

**Project Location**  
 Level 12  
 700 Collins Street  
 Docklands  
 Melbourne

1\_Café area in the west winter-garden showing green-yellow banded wall [left], veneered bench, stainless steel kitchen, exposed ceilings, and meeting rooms in foreground + conference room in background.  
 2\_Closer view of café showing veneered bench, stainless steel kitchen, exposed ceilings, and meeting rooms in background.  
 3\_'Interactive Nodes' showing active work environment directly under curved Gyprock ceiling with applied graphics representing the philosophy of a working division within VicUrban and feature lighting. Quiet rooms to the left.

**Client**  
 VicUrban:  
 Kris Daff  
 (Client representative)

**Design**  
 HASSELL Pty Ltd:  
 Anthony Dickens  
 Robert Backhouse  
 Christine Bedford  
 Madeleine Joyce  
 Caroline Lieu  
 Lorenzo Marianni  
 Jane Clark

**Change Management**  
 DEGW

**Schiavello Vic Fitout:**  
 Bruce Luu  
 Tom Virgato  
 Gary Edwards  
 Tommi Cosgrove

**Area**  
 2,700 m<sup>2</sup>



**VIC URBAN FITOUT**

“We understand projects of this nature at VicUrban, it is our business to, but for a builder to deliver a 12-14 week project in 9 weeks is extraordinary. We couldn't be happier with Schiavello's performance on this project.”  
 Kris Daff, VicUrban.

# URBAN RENEWAL

VicUrban, the Victorian Government's new urban development agency, prides itself on creating places that are affordable, environmentally sustainable, and community focussed. Designing their new office, like any other VicUrban project, had to achieve all of those objectives and be a demonstration project to their many stakeholders.

\_\_Located on Level 12 of a new high rise development within the Melbourne Docklands precinct, one of the most significant urban redevelopment projects in Australia, the fitout has a strong reference to the many sites that make up the Docklands, with visual access to these sites being a key part of VicUrban's business.

\_\_According to design firm, HASSELL, the facility is designed to be a nodal point amongst all of VicUrban's site offices as distinct from a headquarters and can accommodate and support all of the city office occupants and movement of staff Victoria-wide.

\_\_“The concept of a 'community' was paramount to the planning approach by identifying and exploring the notion of a village,” explains Anthony Dickens of HASSELL. “A strong emphasis was placed on building only on two quadrants of the central core, and pulling the remaining spaces away from the core and activating the circulation paths to create a richness and diversity in travel paths more akin to a small town centre than a conventional workplace.”

\_\_Numerous nodal points dotting the perimeter serve as interactive zones breaking-up the extent of the open plan and identifying with various VicUrban sites surrounding the facility. The large three-storey atriums at either end

of the core contain the community facilities. Meeting rooms control the edges of these spaces and act as a buffer between the quiet zones of the workspace and the noisy zones of the atriums.

\_\_With sustainability being a guiding principle with all VicUrban projects, this was a vital performance measure for the new fitout designed to achieve a 5 star rating. VicUrban worked with its consultants and key stakeholders to ensure that this project became a demonstration of how to add sustainable design initiatives to a project, and at a rate less than market standard. The project was delivered almost 10 per cent under the approved budget.

\_\_Schiavello's Fitout team worked within a tight programme in the role of Lead Contractor, involved in managing all subcontractors on site to complete the fitout. This included coordination of works relating to electrical, mechanical, fire, plumbing, painting, ceilings, joinery, work areas, and carpet/vinyl layers of the fitout.

\_\_“Schiavello's expertise in construction, understanding and willingness to explore different approaches to new ways of detailing/construction, understanding of the ESD agenda, and responding positively to client, environmental, and site challenges helped provide solutions to meet VicUrban's brief,” says Christine Bedford (also of HASSELL).

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EXIT