



## YARRA FALLS

8 Trenerry Crescent  
Abbotsford, Victoria, Australia

**OVERVIEW:** 38 Apartments

**PROJECT VALUE:** \$40M

**ROLE:** Project Manager, Superintendent

### DESCRIPTION

Located in the former BYFAS silk mill building at 8 Trenerry Crescent, the BYFAS lofts were the first stage of the Yarra Fall development.

The building has 38 apartments primarily two bedroom, two bathrooms with five metre high ceilings.

The property also features timber flooring and polished concrete, and entertainer's balcony and access to communal gym.

The circa - 1937 BYFAS silk mill manufactured parachute silk during World War II. The Yarra Mills was established in the 1900s and included wool weaving mill and the Austral Silk & Cotton Mills.

The project was the second Baracon has done with Adrian Pye following on from Greenwater Estate project in Brunswick.

The BYFAS façade was retained and opened to the north face with large glass windows that let natural light into the two storeys living and dining areas. It created a New York loft feel to the apartment.

Services were particularly challenging with high ceilings the ductwork for air conditioning was exposed, sewer services were cored through existing slabs that were thick due to equipment that once sat on them.

Living areas had concrete polished floors with carpet to bedrooms.

The project sold out quickly as a result of its unusual look & feel. Construction was completed on time and within budget.