

St James Plaza MELBOURNE, VIC

The original St James development (AMP Square) was opened in 1969, substantially occupied by the AMP Society and representing the pinnacle of Architectural design at that time. The property was purchased in 2002 by its current owner and in 2009, METIER3 were commissioned to undertake a Masterplan that integrated commercial, landscape, financial and aesthetic imperatives in order to deliver an exciting new direction for this site.

METIER3, with the vision of the Client, embarked upon breathing new life in to the 42 year old building and associated plaza area. The new development provides an efficient, healthy workplace that will inspire and motivate employees. The Bourke Street entry offers a striking corporate entrance. The presence of this distinctive new public space fosters a sense of arrival and engagement with tenants, employees, clients and the community, defining the new St James signature and a solid corporate identity.

The Plaza has been re-energised to provide an effective and engaging response, primarily to the needs of the tenants. Drawing on Melbourne's reputation for pedestrian linkages via laneways, new food, fashion and service offerings engage with a dynamic landscaped plaza that will transform what was once a barren wind swept space, into a landscaped sanctuary with a hierarchy of shared and private spaces off William Street.

The newly refurbished 555 Bourke Street building provides ~20,000 sqm of premium, flexible CBD office space over 10 levels, consisting of mixed floor plates of up to 2250 sqm per floor in a clever 'L' shape configuration. Thoughtful architectural fitout and spatial planning has resulted in an efficient and engaging workplace environment that expresses and reinforces the vision and values of each corporate tenant. The result is a sophisticated, contemporary refurbished building that is anchored in history but with an inspired, new vertical extension which will accommodate and satisfy the demands of the twenty first century and the modern workplace.

Value

\$140 million

Location

535 & 555 Bourke St,
Melbourne, VIC

Client

The Julliard Group

