Flexible, task-oriented or expressive elements are pushed, clipped and slid along the Channel. 4_Users are given the greatest degree of choice and control over their work environment. 5_Unique, user-centric design. 6_Climate Soft Boundary forms provide visual and acoustic comfort within the workplace. 7_Example of traditional workplace configuration supported by Climate. 8+9_Climate gives the individual tools, such as Markers, to express who they are.



_This passion for delivering superior products and the knowledge that 'anything is possible' is unmistakable in Schiavello's latest workplace program, Climate. Climate began as a series of conversations back in 2003 between Peter Schiavello and Peter Geyer, the founder of Geyer Design, in relation to the workplace and where it was heading. Back in the late 90s, Managing Director Peter Schiavello had begun to observe that most contemporary Australian workplaces (and many of the international workplaces observed in his travels) and more specifically the workstation zone of any workplace, seemed to follow a generally typical and almost predictable pattern in terms of a generic, systemised static planning approach. It seemed that the workplace had not significantly advanced for at least 20 years. Yes, breakout spaces and greater numbers of shared collaboration spaces were introduced into the workplace. However, in many ways workstations had only transitioned from high walled cubicles, to open 90 degree, then 120 degree, and then more recently linear workstations with lower height dividing panels. Workspaces weren't necessarily developed to provide the greatest benefit to the diverse individuals who occupy these spaces.

_Peter Schiavello explains: "I became increasingly interested in the impact that evolving technologies may have on the

way the workplace may be used; the effect of the impending, although not immediate, progressive retirement of the baby boomer worker (a significant and stable generation of worker) and therefore the increasing number of Gen-X and Gen-Y joining the workforce with greatly different expectations; increasing cultural diversity in many workplaces (in major cities all over the world); the need to consciously reduce environmental impact in everything we do."

_In 2003 Peter Geyer was commissioned to work with Schiavello to lead a research project to consider the influences that would significantly impact the workplace, with a focus on a median point in time of 2015. Early in 2004 a series of future focused workshops were conducted, facilitated by a leading Australian futurist. An eclectic collection of individuals attended (some practicing and some from academia) from architecture, art, fashion, workplace psychology, human resources, demography, I.T, business consulting, environmental sciences, and students from various fields of study as representatives of the next generation of the workforce. A number of inferences came from this, the most important one being the realisation that we were not in a position to predict a single picture of a future workplace.

_ "I was reminded of a quote by

Peter Druker, renowned American management theorist: 'The only thing we know about the future is that it will be different'.

_ "We concluded that the contemporary workplace as we know it has neither the responsiveness and flexibility required to support the increasing pace of business and the often unforeseen need to create micro and macro change at will, nor the evolving generational and cultural diversity," Peter Schiavello says. Instead of immediately moving to solution mode, or design phase, some time was spent considering these issues. At a higher level, the desire was to create workplaces that foster greater levels of cultural alignment and engagement for the occupants, greater motivation and collaboration, and result in increased effectiveness from an organisation's people.

_It was recognised that an important area of knowledge that the project team was less confident about was in the field of human diversity, more specifically what makes each of us unique as individuals. An organisational psychology researcher was engaged to build a knowledge base, to develop a greater understanding of the many human attributes that contribute to our diversity. Attributes included age, gender, cultural and religious background, personality type, resilience levels and how these contribute to personal preferences in the

CLIMATE FEATURE



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way each person works and collaborates within the workplace, as part of a team and as individuals. "This research within our organisation is continuing, and we have formed important collaborations with international leaders in the field of workplace psychology. One of the most important conclusions we arrived at is an appreciation that control and the opportunity for personal expression can be powerful motivators. In fact, if you really want to demotivate an individual, all you need to do is remove any decision-making responsibility or autonomy from their role (I would not recommend this course of action)," Peter Schiavello says. Alternatively, by offering greater control within the workplace, Schiavello's research has concluded that people are more likely to become engaged and achieve higher levels of motivation. This concept aligns well with leading organisations' move towards managing their people based on agreed KPIs and entrusting greater autonomy in achieving results.

_So, with this research base and the background context of global business (which is summarised for this document), it was time to create a brief for the development of what the team believed needed to be a completely reconsidered workplace approach or philosophy. A workplace that offered a greater level of malleability rather than

the restrictive flexibility that we are accustomed to at present; malleability in planning the workplace (horizontal), as well as in creating and personalising diverse and unique spaces (vertical). The workplace needs to be able to evolve and importantly, these changes must be able to be carried out by the people occupying the space as frequently and promptly as required. Where possible, elements should perform more than one function, preferably two or three. Schiavello's ISO 14001 environmental design principals are a fundamental component of every brief. There were many other aspects to the design brief; however these are the ones that differ greatly from conventional workstation systems.

_It was determined that the approach would not in fact be a typical modular systems approach (where tables, dividing panels, cable reticulation, connecting brackets are conceived to align and connect into a predetermined static solution). Instead a casual relationship between discreet and self-supported elements that can be offered to each other by the occupants to form a dynamic and constantly evolving space. It's important to note that most conventional workplaces will never be more relevant to an organisation and its people than on the first day of occupation. It is then only a question of how soon that static, modular workplace will decline in its

relevance to the ever-evolving business and changing expectations of its people. Eventually, most workplaces get to a point (some sooner than others) where the workplace is no longer relevant to their business and people needs. "Our focus in conceiving and engineering the Climate infrastructure was to take these elements back to their core essential function, to refine and detail these elements with minimal embellishment. We believe that we have created a core workplace solution with Climate that will offer at least 20 years of highly relevant performance to an organisation, in a number of workspaces (due to its adaptability) and even to the second, third or fourth owners or users of the product," explains Peter Schiavello.

_The result is a highly intelligent, malleable design. The malleability of Climate lies in its core element, the Channel, the beam-like structure that holds all power and data cabling on which accessories are clipped and slid along. The Channel is lightweight; enabling an individual to simply attach a strap to the leg of the Channel to drag and move it. The Channel is designed to be configured into strands (several channels linked together). Connecting the channels is the Cable Articulator, Climate's flexible bridge-like component that carries power and data. Unlike other workplace furniture solutions, the Cable



CLIMATE FEATURE

Articulator's unique flexible hinging ability means that workspaces are no longer locked into existing geometries or traditional work style approaches. The Cable Articulator will allow any business to evolve over time. Work tables, which have the option of being on roller glides, will generally be positioned in close proximity to the strands when they need direct power and data connection. However, tables can be positioned anywhere between strands when operating wirelessly. It is this design of extreme malleability that allows users to have maximum control of their workspace.

As the core Climate infrastructure was being designed the question of how to cater to greater diversity and personalisation within the workplace was also considered. The decision to form a unique approach for product design was made; Schiavello would form multiple design, material, process, and research collaborations with diverse creative groups and individuals from a range of design disciplines and parts of the world. These should include industrial design, architecture, fashion design, art, graphic design, textile design and landscape design. This has, and continues to be, a very exciting part of the Climate program, with Peter Schiavello and Peter Geyer performing a very strategic, almost curatorial role,

identifying suitable collaborators and working together with the Climate design team to realise what can sometimes be quite challenging concepts.

"With Climate we have taken the approach that we offer a living workplace environment, one where we have introduced a core infrastructure which has longevity of relevance and performance, and then we continue to research in areas of technology, materials, acoustics, psychology and more," Peter Schiavello says.

Schiavello will continue to commission and work with design collaborators and will seasonally introduce new elements to the program to continue to provide personal choice, enjoyment and relevance to individuals, teams and corporations of any scale. Ultimately, greater engagement, and greater effectiveness from an organisation's greatest asset, its people, is the aspiration for Climate.

The ability of Climate to remain relevant to a workplace for double the time of other workplace products on the market, results in Climate's significantly reduced environmental impact. This long term sustainability means a reduction of materials sent to landfill, as well as a reduction of materials used in production. Increasingly over recent years, society has become more concerned with the need for products

that have a longer lifespan to reduce material churn and reduce waste, which is a focus of the Climate philosophy. Schiavello will continue to seek and create opportunities to support our clients and their staff through genuine long term partnerships, research and advice, service, response and the provision of good value.



What
Scan to discover Climate, the user-centred workplace platform that evolves over time to respond to future needs.



Why
Scan to learn why Climate responds to the changing way people work; from swarming to the rise of non-routine work and personalisation.



Malleability
Scan to go beyond flexibility with a video that explores the concept of "Malleability" in the workplace.

workclimate.com



7



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9

Project Location
Levels 2 & 3
500 Collins Street
Melbourne

Client
Hospira

Design
Artillery:
Sonja Duric
Ian Piggott
Carla Franzo
Alicia Marshall
Nick Leong

Schiavello VIC Systems
Gareth Bennett
Marina Demiris

Area
2,700 sqm

Products
Climate, OMKstak +
custom-made storage.



Consolidating three office locations into one, while creating an entirely open plan workplace that represents Hospira's vision of 'Advancing Wellness' was achieved through an extensive consultation process.

A CLIMATE OF WELLNESS

Walking around pharmaceutical and medication delivery company Hospira's new workplace, with the abundance of plants, natural colours and hoop pine, it's apparent that this welcoming workplace reflects Hospira's vision of 'Advancing Wellness'.

Located over two floors and connected through an internal staircase at 500 Collins Street Melbourne, this workplace takes its cues from nature with the interior revolving around large areas of flexible open plan workspace, 'the river', bounded by 'the banks' of storage, collaboration and quiet space.

When interior architecture consultancy Artillery was engaged on this project that saw employees from three separate locations unite under one roof, they recognised that the success of the project would require an extensive client consultation process.

"Extensive consultation with Hospira representatives allowed us to determine the translation of brand, values, business objectives and culture into our design principles," Sonja Duric, Director of Artillery, said.

As part of the change management process Hospira formed a workplace transformation team and a workplace focus group of 15 volunteer Hospira representatives.

Early on in the project an entirely open plan workplace was selected for everyone, starting from the Asia Pacific president, to help foster collaboration. To accommodate the open plan space, a higher than standard number of small meeting spaces were included, each acoustically designed for team teleconferences, private phone calls and concentrated work. These meeting rooms reference Hospira's business, with chemical structures and products

decals adorning the glass walls.

