

A photograph of a two-story residential house with a light-colored facade and dark trim. The house features a balcony with a decorative wrought-iron railing on the upper floor. The ground floor has a portico supported by columns. The house is surrounded by lush greenery, including trees and bushes.

Panorama

Panorama is a residential house project at Kew in Melbourne's inner east, on the streets between the High Street shops and the Yarra where the suburb's large houses sit among private school grounds and mature gardens. The house is set behind a landscaped frontage, with the garage and services at basement level. The governing constraint is the planning envelope. Kew's residential controls protect the streetscape, the tree canopy and the setbacks, and a house of this value has to reconcile a large floor plate, a basement and a garden setting within them, with the neighbouring houses remaining occupied through the works. The house was built with the neighbouring properties occupied, which set the hours for the noisiest trades and the access arrangements for the site. Baracon's role was sales and marketing, builder and project superintendent. The appointment covered the marketing of the completed house, the construction contract and the superintendent's certification of progress and completion. Panorama was valued at \$3 million and sits with Baracon's Kew residential work at 81 Davis Street and The Augusta on Cotham Road, and with the house projects the practice has delivered at Bosc, Bellisie and Hughes.

PROJECT LOCATION

Kew, VIC

STATUS

Completed

BARACON'S ROLE

Sales & Marketing, Builder
and Project Superintendent