

Case Study

Westpac.

Efficient, effective, flexible and environmentally-friendly workspace.



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Westpac’s new headquarters, Westpac Place on Kent Street, totals 74,000 square metres, over 32 floors and when fully occupied in late 2006 will accommodate around 5,000 employees.

The new building includes an internal stairway linking 27 levels, open plan work environment, three internal cafes, a retail bank, a child care centre, food court, retail facilities such as a newsagency and pharmacy, public carpark, and an urban park, and will be a “green” site with a four star GBCA Rating.

The design and fitout of Westpac Place reflects the Bank’s aim to provide a workplace that fosters teamwork, collaboration and achievement and gives employees flexibility and mobility. Key to achieving this aim is better - and more innovative - space utilisation, as on-floor filing and storage is a major feature of how businesses use their office space.

In determining how much of an issue this was for Westpac, the Bank audited how much filing and storage it had in its then 11

Sydney CBD sites. It calculated it had 20 linear kilometres of office storage.

Westpac Place, in addition to allowing the Bank to consolidate the number of sites it occupied in the Sydney CBD, was a catalyst for halving this amount of CBD-located filing and storage.

This was achieved by a ‘change program’ with the targeted aim of 3.2 linear metres of storage per employee.

The program included a neighbourhood clean up campaign, a shift to shelf lateral filing, increased archiving offsite, and better softcopy storage.

Dexion office products part of new storage solution.

Sixty-five mekdrive units were supplied featuring a specially designed timber flooring inlay and a custom designed aluminium ramp.

The ramp serves two purposes – firstly it covers the front raised edge of the unit to stop any trip hazards addressing any Occupational Health and Safety issues



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and secondly, as the ramp is a different colour it shows an eye line at the front edge of the unit. This also ensures the approaching user can see that they are moving onto a raised floor. All the units were installed on computer floors – an ideal application as no fixing to the existing floor was required, and each was supplied with slotted shelves with shelf dividers provided for every shelf storage level.

All units were powder coated to match the aesthetics chosen by Westpac and the installation was staged over 12 months with 5 to 6 units installed every month.

The modular Ultima® CI-80 static shelving system was installed for use in the library, and this was fitted with specially selected timber end panels to match other timber furniture. Ultima® Longspan shelving, ideal for long, bulky, heavy and awkwardly-shaped items was installed as the bulk-storage solution in the basement.

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Some of the specific initiatives that have been adopted include:

- A facade design, which incorporates “low-e” doubleglazing and a wall cavity ventilation system on the high-rise level areas to provide improved thermal performance and internal comfort.
- An automated internal blind control system on the building’s western front to offset heat from the sun.
- Use of energy efficient light fittings throughout the building, and an intelligent lighting control system, which maintains required illumination levels via management of artificial lighting and natural light interface. This system optimises energy consumption by allowing the building manager to preset and adjust lighting levels.
- Provision of a stormwater harvesting system which collects the rain water run off and re uses the water in the air-conditioning system cooling towers to replenish the cooling water lost through evaporation.

