

Clarendon

Clarendon is a mixed-use apartment development in South Melbourne, in the block between Clarendon Street and the light rail where the suburb's older warehouses and the new apartment buildings meet. The building holds 114 apartments and two retail tenancies, designed by Six Degrees Architects. The apartments sit above a street-level retail base, with the residential entry held separate from the two shopfronts and the building's services and parking in the basement. The apartments are arranged above the retail base, with the residents' amenity and parking in the basement. The governing constraint is the planning envelope. South Melbourne's streets carry heritage overlays and height controls that step down towards the low-rise residential blocks, and a 114-apartment building has to hold its mass within them while returning the yield the site was bought for. The two retail tenancies were let during construction, and their fitouts were coordinated with the residential handover above them. Baracon's role was project management. The appointment covered the consultant team, the planning process, the construction tender and contract, the programme and the cost reporting through delivery to completion. Clarendon was completed in 2020 at $60 million. It sits with Baracon's South Melbourne and Southbank apartment work, and it is one of the larger mixed-use buildings the practice has managed in the inner south.

PROJECT LOCATION
South Melbourne, VIC

PROJECT YEAR
2020

STATUS
Completed

BARACON'S ROLE
Project Management