



Allegra

Allegra is a coastal apartment development at Hervey Bay in Queensland, on the Esplanade side of the town where the bay opens towards Fraser Island. The building holds 49 apartments and one restaurant. The apartments are arranged above a ground-floor restaurant tenancy, with the residential lobby and lift separate from the dining room and its service access. The governing constraint is the coastal envelope. Hervey Bay's design conditions bring salt, wind-driven rain and a cyclone-rated structural requirement, and a building of this size has to hold its balconies, glazing and shading within them. The restaurant adds a second programme and a second set of services at ground level. The restaurant tenancy was fitted out to a commercial kitchen specification, with grease arrest, exhaust and odour control separate from the residential services. Baracon's role was sales and marketing, builder and project superintendent. That is the full delivery triangle on one project: the campaign and pricing, the construction contract as builder, and the superintendent's certification of the same works. Allegra was completed in 2018 at \$40 million. It is one of three Hervey Bay projects in Baracon's portfolio, with Waterfront Hervey Bay and the Allegra display suite, and it established the delivery model used on the later stages.

PROJECT LOCATION
Hervey Bay, QLD

PROJECT YEAR
2018

STATUS
Completed

BARACON'S ROLE
Sales & Marketing, Builder
and Project Superintendent