Additionally, other areas that take conversations away from the desks were introduced, including seating incorporated into storage around the perimeter, standing height storage banks and lounges located in the heart of the space.

"A challenge going into this was to align our staff around the vision of increased collaboration through an entirely open plan design," Hospira, Head of Regional Marketing APAC, Stephan Cross said.

The move to open plan made it essential that the correct workplace products be selected to ensure employees could work most effectively. The Hospira workplace focus group assessed four products for the personal workspace with Schiavello's Climate workplace program selected for the 190 work points.

"The focus group closely evaluated four different products and chose Climate because of the empowerment it gave to employees. Individuals and teams have the ability to adapt their space in the workplace to respond to their work and personal needs; they particularly liked the idea of being able to swap their accessories (including Marker screens) with their colleagues to change their space when required and express their identities," Duric said.

"Climate met Hospira's requirements for fostering collaboration and encouraging interaction between staff as Climate can be adjusted by the user to a more collaborative or private workspace. We worked closely with Artillery and Hospira to ensure we met their requirements for the workspace," Schiavello sales consultant Gareth Bennett said.

The support material that was



HOSPIRA SYSTEMS

Project Location
Levels 2 & 3
500 Collins Street
Melbourne

Client
Hospira

Design
Artillery:
Sonja Duric
Ian Piggott
Carla Franzo
Alicia Marshall
Nick Leong

Schiavello VIC Systems
Gareth Bennett
Marina Demiris

Area
2,700 sqm



provided for Climate, particularly the CAD blocks made space planning a highly efficient and easy process despite the unique shapes and configurations of the product. _Additionally Schiavello’s ability to accommodate each individual’s specific requirements was extremely beneficial given the degree of user consultation that went into the final specification,” Duric explains. _To assist with the transition to the new space, the Schiavello Systems team gave Hospira representatives an introduction to the Climate program to ensure the workspace was most effective for the individuals, the broader teams and the organisation. _Hospira’s employees have embraced their new workplace, which is not only an effective workspace but also an aesthetically inviting environment; with its masses of raw timber, warm lighting emanating from light coverings reminiscent of bird cages, and wellness imagery that adorns the sails and veil the meeting areas.

1_Hospira’s new flexible open plan workspace takes its cues from nature. 2_A number of small meeting spaces are acoustically designed for private phone calls, teleconferences and concentrated work. 3_Schiavello’s Climate program offers a range of elements that support personal expression. 4_Collaborative spaces. 5_Climate was selected for the empowerment it gave to employees to adapt their space to their needs.

Products
Climate, OMKstak + custom-made storage.





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Project Location
Giblin Eunsen Library
111 Barry Street
Carlton

Client
The University
of Melbourne

Design
Hassell:
Scott Walker
Meredith Nettleton
Rob Ryan
Edwina Ewins
Madeleine Joyce
Alex Hopkins

Project Manager
The University
of Melbourne

**Schiavello Vic
Construction**
Daron Johnson
Kyle Jensen
Jason Kotis

Area
5,000 sqm



The University of Melbourne's new Giblin Eunson Library is a warm and inviting place for students of the Faculty of Business and Economics, and the Melbourne Graduate School of Education to study.

ONE FOR THE BOOKS

The University of Melbourne's new Giblin Eunson Library came about when the Faculty of Business and Economics and the Melbourne Graduate School of Education were relocated outside of the main campus and it was deemed necessary to locate the library facilities in close proximity to where the students were based.

_This project had a strict timeline as it had to be completed and ready to open for the start of second Semester 2011.

_“With the budget and the timeframe for the project fixed, a construction management approach was adopted, with Schiavello appointed as construction manager during the design phase to expedite the project,” Project Design Manager, Property and Campus Services, University of Melbourne, Ralph Mazurkiewicz explains.

_“Schiavello has access to its own subcontractors and has a distinct advantage over its competitors by having the ability to provide additional cost options to the client, additionally a reputation for delivery of projects on budget and within program,” Project Lead Designer, Hassell, Scott Walker said.

_Walking into the Library entrance, this inspiring space features elements clad in zinc and recycled ironbark referencing the urban University Square across the road. As you transition through the open entrance space the library becomes more refined and scholarly; this is a place where students would be comfortable spending hours studying.

_The student spaces have been located adjacent to the façade, taking advantage of the natural daylight and views across to the square, with the book collection housed on the other side of the building,



THE UNIVERSITY OF MELBOURNE CONSTRUCTION

Project Location

Giblin Eunsen Library
111 Barry Street
Carlton

Client

The University
of Melbourne

Design

Hassell:
Scott Walker
Meredith Nettleton
Rob Ryan
Edwina Ewins
Madeleine Joyce
Alex Hopkins

Project Manager

The University
of Melbourne

Schiavello Vic

Construction
Daron Johnson
Kyle Jensen
Jason Kotis

Area

5,000 sqm

an area more softly lit and atmospheric.

The client brief was to create a comfortable and sophisticated space with both collaborative and private study areas to accommodate differing study requirements. This saw a variety of spaces with the restrained material pallet reinforcing an elegant and refined space. The two story void that was at the Library entrance has been filled in with an amphitheatre and timber walkway on the second level. The amphitheatre offers informal seating in a relaxed atmosphere with natural materials and planter boxes lining one of the walls.

One of the major project challenges was the unacceptably long delays for the specified ceiling tile system. This would have resulted in the project not being delivered on time.

"Schiavello were proactive in identifying options for cost and time savings. When the imported perforated metal ceiling tile system that was specified had an unacceptably long lead time, Schiavello were able to manufacture, supply and install the metal ceiling tiles to ensure the program was met," Mazurkiewicz says.

The project commenced in January 2011 having to work around an existing tenancy on the ground floor that could not be vacated until February 2011.

During the period when the works were carried out, the remainder of the building was occupied, resulting in noise restrictions during normal University hours. Additionally, access to the commerce student centre on the Upper Ground Floor had to be maintained for the duration of the project. This saw the site team install temporary stairs for student access and the site area hoarded off to separate them from the occupied areas.

Since the Library opened on time at the start of Semester 2, 2011, the Library has been extremely popular with students embracing the new space.





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1_An elegant interior with elements clad in zinc and ironbark, referencing the Library's urban setting.
 2_Communal help desk area utilising a restrained materials pallet.
 3_Informal seating in a relaxed amphitheatre, with natural materials and planter boxes.
 4_The book collection, housed on the more softly lit and atmospheric side of the building.
 5_Metal ceiling tile detail.

Project Location
Lionel Bowen Building
97-99 Goulburn Street
Sydney



Client
Family Court of
Australia and Federal
Magistrates Court of
Australia

Design
Davenport Campbell:
Dan Mathias

Schiavello NSW
Construction
Bernardo Mulet
Roger Gough
Greg Maher
Alan Al-Refaei

Area
1,000 sqm

Products
Custom integrated
systems solution
encapsulating walls,
storage + desking.



1_Natural, timeless materials and plants as visual screens add to the sense of privacy and calm. 2_Bespoke doors required to maintain the high acoustic rating of each room. 3_Ornate joinery, detailed plasterboard ceilings and bespoke linear light fittings displayed throughout.

FAMILY COURT OF AUSTRALIA AND FEDERAL MAGISTRATES COURT OF AUSTRALIA CONSTRUCTION

A flexible and proactive approach was required to successfully deliver works within the Family Law Court's sensitive environment.

THE LAWS OF CONSTRUCTION

The refurbishment of Level 3 in the Family Law Court, Lionel Bowen Building, was carried out to ensure the space aligned with the strategic direction of the Court. The objective was to provide judiciary staff and clients with appropriate facilities in an environment that creates a modern, private and secure atmosphere.

The new space accommodates four court rooms, seven interview rooms and separate amenities including waiting pods.

The harvesting of natural light, introduction of plants as a visual screen and the use of a natural yet timeless material palette helps create a calm atmosphere.

The project was undertaken in two stages with the demolition of the existing offices within the space and bringing the building services back to base building standards occurring in stage one. The second stage involved the construction of four court rooms, seven interview rooms and a waiting area.

Each Court room features detailed plasterboard ceilings, bespoke linear light fittings and ornate joinery. The judicial bench, associate bench and witness box are finished with a blend of quartz stone and rift oak veneer, creating a classic environment.

"The set out of the court rooms were critical, suspended lights had to align with veneer pelmets which in turn aligned with acoustic wall panels," Schiavello Construction Project Manager, Roger Gough explains.

A major challenge of the project was the critical nature of a communications room that serviced the entire building housed on Level 3.

"Adding to the complexity of the architectural details of the Court rooms

and the work timings of the Court, the communications room for the entire building was located on this level, and as a part of the rationalisation of the space, was relocated on the same level without a day's downtime," Senior Designer, Davenport Campbell, Dan Mathias said.

Schiavello's solution for relocating the communications room, which remained operational throughout the stage one works, was to build the new facility during this stage. Following this, all services in the existing space were migrated over to the new communications room prior to the commencement of stage two.

A key part of this project was the acoustic rating of all rooms; bespoke doors with a high acoustic rating were used with the Schiavello site team ensuring that the door frames and walls were constructed to maintain the rating.

Schiavello worked closely with the Courts nominated architect and client side project manager to ensure the successful delivery of this project. This allowed Schiavello to proactively manage the costs of the project and often offer alternatives where savings could be harvested in both cost and program.

Working with the architect, Schiavello achieved savings through simplifying the joinery manufacture while still maintaining the design intent.

"The building on which these works were undertaken is a sensitive environment due to the hearings of Court matters. Schiavello were both flexible and proactive in the delivery of their works in order to not disturb any Court occupants," Family Court of Australia Project Manager, Trent Litster said.



