

The Journal 140 YEARS

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Sold: The Arkana Timber and Hardware site in central Dandenong has been sold and may be replaced by a hotel/apartment complex.

Picture: Lucy Di Paolo

Arkana nailed

By Leigh Rogers

A PRIME piece of real estate with a landmark building in Dandenong's central business district has been sold.

The Lonsdale Street site of Arkana Timber and Hardware has been acquired by property developer Deal Corp for an

undisclosed amount. The former family-run hardware store operated at the site for 42 years and has been vacant since 2003.

It's believed that up to 50 suites, conference facilities, and hotel/apartment-style rooms will be built.

There would also be retail premises and offices housed at

the ground level. Deal Corp managing director David Kobritz said early planning was under way but did not reveal exactly what was intended for the site.

"It's very early days. We're just going through some feasibility studies and sketches.

"We're in early discussions

with the council, so we need another month or so. At the moment we're just testing various models. I don't want to preempt anything."

Cr John Kelly believed a residential apartment was on the cards. It is also believed the site could have conference amenities and retail stores.

Mayor Peter Brown was unaware of any plans for the site, nor the involvement of Deal Corp. But he was happy at the prospect of redevelopment.

"It's an eyesore — I don't think there's anything iconic about it [site] at all," he said.

"I'd be more than happy to see the bulldozers go through."

'It's an eyesore — I don't think there's anything iconic about it [the site] at all.'

Peter Brown

Deal set for Arkana site

Melinda Marshall

DANDENONG'S humble blue-and-yellow Arkana corner is set to become a seven-storey complex of shops, offices and apartments.

Property developer Deal Corporation last week sought planning permission for the \$30 million 15,000sq m development at the corner of Lonsdale and Foster streets.

Deal Corporation hopes it will open at the prime commercial site in September 2008.

Greater Dandenong Mayor Peter Brown welcomed "with open arms" the plans for the run-down site.

"This is exactly the way we are encouraging investors to view Dandenong," he said.

The complex will comprise two buildings.

A seven-storey building on Lonsdale St will have shops and a cafe at ground level, with conference facilities and residential and serviced apartments above.

A separate office building fronting Thomas St will have two floors of parking and three levels of office space covering 3600sq m.

VicUrban, a State Government agency redeveloping central Dandenong, and the council had had the chance to review the designs before they were submitted.

Deal managing director David Kobritz said the complex would be Dandenong's new "southern gateway" and would "bring new life into central Dandenong of a type that has not been offered in more than 30 years".

"There are no class-A offices available in the centre of Dandenong, few outdoor cafes and no mixed-use facilities in this precinct at all," he said.

The design by architects Hayball Leonard Stent was inspired by the Arkana site's past use as a timber yard.

The family-run Arkana Timber and Hardware shop operated for 42 years, but has been dormant since 2003.

Deal Corporation has built similar mixed-use complexes at Essendon and Wantirna.

\$30m project for the former Arkana site

City on the up

By Michael Randall

A TOWERING \$30 million mixed use development is planned for the former Arkana Hardware site in central Dandenong.

Leading Melbourne property developer Deal Corporation, which secured the 3000 square-metre prime piece of real estate, has submitted a planning application for two buildings — one seven levels and another five levels.

The mixed use development comprises retail shops, a café, conference facilities, serviced apartments, residential apartments, office space and car parking.

Entry to the first building will be via Lonsdale Street, while access to the second will be from Thomas Street.

Deal Corporation managing director David Kobritz said the development was unlike anything seen in Dandenong for more than 30 years and would revitalise the area.

“Currently, there are no class A offices available in the centre of Dandenong, few outdoor cafés and no mixed use facilities in this precinct at all. The development will form the new southern gateway into the city.”

City of Greater Dandenong

Mayor Peter Brown welcomed the project.

“This is exactly what we’re looking for in Dandenong — this level of confidence [from the developer] needs to be welcomed.

“That area of Dandenong is really down at heel. It’s a bit of a rust belt in that particular corner and has been since Arkana was sold.”

