



Lansell

Lansell is an apartment development at Toorak in Melbourne's inner south-east, on the residential streets between Toorak Road and the Yarra where the suburb's large houses sit behind mature gardens. The building holds three apartments. The three apartments are arranged over the building's floors, with the parking and services at ground level. The governing constraint is the planning envelope in a protected streetscape. Toorak's residential controls limit height, setbacks and site coverage, and a three-apartment building has to read as a large house from the street while giving each apartment its own outlook and outdoor space. The three apartments were sold off the plan, so the finishes and the floor plates were fixed before construction started. Baracon's role was project management and builder. The appointment covered the design coordination, the planning process, the construction contract and the trade packages, with Baracon building the apartments as well as managing the delivery. Lansell was completed in 2018 at \$8 million. It sits with Baracon's inner south-east residential work, alongside the Toorak and South Yarra apartment projects the practice has delivered, and it is the smallest apartment building in that group.

PROJECT LOCATION

Toorak, VIC

PROJECT YEAR

2018

STATUS

Completed

BARACON'S ROLE

Project Management and
Builder