Project Location
Victoria

Client
Fujitsu Australia

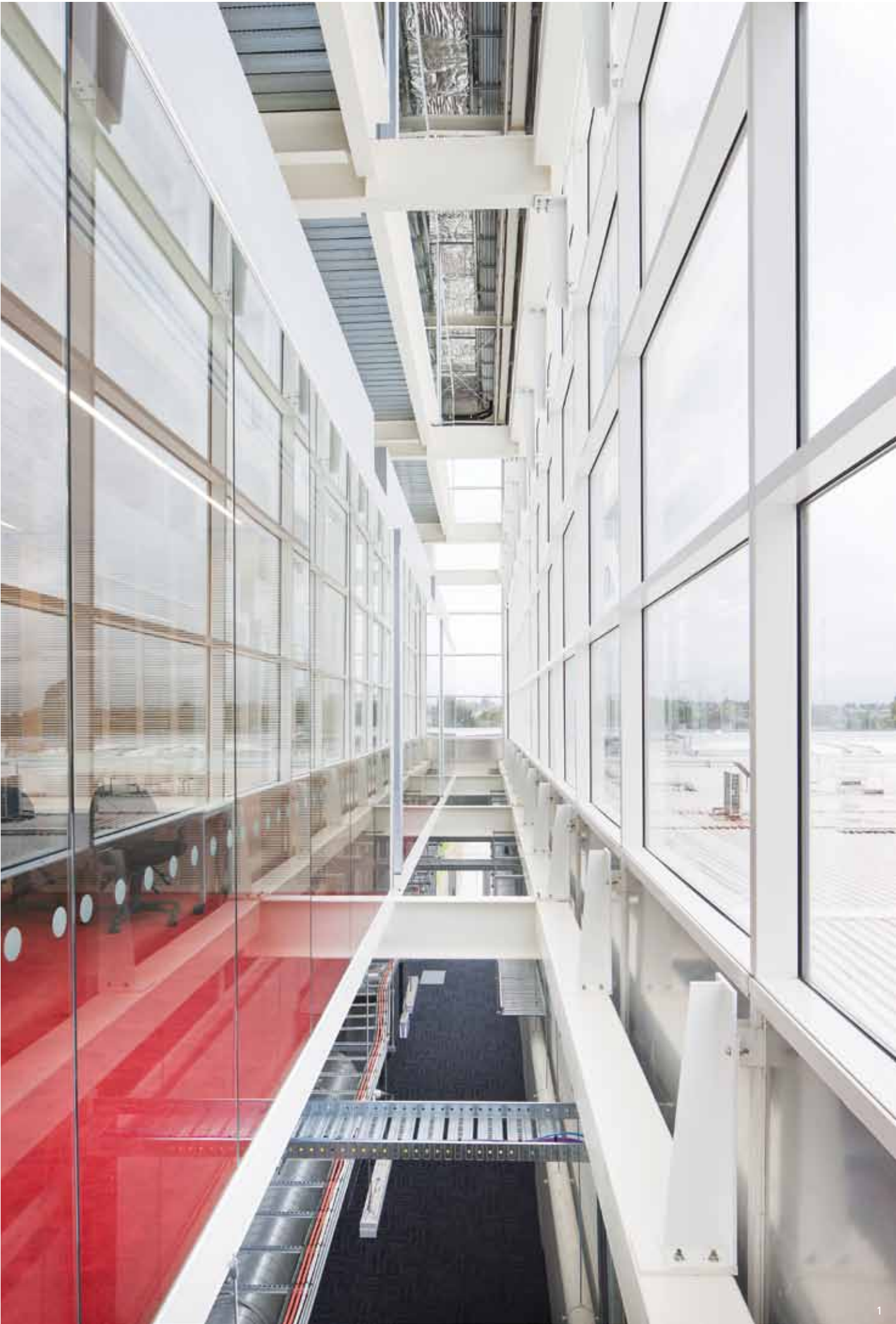
Design
Kann Finch:
Ric Rossi
Maxim Bachimov

**Schiavello Vic
Construction**
Rob Volarevic
Daron Johnson
Carmelo Rositano
Andrew Belurov
Greg Horn
Lube Cvetanovski
Marcus Chiodo
Vince Raffa

Schiavello Vic Systems
Gareth Bennett
Stuart Etheridge
David Tomasic

Area
4,500 sqm

Products
Marina workstations.



A three stage expansion and upgrade of Fujitsu's main Victorian facility saw Schiavello undertake both the base building construction and fitout works.

FROM THE GROUND UP

This project comprised a new multi-building facility master plan and upgrade, which was required to be undertaken without interruption to the existing functioning facility high in operational importance and complexity.

_Fujitsu engaged Schiavello as the construction manager for the project to undertake both the base build construction and internal fitout. Fujitsu GM Capital Programs' Greg Fawcett explains that Schiavello was appointed following the successful delivery of the Docklands project where Schiavello's passionate and experienced team worked closely with Fujitsu to realise the desired project outcomes on time and within budget.

_The first stage of the project was the internal refurbishment of the existing building, the second stage saw the expansion of the building to provide a new space for the administration area and the third stage was the base build and fitout of a new 3,000 sqm building.

_A three story atrium space that houses the main circulation functions is used to make the connection between the existing and new facilities. The space is glazed on the south side, filling the atrium with natural light and providing visual connections to the outside, while the office spaces appear as suspended elements within the atrium.

_Kann Finch Melbourne Interior Design Director Ric Rossi explains that the design concept was to tie together the architectural language of each stage of the project to enable a consistent modern architectural style to prevail throughout the entire proposal.

_To reflect the light, hi-tech and modern feel of the facility, materials were used in their natural state; exposed concrete, stainless and galvanized steel, and natural timber along with exposed services, metal duct work, cable trays and piping.

_The Schiavello project team worked closely with Kann Finch, Arup, Robert Bird Group and Fujitsu during the initial design and documentation stage of the project to ensure buildability and time effective delivery; while working alongside the project quantity surveyor to manage the budget.

_“Having control over the base build and fitout allowed us to ensure the project was delivered on time and to budget. We had the flexibility to manage the program and allocate trades as required, we weren't reliant on an external party to get work done prior to the fitout stage. With periods of wet weather we initially lost over a month, but the ability to condense trades on other days ensured we delivered the project on time,” Schiavello Construction Manager Greg Horn says.

_Schiavello was able to complete sections of the project in compressed timeframes through innovative new systems such as 'speed panel' used to create the ground floor plant and storage room walls.

_The construction team worked closely with Schiavello's Heritage Glass division to pre-glaze the façade so that large sections could be craned into place, expediting the installation process and ensuring factory-glazed quality.

1_The light-filled three story atrium encapsulates the modern architectural style that shines through the entire project. 2_Three client pods housed within a galvanised box, reminiscent of industrial shipping containers. 3_Pre-glazed facade allows natural light to filter in through atrium and office spaces. 4_Perforated metal screen detail featured along staircases. 5_Primary materials of glass, steel and concrete give the space a clean, sharp, industrial feel.

FUJITSU AUSTRALIA
CONSTRUCTION + SYSTEMS

Project Location
Victoria

Client
Fujitsu Australia

Design
Kann Finch:
Ric Rossi
Maxim Bachimov

Schiavello Vic
Construction
Rob Volarevic
Daron Johnson
Carmelo Rositano
Andrew Belurov
Greg Horn
Lube Cvetanovski
Marcus Chiodo
Vince Raffa

Schiavello Vic Systems
Gareth Bennett
Stuart Etheridge
David Tomasic

Area
4,500 sqm

Products
Marina workstation.





2

_Sustainability was an inherent requirement for Fujitsu, with a brief to maximise equipment reuse and incorporate Schiavello's sustainability principals throughout the construction process, including recycling as much of the construction waste as possible. The building's sustainable features include a rainwater harvesting system which collects water from the 1000sqm roof, a highly efficient mechanical plant and motion sensors for lighting.

_Schiavello's Marina workstations and furniture items were also selected after being successfully used in the Fujitsu Docklands project.



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Project Location
50 Flemington Road
Parkville

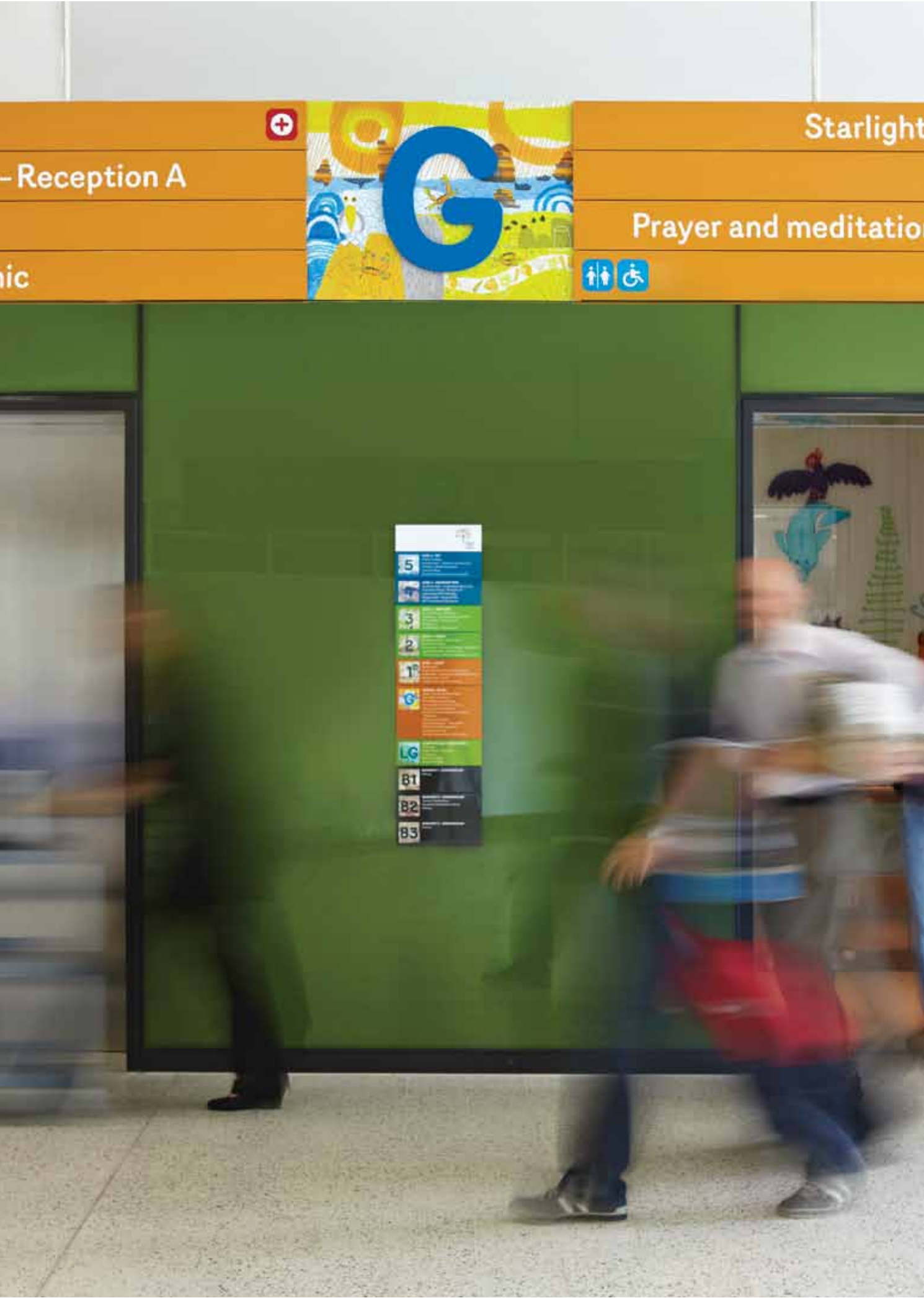
Client
Royal Children's
Hospital

Design
Buro North:
Soren Luckins

Schiavello Vic Signage
Robert De Marco

Area
165,000 sqm

Products
Blade.



