



299 Bourke Street

299 Bourke Street occupies the Bourke Street Mall frontage in the Melbourne CBD, in a building designed in 1929 by Harry Norris in the Jazz Moderne style for the G J Coles store. The building is heritage-listed, and its facade and internal structure set the terms on which any new work could proceed. The project is a refurbishment and reletting of the heritage building as retail and commercial space, carried out for Newmark Capital with Bates Smart as architect. The renewal returned the upper levels and the mall frontage to use and brought Rodd & Gunn's flagship store to the ground floor. The project was valued at \$300 million and completed in 2020. The constraint was the heritage fabric. A listed 1929 building cannot be stripped back to a shell: new services, lifts, fire systems and tenancy separations have to be threaded through existing structure, and every intervention on the facade or the public interiors is subject to heritage approval. Work also had to proceed around a trading mall frontage, with deliveries and hoardings set by the City of Melbourne's CBD construction requirements. Baracon's role is documented through the project file rather than a single role field. The refurbishment is complete and the building trades again on the mall.

PROJECT LOCATION

299 Bourke Street Melbourne,
Victoria

PROJECT YEAR

2020