



Harrison

Harrison is a townhouse development at Hawthorn in Melbourne's inner east, on the residential streets between Glenferrie Road and the Yarra where the suburb's established houses sit among private schools and mature gardens. The development comprises townhouses. It is a residential townhouse development and states that Baracon provided project management and builder services, with the construction contract and the management of the same works held by the one team. The townhouses share a single driveway, with the parking and services at the rear of the site. The governing constraint is the streetscape. Hawthorn's residential heritage and the neighbourhood character controls set the height, setback and roof form, and a townhouse development has to fit a dwelling mix and a parking requirement into a site bounded by established houses on both sides. The townhouses were sold during construction, and the finishes were selected with the buyers before the fitout stage. 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 the townhouses and managing the programme to handover. Harrison was completed in 2012 at \$4 million. It sits with Baracon's inner-east residential work, alongside the Kew, Hawthorn East and Malvern house and townhouse projects in the portfolio. The townhouses were completed and titled separately, with the landscaping and the shared access finished before settlement.

PROJECT LOCATION

Hawthorn, VIC

PROJECT YEAR

2012

STATUS

Completed

BARACON'S ROLE

Project Management and
Builder