

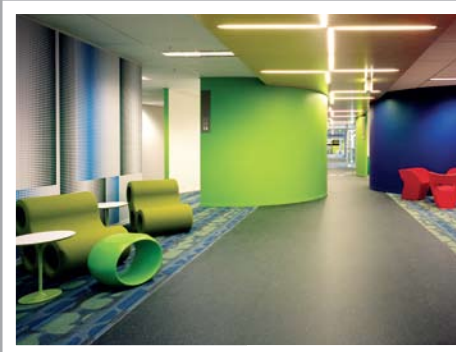
# 11 boilingpoint°



Instant Boiling Water

Welcome to Issue #11 of Boiling Point. In this issue, we explore sea views in Sydney's Manly, a village-inspired campus for Optus, open plan design with Bates Smart and 2000 fins at London's IPC Media.

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## Zip support for the Award in Australia

In 2009, Zip will take on a new community support role as a principal sponsor of The Duke of Edinburgh's Award in Australia.

This new role follows Zip sponsorship of a number of community causes in recent years, such as sponsorship of the Australian architectural exhibit at the Venice Biennale, a Symphony Concert by the Sydney Symphony Orchestra at the Sydney Opera House to celebrate the 80th Anniversary of The Royal Flying Doctor Service, and support for the establishment of Australia's first Chair of Innovation by the School of Business Administration at the University of New South Wales.

The Duke of Edinburgh's Award in Australia attracts widespread participation on the part of young people in every part of our community, and is generously supported by thousands of Australians who recognize the value of the Award in stimulating ambition, skills and confidence in young people.

By adopting the role of principal sponsor, Zip aims to ensure that the number of participants and supporters in Australia will continue to grow, to the benefit of all. If you would like to know more, please ask for an Awards information kit.

Call 1800 42 43 44 or email [info@zipindustries.com](mailto:info@zipindustries.com).



A Duke of Edinburgh canoeing trip

## Residential

### P.03 The Beach Fairy

Boiling Point visits a 'see through' house in Sydney's northern beaches where it really is all about the view.



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## Commercial

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Optus gets connected at its new Macquarie Park headquarters designed by Rice Daubney, Hassell and Anton James.

## Profile

### P.07 Office Smarts

Bates Smart's new open plan offices combine an industrial past with a democratic, non-hierarchical approach.

## UK

### P.09 Publishing at the Fin

Two thousand blue fins adorning IPC Media's new offices keep them cool and the building distinctive.



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## Sustainability? Check this out!

Anyone concerned with sustainability will want to hear about the new Zip Hydroboil on-wall instant boiling water system. Unlike any earlier instant boiling water system, the new Zip Hydroboil is electronically controlled for superior energy-saving performance.

It is the first instant boiling water heater in the world to incorporate Power-Pulse™ technology, reducing power consumption dramatically. Power-Pulse monitors and controls water temperature more precisely than any thermostatic device, reducing the energy required to hold water at boiling point. Power-Pulse technology has been developed in Australia by Zip over the last three years, and represents a global breakthrough in energy saving technology.

In addition to Power-Pulse, the new electronically controlled Zip Hydroboil offers three other important energy-saving features.

First is a sleep mode activated after a period of non-use of either two hours or four hours. Second is a sleep mode activated after the sun goes down and the lights go off.

In sleep mode, stored water temperature is maintained at a hygienically safe minimum of

65°C. The third energy-saving option is an inbuilt 24/7 timer enabling power-off and power-on twice each day weekly, and over prolonged periods, such as overnight or over weekends.

Those four energy-saving features can reduce the cost of operation on some sites by as much as 25% to 35% over conventional instant boiling water heaters.

Call 1800 42 43 44 or email [info@zipindustries.com](mailto:info@zipindustries.com).



The new Zip electronic instant boiling water heater

# The Beach Fairy

Sydney, Australia  
Photography: Simon Kenny  
Architect: Virginia Kerridge

**With magnificent views over Fairy Bower Beach in Sydney's Manly, the Bower Street house is really all about the view.**

Designed by Sydney architect, Virginia Kerridge, this project represented a major alteration and addition to an existing house, with restrictions on the floor space ratio and height. "The biggest challenge of the project was working with the levels from the rear garage area to the street," says Kerridge.

