

# Giving the workplace a life

## AT A GLANCE

- ◆ **Location:** New South Wales
- ◆ **Project:** Lifestyle Working
- ◆ **Developer:** FKP Property Group and Stable Innovations Pty Ltd
- ◆ **Architect:** Nettleton Tribe Partnership Pty Ltd
- ◆ **Builder:** FKP Constructions Pty Ltd
- ◆ **Built area:** 28,000m sq
- ◆ **Budget:** \$37m
- ◆ **Completion date:** Anticipated for completion in December

### By Tanzeem Parkar

A New South Wales project is leading the way in commercial development and is set to change the face of the workplace.

Under construction at Brookvale in the heart of Sydney's Northern Beaches,

Lifestyle Working is a new workplace concept designed to promote successful business in an environment that improves a team approach to work and reflects its lifestyle.

Featuring a series of strata units over three levels, mezzanine space, showroom space, parking, plus two levels of basement car parking, Lifestyle

Working presents employees with a string of facilities, including a health club, lap pool and cafe/restaurant.

Developers, FKP Property Group and Stable Innovations, say the work environment is yet to catch up with the needs of the evolving marketplace.

"Most commercial spaces come in boxes and square metre rates lacking personality, flexibility, choice and freedom. Lifestyle Working is different," said a project spokesperson.

"The modern worker wants fresh air, sunlight, creative spaces, health facilities, a great community and more than anything, a life. By late 2007, forward thinking businesses will find what they've been searching for at Lifestyle Working."

The project's design and construction is aimed at achieving a five-star Australian Building Greenhouse Rating (ABGR). Features will include natural ventilation complimented by air-conditioning to strata suites, high levels of natural lighting, rainwater harvesting and re-use and sustainable use of renewable energy from solar panels.

Architectural firm Nettleton Tribe and builder FKP Construction have come on board for the project, which commenced in April last year.

The building's character is set to reflect its industrial surroundings as well as the heritage

of the precinct. Construction manager Stephen Fussell said the materials selected, such as metal sheeting, blockwork, steel, glass and concrete would assist in creating this character.

Mr Fussell said initial ground works involved a water table and resulted in a watertight basement structure design.

The building consists of two simple rectangular forms with a central semi-enclosed "High Street". The street is covered from the entry to the restaurant/café and extends through into an open courtyard. The arrival space is to be roofed and semi-enclosed at the ends to allow a natural flow of air between and through the buildings, while the courtyard is to remain open to the elements.

The upper levels will be linked by a series of bridges that will provide collaborative, community areas.

Walkways will also link the upper levels providing access to the individual units and weather protection to the entry of each strata unit.

The construction team is using a range of building methods with a concrete framed structure including reinforced concrete columns, post-tensioned band beams slabs to basement and ground floor and flat plate to levels one and two.

The roof and mezzanine structures will utilise steel frames and the bridges will consist of a mix of steel beams, trusses and concrete framing.

The site is positioned in close proximity to Warringah Mall Shopping Centre and a child-care facility, which Mr Fussell said had created some challenges due to restricted site access.

Lifestyle Working is expected to be completed in December. ■