ROYAL CHILDREN'S HOSPITAL SIGNAGE

Express room →
Hoyts cinema →
n - Murrup Biik →
Toilets →

When the largest hospital redevelopment in Victoria was undertaken, it was essential that visitors were able to easily navigate their way through the Royal Children's Hospital.

A SIGN OF CARE

When developing the new Royal Children's Hospital (RCH) it was important to create an environment that was supportive and family-centred; where babies, children, adolescents and their families would experience excellence in all aspects of paediatric health. The unique development houses organisations that are nationally and internationally recognised for paediatric clinical care, medical research and tertiary education.

Therefore it was essential that this excellence extend to all aspects of the building including the wayfinding, to ensure that visitors could easily find their destination.

The functional design brief for the wayfinding called for a modular signage system that was easily updatable to allow for future change and was extremely durable to withstand the hospital's cleaning program. It was also important that the system integrated aesthetically with the strong interior concepts that the design team had proposed. This called for minimalist fixing detail and a simple construction method.

Schiavello worked closely with Buro North and the RCH to understand the requirements for this project. As a result, a new wayfinding system, Blade, was developed and introduced by Schiavello to the market.

Buro North created a comparison matrix to assess a number of wayfinding solutions based on the functional and technical requirements of the RCH project. The outcome showed the Schiavello Blade system responded most appropriately to the set criteria, which included cost effectiveness, ability to withstand vandalism and capacity to adapt to future changes.

"The simplicity and versatility of the chosen Schiavello system suited the project both functionally and aesthetically," Buro North Director, Soren Luckins explains.

The client had a number of requirements for the wayfinding system; they needed a flexible system where the signage could be interchanged freely over time. Additionally the system needed to be durable and importantly it had to be Australian made.

Schiavello Signage Solutions Contract Manager, Robert De Marco details that meeting the brief for the wayfinding system proposed certain challenges. The modular configuration had extremely tight tolerances which required the system itself to go through a slower extruding process to produce a more accurate and desired tolerance.

"To successfully complete this project it was essential to work closely with Buro North to completely understand their requirements to enable us to achieve the desired outcome," De Marco says.

Luckins explains that one of the major design challenges was integrating the signage into an already busy space where signage has to compete with lighting and ceiling mounted services. The use of wire cables to support the lightweight system meant a minimal footprint was required to mount the signs and minimal additional structure was required to support them.

The wayfinding solution, which saw a total of 3,171 signs supplied, was subjected to rigorous testing prior to building occupation. The new wayfinding system provided a 45 percent reduction in average journey times compared to the old system. The result is a cost effective solution with a superior aesthetic.

Project Location
50 Flemington Road
Parkville

Client
Royal Children's
Hospital

Design
Buro North:
Soren Luckins

Schiavello Vic Signage
Robert De Marco

Area
165,000 sqm

Products
Blade.



ROYAL CHILDREN'S HOSPITAL SIGNAGE



3



4

1_ The Blade wayfinding system integrates functionally and aesthetically with the Hospital's strong interior concepts.
 2_ Minimalist fixing detail and a simple construction method.
 3+4_ The system provided a 5 percent reduction in average journey times.

Project Location
Levels 28–34
385 Bourke Street
Melbourne

Client
TRUenergy

Design
PTID Environments:
Michelle Wilkie
Bill Chow
Shona Stark
Diarmuid Kavanagh

Project Manager
Montlaur Project
Services

Schiavello Vic
Construction
Carmelo Rositano
Cale Halasa
David Hutchinson

Schiavello Vic Systems
Stephen Rando
Fabio Colonico
Marina Demiris
Susanna Tigani

Schiavello Vic Signage
Robert De Marco
Ronnie Colussi

Area
9,295 sqm

Products
Centric, System 45,
Liberty Mesh,
Humanscale Monitor
arms + CPU Holders.



A RE-ENERGISED WORKPLACE



As one of Australia's largest integrated energy businesses, serving the energy needs of more than 2.7 million customers through the supply of gas and electricity, it was essential that TRUenergy's head office have a high quality fitout that represented the organisations objectives of openness.

_TRUenergy decided to renew the lease of their head office space, which was home to approximately 650 staff across a range of departments, due to the CBD location and the ability to obtain adjoining floors with limited relocations.

_The existing fitout on the floors that TRUenergy already occupied was 10 years old and in need of a refurbishment, and the three new floors that they were taking on required a full fitout as well as the addition of two internal stairs to connect levels 29 to 30 and levels 32 to 34.

_“The client brief was to provide a fitout that responds to organisational objectives of openness. This was achieved through a light, bright, engaging design and the addition of inter-tenancy stairs,” PTID environments, Interior Designer, Michelle Wilkie said.

_Entering TRUenergy's bright reception area, located on level 33, it is clear this fitout has achieved its objectives. The predominantly fresh white space has splashes of the bright green corporate colour and traces of timber giving the space warmth, while visitors can enjoy views across the city through the large windows.

_Schiavello were appointed for the head contract works through a tender process with the tender being awarded on price and Schiavello's extensive experience. Additionally TRUenergy selected Schiavello's Centric

workstations with System 45 panels and Humanscale Liberty Mesh chairs after assessing prototypes of the products and the tender then being awarded on value for money and the high quality of the product.

_“The refurbishment was completed without the staff being moved out of the building; we managed to juggle and arrange the work so that it had minimal impact on the business. This was achieved with the cooperation of Schiavello and the ‘can do’ attitude of the construction team,” TRUenergy Facilities Manager Culver Montgomery explains.

_Additionally the installation of the two separate staircases, each spanning three floors, occurred while the floors were occupied.

_TRUenergy's workspace has been designed to support the needs of the employees. Schiavello's Centric workstations with System 45 panels were installed as the low workstation screens allow for optimum communication, collaboration and visual connections.

_“Schiavello's willingness to change schedules and other work plans to meet our requirements was instrumental in TRUenergy achieving such a smooth transition. Each stage of the refurbishment was completed to program,” Montgomery said.

_The success of this project has seen Schiavello engaged to do the fitout of TRUenergy's 4,500sqm call centre also located in Melbourne's CBD.

TRUENERGY CONSTRUCTION +
SYSTEMS + SIGNAGE

Project Location
Levels 28–34
385 Bourke Street
Melbourne

Client
TRUenergy

Design
PTID Environments:
Michelle Wilkie
Bill Chow
Shona Stark
Diarmuid Kavanagh

Project Manager
Montlaur Project
Services

Schiavello Vic
Construction
Carmelo Rositano
Cale Halasa
David Hutchinson

Schiavello Vic Systems
Stephen Rando
Fabio Colonico
Marina Demiris
Susanna Tigani

Schiavello Vic Signage
Robert De Marco
Ronnie Colussi

Area
9,295 sqm

Products
Centric, System 45,
Liberty Mesh,
Humanscale Monitor
arms + CPU Holders.





2



4



5

1_Reception area boasts fresh white space with splashes of green and traces of timber, adding a sense of warmth.

2_Centric workstations and low System 45 panels support the objectives of openness through enhanced collaboration and visual connection.

3_Visitors and employees enjoy sweeping views across the city through large windows.

4+5_Inter-tenancy stairs were added to create more openness and engagement across levels.

Project Location
100-154 Batman Street
West Melbourne

Client
Australian Red Cross
Blood Service

Design
DesignInc:
Rohan Wilson
Adrian Doochan
Sally Edelsten
Afrodite Moulatsiotis
Amanda Warmuth
Travers Cunnington

**Schiavello Vic
Construction**
Daron Johnson
Brian Scott
Lube Cvetanovski
Alan Williams
Marcus Chiodo
Corey Whittaker

Schiavello Vic Systems
Joe Varrica
Brian Chircop
Kristian Missen
Natalie Martin
Julia Leone

Area
18,000 sqm

Products
Centric, System 45,
Novetta task chairs +
Humanscale M2
monitor arms.



AUSTRALIAN RED CROSS BLOOD SERVICE CONSTRUCTION + SYSTEMS

The Australian Red Cross Blood Service's new Melbourne Processing Centre "is an architectural embodiment of the cultural values that the Blood Service embraced in moving to their new West Melbourne site."

Adrian Doohan, DesignInc

VITAL SPACES

As the latest monumental piece of Australia's health infrastructure, the Australian Red Cross Blood Service (ARCBS) has moved to a new, world-class manufacturing facility for its Victorian, Tasmanian and South Australian operations.

In order to cater for the increasing demand in blood products over the next two decades, a larger, state-of-the-art facility was needed for the vital job of processing 39% of the nation's blood supply, a function that saves 1000's of Australian lives every year.

Rich with industrial history dating back to the 1920s, the heritage listed and unrenovated West Melbourne property on 10,600m² of land, located at 105 Dudley Street, was purchased by Schiavello in December 2006. With a long term tenant in place, the intention was to hold the property for the long term, with the potential for future development.

