

Client Commonwealth Property Fund

Details Office building

Area 21,500sqm

Completion June 2005

Designed to form part of a new gateway to the city of Melbourne, the development at 11–33 Exhibition Street exploits the steeply sloping site to define the entry point to the City grid. Ascending the hill are entries to short term parking, a separate entrance for the Australian Industrial Relations Commission, and finally a jewel-like glass entry box which marks the street corner. This finely crafted element complements the low rise character of Flinders Lane, which boasts an interesting mix of galleries, restaurants and bars.

Formally, the tower consists of two offset slabs wrapped around a central core. The stepped form exaggerates the building's vertical proportions and relates the tower to surrounding smaller buildings. A crisp white plane defines the top of the tower and folds up to frame a section of sky. Internally, the plan maximises views while providing an efficient and flexible setting for office fitout.

Overall, the 13 level office tower provides more than 20,000sqm nett floor area with individual floors generally greater than 1,650sqm. In addition, the development provides above and below ground parking for 347 cars, and a lively mix of retail and food opportunities that activate its street frontages.

Left External view

Top right Glass entry box with Peter Hennessey sculpture

Bottom right Lobby

