



Level 8 - Westralia 2 Perth, Australia



Main Contractor
Opra

Designer
Woods Bagot (Perth)

Level 8 – Westralia 2



Level 8 in the Westralia 2 building in Perth, Western Australia is an 850m2 office fitout designed by Woods Baggot that aims to establish a new benchmark for design and sustainability in speculative suites.

Leveraging the XFrame system Woods Baggot carefully crafted a series of meeting and office spaces designed to adapt to future tenants needs. The XFrame spaces are fully demountable and through sophisticated detailed design coordination limit the quantity of custom and non-interchangeable components required.

XFrame demountable wall, ceiling and lining systems wrap around the lift core, forming meeting spaces, creating an entrance lobby, and acting to separate front and back-of-house.

Interior Design Leader at Woods Bagot Perth Ethan Trang states that the “XFrame system used at WS2 Level 8 presents a well-considered balance of design, sustainability, and functionality. It integrates seamlessly into the workspace, supports the client’s environmental objectives, and was delivered with commendable service... (...)”.

“This project allowed us (Woods Bagot) to completely reimagine how we approach commercial interiors,” says Trang. “We were guided by our innovative clients to craft a future forward workplace that was sustainable, flexible and premium.”

Finished Westralia 2, Kitchen Space



Specifications

- × 2700mm high free-standing demountable wall panels with internal false ceiling systems at 2500mm.
- × Customised 1200mm wide demountable glazing panels (in 1200mm x 2700mm) structural frames.
- × 18mm of demountable free-standing walls to close-off corridor space.
- × Rw47 rated wall systems.
- × Integrated (flush-mounted) whiteboards into demountable wall lining system.
- × Dual layer 12mm clip-on/clip-off PET ceiling tile system (12mm PET with negative reveal and a 12mm air gap).
- × Range of structural roof spans to suit room sizes.



Installation of XFrame's meeting spaces.



Finishes

- × Laminex Walnut Sepia (Absolute Grain - True Scale)
- × Autex Cube Savoye (12mm) Acoustic Treatemnets / PET Wall Linings
- × Stained Tasmanian Oak (Solid) Timber Door and Window Jambs
- × 12.38mm Laminated Acoustic Glazing with reeded glass inserts and timber transoms
- × Integrated flush mounted magnetic ceramic whiteboards



Carbon Performance

The project encapsulates over 260m² of wall frame area. The net emissions associated with this frame area when using XFrame is -3,150kg CO₂ (Lifecycle stages A1-A3 – inclusive of wall linings). Traditional systems would have resulted in net positive emissions of over 2,600kg (Plasterboard and Steel Studs – Lifecycle stages A1-A3). The significant emissions savings achieved are in alignment with the hybrid timber building strategy and underwrite the use of XFrame in the show suite. Biogenic Emissions Only

Finished build of XFrame's meeting spaces.





Installer

Open4 / Haus Built

Engineering

Jack Adcock Consultants (JAC)

Logistics & Freight Services

CASPL

Suppliers

Burnie Timber / Autex Australia

Website

[Westralia 2 - Case Study](#)

Links

[Woods Bagot - Design for disassembly](#)

[Architecture and Design - Woods Bagot pioneers new demountable workspace design in Perth's Westralia Square 2](#)

[Woods Bagot - Premium show suite at Westralia Square 2 utilises a fully demountable building method](#)

Contact us

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