In May 2010, ARCBS selected the property for its future operational premises, and negotiated the purchase with Tony Schiavello, inclusive of a major structural and services upgrade of the 18,000m² building. Architectural firm DesignInc was engaged to design one of the most advanced blood processing centres in the world, a fit for purpose manufacturing site with five laboratories, a warehouse and administrative space.

"The building by its very nature had a timeworn industrial feel which was embraced 'warts' n' all' and enhanced by the crisp lines of the contemporary interventions, a harmony that celebrates the history of the building, whilst enriching its new functions," explains Adrian Doohan, Associate, DesignInc.

The existing building, spread over three quarters of a city block, was stripped

back by Schiavello Construction and reinvented. There was a focus on re-establishing and enclosing the central laneway that lay at the heart of the existing building as an introspective focal point that would unite internal landscaped courtyards, and bring in natural light.

According to Doohan, the design philosophy was focused on preserving the existing fabric, and where this was not feasible, they sought to reclaim and reintroduce the harvested materials in a revitalized manner. "This is most evident in the reuse of the existing roof timbers that for structural reasons had to be replaced. They were reused for cladding of the office 'pods', the lift shafts and also in the fabrication of new timber trusses above the open plan office," says Doohan.

Exploring the concept of transparency, the centre is designed with a network of viewing voids and strong vistas that allow staff and visitors to look down and across the laboratory and breakout areas. Further, the organisation of open plan departments around the central atrium supports interactivity between laboratory and administrative staff.

Ensuring this vital service remains safe at all times, the new facility is reinforced with an internal skeleton of nearly 1000 tonnes of steel, designed to withstand earthquakes up to 7.0 on the Richter scale, and to operate in island mode for four days without access to external water, electricity or sewerage.

Schiavello Construction was responsible for base building upgrade works including strip out and demolition to bring the whole building back to the outer walls and floors, underpinning of Southern and Eastern foundations and many of the columns, removal



Project Location

100-154 Batman Street
West Melbourne

Client

Australian Red Cross
Blood Service

Design

DesignInc:
Rohan Wilson
Adrian Doohan
Sally Edelsten
Afrodite Moulatsiotis
Amanda Warmuth
Travers Cunnington

Schiavello Vic

Construction

Daron Johnson
Brian Scott
Lube Cvetanovski
Alan Williams
Marcus Chiodo
Corey Whittaker

Schiavello Vic Systems

Joe Varrica
Brian Chircop
Kristian Missen
Natalie Martin
Julia Leone

Area

18,000 sqm

1_New corner entry was formed by realigning and bending existing facade elements, creating an image of seamless integration of old and new. 2_Supporting transparency, a network of viewing voids allows visitors and employees to look down and across departments. 3_Open plan departments are organised around a light-filled central atrium. 4_A consistent theme of recycled timber, industrial black steel and soft greenery highlight key interior spaces. 5_The open plan offices feature Schiavello's Centric desking system and System 45 divisional screens.



and clearing of all contaminated soil, civil, structural steel, concrete and restoration works, facade and roofing upgrade, creation of a new entrance on the corner of Batman and Adderley Sts, as well as services upgrade works throughout the building.

“A great deal of expertise and coordination with consultants and contractors helped move the team through sizeable project challenges, and the outcome is one we are all proud of,” says Schiavello Construction Manager, Daron Johnson.

The upgraded facility was designed with a 20 year plan in place to account for the future growth of the ARCBS' operations.

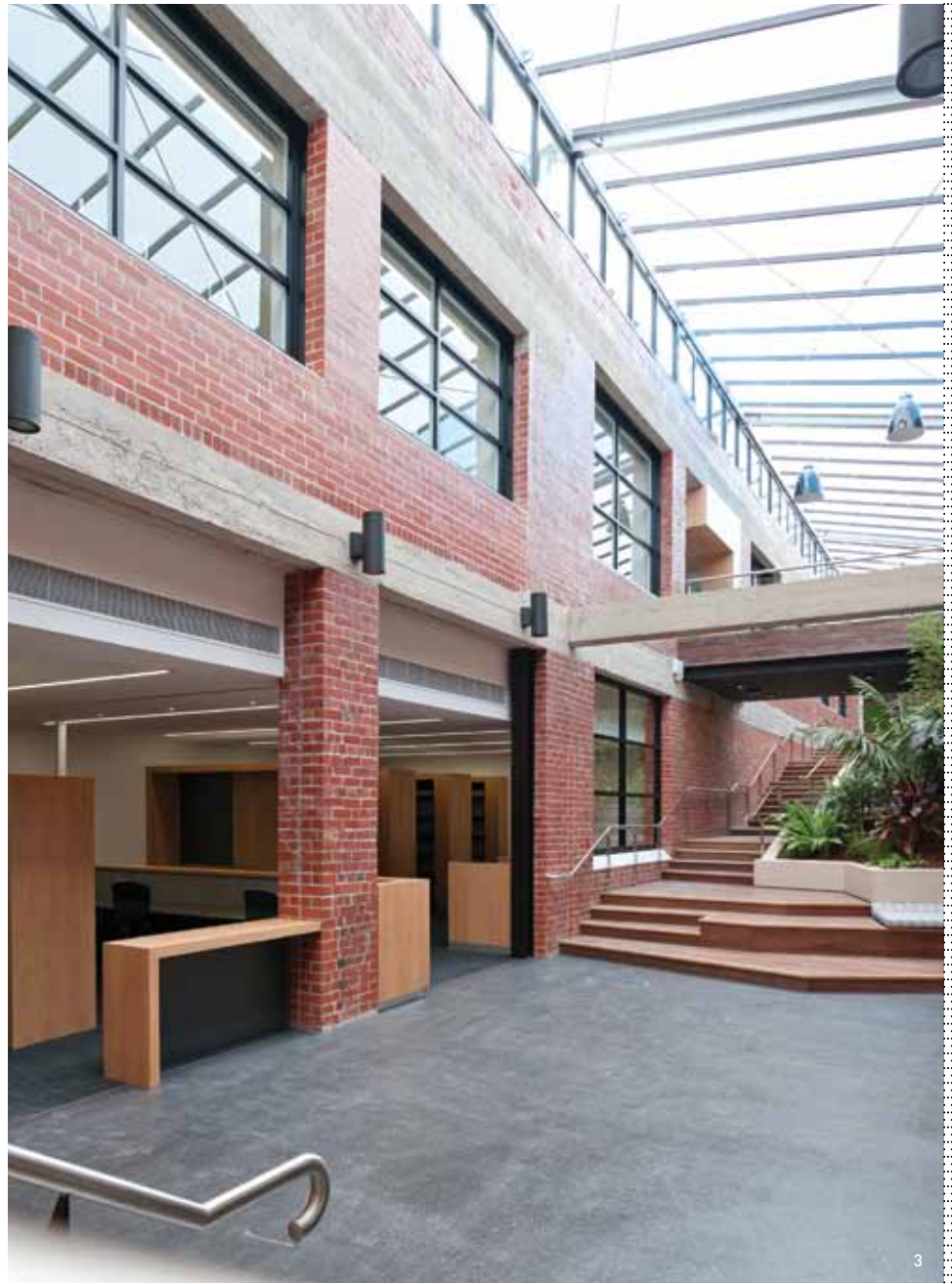
The facility was enhanced by Schiavello's Centric desking system and System 45 divisional screens that allow for reconfiguration, relocation and speedy installation and Novetta task chairs were specified with special health-grade vinyl coverings used in the lab spaces.

Beyond the West Melbourne location, a combined effort between Schiavello's Global Workplace Services team along with a dedicated Melbourne Furniture Systems team provided consistent systems furniture and streamlined service across the ARCBS' operations in Sydney and St. Kilda Rd, Melbourne, further supporting this vital component of Australia's health care system.

**AUSTRALIAN RED CROSS BLOOD
SERVICE** CONSTRUCTION
+ SYSTEMS



2



3



4



5

Project Location
Levels 1 & 2
19 Gouger Street
Adelaide

Client
Fisher Jeffries

Design
MPH Architects:
Tonia Mudie

Project Manager
Medland Corporate
Property

Schiavello SA
Construction
Rick McCleave
Rachel Balmforth

Schiavello SA Systems
Ray Dohnt
Bree Bennetts

Area
2,400 sqm

Products
Starlite tables +
Liberty Mesh.

THE ART OF LAW

As one of Adelaide’s leading law firms, Fisher Jeffries’ new environment needed to accommodate approximately 80 people, a multitude of files and a legal library. A combination of enclosed offices, open workstations and multi seated support staff bays and client meeting rooms was required.

_Fisher Jefferies had a strong vision of what they wanted from their new workplace and perhaps what is most unique about the space is its reception areas.

_Design Practice, MPH Architects Partner, Tonia Mudie explains that being active in the arts Fisher Jeffries wanted a front of house space that would provide for the daily requirements of a law firm, but one that could showcase their extensive art collection and be utilised as a multi-purpose function and gallery space.

_A tailored and rational planning approach coupled with a minimal materials palette drove the design philosophy.

_Following a tender process, Schiavello was appointed to do the interior fitout and also supplied some of the furniture items including the Humanscale Liberty Mesh task chairs and Starlite tables.

_The Liberty Mesh chairs were selected after Fisher Jeffries’ representatives visited the Schiavello showroom to test the chair, selecting Liberty Mesh based on comfort, ease of use and ergonomics, combined with the modern





FISHER JEFFRIES
CONSTRUCTION + SYSTEMS

Project Location
Levels 1 & 2
19 Gouger Street
Adelaide

Client
Fisher Jeffries

Design
MPH Architects:
Tonia Mudie

Project Manager
Medland Corporate
Property

Schiavello SA
Construction
Rick McCleave
Rachel Balmforth

Schiavello SA Systems
Ray Dohnt
Bree Bennetts

Area
2,400 sqm

Products
Starlite tables +
Liberty Mesh.



