



ARGUS

Corner of La Trobe & Elizabeth Street
Melbourne, Victoria, Australia

OVERVIEW: University Campus, Retail Shops
PROJECT VALUE: \$80M
ROLE: Developer, Project & Development Manager

DESCRIPTION

Baracon's development arm acquired the development rights to this Melbourne Icon off the Stamoulis family. Since 1843 the Argus was the home of Melbourne's first newspaper 'The Argus' later to become the Age.

This building housed the many staff and printing presses of the paper.

Baracon's plan was to convert 'this old lady' into a retail, commercial and housing icon in the heart of Melbourne.

During the design development process Baracon was approached by La Trobe University who wanted a city campus. The University believed that this building was perfect for them and due to probity issues negotiated to purchase Baracon's rights.

After a lengthy negotiation and due diligence period by La Trobe they proceeded with the purchase and it's subsequent restoration and conversion into a city campus.

The project took over 5 years to complete with the University coming across asbestos that they chose to remove.

An alternative to encapsulating the asbestos from the building's old the traditional form of construction was not chosen. Part of the architectural desire was to expose the fire rated beams. The lower floors were restored to their original form with articulated plaster cornices made as a feature of the interior design concept.

Whist the true extent of the sites grander plans by Baracon didn't happen the building has been restored and proudly is finding a new life.