



Normanby Chambers

Normanby Chambers occupies 430 Little Collins Street in the Melbourne CBD, in the block between Queen and William Streets where the city's older commercial buildings stand among the towers of the legal and finance precinct. The building provides strata office and restaurant space. It is a heritage building conversion, with the office suites strata-titled above a ground-floor restaurant that addresses Little Collins Street. The office suites are arranged over the upper floors, with the restaurant at street level and the services in the basement. The governing constraint is the heritage fabric combined with strata title. A listed building cannot be stripped to a shell, so new services, lifts and fire systems have to be threaded through existing structure, and each strata suite needs its own metering and services before the plan can be registered. The restaurant tenancy was fitted out and trading before the strata office suites were completed above it. Baracon acted as development manager, project manager and superintendent. The appointment covered the contract administration, the certification of progress and variations, and the completion of the base building and tenancy works on a heritage conversion. Normanby Chambers was completed in 2008 at \$25 million. It sits with Baracon's CBD heritage and strata work at 99 Queen Street and 299 Bourke Street, and it is one of the earliest heritage conversions in the portfolio.

PROJECT LOCATION

430 Little Collins Street,
Melbourne VIC 3000

PROJECT YEAR

2008

STATUS

Completed

BARACON'S ROLE

Development Management,
Project Management and
Project Superintendent