



EPO

EPO is a mixed-use apartment development at Elsternwick, in Melbourne's inner south-east where Glen Huntly Road's retail strip meets the railway and the suburb's established housing. The building holds 34 apartments and one retail tenancy. It is a mixed-use residential development, with the apartments above a ground-floor shop and the residential entry and services separated from the retail frontage. The apartments are arranged above the retail tenancy, with the residents' entry and parking separated from the shopfront. The governing constraint is the neighbours. Elsternwick's residential streets carry height and setback controls, and a 34-apartment building on a site beside established houses has to step down at the rear, hold its overshadowing within the council's limits and keep the retail tenancy trading through the construction period. The retail tenancy was handed over before the apartments, so the shopfront could trade while the residential floors were completed. Baracon's role was project management and builder. The appointment covered the consultant team, the planning process, the construction contract and the trade packages, with Baracon building the apartments and the retail shell as well as managing the delivery. EPO was completed in 2020 at \$30 million. It sits with Baracon's inner south-east apartment work, alongside the Elsternwick and Caulfield projects the practice has delivered, and it is one of the larger mixed-use buildings in that group.

PROJECT LOCATION

Elsternwick, VIC

PROJECT YEAR

2020

STATUS

Completed

BARACON'S ROLE

Project Management and
Builder