Luc Baldi, of building architects Hayball Leonard Stent, said Dandenong’s history in timber milling and the site’s past use as a timber yard were the main sources of design inspiration.

The family-run Arkana Timber and Hardware store operated from the site for 42 years until it closed in 2003.

The only hurdle for Deal Corporation is the heritage overlay centred on the cupola on Arkana corner.

Deal’s development manager Simmy Abraham said: “It has a heritage overlay, so that doesn’t say it can’t be demolished. It will be up to the council.”

Cr Brown was more blunt: “We should just take a few nice photos and knock it down. We should be welcoming this development, not causing hurdles. It’s not as if it’s [the cupola] a 400-year-old gum tree.”



Monster development

An artist’s impression of the Lonsdale Street frontage of the \$30 million project.



Heritage overlay: The ex-Arkana Hardware site in central Dandenong.

CHILDREN’S STAND AGAINST POVERTY: PAGE 5 ■ ATM GAMING CRACKDOWN: PAGE 11 ■ BREAST CANCER AWARENEES WEEK FEATURE: PAGE 21

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9th APRIL 2007

LEADER

Start for project

Melinda Marshall

A NEW landmark is on the way for Dandenong's rundown Arkana corner, after a \$30 million development won approval last week.

Planning Minister Justin Madden gave property developer Deal Corporation the green light to build at the 15,000sq m site at the corner of Lonsdale and Foster streets.

Two buildings of apartments, offices and shops designed by architects Hayball Leonard Stent are expected to open in September 2008.

A seven-storey building on Lonsdale St will have shops and a cafe at ground level, with conference facilities and residential and serviced apartments above.

A separate office building fronting Thomas St will have two floors of parking and three levels of office space. The Planning Minister has superseded Greater Dandenong Council as the planning authority for central Dandenong during a 20-year redevelopment project.



The proposed \$30 million complex has got the go-ahead.

Idea met with mediocre response



14th MARCH 2011
GREATER D'NONG WEEKLY

ARKANA

The Jewel In The Crown

157 Lonsdale Street, Dandenong Central

- *Studio Bedroom from \$193,000
- *1 Bedroom from \$326,000
- *2 Bedroom from \$405,000

Here it is! The perfect investment property! And here is your chance to purchase THE perfect stress free investment!

Do you have money simply sitting in the bank? In a superannuation fund? Earning you nothing, sitting dormant? This opportunity will give you a chance to earn annual income and claim back all depreciations on tax!

The Arkana development in the heart of Central Dandenong is a successful mixed use development completed by Deal Corporation. This exquisite high rise development comes fully furnished, with your choice of a studio, 1 bedroom or two bedroom apartment. You simply should not miss out on this opportunity to own one of these fantastic investment opportunities. And here is why;

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Contact:

Kimberley Noone
0403 457 649



Leigh Hall
0421 511 271



Dandenong
254 Lonsdale Street
9792 0265

Mulgrave
Waverley Gardens S.C.
9548 1200

Endeavour Hills
Shop 62 Endeavour Hills S.C.
9700 3000

20 December 2006.

Dandenong and District Historical Society
PO Box 8029
DANDENONG VIC 3175

Dear Carmen Powell,

ARKANA BUILDING AND ITS HERITAGE OVERLAY

I refer to your letter dated 15 November 2006 and note your comments in respect of the proposed redevelopment of the site and demolition of the buildings thereon.

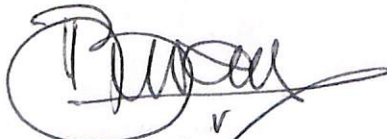
As noted in previous correspondence from my office in respect of heritage matters, please be assured that this application and its heritage issues will be thoroughly and fully evaluated.

While the application will be processed by the Minister for Planning as the Responsible Authority for central Dandenong, the Council as a stakeholder in the planning process for the city will make a recommendation to the Minister in terms of its ultimate conclusions on the matter once its evaluation of all issues have been completed. In that process the recommendations by various heritage architects and consultants will be evaluated by Council officers, before an opinion is formed and a recommendation is given.

