



SITE ONE

757 Bourke Street
Docklands, Victoria, Australia

OVERVIEW: 73 Apartments, 53 Offices, 5 Retail

PROJECT VALUE: \$50M

ROLE: Development & Project sManager, Superintendent

DESCRIPTION

Pan Urban and Halim Group engaged Baracon as Project and Development Management to deliver another successful development. The final stage of Watergate, 'Site One' is located in the heart of Docklands.

This unique development has 73 'SOHO' (small office-home office) areas, supported by 53 strata offices and retail space offering services to levels above.

Baracon as Development and Project Managers worked closely with the client & consultant team to ensure that state of art office equipment & facilities were incorporated into the building, providing maximum functionality and integration between two different areas.

Located adjacent to Watergate apartments in the Batman's Hill precinct, Site One has quickly gained a reputation for flexibility of use and is the new focal point where the city meets the harbour.

Designed by Elenberg Fraser, Baracon competitively tendered the construction awarding it to St. Hilliers and then spent considerable time value managing the project to the client budget. Critically all-important architectural features were maintained.

A significant urban art piece 'On the Beach' was added to the corner of the building marking the completion of the retail component. The large open space atrium contains rotating art features floating from its glazed roof.

The result is one of the jewels of Docklands with all stakeholders being extremely satisfied with this enduring building.