

Bosc

Bosc is a residential house project at Templestowe in Melbourne's north-east, in the Manningham suburbs where large allotments and the Yarra parkland sit behind the Doncaster and Bulleen retail centres. It is a single dwelling on a large site, at the upper end of Baracon's private residential work by value. The governing constraint is the site and the brief together. A house of this value on a sloping Manningham allotment has to reconcile a large floor plate with the fall of the land, the council's vegetation and setback controls, and a brief that includes basement parking, a pool and extensive glazing. The basement and the pool were excavated on a sloping site, which required retaining and dewatering design before the main works could start. Baracon's role was project management and project superintendent. The appointment covered the design coordination, the construction contract and the certification of progress and completion, with the superintendent's role held separately from the builder's. The contract administration and the certification ran on the one appointment through to practical completion. Bosc was completed in 2020 at $15 million. It sits with Baracon's private residential work across Melbourne's east, and it carries the highest value of the single-dwelling projects in the portfolio.

PROJECT LOCATION
Templestowe, VIC

PROJECT YEAR
2020

STATUS
Completed

BARACON'S ROLE
Project Management and Project Superintendent