Your comments are gratefully received and will most certainly be taken into account in the process.

I have also passed on to the Minister's delegate a copy of your letter and am assured by the Minister's delegate that its contents will similarly be taken into account by the Responsible Authority in their evaluation of the application, and the decision that they will ultimately make in this regard.

Yours faithfully,



Mr Jody Bogman
Manager Planning and Design

Customer Service
Springvale
397-405 Springvale Road
Dandenong
39 Clow Street
Noble Park
18-32 Buckley Street

Keysborough
Shop A7
Parkmore Shopping Centre
Business Development Centre
Suite 1, 4th Floor
329 Thomas Street
Dandenong

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Telephone: 9239 5100
Facsimile: 9239 5196
Internet: www.greaterdandenong.com
Email: council@cgd.vic.gov.au

ARCANA

Arcana – Cosy Café Corner Lonsdale Street, Dandenong

Photographic Documentation Brief

Context

The site currently occupied by Arcana Hardware (Formerly Pigdon and Lardner, now vacant and due for demolition) was an important local hardware store prior to Bunnings flooding the hardware market with their bulky goods stores.

Historic Overview

Cosy Corner 163 Lonsdale Street built in 1912 for John McLeod. The adjoining shops in Foster Street were built between 1919 – 1921.

The cosy corner café has a distinctive eight sided corner tower with a crowning cupola roof and flag pole in the Edwardian Baroque style. The tower has multi paned arch windows and ornate boarder patterns, decorative cement motifs on the walls including urns garlands and panels. The shop has an early metal-framed shop front and ornamental scrolling at the doorway recess. All the other shop fronts have been altered to accommodate new openings but original cement parapet details are still evident over all of the shops.

Aims of this Brief

To ensure a complete visual record of the Arcana site and yard prior to its demolition and redevelopment. Photographs should capture the physical site including the adjoining shops along Foster Street that share decorative treatments.

The photographic record should also seek out and record evidence of the last occupying company, Arcana, and its operations as a hardware store including objects left behind, signs and any pre-Bunnings era evidence of the storage and arrangement of goods in a retail hardware environment.

High Priority Areas

Documentation of the buildings and physical layout of the Arcana site from Lonsdale Street, Foster Street and other vantage points. Day time (only) images are required.

Physical Documentation

Building and shop facades including internal shop images, layouts, textures, fittings and finishes.

External shop façades and frontages into Lonsdale Street and Foster Street;

Photos of signage throughout the site both formal and informal (eg instructions to staff, storage areas, building façade signage, signage linked to operational procedures, samples of advertising, real estate agent signs etc);

Photos of the Arcana 'gate' as seen from Lonsdale Street and showing site lines through the outside yard area.

Outside yard area that runs between Lonsdale Street and Thomas Street including timber and bulky hardware storage areas

Photos of the cupola, tower and decorative scrolling at the corner of Lonsdale and Foster Streets.

Items Left Behind

Any items that reveal a story of what was left behind or the way business operations were organised such as labels remaining on shelving, stock, inventories or glimpses of relevant daily routines that provide an insight into the company as a snap shot in time;

Final Format

Images are to be provided in an electronic format as high resolution tiffs and jpegs saved on CDROM.

Ownership and Usage

The images taken will be registered for inclusion in the City of Greater Dandenong's Heritage and Cultural Collection where they will act as a historic record and be accessible to the general public. They will also be accessible to Council staff through its internal 'photo library' managed by the Marketing and Communications department. The images may be used in publications, exhibitions, presentations on the City of Greater Dandenong and on council's website.

Copies of the electronic images and this brief will also be provided to the Dandenong and District Historical Society and Deal Corp. It is anticipated that they will form an important historic record of Arcana and act as a visual diary of retail in Dandenong in 2007, for future generations.

