

Duke

Duke is a residential project at Ashburton in Melbourne's south-east, on the residential streets between High Street and the Gardiners Creek parkland where the suburb's post-war housing is being replaced by new dwellings. The development comprises two houses. It is a residential development and states that Baracon provided project management and builder services, so the construction contract and the management of the same works sat with the one team on a two-dwelling site. The governing constraint is the site coverage. Two new houses on an established Ashburton allotment have to meet the council's ResCode requirements for setback, site coverage, permeability and private open space, and the driveway and services have to be shared between the two dwellings without crossing either title. Baracon's role was project management and builder. The appointment covered the design coordination, the planning documentation, the construction contract and the trade packages, with Baracon building both houses and managing the programme to a single handover date. The construction contract and the management of the same works were held together, with the trade packages let and supervised by the one team. Duke was completed in 2015 at $3 million. It sits with Baracon's private residential work across Melbourne's south-east, alongside the townhouse and house projects the practice has built in Malvern, Ashburton and Brighton.

PROJECT LOCATION
Ashburton, VIC

PROJECT YEAR
2015

STATUS
Completed

BARACON'S ROLE
Project Management and Builder