1_Marble lines the entrance lobby, supporting the vision of a multi-purpose function and gallery space, showcasing the firm's extensive art collection. 2+3_Cantilevered, hardwood timber stairs connect public and staff space and create a modern backdrop to the art gallery space. 4_Humanscale's Liberty Mesh chairs are used in the client meeting room, selected on comfort, ergonomics, and their modern aesthetic.



aesthetic and transparency of the chair. The fitout of the space included the insertion of cantilevered stairs within the public space. The stairs were challenging from both a design and construction point of view, with regard to the location, structure, support and detailing. The staircase connects the public and staff space while creating the perfect backdrop to the art gallery space.

Schiavello SA Construction Project Leader Rick McCleave explains that quality solutions were required for the key trades to ensure the refined detail of this fitout was achieved. The marble that lines the entrance lobby and leads through to the meeting rooms required detailed works with the dark grey vein of the marble needing to blend together for a superior finish.

The staircase included hardwood timber lining to treads, floors and ceilings. The treads were grain matched and a combination of hardwood and veneer was used to create a constant and seamless timber finish.

"It was important that the tenancy be delivered within a close margin of the project budget; Schiavello worked closely with the rest of the project team to strictly monitor the project costs," Fisher Jeffries' Managing Partner Karen Thomas said.

The fitout works were carried out alongside the base building works. This required the Schiavello fitout team to effectively coordinate works in conjunction with the base builder. This was particularly important when it came to constructing the staircase which required a large slab to be cut out between the ground and first floor for the penetration of the stairs.

The attentiveness of Schiavello staff, experienced subcontractors and attention to detail allowed this fitout to be realised. While the fitout is minimal in design approach, the attention to detail and the subsequent execution was critical to its success," Tonia Mudie said.

The result is an elegant, uncluttered and light-filled space.



WEST AUSTRALIAN STATE
GOVERNMENT – BUILDING
MANAGEMENT & WORKS
SYSTEMS

When the West Australian State Government leased out 18 floors of Perth’s new landmark building ONE40 William, they took this opportunity to create a new style of workplace that focused on commercial, cultural and functional drivers.

CHANGE IN
GOVERNANCE

The West Australian State Government department of Building Management and Works (BMW) saw an opportunity to consolidate government leases and bring together as many departments as possible into one location, while also implementing a new ‘master plan’ for the State Government’s workspaces. This new workspace incorporates Environmentally Sustainable Design initiatives and provides a new benchmark for West Australian State Government office accommodation. The BMW department wanted to create an open plan workspace with a modular and generic design that could be used across all departments, and that would foster a strong workplace culture and increased collaboration and communication between staff. Design practice HASSELL was engaged to design the building and carry out the interior design; this saw consistent design philosophies applied throughout the process. This iconic building sets new standards for tenant comfort and corporate social responsibility, being the largest building in Western Australia to gain a 5 Star Green Star Office Design rating. A challenge that HASSELL encountered on the project was the provision of suitable, cost effective furniture and workstation selections within the government procurement policies. To overcome this, HASSELL introduced an advisory process that resulted in quality, value for money solutions that were not necessarily available for typical West Australian State Government fitout projects. It was this process that saw Schiavello awarded the tender to supply all 2,345 workstations and monitor arms for the

workspaces. HASSELL worked with BMW to develop a workstation selection process that included an expression of interest, quality assessment of prototypes and tendering; all of these stages were overseen and agreed to by a workstation evaluation group set up for the project. “The results of the workstation selection process were incorporated into a report that clearly identified the best value for money solution on this project. Schiavello outperformed in all areas of the assessment process as well as achieving the best value outcome,” HASSELL interior designer, Gavin Campbell said. This saw Schiavello’s height adjustable Centric system selected based on the results of the report and Centric’s height adjustability exceeding the client’s expectations. The new workplace is a significant change for the nine State Government departments that now occupy the space. With the design for the new space, BMW wanted to limit the number of offices to create a more efficient use of space; this saw meeting rooms of varying sizes provided on all floors and quiet rooms that provided a desk, phone and data outlet so people could utilise them when they needed to do concentrated or private work. “The new space has resulted in a workplace that is much more open with a lot of natural light; people are working much more freely and communication between people has improved significantly,” Assistant Director Portfolio Management, Department of Finance – Building Management and Works, Kerry Wilson explains.

Project Location
Levels 2–19
140 William Street
Perth
Client
West Australian State Government – Building Management and Works
Design
HASSELL
Schiavello WA Systems
Rod Hewson
Tiffany Hewson
Clayton Bristow
Area
32,000 sqm
Products
Centric, System 30 + Custom-made storage units.



1_Schiavello's height adjustable Centric system supports the need for an open plan office with a modular and general design, and increased staff collaboration. 2_BMW's new workplace limits the number of private offices to create a more efficient use of space.



Project Location
Levels 8 & 9
123 Albert Street
Brisbane

Client
Bentleys Chartered
Accountants

Design
HASSELL:
Philip Harper
Kirsti Simpson
Zoe Thomas

Project Manager
Savills Project
Management:
Alex Prenzel

Schiavello QLD
Construction
Phillip Ross
Duncan Ramsey
John Sheer

Area
2,250 sqm

WELL-TAILORED DESIGN

When the Brisbane operations of Bentleys Chartered Accountants found a new office space they wanted the fitout to represent a change in work practices, a professional environment and a space where productivity increases would be attainable. _Bentleys, a multi-disciplinary firm consisting of business services, corporate recovery and audit, appointed HASSELL as the interior designers. The approach HASSELL took to the design brief was to provide inherent flexibility for the workplace through a universal approach to the offices in the space. _Bentleys’ new workplace is also predominantly open plan, HASSELL Principal, Philip Harper highlights that it was a significant cultural change from the previous space which was eighty per cent offices and only twenty per cent open plan. All offices are the size of a four-person meeting room, allowing for continuing operational changes. _Schiavello was awarded the contract for the fitout of level nine following a tender process and based on reputation for delivering high quality fitouts. Schiavello was then contracted to continue working with the design team as construction manager to also construct another half floor on level eight for Bentleys. _A design metaphor of a pinstriped suit is featured throughout the fitout, with black and white pinstripes becoming the colour scheme for the lift lobby, reception and waiting area. The metaphor was two-fold, representing a space that fitted Bentleys like a well-tailored suit, while also highlighting the timeless quality and stable business that reflects Bentleys’ core values, longevity, and presence within the Brisbane market.

_Black and white paneling with Paul Smith striped fabric and integrated lighting was used to reference the pinstriped suit. This detail throughout the fitout required the Schiavello team to take a meticulous approach to the works. _HASSELL designed the space to take advantage of the views and sightlines from the floors, locating the boardrooms on the western side of the floor with views of South Brisbane, and staff hubs located on the southern side of the building to take advantage of views to the river. _The project had its fair share of challenges with the fitout works taking place simultaneously with the base building works, making access and materials handling difficult due to the coordination required. _“The ability of Schiavello’s onsite team of experienced foreman and project site managers to work with and manage the relationships with other contractors and trades working on the base building projects and other tenant fitouts in the building, was a key element in the project’s success,” Project Director, Savills Project Management, Alex Prenzel says. _Schiavello successfully delivered the project on time, quality and budget and as Harper highlights, Schiavello Construction helped to resolve detailing issues on doors and partitions to deliver quality outcomes. _“Schiavello’s attention to detail and effective communication was the key service capabilities that ensured the quality end product,” Bentleys Business Advisory Services Director, Bruce Gelsomino explains.



BENTLEYS CHARTERED
ACCOUNTANTS CONSTRUCTION

Project Location
Levels 8 & 9
123 Albert Street
Brisbane

Client
Bentleys Chartered
Accountants

Design
HASSELL:
Philip Harper
Kirsti Simpson
Zoe Thomson

Project Manager
Savills Project
Management:
Alex Prenzel

Schiavello QLD
Construction
Phillip Ross
Duncan Ramsey
John Sheer

Area
2,250 sqm





1_Following the design metaphor of a pinstripe suit, black and white stripes define the colour scheme of the lift lobby, reception and waiting area. 2_The timeless design and high quality fitout highlight Bentley's core values of longevity and presence in the Brisbane market. 3_Collaborative staff hubs are located on the southern side of the building, offering river views.

Project Location
Grnd Floor & Level 1
228 Coventry Street
South Melbourne

Client
Whybin TBWA

Design
Bates Smart:
Jeffery Copolov
Grant Filipoff
Martine Bonich

Project Manager
Johnson Group

Schiavello Vic
Construction
Robert Volarevic
Anton Schiavello
Jarrod Oakley

Schiavello Vic Systems
Stephen Rando
Fabio Colonico
Kara Taggart
Susanna Tigani
Tina Koutroukis

Area
600 sqm

Products
One Plane, System 45,
Kase, Circular meeting
tables, Starlite table +
Kayt Quiet.

WHYBIN TBWA
CONSTRUCTION + SYSTEMS

This new space reflects the energy and values of Whybin TBWA in an open and dynamic workspace that incorporates the needs of staff.

CREATIVE
CREATION

Having recently gained a large new account, creative digital agency Whybin TBWA required the existing space in half of their office to be converted into a functional and invigorating space to cater for a team of 30 new staff, within a five week period.

In response to the client brief, design firm Bates Smart’s concept was to encourage staff interaction and team-based collaboration with a creative, open plan, light-filled studio environment. This involved breaking down the existing, heavily partitioned insular spaces.

Schiavello was engaged to undertake the fitout and supply the workstations and storage because of their ability to deliver a quality result within a tight timeframe.

Martine Bonich, a senior interior designer at Bates Smart, explains that Schiavello’s One Plane desk system and Kase storage were selected because the simplicity of the desks and the raised nature of the storage provided a lightness and openness that was required of a workstation and storage system conceptually, while offering the collaborative studio workspace that the client required. Furthermore, the flexibility of the workstation design and storage components allowed for customisation to accommodate the practical needs of the client.

“Due to the short program, a short lead time in manufacture of the workstations was important and was achievable through Schiavello’s local manufacture,” Bonich says.

One of the challenges of the space was the directly abutting buildings on both sides, preventing the transmittance of natural light into the space. The only

natural light that entered was through the north-facing private courtyard at the end of the space.

The design concept was to maximise natural light from the courtyard and perimeter windows to permeate the space and create an open and transparent environment. This was achieved through removing internal solid partitions and replacing meeting rooms and offices with glass partitions. A light and bright colour palette was used, with vivid yellow detail for the meeting rooms.

