



Site One

Site One is a mixed-use development at Docklands, on the precinct's central waterfront where the Victoria Harbour promenade, the library and the stadium sit within a few hundred metres. The building holds 73 apartments, 53 offices and five retail tenancies. It is a landmark mixed-use development in Docklands, with the three components stacked above a street-level retail base and each served by its own access and services. The three components are served by separate entries and lifts, with the parking and services in the basement. The governing constraint is the three-way mix. Apartments, offices and shops in one building have different floor plates, different hours and different servicing needs, and the building has to be brought to practical completion in a sequence that lets each component occupy without holding up the others. The three components were handed over in sequence, with the retail tenancies first and the apartments and offices following. 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 offices and the retail tenancies. Site One was completed in 2021 at \$50 million. It sits with Baracon's Docklands work at Watergate and ING Waterfront City, and it is the most complex mixed-use building the practice has certified in the precinct.

PROJECT LOCATION

Docklands, VIC

PROJECT YEAR

2021

STATUS

Completed

BARACON'S ROLE

Project Superintendent