



Yarra Falls

Yarra Falls is an apartment development at Abbotsford in Melbourne's inner east, on the bend of the Yarra where the suburb's industrial river frontage meets the Studley Park parkland and the Collingwood children's farm. The project was valued at \$40 million and completed in 2015. The building holds 38 apartments, and it is a residential apartment development with a contemporary design, with the apartments above basement parking and a ground-floor entry. The governing constraint is the river frontage. A site on the Yarra carries flood and overland flow requirements, environmental controls on the riparian edge and a design response to the parkland outlook, and the building has to meet them without losing the river aspect that makes the site valuable. The building was set back from the river edge to satisfy the flood and riparian requirements, and the landscaping was designed around the parkland outlook. Baracon's role was project management and project superintendent. The appointment covered the consultant team, the construction contract and the superintendent's certification of progress, variations and practical completion. It sits with Baracon's inner-east apartment work at Victoria Street and the Abbotsford and Richmond river projects in the portfolio. The building was completed with its river frontage landscaped, and the apartments were settled after the practical completion of the whole building.

PROJECT LOCATION

Abbotsford, VIC

PROJECT YEAR

2015

STATUS

Completed

BARACON'S ROLE

Project Management and
Project Superintendent