To further open up the space, the suspended ceiling was removed to expose the concrete soffit and services, and to increase the volume of space. The existing floor finishes were also removed and the concrete slab polished.

The building had undergone a number of fitouts in the past, which created a challenge from an electrical perspective for Schiavello’s fitout team. The design brief called for all the services in the ceiling to be exposed-mechanical, electrical, plumbing and fire, however when the ceiling tiles were removed the ceiling space was a ‘birds nest’ of cables.

To enable Schiavello to realise the design brief, the ceiling had to be rewired with decades of existing electrical cables decommissioned. Schiavello Construction Manager, Robert Volarevic explains, “We worked closely with our subcontractors and Whybin TBWA’s IT personnel to rewire and redesign wiring routs on the ground floor and much of the first floor.” This was done while the communications room, located on the ground floor remained operational.



WHYBIN TBWA
CONSTRUCTION + SYSTEMS

Project Location
Grnd Floor & Level 1
228 Coventry Street
South Melbourne

Client
Whybin TBWA

Design
Bates Smart:
Jeffery Copolov
Grant Filipoff
Martine Bonich

Project Manager
Johnson Group

Schiavello Vic
Construction
Robert Volarevic
Anton Schiavello
Jarrod Oakley

Schiavello Vic Systems
Stephen Rando
Fabio Colonico
Kara Taggart
Susanna Tigani
Tina Koutroukis

Area
600 sqm

Products
One Plane, System 45,
Kase, Circular meeting
tables, Starlite table +
Kayt Quiet.





2

- 1_Glass partitions replace office walls to maximise natural light and create an open and transparent environment.
- 2_To increase the volume of the space, the suspended ceiling was removed to expose the concrete soffit and services.
- 3_Schiavello's One Plane desk system was selected for its simplicity and flexibility.
- 4_Natural light from the north-facing private courtyard is maximised in the new space.



3



4

_The fit out works were also done while level one of the office was still in operation, with loud works being moved to the weekend to minimise staff disruption.

_“Schiavello were able to carry out the work in a professional manner to get the job done on time and budget,” Whybin TBWA Finance Director, Glenn Lugg said.

_The result is a light and fresh open plan workspace that inspires teamwork and interaction while providing a number of formal and informal meeting areas and breakout spaces for varying work requirements.

Project Location

H Block & R Block,
Gardens Point Campus
Brisbane

Client

Queensland University
of Technology

Design

QUT H Block:
Suters Architects

QUT R Block:
SKM-F2

Schiavello QLD Systems

Karl Steige
Michelle Fuery

Area

2,000 sqm

Products

Climate, Tom stools,
Tangier, Liberty Mesh
+ Cinto.

A HIGHER DEGREE OF MALLEABILITY

Queensland University of Technology’s (QUT) focus on new approaches to student learning practices and facilities that support this, resulted in refurbishments of two of its higher degree research areas.

_Home to science students, the Wet Laboratories space on level four of QUT’s R Block, and the associated higher degree research write-up and meeting spaces, were refurbished. The project also saw the redevelopment of H Block, which is an area for higher degree research students from a variety of study areas, namely design, engineering, chemistry and plant science.

_The design of both spaces needed to be respectful of their heritage listings. While two different designers were engaged, Suters Architects working on the design of H Block, and SKM-F2 working on R Block, both student collaboration and study areas utilise Schiavello’s Climate workplace program for the work points.

_Suters Architects’ design concept for H Block was ‘a secret garden’, inspired by the location of the block hidden amongst the other buildings. The space was designed to optimise multi-functionality and flexibility. The new mezzanine forms a key learning hub, with gantry walkway access to a shared meeting room and cellular office; while the lower floor incorporates two separate group studio spaces with additional office space, informal meeting areas and a kitchenette.

_The spatial design was intended to break down the existing barriers often associated with higher degree research spaces, with the desire to promote and encourage academic interaction.

_“The client’s desire was to maximise flexibility and adaptability of the spaces to suit the ever-changing needs of

the university. The furniture design and selection was critical in ensuring that this concept was supported and achieved,” Suters Architects Associate Russell Beatson says.

_QUT Project Manager, Ray Thorne, explains that in the H Block study area, the layout of the Climate clusters is in pods, with the ability for the clusters to move around the central service point. The layout of Climate in R Block is more linear, however.

_“There was the opportunity to use the same furniture for both projects but in quite different layouts. With students now taking part in more active, collaborative and peer-to-peer learning, we needed spaces that would support this,” Thorne said.

_The R Block refurbishment consisted of two laboratory wings of separate functions linked through common circulation and service spaces, along with an open office and collaborative research space. The concept for this space from designers SKM-F2, was to link the spaces, located in separate parts of the building through colour and detailing to provide a cohesive statement.

_The design aims to maximise the visual connection between enclosed spaces through the use of punched openings and glazing, while also creating a sense of space and light.

_SKM-F2 Senior Architect Robert McAdam explains that a challenge for this project was to provide an efficient flexible layout for 20 work points in a tight space; this was achievable using the Schiavello Climate workplace program.

_Initial informal feedback for both projects is that the Climate program’s flexibility works well, with some students moving desks 90 degrees to face the desired direction.



1_Schiavello's Climate workplace program helped the client achieve maximum flexibility for ever-changing university needs. 2_The open plan design of this key learning hub breaks down barriers to encourage academic interaction.



Project Location
Falls Creek
Alpine Resort
Victoria

Client
Falls Creek Resort
Management

Design
Buro North:
Soren Luckins
Finn Butler
David Williamson
Tom Alnutt

Schiavello Vic Signage
Robert De Marco

Products
Custom wayfinding
solution.

1_A unique, custom wayfinding solution that discreetly merges with the environment at Falls Creek Alpine Resort. 2+3_The system is designed to endure both extreme winter and summer conditions, and withstand winds in excess of 160 kilometres an hour. 4_The wayfinding systems needed to support changing seasonal activities from snow sports in winter to hiking in summer.

FALLS CREEK
SIGNAGE

Pearched on the side of a mountain, it is essential that the Falls Creek Alpine Resort’s wayfinding signage clearly shows visitors the correct path to navigate their way around the resort safely.

FINDING
THE WAY

When visiting the Falls Creek Alpine Resort in North East Victoria’s mountain ranges, guests are required to take an unusual and somewhat disorientating pathway due to the zigzagging nature of the roads that they must take in their ascent up the mountain. This unique site created an interesting challenge for developing a wayfinding solution. _The brief given to Design Studio Buro North was to develop a signage system that would provide information for a wide variety of purposes and directions to suit the complex village layout and changing seasonal functions. The signage needed to respond to the resorts unique stakeholders and facilitate changing activities ranging from snow sports in winter to hiking and mountain biking in summer. Further to this, the signage also needed to endure both extreme winter and summer conditions. _“The design concept visually makes its presence when needed while discreetly merging with its environment when not. The design of the signage was inspired by the natural environment, specifically the gum trees that are unique to the region,” Buro North Design Director, Soren Luckins explains. _The signage system aims to promote the highest possible visibility of information while retaining the smallest presence of supporting structures. _Schiavello recognised early on that to effectively deliver the customised signage for this project, further engineering and development was required. The brief from Buro North required 36 signs, some 4.2 meters high, with one of the integral requirements being that the signage needed to withstand category two winds

in excess of 160 kilometres an hour. It was clear this wasn’t a conventional signage project. _“We worked closely with Buro North to ensure that the signage solution that was delivered met all the engineering requirements. This involved conducting survey reports on the soil to understand the type of footing required to withstand soil corrosion in the future,” Schiavello Signage Solutions Contract Manager Robert De Marco says. _The signs have a duratec powder coated finish to resist discolouration despite intense weather conditions in the high altitude environment. _“Schiavello was awarded the tender given their experience in product design engineering, familiarity with the castings process used in the design, and their willingness to become involved in the design of the outcome rather than just manufacturing what we had designed, Schiavello were truly a partner in the project,” Luckins says. _A limited budget and the need to design seven different sign types required innovative thinking. Additionally, general tradesmen needed to be able to maintain the signs. This resulted in the development of two types of modules that when arranged in different configurations achieve different signage structures. This also reduced the tooling cost to just two modules. _Further proving its efficiency, the design was developed to use as little material as possible with no glue or fixings used that would prevent future recycling and disassembly. The overall wayfinding solution was refined to the point where 30 per cent less signage was required than what was previously being used on the site ineffectually.



CROWN MELBOURNE
CONSTRUCTION

Project Location
Crown Casino
8 Whiteman Street
Southbank

Client
Crown Melbourne

Design
Red Design:
Stephen Teippo
Rhys Mullarvey

Project Manager
Crown Melbourne:
Geoff Miller

**Schiavello Vic
Construction**
Daron Johnson
Jarrad Dunstone
Nicolas Alvarez

Area
2,100 sqm

Bistro Guillaume sought high quality with a relaxed feel when refurbishing the space on Melbourne’s Crown Casino promenade, which would house this modern bistro; aligning the fitout to the dining experience.

TRADITIONAL
QUALITY

The design of Bistro Guillaume exudes a traditional French elegance, classic and subdued, in a modern environment. The concept is a modern bistro space that was relaxed and welcoming, with France’s most famous neighborhood bistros providing inspiration. The design brief was simple, a traditional French Bistro defined by the food it serves within a modest setting. The existing terrace on the riverfront promenade needed to be leveraged to connect restaurant patrons with the atmosphere of the promenade. The existing space had bi-fold doors leading out to the terrace; however the need to move tables around to open the doors resulted in little use of the terrace. The challenge was to design an interior that evoked this sense of a traditional bistro within a contemporary shell designed in 1996. Schiavello was appointed as head contractor for the fitout following a tender process, and was awarded the project based on familiarity with the Crown site, experience in completing similar projects and competitive pricing. The light-filled restaurant capitalises on the large windows with access to the riverfront promenade through the new sliding door system that allows the doors to open without moving tables. This has resulted in a regularly used alfresco dining area. Additionally a retractable awning was installed allowing for outdoor dining year round. Timber paneling and moldings throughout reference traditional bistros with the richness and warmth of French oak timber. The framed beveled mirror wall paneling at the restaurant entrance gives emphasis to the double height space.