Kerridge approached the project with the intention of creating a house particular to its surroundings. "We tend to approach each project as unique."

In this case, that approach called for a connection with the view, over all three levels. "We designed it so you can see right from the garden, through the house and to the view." Even the staircase has been made transparent through the use of steel beams with open risers.

The owner, a friend since primary school, specified that the house should contain a Zip HydroTap in the kitchen to provide both filtered boiling water and filtered chilled drinking water 'on tap'. According to Kerridge: "The Zip HydroTap was a client request, and they really like it".

Virginia Kerridge Architect  
(61 2) 8668 5557, vk.com.au

For more information about Zip products and services, visit [zipindustries.com](http://zipindustries.com)



# Hold the Phone

Sydney, Australia  
 Photography: Tyrone Branigan, John Plat  
 Architect: Rice Daubney  
 Interior Designer: Hassell  
 Landscape Architect: Anton James

Over eight hectares, with 84,000 square metres of office space in six buildings, Optus is a campus for the future, created via a collaboration between Rice Daubney, Hassell and Anton James.

Optus, an Australian telecommunications leader, moved its headquarters this year into the largest corporate-style campus in Australia, at Macquarie Park, in Sydney's north.

Designed by Rice Daubney (base building architects), Hassell (interior designers) and Anton James Design (landscape architects), the development has a village-like atmosphere. Spread over eight hectares and including 84,000 square metres of office space, it features six buildings surrounded by parkland.

In keeping with the building architecture, Hassell applied a campus model to the interiors, with vertical and horizontal connections fundamental to their design. Rather than segmented offices, the design features pod-like break-out areas and informal meeting places to create a stimulating working environment. With 6000 employees on the site, it was important for the design teams to create a high level of connectivity throughout.

