



Trinity

Trinity is a mixed-use development in Carlton, on the corner where the suburb's residential streets meet the university and hospital precinct around Grattan Street and Swanston Street. The building is an eight-storey triangular block with 45 apartments and a ground-floor cafe. The scheme is the triangular plan as the defining constraint of the building. The apartments are arranged around the triangular plan, with the cafe at ground level and parking in the basement. The governing constraint is the site itself. A triangular block with a service-station history carries soil and groundwater contamination that has to be remediated before construction, and the plan geometry leaves no rectangular core, so the apartments and the services have to be planned around the acute corner. Baracon's role was development management, project management, builder, project superintendent and sales and marketing. Every role the practice offers was held on this one project, from the feasibility and the remediation through to the certification and the sale of the apartments. The feasibility, the remediation, the construction contract and the sales campaign ran on one programme under the one appointment. Trinity was completed in 2019 at \$50 million. It is the clearest example of Baracon's integrated model on a constrained inner-city site, and it sits with the Trinity display suite delivered for the same campaign.

PROJECT LOCATION

Carlton, VIC

PROJECT YEAR

2019

STATUS

Completed

BARACON'S ROLE

Development Management,
Project Management, Builder,
Project Superintendent and
Sales & Marketing