



357

357 occupies a Collins Street address at the eastern end of Melbourne's office spine, in the block where the street's older commercial buildings meet the legal and finance precinct around William and Queen Streets. The development combines office and retail space in a single commercial building. It is a commercial mixed-use development at 357 Collins Street, with office floors above a retail base — the configuration that has defined Collins Street since the interwar rebuild of the street. The constraint on a project of this kind is the interface between a commercial office programme and a CBD street. Deliveries, crane positions and hoarding all compete with tram lanes and pedestrian traffic, and the office floors have to be brought to practical completion on a date fixed by lease commitments rather than by the builder's programme. The office floors were let before completion, so the fitout of each tenancy ran alongside the base building works and the handover followed the lease dates. Baracon's role was project management. That covered the consultant team, the construction tender, the programme and the cost plan through delivery, with the project manager holding the client's position in contract administration rather than the superintendent's certification role. The project was delivered in 2010 at \$75 million. It forms part of Baracon's commercial portfolio in the Melbourne CBD, alongside the office and retail buildings the practice has managed on Collins, Bourke and Queen Streets.

PROJECT LOCATION

Melbourne CBD, VIC

PROJECT YEAR

2010

STATUS

Completed

BARACON'S ROLE

Project Management