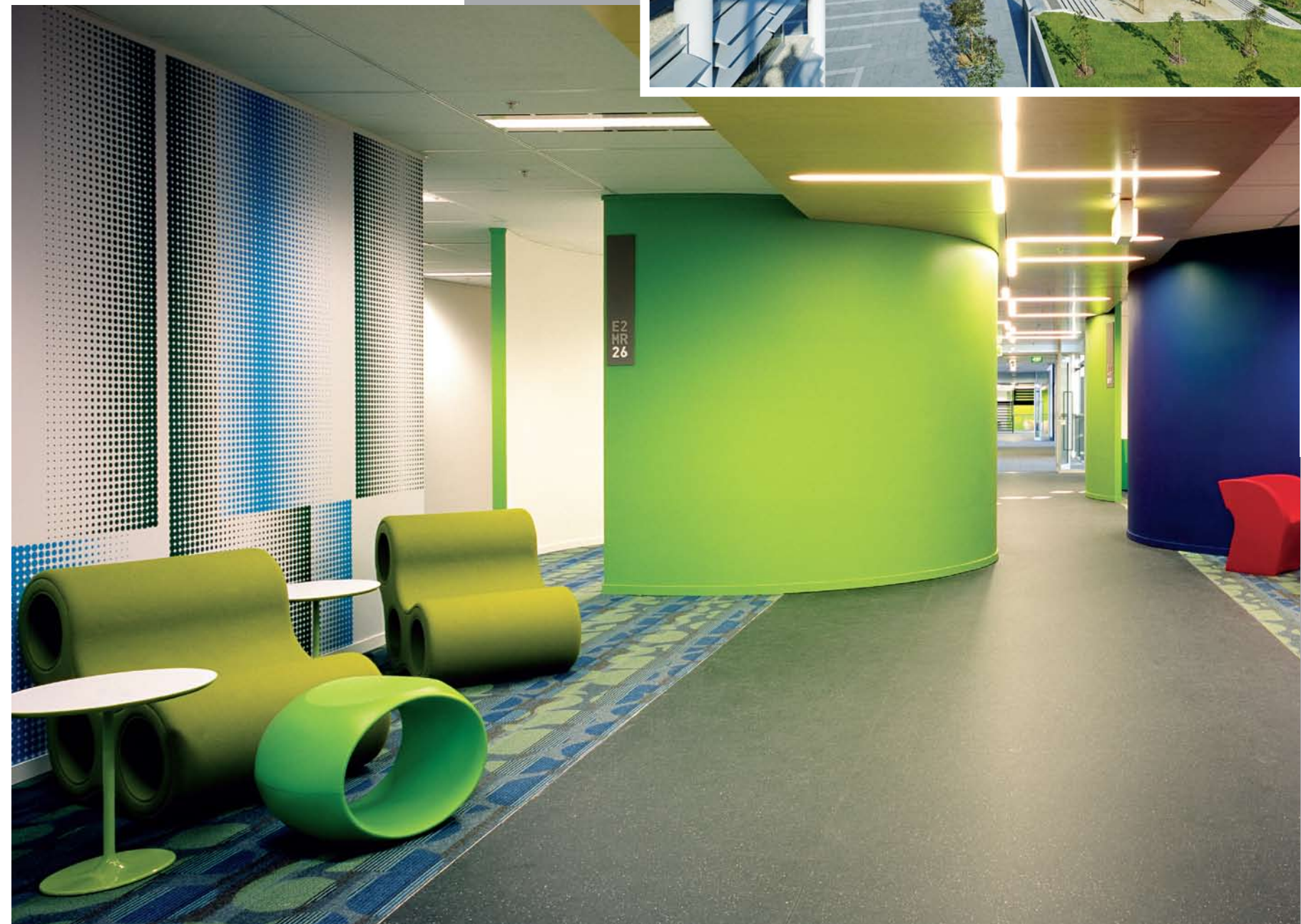
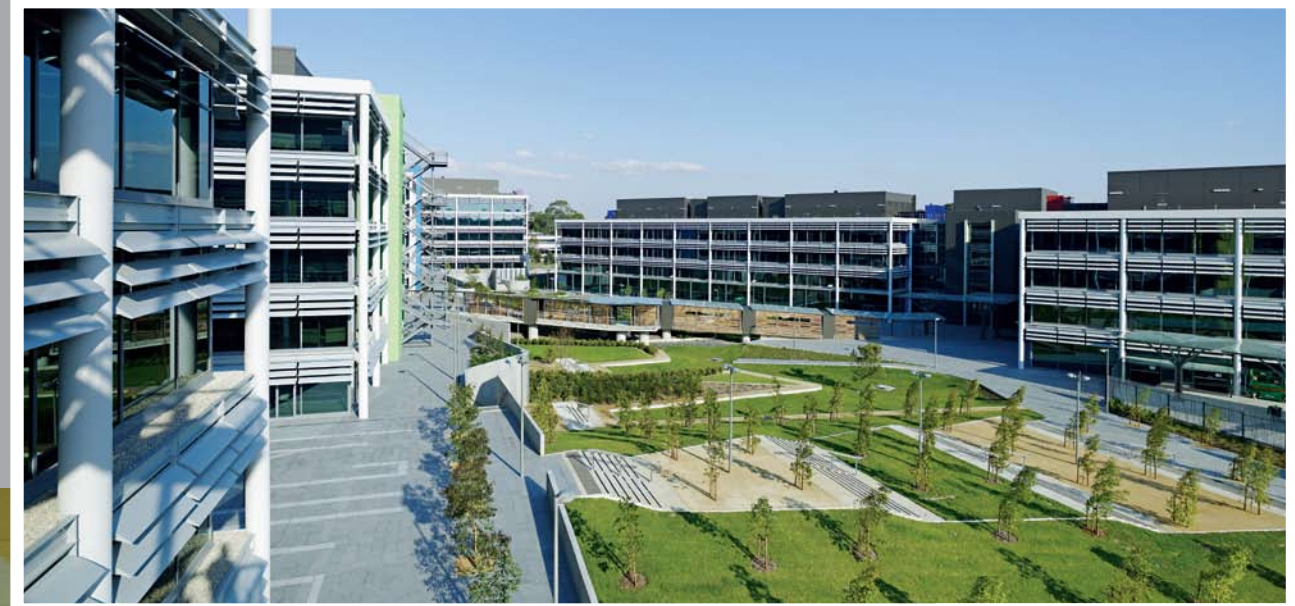
Extensive glazing maximises natural light in working areas and provides unimpeded views of parkland. Shade louvres and setback of glazing minimise air-conditioning loads.

