



## NOVA

225 Elizabeth Street  
Melbourne, Victoria, Australia

**OVERVIEW:** 140 Apartments, 5 Retail

**PROJECT VALUE:** \$70M

**ROLE:** Development & Project Manager, Superintendent

### DESCRIPTION

Nova incorporates 140 apartments into an existing and extended building.

The project included upgrading of the exterior and refurbishment of the interior of an 11 – storeys building with 1 basement level. The existing ground floor retail area was reconfigured including a new canopy to the street.

New construction on top of the existing building provides additional apartments. Baracon worked with renowned architects Nation Fender Katsalidis as Client's Representative and Development Manager, whilst also managing the settlement process.

Nova was previously the location of Melbourne's telephone exchange its converted into a modern residential building required considerable planning particularly with the addition of 6 levels and required structural strengthening to the existing levels below.

A new lobby with gymnasium was placed on the ground floor with 5 retail tenancies flanking the main entrance of the building. The existing precast façade was painted with the inclusion of aluminum balconies breaking the previous commercial form. An alucobond eyebrow set the old building apart from its modern extension.

The clever incorporation of a car park lift provided 3 levels of parking into the lower 3 levels of the building.

Baracon worked closely with builder CDK Tectoniks to deliver this challenging project on time and within budget.

