



Penguin Books

Penguin Books occupies 250 Camberwell Road in Camberwell, on the commercial strip between the Junction and the Burke Road retail centre where the suburb's office and warehouse buildings meet the residential streets behind. The project was valued at \$45 million and completed in 2008. It is a commercial development for Penguin Books, delivered with Baracon as project manager and project superintendent, and the building carries the publisher's office and distribution functions. The governing constraint is the occupier's brief. A publisher needs open floor plates, secure storage, loading and dispatch, and a building services strategy that supports a workforce alongside a warehouse operation, all within the height and setback controls that govern Camberwell Road. The office and the distribution functions were handed over in sequence, so the publisher could occupy the building while the remaining fitout was completed. Baracon's role was project management and project superintendent. The appointment covered the consultant team, the construction contract and the certification of the works, with the project manager and the superintendent roles held by the same practice through delivery. It sits with Baracon's commercial work in Melbourne's inner east, and it is one of the earliest large commercial projects in the portfolio. The building was handed over to Penguin Books on completion, with the office and distribution functions in place.

PROJECT LOCATION

Camberwell, VIC

PROJECT YEAR

2008

STATUS

Completed

BARACON'S ROLE

Project Management and
Project Superintendent