Letter of Identification

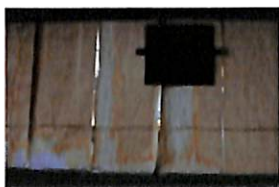
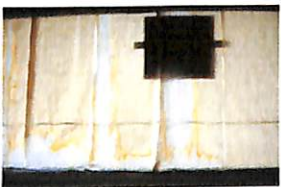
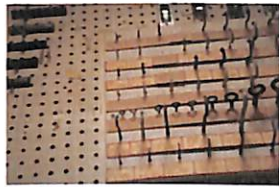
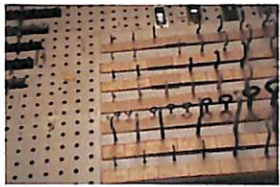
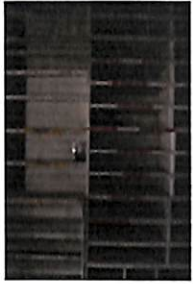
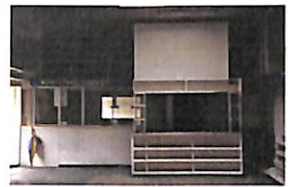
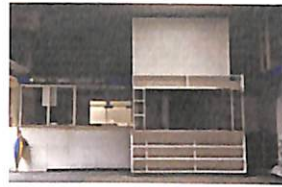
The photographer will be provided with a letter on Council stationery identifying them as a professional photographer commissioned by Council to undertake photos for the purpose of historic documentation. This letter must be carried at all times by the photographer. In addition prior agreement for the photographer to undertake this work on behalf of Council will be arranged and agreed.

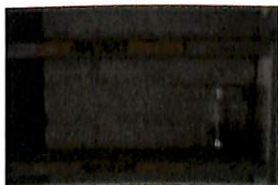
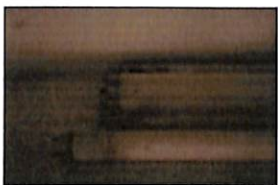
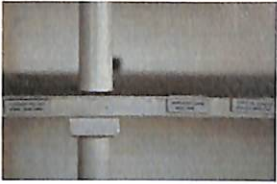
Council Contact Person

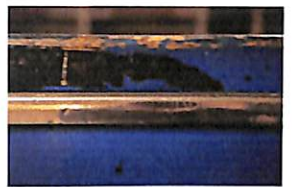
Jenny Pemberton-Webb, Place manager, Revitalising Central Dandenong
9239 5253 or email jpembe@cgd.vic.gov.au
October 2007

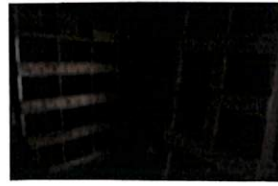
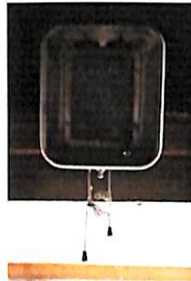
Photographer

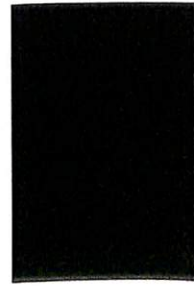
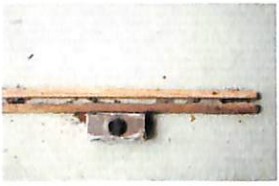
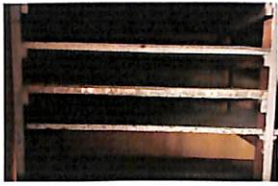
The photographer commissioned by the city to undertake this project is **Hilton Stone**.
Mobile: 0414 626 050
theimage@tpg.com.au

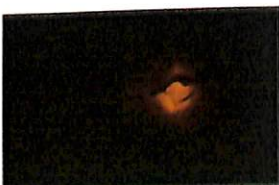
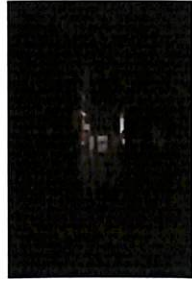












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