



Burston

Burston is a townhouse development in Brighton, on the residential streets between the beach and the Nepean Highway where the suburb's established houses sit behind high fences and mature gardens. The development comprises two townhouses. It is a residential project and states that Baracon provided sales and marketing, builder and project superintendent services — the full delivery role from campaign through construction to certification, on a two-dwelling site. The governing constraint is the arithmetic of a small project. Two townhouses carry a full design, planning and construction administration load across two sales, so every consultant fee and every trade package has to earn its place. The dwellings also have to sit within the neighbourhood character controls that govern height, setback and landscaping in Brighton's residential streets. Both dwellings were sold off the plan, so the finishes were specified once and built without substitution. Baracon's role was sales and marketing, builder and project superintendent. The campaign, the construction contract and the certification ran on one programme, from the first release to handover. Burston was valued at \$6 million and sits with Baracon's Bayside townhouse work, alongside Billilla, Montclair and the larger apartment projects the practice has delivered in Brighton.

PROJECT LOCATION

Brighton, VIC

STATUS

Completed

BARACON'S ROLE

Sales & Marketing, Builder
and Project Superintendent