

Project Location

Waterfront Place
1 Eagle Street
Brisbane

Client

HBOS Australia:
Alexandra Bain
Paul Samuels
Mark Lyons
Alison Rice

Design

Kann Finch:
Garo Aroutunian
Colin Devereaux
Lauren Smith
Sally Gordon

Schiavello QLD Fitout

Philip Ross
Dave Allenby
Stefan Heath

Area

3,645 m²



HBOS AUSTRALIA FITOUT

This financial institutions' new fitout is a sleek, commercial space softened by elements of local heritage homes and surrounding cityscapes.

BANKING SUCCESS

Waterfront Place, located in the heart of Brisbane's business district and on the edge of the Brisbane River, forms a picturesque setting for the new premises of HBOSA's [Halifax Bank of Scotland Australia] head office. A growing team of staff now occupies a modern, productive workplace equipped to meet the organisation's changing needs and projected future growth.

For design firm, Kann Finch Group, the site's context became a key driver in both the concept and planning of the HBOSA facility. 'The concept developed as a reference to the local architecture; what by nature should be a sleek and commercial interior has been subdued by incorporating elements of the heritage homes and landscape of the surrounding city,' explains Garo Aroutunian, Associate, Kann Finch Group.

This design concept is brought to life by Schiavello's Queensland Fitout team, engaged as construction managers for the scheme. Heritage elements are immediately striking at the lift lobby with extensive ceiling fretwork and limestone floors. This theme is carried through to the open-plan environment boasting a grand front-of-house reception, client lounges and glass-partitioned meeting areas positioned to capture the spectacular views of the river, Storey Bridge and out to Morton Bay.

Offices, previously reserved for department heads, are replaced by large executive-style workstations; the layout flooded with natural light and more conducive to collaborative, team environments. The generous staff lounge and dining facility which, when combined with multifunctional training rooms, opens via operable walls to reveal a large multipurpose space.

The interconnecting stair, a stunning feature of the space, provides a direct link between the communal spaces on Level 18 and the client reception below. A mirror that stretches through both levels is embellished with a sand-blasted pattern, mimicking the lift-lobby fretwork, and provides a stunning backdrop to the space.

For Kann Finch and Schiavello, the fitout integrated many environmental imperatives to meet pending ABGR 4.5-star building rating for Waterfront Place. This was still a sizeable exercise that involved replacing carpet, ceiling tiles and T8 light fittings across the tenancy. In addition to greening the base building, the design and construction teams strived to produce a fitout, which through efficient planning, energy saving services and environmentally accredited furniture and materials, have effectively reduced the company's environmental footprint. This is evident in the use of recycled black butt timber – sourced from the old BHP steel mill in Newcastle – used extensively as an impressive boardroom table, feature wall panelling and stair, and furniture.

The design ensures visitors feel welcomed by an atmosphere of relaxed formality, whilst the staff enjoy a more casual work environment with a focus on communication and team collaboration in a familiar surrounding.

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1_ A grand entrance, front-of-house reception. 2_ Warm meeting room, featuring ornate light fittings and the patterned, sandblasted mirror. 3_ The lift lobby, showcasing heritage elements, with extensive ceiling fretwork and limestone floors. 4_ Stunning feature staircase with a mirror backdrop is embellished with a sandblasted pattern, mimicking the lift lobby fretwork.