The Optus campus includes a childcare centre, gymnasium, basketball court, together with retail and food outlets. Despite the large building footprints (an average of 3000 square metres), both inside and outside the buildings remain on a human scale.

Kitchen and break-out areas throughout the site are streamlined and showcase the latest appliances, including Zip HydroTap under-sink instant water systems giving both filtered boiling water and filtered chilled drinking water.

Hassell  
 (61 2) 9101 2000, [hassell.com.au](http://hassell.com.au)

For more information about Zip products and services, visit [zipindustries.com](http://zipindustries.com)



# Office Smarts

Sydney, Australia  
Photography: Murray Fredericks  
Interior Design: Bates Smart

An industrial building with an open plan design comprises the Sydney offices of architects, interior designers and urban planners Bates Smart.



The Sydney office of Bates Smart has a similar design aesthetic to its Melbourne office. Both offices feature open plan spaces and have good general light. Both are also characterised by a lack of hierarchy. "Apart from the directors' offices, it's a 'flat' hierarchy. It's the way we work," says architect and Bates Smart Director, Simon Swaney.

Located in East Sydney, the Bates Smart office was an industrial building. Designed in the 1920s, the warehouse was completely reworked, with as much of the original fabric left intact as possible. Rather than reduce ceiling heights, the services normally concealed behind plaster are left exposed. "We wanted to create volume," explains Swaney.

Even two pods (including the directors' offices and meeting rooms) which are enclosed, 'step away' from touching the ceiling. "We didn't want to conceal the building's original structure," says Swaney. The kitchen is also treated as zone within

the space rather than as a separate room. An eight-metre long kitchen bench not only serves as a preparation area, but also as a work bench. "People can lay out plans or use the bench for informal meetings," he adds.

