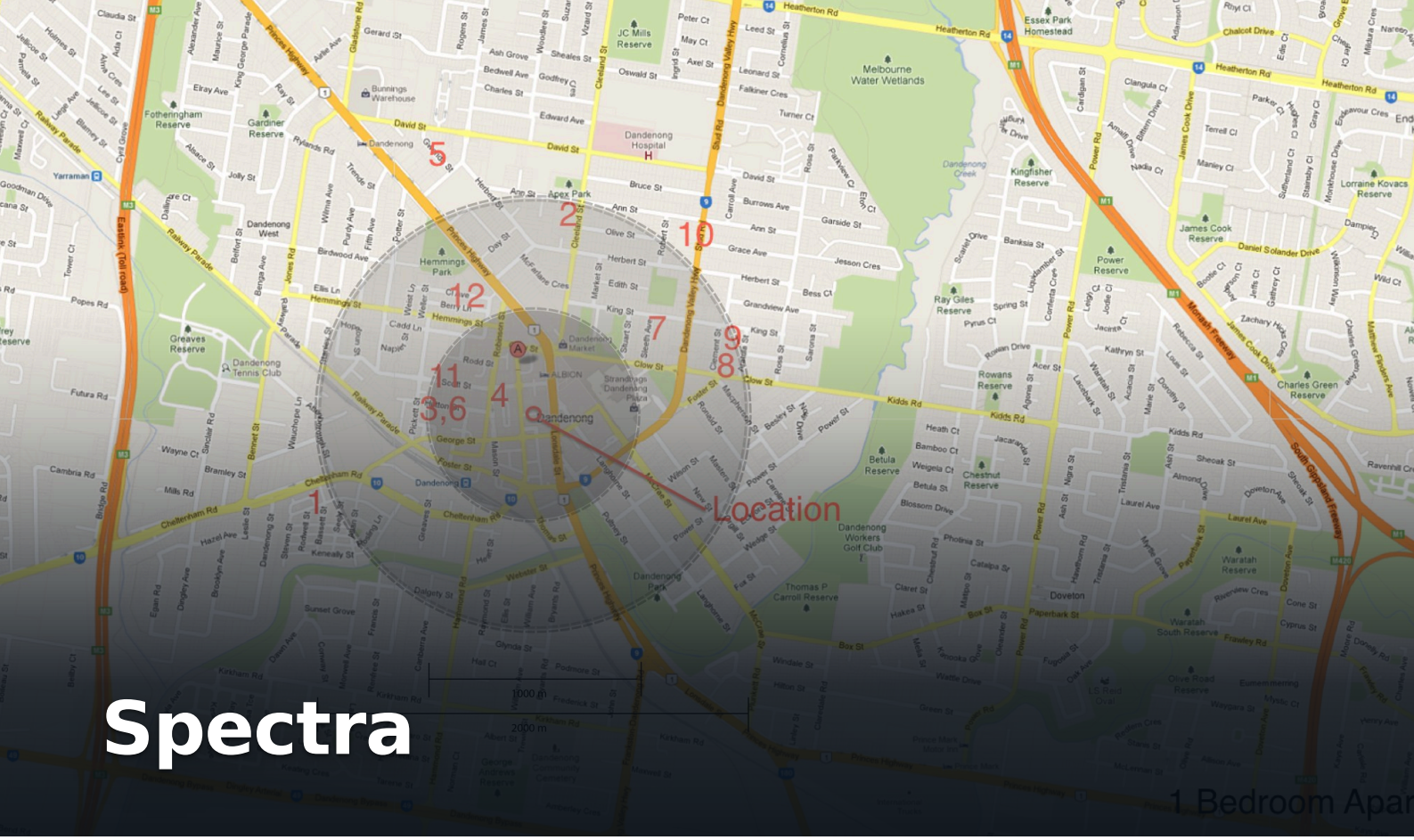


Spectra

Spectra occupies 219-221 Thomas Street in Dandenong, on the retail and residential street within the Central Dandenong activity centre where the city's older shopfronts and new apartment buildings meet. The development is a residential high-rise. The scheme is an apartment tower on a Thomas Street site within the Dandenong activity centre, with basement parking and ground-floor retail addressing the street. The apartments are arranged above the retail frontage, with the residents' parking and the building services in the basement. The governing constraint is the activity centre. Central Dandenong's planning controls encourage height on the Thomas Street spine but require the tower to hold its podium, its parking access and its street frontage within the activity centre's design requirements, on a site assembled from two titles. The two titles had to be consolidated before the basement could be excavated, and the services connections resolved at the same time. Baracon's role on the project runs through the development. The project was valued at $30 million and completed in 2015, and the project file sits within Baracon's current project management system as a Dandenong apartment project, holding the design documentation, the authority approvals and the construction records. It sits with Baracon's south-east apartment work, and it is the tallest building in the Dandenong group.

PROJECT LOCATION

219-221 Thomas Street, Dandenong

PROJECT YEAR

2015