



Watergate

Watergate is a mixed-use apartment development at Docklands, on the Victoria Harbour waterfront where the promenade, the library and the stadium sit within a few hundred metres of the site. The building holds 350 apartments and ten retail tenancies. It is a major mixed-use development in the Docklands precinct, with the apartment stack above a retail podium and the residents' amenity held within the building. The governing constraint is the waterfront podium. Ten retail tenancies and 350 apartments share a structure, and the podium has to be delivered to traders on a different timetable from the residential tower, with separate servicing, access and fire strategies for each. The podium was completed and the retail tenancies handed over before the apartment floors, which set the sequence for the tower above. Baracon's role was sales and marketing and project superintendent. The appointment covered the campaign and pricing for the 350 apartments as well as the superintendent's certification of the construction, the variations and the practical completion. Watergate was completed in 2020 at \$200 million. It is the largest project in Baracon's Docklands work by value, and it sits with Site One and ING Waterfront City in the same precinct. The apartments were settled after the retail podium opened, and the building holds its Victoria Harbour frontage.

PROJECT LOCATION

Docklands, VIC

PROJECT YEAR

2020

STATUS

Completed

BARACON'S ROLE

Sales & Marketing and Project Superintendent