

**Project Location**  
 Southern Cross  
 Building  
 121 Exhibition Street  
 Melbourne

**Client**  
 VICTORIAN  
 GOVERNMENT:  
 Department of  
 Innovation, Industry +  
 Regional Development:  
 Tess Shipton  
 Department of Justice:  
 Andrew Sutherland  
 State Revenue Office:  
 Leo Klepkas

**Design**  
 Geyer Pty Ltd:  
 John Lenagan  
 Shane Wintershoven

**Schiavello**  
 National Projects  
 Raffaele Tigani  
 Robert Amorosi  
 Aaron Scott  
 Kara Taggart  
 Schiavello Vic Fitout  
 Richard Halasa  
 Matthew De Carolis  
 Kyle Jensen  
 Jason Kotis

**Schiavello Vic Systems**  
 Raffaele Tigani  
 Joe Curmi  
 Andre Caruana  
 David Tomassi

**Area**  
 50,000 m<sup>2</sup>

**Products**  
 Unimet panels,  
 QED desking,  
 Elitone desking,  
 Systemet storage,  
 Klöber Cato chairs,  
 Novetta chairs, Alto  
 stools, custom-made  
 full height + Millem  
 partition systems.

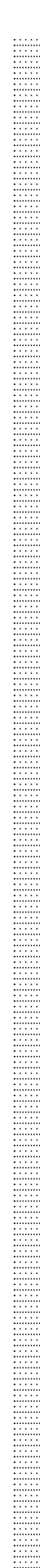
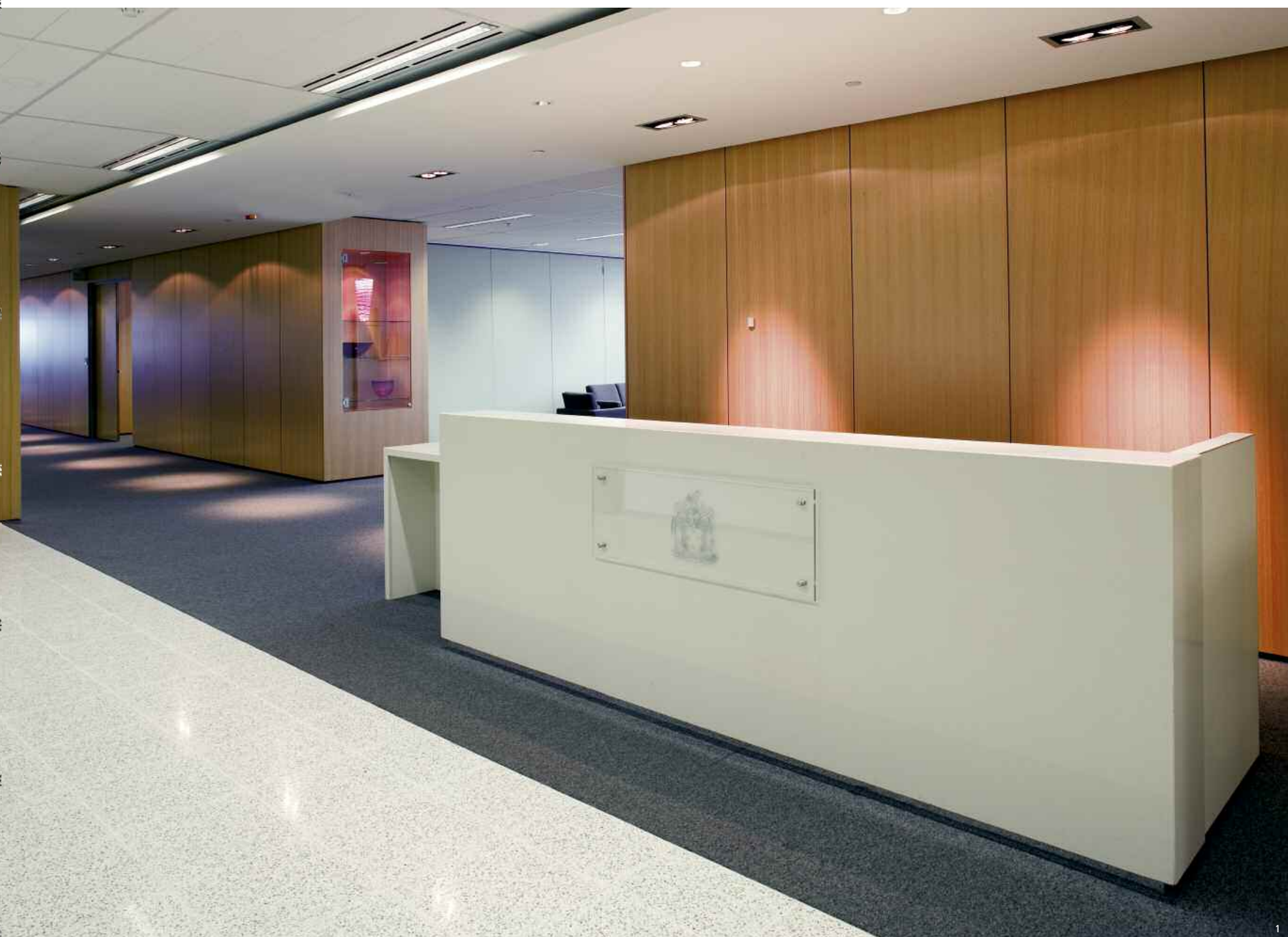
**SOUTHERN CROSS**  
 FITOUT + SYSTEMS

