

TRANSITIONING FROM HERITAGE CONTEXT TO MODERN COMMERCIAL DESIGN

DEVELOPER : Chapter Group and Taronga Projects
MAIN CONSTRUCTION COMPANY : Camillo Builders
ARCHITECT : K2LD Architects

Photography: Jeremy Wright

Windsor Place marks a transition from past to present, redefining the modern workplace within a landmark commercial development. Comprising six-levels of premium A-grade commercial and retail space, with 82 car spaces and 76 bike spaces, the project delivers an elevated workplace experience through thoughtful design.

Blending timber, stone, brass, and glass, the design balances industrial heritage with contemporary sophistication and seamless functionality.

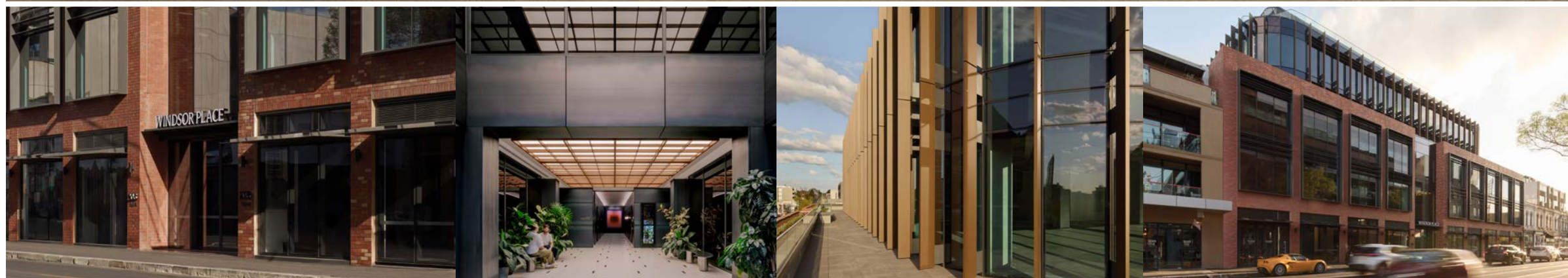
At the heart of Melbourne's evolving commercial landscape, Chapter Group has delivered Windsor Place, an A-grade development that redefines what it means to work, connect, and belong in a modern office environment.

“Our vision was to move beyond the traditional office building to create a global benchmark for smart, and human-centric real estate,” said Dean Lefkos, Managing Director of Chapter Group. “We aimed to create a ‘home away from home’, a workplace that feels familiar and comfortable.”

Located on High Street and spanning 6-levels, Windsor Place has been carefully designed to integrate with its surrounding urban fabric while introducing a new standard of workplace amenity.

Drawing inspiration from Windsor's heritage streetscape, the building incorporates brick, timber and expansive glazing, delivering a contemporary structure that feels inherently connected to its environment.

“The design prioritises a seamless transition from home to office toward a warm, textural, and inviting atmosphere,” Dean explained. This philosophy is evident throughout the building, where architecture and interiors work together to create a workplace that feels both elevated and familiar.



Inspired by the character of Windsor's heritage buildings, the design uses brick, timber and articulated forms to ensure the building sits comfortably within its local context. Inside, the lobby experience is carefully curated, with a Barrisol ceiling light mimicking natural skylight to create a bright, welcoming and human-centred arrival space.

A strong focus on wellbeing and amenity underpins the workplace experience. Lightwells, landscaping and expansive wrap-around terraces bring natural light deep into the floorplates while offering tenants direct access to private outdoor spaces. “These elements are complemented by premium, wellness focused hotel style end-of-trip facilities’ hotel-style end-of-trip facilities,” Dean said. “Including

private ensuite bathrooms, individual grooming stations and secure basement commuter bike storage.”

A communal rooftop garden with bar and cooking facilities further encourages connection and collaboration, while dual street frontages improve accessibility, providing convenient entry points away from the intensity of High Street.

A defining aspect of Windsor Place is its wellness-led approach to placemaking. Rather than traditional retail activation, Chapter Group curated a ground-floor offering centred on lifestyle and wellbeing. “This was a conscious decision... to help tenants engage and encourage their team members into the office by providing additional amenity

and wellness facilities,” Dean said, noting its appeal to high-growth tenants seeking more than just workspace.

