



Wrap St Kilda

Wrap St Kilda is a mixed-use apartment development in St Kilda, on the streets between the Fitzroy Street retail strip and the beach where the suburb's apartment buildings face the bay. The building holds 84 apartments and five retail tenancies. It is a contemporary mixed-use residential development with a striking architectural design, with the apartments above a street-level retail base and the residents' amenity within the building. The governing constraint is the St Kilda frontage. The suburb's heritage and activity centre controls limit height and setback, and a building with five retail tenancies has to keep its frontage active and its servicing off the street while the apartments above are completed. The five retail tenancies were let before completion, and their fitouts were coordinated with the residential handover in the floors above. Baracon's role was project management. The appointment covered the consultant team, the construction contract, the programme and the cost reporting through delivery to completion. Wrap St Kilda was completed in 2017 at \$45 million. It sits with Baracon's St Kilda and Southbank apartment work, and it is the smaller of the two Wrap projects by value. The retail tenancies were let to occupiers serving the St Kilda beach trade, and the apartments above were settled after the podium was complete.

PROJECT LOCATION

St Kilda, VIC

PROJECT YEAR

2017

STATUS

Completed

BARACON'S ROLE

Project Management