Victorian Government  
 -State Revenue Office  
 -Department of Innovation,  
 Industry and Regional  
 Development  
 -Department of Justice

# UNDER THE SOUTHERN CROSS

Located at the prominent intersection of Exhibition, Bourke and Little Collins Streets in Melbourne's CBD, the newly developed Southern Cross Building is a landmark address. Southern Cross accommodates three Victorian Government Departments across 24 of its 37 storeys: the Department of Innovation, Industry and Regional Development (DIIRD) the Department of Justice (DOJ) and the State Revenue Office (SRO). While predominantly operating independently from one another, it was ideologically beneficial for the departments to be unified under one roof, and the fitout design has been applied consistency throughout. The Government agencies and Geyer's design team undertook the challenge within the fast-track program with a brief to provide a whole government facility, while expressing the unique brands of each department. It was also crucial to maximise the performance of shared facilities, while including client receiving and training facilities, centralised within the stack. Schiavello's Vic Fitout team completed the joinery as well as the supply and installation of partitioning, with the Schiavello Systems Furniture team managing all facets of workstation desking, storage and seating — sizable tasks given the 50,000m<sup>2</sup> office space. As uniformity was important in the three departments, Schiavello's products were used across all floors in varied forms.

The products' environmental sustainability, functionality and stylised aesthetic were the requisites that won Schiavello the tender. These products included customised Elitone and QED desking, Unimet partitions and Systemet storage. Novetta and Klöber Cato were the task chairs of choice due to their modern, durable and ergonomic design. Alto stools were employed in more casual domains with tailor-made full-height partitions used for meeting rooms; with glazing a combination of transparent and translucent to suit different functionalities. The Department of Innovation, Industry and Regional Development (DIIRD) is the Victorian Government's lead agency for economic and regional growth, occupying Levels 31-36, Level 2 (part) and the ground floor Victorian Business Centre (part). DIIRD's responsibilities for generating investment and exports and subsequently jobs resulted in a subtle pastel palette, with bolder citrus colour statements applied sporadically in interactive areas. As Tess Shipton, Property Manager, DIIRD expressed, 'We wanted a fun workplace, so it's good to have the splashes of colour. The screens on each floor of DIIRD are different colours to add an element of individuality between sectors whilst maintaining the design theme'.



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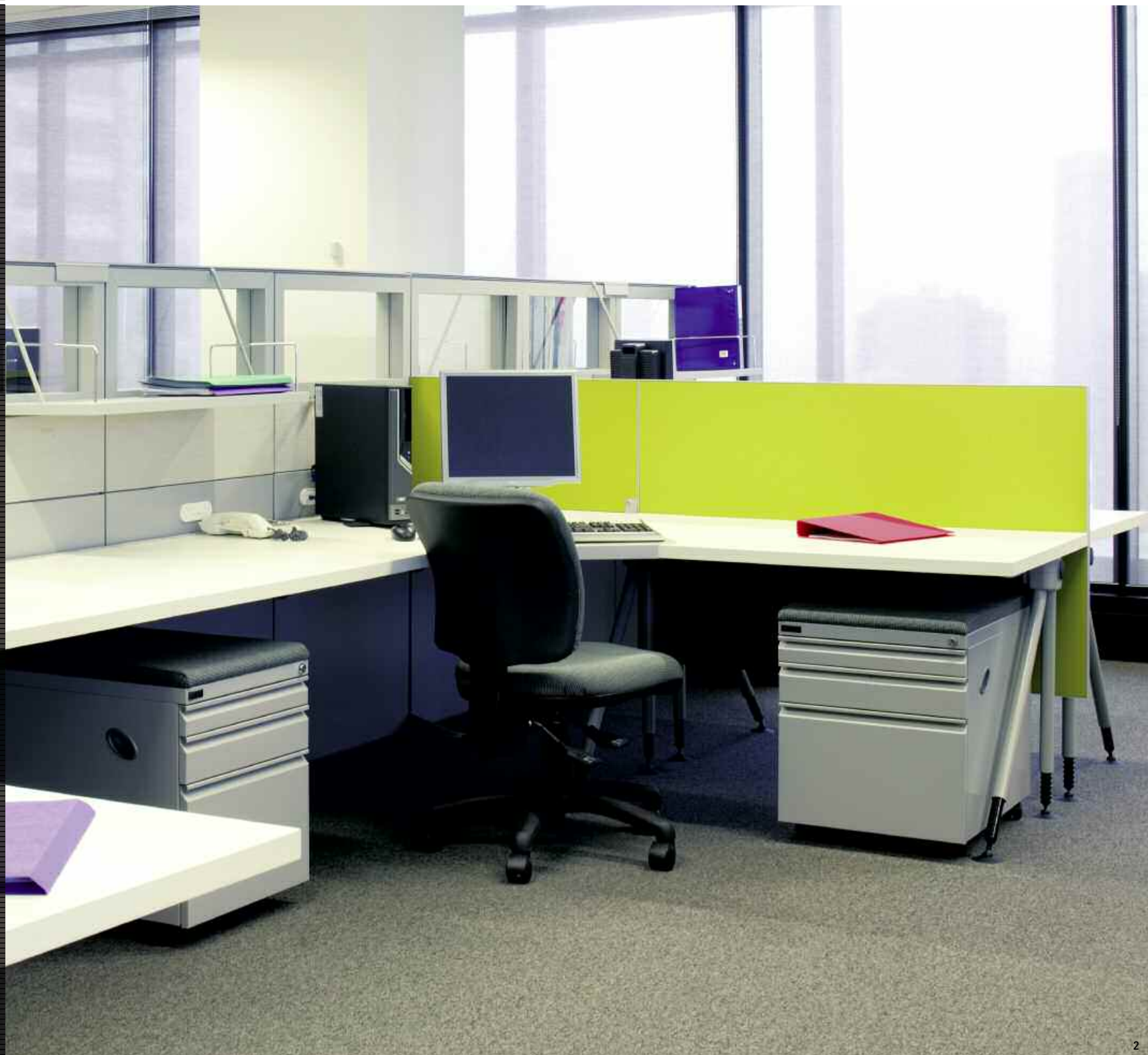
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Utility rooms were also of functional importance: 'Collating and gathering information is important to DIIRD. Utility rooms with benches and storage were designed; both personalised and for teams.' A workstation prototype was developed by Schiavello (Elitone desking) and assessed by DIIRD staff, with the decision for one style of desking across the department made to lessen any hierarchy and enable interchangeable working conditions. Large, café style breakout areas were also important for all departments, to create a completely distinct space for informal gatherings.

