

Project Location
Level 5-16,
121 Exhibition Street,
Melbourne

Client
Department
of Transport

Design
Geyer Pty Ltd:
John Lenagan
Tina Perelman
Samantha Shiel
Amanda Wright
Amanda Wood

Schiavello Vic Fitout
Richard Halasa
Andrew Howard
Tommy Virgato
Gary Edwards
David Bosco

Schiavello Vic Systems
Kristian Missen
David Tomassi

Schiavello (Prima)
Architectural
Danny Klaaysen
John Woods

Area
25,150 m²

Products
Elitone
System 45



DEPARTMENT OF TRANSPORT FITOUT + SYSTEMS

The Department of Transport's new 25,150 square-metre office facility allows for better connectivity of business groups and greater flexibility.

MAJOR PROJECT

The Department of Transport [DOT] plays an active role in Victoria's large-scale projects, including transport systems, construction and security, and shaping the way people live.

The relocation of DOT's head office to the new East Tower of Melbourne's iconic Southern Cross site marks a major change for the department and its people. 'This change extends far beyond the physical workplace to the workplace culture,' explains Bob Young, Project Director, DOT. 'A greater emphasis on an open-plan environment and shared services is expected to significantly change the ways in which DOT people work and interact with each other.'

Geyer was charged with the design for the new tenancy, providing DOT with a modern, high-quality environment that strongly supports collaboration. The design brief for the new workplace also required a sustainable solution, drawing together the objectives of environmental, social and economic outcomes to achieve maximum flexibility and facilitate ongoing organisational change. DOT's challenge was to also meet the department's sustainability objectives and desire to achieve a 4 star ABGR outcome – within budget and a tight construction time frame.

Schiavello was appointed as head contractor for this project, involving the complete fitout of levels 5 to 16 over a six-month construction period. The extensive fitout included electrical, data, mechanical, fire protection, hydraulics, security and audio-visual

services, architectural finishes, workstations and loose furniture. 'Schiavello's approach from the initial tender response and throughout the delivery was proactive and thorough; the resolution of design changes was executed in a very transparent and accountable manner,' comments John Lenagan, Geyer.

For Geyer, the project challenge was to introduce new ways of working for teams in an open-plan environment that was less constraining, yet aligned to DOT's aspired culture. As a result, an extensive consultation process was undertaken to achieve a high level of employee 'buy-in' to the new proposed standards.

An important aspect of this process invited people to view and provide feedback on the workstation prototypes. On display were the workstations, screens, power blades, book shelf, monitor arm, and drawer pedestal. The following stage involved DOT people returning to view the workstation prototype with modifications based on their recommendations.

The furniture system of choice was Schiavello's Elitone user-adjustable, 120-degree workstation with suspended System 45 panels. These team-based, organic workstation clusters are loosely placed within the four main quadrants of the floor plate, all close to natural light and supporting utility spaces. Meeting and breakout areas are centralised, encouraging a more collaborative approach.

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_DOT's new scheme successfully aligns best practice design with open-plan and enclosed offices. A dynamic, balanced range of shared and project-teaming spaces, with seamlessly integrated services and technology, easily responds to the ongoing changing needs of the department. Front-of-house and shared business facilities are easily accessible and maintain the necessary security functions.

_Working floors have a range of versatile facilities built by Schiavello including a large breakout area, kitchen and tea points, change rooms with showers and lockers on all floors, utility rooms, and a large number of meeting and quiet rooms throughout. These facilities are easily accessible and located to minimise disruption to the open-plan areas.

_The Schiavello team were very responsive to DOT's requirements through the construction phase of the project, maintaining a tight program and delivering on-time and on-budget. 'The extensive visibility of the Schiavello team and attention to detail has led to a high level of customer satisfaction,' concludes Young.

1_Modern, high quality environment designed to achieve maximum flexibility, facilitate organisational change, whilst meeting the departments sustainability objectives.
2_Reception is flooded with light, a warm welcome upon entry to the facility.
3_Seminar room with feature bulkhead lighting and timber wall panelling.
4_Large breakout area, architecturally driven with colour and detailed timber slatting.
5_Organic workstation clusters incorporating elitone 120° workstations, with suspended system 45 panels, and seamlessly integrated services and technology.