



Quay West

Quay West stands at Southgate in Southbank, on the Yarra bank beside the pedestrian promenade where the arts precinct, the casino and the CBD are within a short walk. The building holds 174 apartments, hotel facilities and two restaurants. It is a premium mixed-use development at Southgate, with the apartments above a podium of hotel amenity and dining that addresses the river promenade. The apartments are arranged above the podium, with the residents' amenity, parking and services within the building. The governing constraint is the operating podium. Two restaurants and hotel facilities at the base have to keep trading while the residential floors above are completed, and the services, deliveries and waste for the podium have to be separated from the residents' access and parking. The two restaurants and the hotel facilities were completed and trading before the residential floors were handed over, which set the sequence for the podium. Baracon's role was project superintendent. The appointment covered the contract administration, the certification of progress and variations, and the close-out of defects across the apartments, the hotel facilities and the two restaurants. Quay West was completed in 2015 at \$120 million. It sits with Baracon's Southbank work at Elysium, Wrap and Dominion, and it is one of the larger mixed-use buildings the practice has certified in the precinct.

PROJECT LOCATION

Southbank, VIC

PROJECT YEAR

2015

STATUS

Completed

BARACON'S ROLE

Project Superintendent