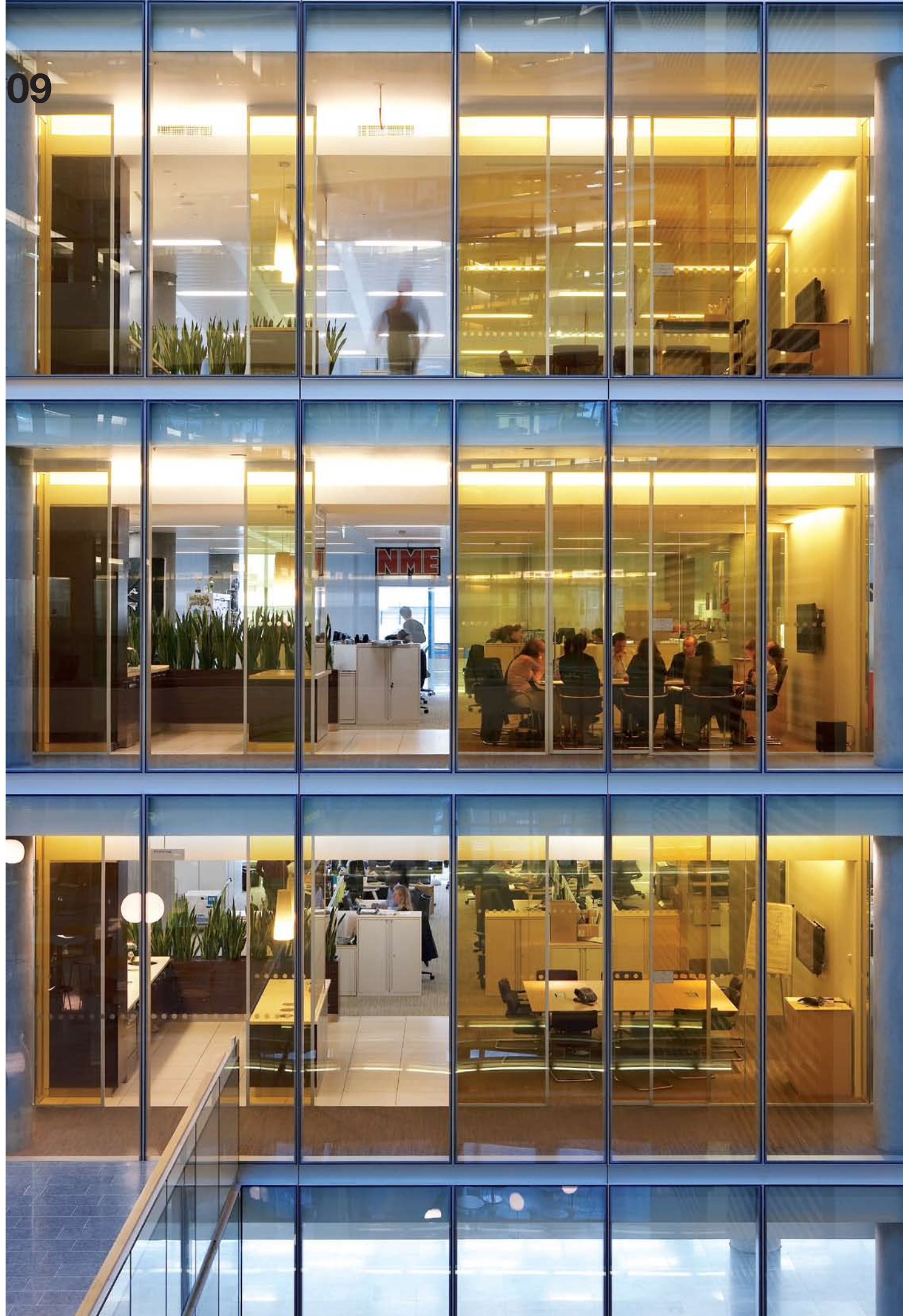
With 80 staff in the office, it was essential to include efficient appliances in the kitchen. "The Zip HydroTap is an integral part of the design. It offers filtered chilled drinking water and filtered boiling water on tap. You don't want people having to line up to get a drink."

Although there are many cafés and restaurants nearby, staff often have lunch around the bench in the kitchen or adjacent break-out areas. With an outlook framed by large steel windows, there is a sense of being connected to the outdoors.

Bates Smart  
(61 2) 8354 5100, [batesmart.com.au](http://batesmart.com.au)

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# Publishing at the Fin

London, UK  
 Architect: Allies and Morrison  
 Interior Design: Bennett Interior Design  
 Photography: Hufton and Crow

Behind the Tate Modern and with views of St Paul's, the IPC Media building in London's Southwark had a lot to live up to. Luckily the building, dubbed Blue Fin, does just that.

The United Kingdom's leading magazine publisher, IPC Media, recently moved into new offices in the Blue Fin Building in Southwark.

Architects Allies and Morrison, Bennett Interior Design (the interior architect) and ISG (fit-out contractor) aimed for the highest design standards and the latest technology in every aspect of the exterior and interior.

One of the many innovative features is the installation of 2000 blue aluminium fins adorning the exterior, from which the building gains its name. The fins help keep the interior spaces cool behind the building's glass façade.

The light-filled offices have been tailored to meet the demands of personnel responsible for production of over 70 magazines and websites, including the 'international wine bible', Decanter. Decanter's offices include a dining room and wine store, and a kitchen featuring a Zip HydroTap, dispensing both filtered boiling water and filtered chilled water, instantly.

The IPC Media demonstration kitchens and kitchens associated with IPC women's weeklies also feature the latest finishes and appliances, including Zip HydroTap under-sink instant boiling water systems.

"We are all very proud of IPC's new headquarters," says Sylvia Auton, IPC Media Chief Executive. "The Blue Fin Building provides a high quality environment for our staff to enjoy, while its stunning architecture and high-specification facilities are entirely fitting for the modern media company IPC is today."

Allies and Morrison  
[alliesandmorrison.co.uk](http://alliesandmorrison.co.uk)  
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