



## WRAP ST KILDA

173 Barkly Street  
St Kilda, Victoria, Australia

**OVERVIEW:** 84 Apartments & 5 Retail

**PROJECT VALUE:** \$45M

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

### DESCRIPTION

Baracon's development arm purchased the well known triangular corner of Barkly & Belford Street in St Kilda, the long term home of a Crayfish shop and hardware store for redevelopment into 84 apartments over 4 levels and a ground floor containing 5 retail shop. A basement level contains 27 car park and substation area.

The project embraced it's unique position by referencing aspects of local character, form and texture.

Local built form and organic textures were studied and referenced to reinforce an appropriate and site specific response. A screened element that both articulates and defines the facade was sought to 'wrap' the building.

The screen, a major feature is achieved through the use of laser cut aluminium sheet that both defines, envelopes and provides a dramatic interplay of light and shadow.

The screen also provide environmental benefits including reduced heat gain, shading and privacy, while maintaining amenity and the view from within.

Designed by Rothe Lowman this project successfully achieved town planning approval however with the impact of the GFC. Baracon elected to sell the project with permit to Buxton who developed the project as presented.