



Rockley

Rockley is a townhouse development in South Yarra, on the residential streets between Toorak Road and the river where the suburb's low-rise apartment buildings and terrace houses sit among established gardens. The development comprises eight high-end townhouses. It is a boutique luxury residential development, with the dwellings arranged in a terrace with private open space, basement parking and finishes at the upper end of the South Yarra market. The governing constraint is the site and the neighbours. Eight dwellings on a South Yarra allotment require a basement that can be excavated without affecting the adjoining buildings, a shared access arrangement and a building envelope that meets the council's setback and overshadowing requirements. The basement was excavated beside the adjoining buildings, which required retention and monitoring before the main works could start. Baracon's role was project management and project superintendent. The appointment covered the consultant team, the construction contract and the superintendent's certification of progress, variations and completion across the eight dwellings. Rockley was completed in 2022 at \$8 million. It sits with Baracon's South Yarra residential work at Lyall Residence, Lyall Residences and the SXY projects, and it is the larger of the two townhouse developments in that group. The eight dwellings were completed and titled separately, with the basement and the landscaping finished before the first settlement.

PROJECT LOCATION

South Yarra, VIC

PROJECT YEAR

2022

STATUS

Completed

BARACON'S ROLE

Project Management and
Project Superintendent