



Aspendale

Aspendale is a townhouse development at Aspendale in Melbourne's south-east, in the bayside suburb between Mordialloc and Edithvale where the railway line separates the residential streets from the beach. The development comprises 16 townhouses. It is a residential townhouse development, and the published project material places the dwellings in a single residential address with shared driveway access and private open space to each. The dwellings are arranged in a single terrace with the parking and services at the rear of the site. The governing constraint is the site yield. Sixteen dwellings on an established suburban site means a building envelope that steps with the neighbours, a driveway that serves every garage and meets the council's turning requirements, and private open space for each home within the setback controls. The dwellings were sold before completion, and the finishes were selected with the buyers inside the contract period. Baracon's role was project management. The appointment covered the planning and design coordination, the construction tender, the programme and the cost control through delivery to settlement. Aspendale was completed in 2016 at \$14 million. It sits with Baracon's medium-density residential work across Melbourne's bayside and inner-east suburbs, alongside Casuarina Villas and Greenwater Estate. The townhouses were completed and titled separately, with the landscaping and the shared driveway finished before settlement.

PROJECT LOCATION

Aspendale, VIC

PROJECT YEAR

2016

STATUS

Completed

BARACON'S ROLE

Project Management