



425

425 occupies a Collins Street address in the Melbourne CBD, in the western end of the street where the office towers of the 1970s and 1980s stand among the remnants of the older warehouse and banking buildings. The development provides office and retail space in a commercial building on Collins Street. It is a commercial mixed-use development combining premium office and retail space, with the retail addressing the street and the office floors above. The constraint on a Collins Street commercial project is access. The street carries trams, the footpath carries the city's pedestrian traffic, and a building site has no standing space of its own: materials arrive on a schedule, hoardings take part of the footpath, and the crane has to be placed without closing the street. The building's services were extended from the existing base building, which meant shut-downs negotiated with the occupying tenants rather than a clean start on an empty floor. Baracon's role was project management. The appointment covered the design and consultant team, the tender and the construction contract, the programme and the cost reporting to the client through delivery. The project was valued at \$15 million and sits within Baracon's commercial portfolio in the CBD. It belongs to the run of Collins Street office and retail buildings the practice has managed over two decades.

PROJECT LOCATION

Melbourne CBD, VIC

STATUS

Completed

BARACON'S ROLE

Project Management