



# Case Study

## First Sentier Investors

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CEILING SOLUTIONS

# Case Study

## Background

In August 2019, Colonial First State Global Asset Management was sold and, overnight, became First Sentier Investors – an entirely new investment management entity and brand. First Sentier's new owners had a bold vision for the organisation, reinforced by a strong set of core values: consistency, empathy and transparency.

With the help of award-winning, multi-disciplinary architectural studio, nettletontribe, the new organisation selected a headquarters across levels 5 and 6 of International Tower Three – a 6 Star Green Star development in Sydney's dynamic Barangaroo precinct.

For Kirsten Prince, Associate Director at nettletontribe, a combination of the organisation's core values and building requirements heavily influenced the project's design drivers. "The client wanted to create an exemplary work environment", explains Prince. "The new design had to meet a 6 Star Green Star rating and a Gold WELL rating, but we also wanted to acknowledge the new Japanese ownership. From these factors, we focused on nature, the use of light and an idea of layering and screening – a nod towards the Japanese influence".

Architect: nettletontribe  
Installation: SHAPE Australia  
Products Specs: Total 600 m<sup>2</sup> of 100mm x 25mm MetalWorks Baffles installed



## Challenge

In addition to the complex requirements for 6 Star Green Star and Gold WELL certifications, Prince's team were faced with an intensely tight project timeframe. "We were engaged in January and the project was completed in July", Prince reveals. "It was fast and furious!"

Materials selection for the project was heavily influenced by the strict Green Star requirements and tight 16-week timeframe. "'Chain of custody' is the ability to show that the materials sourced were specific to our project and required minimal energy use or material waste", explains Prince. "On a project with such time pressures, restrictions like these limit your options which can sometimes work in a client's favour, as it speeds up decision-making and maintains momentum".

Prince's team faced further complications when it came to considering suitable ceiling options. "The base building has a sustainable passive chilled beam system, which requires a minimum of 40% 'free air' flow in order to work

efficiently", reveals Prince. "There were very few solutions available that could meet this requirement as well as our design vision and time-frames".

## Solution

The interiors team approached Armstrong Ceiling Solutions, who provided 600 square metres of 100mm x 25mm MetalWorks Baffles throughout the First Sentier front-of-house and executive levels. "Armstrong's Linear Baffle System ticked all the boxes", enthuses Prince. "Not only were Armstrong able to meet the lead time, but the finished effect is absolutely stunning. The linear baffles really accentuate the building's curved walls and chamfer around its columns".

"When you have extreme time pressure and a highly complex set of requirements, strong supplier relations are crucial", Prince continues. "The team at Armstrong fell in love with our design and, at that point, became fully invested in helping us to realise it. We're absolutely thrilled with the outcome".



## Contact us

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