

Bay Street

Bay Street is an apartment development at 232 Bay Street in Brighton, on the main retail spine that runs from the beach up through the suburb's shopping village. The building provides apartments above a street-level base. The apartments are set back above the retail frontage, with the residents' entry and parking separated from the shopfronts. The governing constraint is the street. Bay Street is a tram-free but heavily trafficked shopping street with restricted loading, and a building of this value has to hold its apartments above the retail frontage without interrupting the traders below. The planning envelope steps down towards the residential streets behind. The retail frontage was retained and the apartments set back above it, which kept the shopfronts trading through the construction period. Baracon's role was project management on the project. The appointment covered the consultant team, the tender and construction contract, the programme and the cost reporting through delivery. Bay Street was completed in 2014 at $25 million. It sits with Baracon's Bayside apartment work, where the practice has built on Bay Street, Halifax Street and the Brighton beach side of the suburb.

PROJECT LOCATION
232 Bay Street, Brighton

PROJECT YEAR
2014