



Argus

Argus occupies the corner of La Trobe and Elizabeth Streets in the Melbourne CBD, on the northern edge of the Hoddle Grid where the city's education precinct meets the office core. The development combines a university campus with retail shops. It is a unique mixed-use development bringing a tertiary campus and street-level retail together in one building — a programme that puts teaching floors, student circulation and public shopfronts into the same structure. The governing constraint is the separation of two very different occupants. A campus needs large floor plates, teaching-room acoustics, secure access and a student population arriving in peaks; retail needs street frontage and servicing. Both share structure, fire systems and lifts, and the campus floors cannot be closed for retail fitout works. The campus floors were handed over to the university before the retail tenancies were complete, so the building opened in two stages. Baracon's role was project management. The appointment covered the consultant team, the construction contract and the programme across both components, with the university and the retail tenancies brought to occupation on the same building programme. Argus was delivered in 2010 at \$80 million. It is the clearest education project in Baracon's commercial portfolio and sits with the CBD 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