



## SY OFFICE

Level 10, 33 Claremont Street,  
South Yarra, Victoria, Australia

**OVERVIEW:** Commercial Office

**PROJECT VALUE:** \$1.5M

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

### DESCRIPTION

Having successfully developed the SXY2 project in South Yarra, Baracon elected to purchase the roof rights from the development entity to explore the opportunity of adding a lightweight structure to Level 10, for their future corporate office.

The decision required some quick review of the existing roof plant areas, which were originally to have air-conditioning condensers to the apartments below, these were relocated.

Baracon's team worked closely with the original building architect Plus Architecture to ensure the addition to the top of the building kept in the line with original concept. An additional benefit is the new 2 storey addition wrapped around the existing plant room and lift motor room to 'crown the building' and disguise the 'ugly' projection, that traditionally pop up on the trop of buildings.

The layout internally has greeting, reception, boardroom & display area on Level 10 with open workstation and offices, kitchens, toilets on level 11.

Construction was challenging with 56 completed occupier apartment below. All materials were lifted up externally by well-sequenced mobile crane visits.

A structural steel frame created the skeletal form with posistructs used as the floor system. A feature of the project is its openness with larger glass windows and unique interiors designed by Finnis Architects in collaboration with Carmel Iudica interior design.

The project was successfully delivered on time and budget.