



WORKING TO LIVE

Entering the fray of work-life balance with a justifiably positive attitude is a new workplace concept of flexible strata spaces in a cross-ventilated, indoor/outdoor environment. Lifestyle Working meets the expectations of its brave name, creating an interconnected business community that emphasises individual choice, energy- and water-saving and breaking down corporate barriers.

Located in Brookvale, Sydney, the 12,400m² runs over three levels, catering for its core demographic: businesses and people 'passionate' about Sydney's Northern Beaches.

The complex is zoned light industrial and is available to services; the tenant and owner-occupier mix covers arts, finance, health and fitness, professions and the like. The satellite suites and studios are spread around two rectangular buildings joined by a series

of bridges, walkways, external and covered stairs and, if you have to use it, a lift. For the emphasis here is on activity, maximum daylight, natural ventilation (roof heights are raised on the upper floor for this purpose) and an organic approach to the way the building works.

Lifestyle Working was completed in 2008 on a greenfield site after demolition of the original post-World War II industrial building. "It is like a tall building turned on its side", says Michael Morgan, Managing Director of nettletontribe. This means the shading of west and east façades and robust Cor-Ten steel horizontal shading shelf on the northern façade are the closest the building comes to a "disciplined corporate appearance". Once inside, timber decking (Ironbark is used throughout) forms a spine, more boardwalk than company entrance, from the relatively contained approach, through a courtyard and past the semi-enclosed 25m pool, ending with a café.

Materials bow to industrial character – the glass, metal sheeting, concrete and steel are all muted (bright turquoise in the bathrooms is quite a shock). Timber seating and plant boxes, with non-exotics able to withstand a fairly harsh environment, are soothingly repetitive. Granite and concrete paving runs alongside the decking and galvanised steel mesh balustrades have prominent – and secure – outside edges.

Nettletontribe also wanted to simplify the design of the base building to allow occupants maximum flexibility. They each have an address, glass walls open to stickybeaking, an aspect to view and louvres they can operate. There is also a small kitchen and, in mixed

mode, an individually-controlled variable refrigerant volume (VRV) air-conditioning unit, its refrigerant gas negating the need for a large water-cooling tower.

A beehive motif denotes a natural busyness, and the hexagonal shape is found throughout the building, as decoration and structure. "Social sustainability" and opportunities for collaboration are important to the success of this building, says Morgan. This includes meeting spaces from casual on a walkway to rooftop terrace to formal enclosed, booked through the intranet (the building has wireless networking). Each is indicated by the beehive and a local place name.

Lifestyle Working has a commitment to a 5-star Australian Building Greenhouse Rating (now known as NABERS Energy) and performance is being monitored. It is the first, and only, strata building in Australia to do so, says Ed Horton, Group Chairman at client and developer, Stable Properties. Solar panels supply power to common areas. Rainwater is harvested and there is a huge 280 kilolitre tank for toilet flushing, watering of the garden, basement carwash and so on. Indications are that Lifestyle Working has some 68% energy savings compared to similar sized buildings. A DEGW and Talent Drain survey of occupants showed high satisfaction ratings across the generations, and certainly people were smiling on those corridors.

Deborah Singerman is a freelance writer on architecture and design based in Sydney.

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PHOTOGRAPHY NATHAN HENDRY
PHOTOGRAPHY**

**ARCHITECT NETTLETONTRIBE
LOCATION SYDNEY | AUS
PROJECT LIFESTYLE WORKING**



OPPOSITE The hexagonal shape is used throughout
ABOVE Studios are de-centralised around the floors of two buildings
BELOW Lifestyle Working lives up to its name, offering workers access to a pool



LIFESTYLE WORKING

ARCHITECT nettletontribe
PROJECT TEAM Michael Morgan, Bernard Waller, Ignacio Gonzalez, Biljana Stevanovic, Roslyn Tosin, Diego Suarez, Ken Ng, Luke Rodoreda
QUANTITY SURVEYOR Napier and Blakeley, Phill McColl
CIVIL ENGINEER Warren Smith Partners, Louis Panagopoulos
STRUCTURAL AND CIVIL ENGINEER Van Der Meer Bonser, Neil Bonser, Pushpa Ratnayake
MECHANICAL ENGINEER Medland Metropolis, Chris Medland
ELECTRICAL ENGINEER Medland Metropolis, Brian Culcutt
HYDRAULICS ENGINEER Warren Smith Partners, Mark Price, Warren Smith Certifier McKenzie Group, Luke Jeffrey, Mark Cogo, Steve Natilli
ENERGY CONSULTANT Cundall Johnston & Partners, Tim Elgood
LANDSCAPE ARCHITECT Patio, Julian Brady

PLANNER Symon Goodyer, Steve Findlay
MARKETING Big Bright Oranges, Liz Williamson

TOTAL FLOOR AREA 12,400m²
BUDGET \$35 million

NETTLETONTRIBE
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FURNITURE 'Moon' chair, 'Moon' table, 'Orbit' chair and 'Spinal' table all from Interstudio. 'Macchiato' table from Café Culture. 'Retreat Cube', 'TC Stack' chair, 'TC Stool' and 'Kink Benches' all from Tait. General barbeque from Bower. 'Eliza' folding table from UCI.

FINISHES (EXTERNAL) Precast concrete pavers from Boral. Ironbark timber floor by Timber Solutions from Nash Timbers. Glazing from G James. Metal panels, balustrades and mesh from Australian Wrought Iron Design. In the basement, floor

tile from Skheme. Ceramic floor tile to pool and wall mosaic from Metz. Colorbond roof sheeting from Colorbond. Pod screens polycarbonate sheet from Danpalon. Sunshading panel from Hi-Light Industries.

FINISHES (INTERNAL) Ceramic bathroom wall tile, pods only and general wet areas from Colortile. Feature glass mosaic tile used in the wet areas from Colortile. Toilet and shower partitioning 'Licprice Linea' laminate and gym vanity laminate both from Laminex. Kitchenette and meeting room credenza laminate 'White 200', 'Stainless Steel' and kitchenette splashback 'Pilarbox' all from Laminex. Kitchen benchtop laminate 'Gun Metal' also from Laminex. Used on the walkways and bridges marine grade Hoop Pine board by contractor. Wet areas vanity finish 'Marblo' in blue from Marblo. Paint to walkways, bridges, feature walls, grilles and general wall and ceiling paint from Dulux.

Australian Wrought Iron Design (61 2) 9748 6730 Boral (61 2) 9220 6300 boral.com.au Colorbond 1800 022 999 colorbond.com Colortile 1300 265 678 colortile.com.au Danpalon (61 2) 9475 2000 danpalon.com.au Dulux 132377 dulux.com.au G James (61 7) 3877 2333 gjames.com.au Hi-Light Industries (61 2) 96483199 hi-light.com.au Interstudio 1300 785 199 interstudio.com.au The Laminex Group 13 21 36 laminex.com.au Lysaught 1800 800 789 bluescopesteel.com.au Marblo (61 2) 9654 3299 marblo.com.au Metz (61 2) 9671 1311 metz.net.au Nash Timbers (61 2) 9337 6800 nashtimbers.com.au One Steel (61 2) 9239 6666 onesteel.com Skheme (61 2) 8755 2300 skheme.com Tait (61 3) 9416 0909 tait.biz Timber Solutions (61 2) 48 721 380 timbersolutions.com.au UCI (61 2) 9299 9500 uci.com.au