



Casuarina Villas

Casuarina Villas is an apartment development at Patterson Lakes in Melbourne's south-east, on the canals and waterways behind Carrum where the suburb's low-rise housing faces the marine environment. The building holds 49 apartments. The governing constraint is the water. A site on the canals carries flood and overland flow requirements, marine-grade materials and a design response to the wind off the water, and a 49-apartment building has to meet them without losing the outlook that makes the site worth developing. The building was designed with its car parking and access above the flood level, which set the levels for the whole site. Baracon's role was project management and project superintendent. The appointment covered the consultant team, the construction contract and the superintendent's certification of progress, variations and practical completion through the build. Casuarina Villas was completed in 2016 at \$30 million. It sits with Baracon's medium-density apartment work across Melbourne's bayside and south-eastern suburbs, alongside Aspendale and the Mordialloc projects.

PROJECT LOCATION

Patterson Lakes, VIC

PROJECT YEAR

2016

STATUS

Completed

BARACON'S ROLE

Project Management, Project Superintendent

PROJECT VALUE

\$30M