The bar is the focal point of the restaurant, with a traditional zinc counter and timber moldings lacquered in a bright green finish; this bright green lacquering is introduced at the entry vestibule from the interior retail street and creates a sense of freshness and an instantly recognisable address. “The overall design has its roots in finely detailed furniture and joinery, paying homage to tradition but with a touch of whimsy,” Red Design Senior Designer Stephen Teippo said. To create the wraparound bar that greets diners as they enter, the existing staircase needed to be realigned. This involved removing the existing one and constructing a new staircase. This now leads to an upstairs private dining area, for a more intimate and ‘salon’ like experience. Crown Melbourne Project Manager, Geoff Miller, highlights that it was Schiavello’s ability to understand the design intent and make it a reality, along with the ability to manage additional works during the construction stage while still delivering the project on time. Schiavello’s direct employment of the carpenters on the project allowed for more project control including flexibility and effectively managing design changes that occurred during the works. Teippo highlights that the idea of craftsmanship and tradition were important, hence the emphasis on layering. The result is a French bistro that avoids cliché and integrates harmoniously within the surrounding environment.

- 1_The Bistro Guillaume space leverages large windows and a river front terrace to connect patrons with the promenade.
- 2_The restaurant embodies the relaxed and welcoming feel of a traditional French Bistro.
- 3_The bar is a fresh focal point with a traditional zinc counter top and bright green lacquering.



1



2



3

Project Location
Crown Casino
8 Whiteman Street
Southbank

Client
Lucky Chan
Restaurant

Design
Webbplus:
Simon Webb
Adrian Downes
Rebekah Levison

Schiavello Vic
Construction
Daron Johnson
Jarrad Dunstone
Simon Kenny

Schiavello Vic Signage
Robert De Marco
Ronnie Colussi

Area
700 sqm



When fitting out the sophisticated new dining space for Lucky Chan restaurant in the West End development of Melbourne's Crown Casino, it was essential that the top quality fitout would stand the test of time.

EAST MEETS WEST

Lucky Chan's new premises seats 270 diners, although the space is designed to feel intimate. The design of this traditional Chinese restaurant references the colourful cultural roots of China with a sophisticated modern elegance.

"The restaurant's prominent position on the Southbank meant that the level of design and finish of the space needed to achieve the high standards that are becoming a precedent in this area," Webbplus Project Designer, Rebekah Levison explains.

"Experience with completing high quality, detailed bar and restaurant projects within tight timeframes (other restaurant and bar projects within the Crown Casino complex had previously been completed including The Atlantic Restaurant – see page 22), coupled with an in-depth knowledge of the Crown Casino complex, saw Schiavello appointed as construction manager for the project.

"In the role as construction manager Schiavello worked closely with the designer and client on the buildability and design of the project while ensuring budgetary constraints were met.

"The restaurant has been divided up into a range of different dining areas from relaxed banquette seating, tables in a more open space, an outside alfresco terrace offering views of the river, and more intimate private dining areas. This allows the restaurant to cater for casual daytime dining to more formal private events and large corporate functions.

"The sophisticated design was achieved through the strong contrasts of light and texture to achieve a richly layered result.

"Schiavello's interpretation of the architect's plans with the need for cost efficiencies was well executed," Restaurant Director Gerald Delany said.

"Detailed timber and metal laser cut

screens separate the dining areas while enhancing the visual appeal of the space. The private dining area is closed off with sliding glass doors which are covered with a cherry blossom graphic printed on diffuser film creating visual privacy for the room while adding to the aesthetic.

"The Schiavello site team also installed a new glazing façade and terrace which was constructed with architectural elements including feature laser cut screens and lighting.

"The project included a fast tracked program which required extensive overtime hours from the site team to ensure the work was completed to program. The focus never deviated from delivering a meticulously detailed, fully functioning high end restaurant," Schiavello site manager, Jarrad Dunstone said.

"Another essential element of this new space was the inclusion of a high output Asian-style kitchen, with its specialised cooking requirements which needed to be incorporated into a restrictive existing space.

"Schiavello Signage produced and installed the custom designed wall and door graphics, as well as the internal illuminated Lucky Chan signs, and the internally illuminated totem signs which hold two A4 size menu boards, designed to be changed and updated with menu changes.

"Each of the dining areas has been designed with different characteristics and ambiance, so that regular clientele encounter a range of experiences when they dine. The space was also arranged to maximize the river views from inside the restaurant.

Project Location
Crown Casino
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Southbank

Client
Lucky Chan
Restaurant

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Webbplus:
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Schiavello Vic
Construction
Daron Johnson
Jarrad Dunstone
Simon Kenny

Schiavello Vic Signage
Robert De Marco
Ronnie Colussi

Area
700 sqm



2



3

LUCKY CHAN RESTAURANT CONSTRUCTION + SIGNAGE



1_Detailed timber and metal laser cut screens are used to create smaller, more intimate spaces. 2_Each dining space is designed with different characteristics to offer a range of experiences to regular customers. 3_The contrast of light and texture achieves a richly layered result for this modern and sophisticated venue. 4_Outside alfresco terrace with feature laser cut screens. 5_Sliding glass doors close off the private dining area, creating visual privacy with cherry blossoms printed on diffuser film.

SCHIAVELLO UPDATE



KVADRAT SOFT CELLS

A room without acoustic treatment has a long reverberation time, noise is amplified and speech is difficult to understand. Kvadrat Soft Cells, an innovative, patented building component uses tension textiles to control sound absorption, light transmission and colour, which combines aesthetics and acoustics with durability and flexibility.

_Suitable as building components or for use post fitout, Soft Cells allow you to create an aesthetic environment with excellent acoustic properties that makes for a more pleasurable working and living environment.

_Available in three durable versions, easy to install, and designed for simple re-upholstery, Soft Cells can optimise the environmental quality of projects.

For more information visit schiavello.com/softcells



BLOM

Blom, with its simple and fresh design language is a comfortable, joyful collection of chairs and tables with a sculptural element. This unique character, with a variety of colour and cover options, makes Blom suitable for a wide range of applications.

_A quiet continuous perimeter on the back and side of the chair provides a sense of unique privacy and appropriate space presence while, on the front, an unexpected, softly rounded and smiling seat area is inviting you to enjoy a break.

_“A fine soul, a tough presence, a genuine mission; those are, in my thoughts the most significant values of Blom” (Claudio Bellini, designer).

For more information visit schiavello.com/blom



BLADE

A strikingly designed wayfinding system conceived as a series of modular aluminium panels, Blade provides infinite possibilities in spatial communication.

_Its interchangeable panels allow for adding, subtracting and changing the wayfinding communication as needed.

_ Suitable for both indoor and outdoor architectural applications, Blade can be wall mounted, suspended and projected. Blade can be customised to suit standard or non standard applications, with the ability to adapt into existing structures or as a standalone item. Visit the link below to view our most recent Blade projects.

For more information visit schiavello.com/blade

_The system is based on an aluminium frame with a concealed tensioning mechanism. The frame allows tension to be adjusted according to the fabric type, size and orientation. The frames can therefore be manufactured in very large sizes and be installed at any desired angle. Adjustable tension also allows installation on curved surfaces.

_With the chairs and the low side tables available in upholstered fabric as well as exposed rotomoulded polyethylene, Blom is a distinctive range offering various options.

_Manufactured from medium density polyethylene with a UV additive allows the Blom tables to be placed in a friendly and elegant outdoor landscape, or integrated into a classic or contemporary indoor environment. The tables are easily movable and have been weighted to avoid tipping during use.

PALOMA

Striking by design, the Paloma chair embodies style and sophistication. Softly sculptured lines define its form as they sweep upwards from the gently angled arms through to the statuesque back. A double zip detail at the rear further emphasizes its sculptural qualities. This is a chair that announces itself in any setting, and then invites you to be enveloped in its comfort. _"I was looking to design a single chair with soft sculptured lines that echoed the 60's modernist feel" (Ivan Woods, designer).

_The range is composed of two typologies. A fully enclosed, upholstered form on a 360 degree black painted steel swivel base, and a five star cast aluminium swivel base with a polished or powder coat finish. Each category is available in a high, medium and low back variant in premium leather with the option of contrast stitch detail or fabric.

For more information visit
schiavello.com/paloma



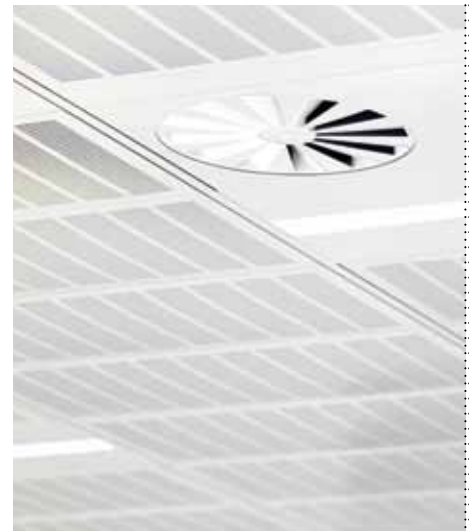
METCEL

As a high quality suspended metal ceiling solution, Metcel is suited to a wide range of bespoke commercial applications. With a discrete single or dual direction suspension rail, metal or aluminium tiles can be produced in a range of sizes and perforation patterns. Panels are simply laid into position and hooked onto the primary suspension rails, allowing for easy access to the plenum without the use of tools.

_Head track mounting brackets enable demountable partitions to be fixed to the suspension rail, while the seamless attachment allows partitions to be continually moved without damaging the rail.

_With the ability to be customised, Metcel can be modified to suit your specific requirements from the integration of lighting and air conditioning, to supporting environmental, fire safety or acoustic needs.

For more information visit
schiavello.com/metcel



LINEAR

A collaboration between Schiavello and Sue Carr of architectural and interior design firm Carr Design, Linear offers a comprehensive program of table designs.

_From smaller tables suitable for team breakout areas and intimate meetings to larger tables suitable for boardrooms. The simplicity of form and the elimination of solid elements below the work surface creates the feeling of lightness and transparency. The Carr table under structure is extremely stable and sturdy making Linear suitable for a diverse range of applications.

For more information visit
schiavello.com/linear



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