

Tivoli House

Tivoli House occupies 333 Toorak Road in South Yarra, on the retail and commercial strip between the Punt Road junction and the Chapel Street corner where the suburb's shops give way to offices. The development is an office building. The scheme is a commercial building on the Toorak Road frontage, with office floors above a street-level entry and the retail and transport amenity of South Yarra within walking distance. The office floors sit above a street-level entry, with the services and parking in the basement. The governing constraint is the street. Toorak Road carries trams in both directions and a continuous retail frontage, and a commercial building on the strip has to hold its loading, its parking access and its frontage within the activity centre controls while the adjoining shops keep trading. Baracon's role on the project runs through the development. The project was valued at $40 million and completed in 2022, and the project file sits within Baracon's current project management system alongside the South Yarra commercial and apartment work. The development appointment covered the design, the approvals and the delivery programme for the office building. It sits with Como Malvern as the office developments in Baracon's current portfolio, and it is the larger of the two by value.

PROJECT LOCATION
333 Toorak Rd South Yarra Vic

PROJECT YEAR
2022