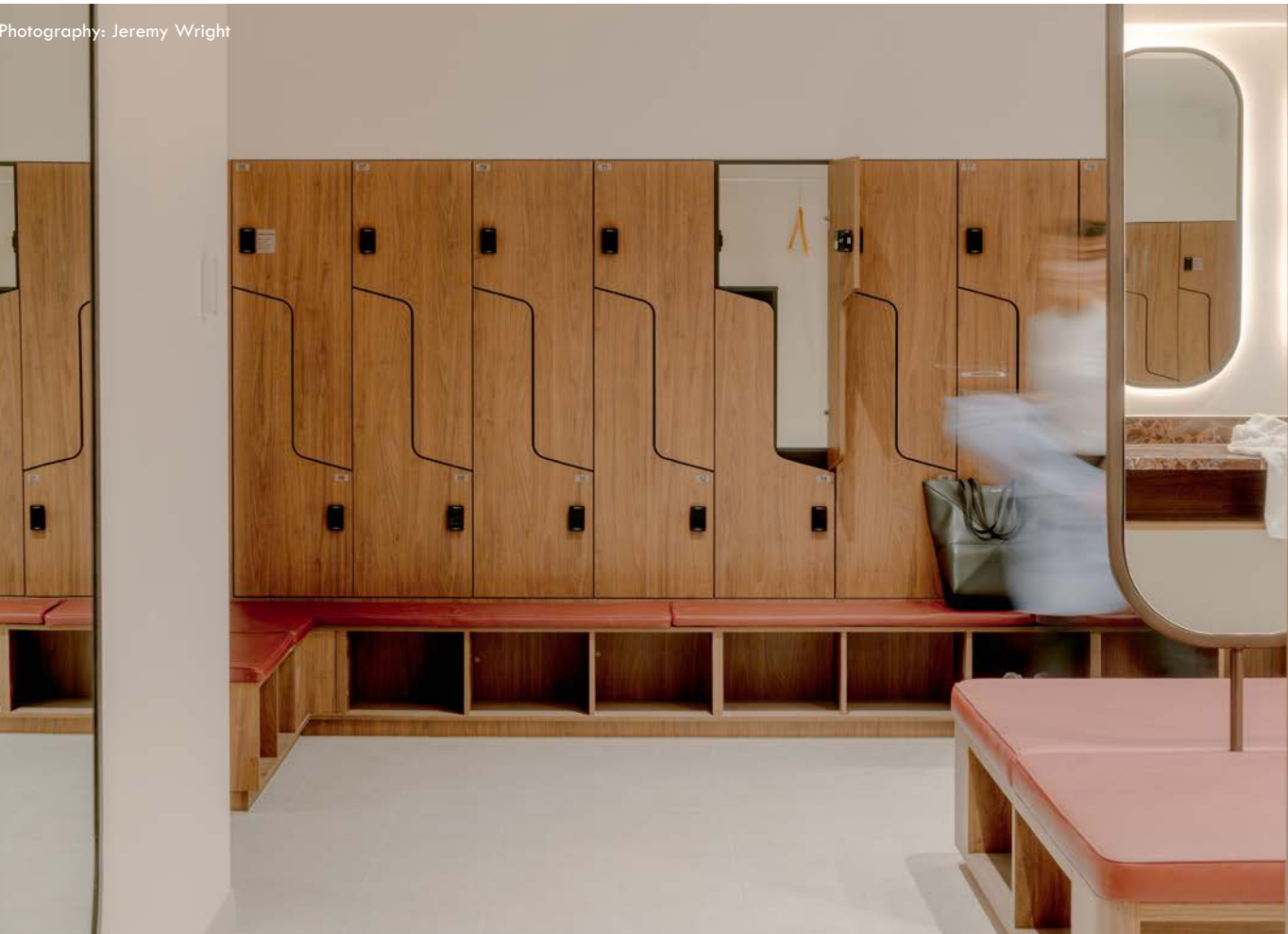
This strategy has already proven successful, with a diverse mix of tenants spanning fintech, wellness and creative industries choosing Windsor Place as their base. Project Mood secured a ground floor tenancy for their second Melbourne location. The company will offer a juice bar, pilates, a gym, a full bathhouse with saunas, steam room, spa and cold plunge

The project's strong leasing momentum reflects a broader shift in workplace expectations, where flexibility, experience and amenity are as critical as location.

Below Chapter Group's Windsor Place delivers a human-centric, wellness-focused workplace blending smart design, community, and premium amenity.

Below Direct Stone delivered precision natural stone fabrication and installation at Windsor Place across bathrooms and entryways.

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Delivering a project on this scale within a dense inner-city location presented its own challenges. With narrow streets, heritage constraints and active transport corridors, careful planning and collaboration were essential. “We faced significant constraints typical of Windsor, and overcame these through sensitivity to context and strong team expertise,” added Sam Sabbatucci, Senior Development Manager at Chapter Group.

Through its partnership with Taronga Projects, Windsor Place incorporates a coordinated, whole-of-asset approach to energy, operations and tenant experience, positioning the building at the forefront of smart commercial design. Importantly, these systems are designed not just for efficiency, but to enhance the daily experience of occupants through seamless, intuitive building interactions.

Ultimately, Windsor Place reflects Chapter Group’s broader philosophy. “Rather than a ‘cookie-cutter’ model, our projects are bespoke responses to their specific location, ensuring the final product feels familiar and integrated within the community,” Dean said.

With its blend of thoughtful design, strategic partnerships and human-centric planning, Windsor Place stands as a compelling example of the future of work—where place, purpose and people come together

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ARCHITECTURAL DETAIL ELEVATED THROUGH NATURAL STONE CRAFTSMANSHIP

Direct Stone completed the natural stone scope at Windsor Place, delivering a detailed package of fabrication and installation works across the bathroom and ensuite areas.

The scope included site measurement, manufacturing and installation of custom stone vanities, together with entryway tiling and threshold detailing. Works incorporated both undermount and top-mount sink applications, 40mm arris edge profiles, and carefully executed threshold transitions throughout the project.

All stone elements were manufactured in Rosso Levanto natural stone supplied by Surface Spectrum, selected for its distinctive appearance and suitability to the architectural intent of the development.

A key feature of the project was the main entry threshold, incorporating custom-cut brass inlay detailing featuring the project name, ‘*Windsor Place*’. The design was integrated across adjoining wall and floor cladding to achieve a consistent and refined finish.

Project delivery was supported by a structured quality control process throughout each stage of production and installation. “Before manufacturing commences all natural stone slabs are scanned with a

state-of-the-art Slab scanner, vein layouts are then prepared and issued for approval to confirm alignment with the intended design outcome,” said Graham Fisher, Director of Direct Stone. “Materials are then processed using CNC and waterjet technology and progress through inspection checkpoints covering cutting, assembly, polishing and final quality verification.”

The use of Rosso Levanto introduced additional technical requirements due to the characteristics of the material, requiring careful processing, handling and installation techniques to maintain finish quality and achieve the required detailing.

The project was completed through disciplined planning, controlled manufacturing processes and close attention to installation quality, resulting in a finished outcome that reflects the architectural intent and material quality specified for Windsor Place.

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