The State Revenue Office (SRO) residing on levels two and three is the Victorian Governments' major revenue collection agency. SRO's requirements for adaptation and change dictated the inherent flexibility and multi-purpose features of the design. It was vital that the SRO accommodation align with their corporate values of professionalism, efficiency and technological advancements while remaining dignified and subtle. The open plan workplace also encourages information-sharing and communication, enhancing the 'employer of choice' philosophy. The welcoming shop-front design is readily adaptable for developments towards electronic customer interface, with visiting staff from SRO's Ballarat office also provided with working facilities.

Leo Klepkas, SRO's Facilities Manager discussed the design that integrates the concept of 'triple bottom line': environmental, social and economic sustainability. Schiavello's products and procedures were selected for their ability to meet all of these requirements. Staff have the benefit of working from any chosen position within the workstation, as well as height adjustability.



1\_Level 27's lustrous reception area.  
2\_Unimet workstation screens with panel mounted worktops and QED returns, pedestals with fitted side-pull handles and cushion tops, desk clamped slimline panels, metal transom mounted shelving.  
3+4\_Workstations as per image 2, with passage screens featuring perforated metal tiles, powerblades with coloured Perspex.

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5 Custom designed demountable partitions with solid timber feature sections.  
6 Millem partition system with translucent glass panels.

'We visited the Schiavello showroom and recognised the quality. We chose workstations with clear glass Unimet panels to allow maximisation of light and openness for staff. Complete with state of the art breakout areas, an environment has been created that staff are proud to work in.'

'With over 2000 people, the Department of Justice occupies in excess of 14 floors with its services encompassing consumer affairs, corporate services and the policy development of gaming, legal matters and law-enforcement. Andrew Sutherland (DOJ Property Manager) discussed the advantages of creating consistency with a flexible workstation system throughout the tenancy, adding, 'In future this will greatly assist if individuals or teams need to be relocated quickly.'

He continues with the reasons for choosing Schiavello, 'They won the tender for their product's high quality, competitive cost and a now proven ability to be readily adaptable.'

The building's understated style permeates, with neutral bases, crisp white breakout areas and bright flashes of red and green on workstation screens.

'The target for a 4.5-Star Green ESD rating for the interior fitout was set

by Victorian Government's Property Group (VGPG). Geyer worked with all sectors towards sustainability throughout the design and delivery; with Schiavello's products meeting the stringent requirements. The Australian Building Greenhouse Rating (ABGR) performance for the building and supporting services are currently under review. Other environmental considerations include the freestanding waste management systems designed especially and used extensively to improve recycling habits. The consolidation of support equipment with a ratio of one printer between six to ten employees (depending on each agency's target) was another method of increasing awareness and reducing energy and paper consumption.

'Geyer's 'master plan' solution over the three rises creates a highly flexible and responsive work space, based on a kit of parts philosophy applied to all work spaces and settings. As John Lenagan from Geyer concludes: 'Each fitout has been subtly and distinctly re-branded for each of the government agencies as required to align with their aspirational design briefs and yet still provides the Victorian Government with a longer term solution that can be easily changed over time.'