

STOCKLAND HIGHLANDS SHOPPING CENTRE



A THRIVING CENTRE FOR HIGHLANDS



MAIN CONSTRUCTION COMPANY : Hansen Yuncken
CLIENT : Stockland
COMPLETION : November 2011
STRUCTURAL ENGINEER : Robert Bird Group
SURVEYOR : PLP
ARCHITECTS : DesignInc
PROJECT END VALUE : \$34 Million

In creating a vibrant new community in Melbourne's Northern growth corridor, Stockland has created a natural environment with a sense of community values. The new Stockland Highlands Shopping Centre embodies these principles and has an open feel that creates a village centre atmosphere.

Stockland Highlands Shopping Centre is located in the heart of the Highlands masterplanned community. The shopping centre features Woolworths supermarket and space for 19 specialty stores, an open mall with mature trees, alfresco dining and shaded seating. Car parking for 330 cars has been created, as well as facilities for cyclists, including dedicated cycle lanes on the surrounding roads.

The overall intent is for the retail development to be a place for locals in Highlands to meet and mingle, as well as to shop. This is the first major shopping centre to be developed in Highlands, which is part of the Craigieburn area with ease of access to the Western Ring Road, Tullamarine Airport and the Melbourne CBD only 30 minutes away. Public transport is also close at hand.

The shopping centre covers 7,087sqm, and was constructed on the greenfields site by Hansen Yuncken. Construction of the single storey building on strip and pad footings was completed in time for a November opening of the centre. The retail areas have been constructed of pre-cast concrete panels, with extensive

glazing, numerous walkways and finishes including timber and architectural claddings.

The entire Highlands development has been designed to provide a superior quality of life, a range of facilities to service the community extensive natural spaces. Over 150 hectares of open space has been dedicated to various parklands, walking and cycling trails, wetlands, sporting fields and recreation facilities. Almost 7,500 homes will be created, ranging from 212 square metres to 788 square metres. Of these, 2,973 lots have been sold as at 30 June 2011, making Highlands the fastest growing residential community in the Northern Melbourne region.



Other elements of this extensive development include the \$6.7 million Malcolm Creek Regional Park – equal in size to the Royal Botanic Gardens – which includes adventure playgrounds, basketball courts, walking and cycling tracks and picnic areas. A sporting oval and pavilion as big as the MCG has been created at Highgate Reserve, which will host sporting activities and community events, and act as a second training ground for the Richmond Tigers AFL team.

The state-of-the-art Craigieburn Library and Learning Centre is under construction and due to open in 2012, which will include a museum, public internet access, a learning centre, a dedicated children's storytime area and a contemporary library.

The Community also includes both primary and secondary schools, a retirement village, a child and family centre with preschool, long day care and rooms for maternal and child health.

Of course every community needs a watering hole, and the Highlands Hotel is under construction, due to open in 2012 and will feature an entertainment complex and bistro.

In keeping with Stockland's commitment to maximising environmental sustainability outcomes, Highland's residents have access to recycled water due to the installation of a dual pipe system in 2010. The recycled water is being used to irrigate public common areas, for residential garden watering, car washing, toilet flushing and laundry duties.

Highlands has recently been awarded a 4 star Green Star Retail Centre v1 by the Green Building Council of Australia and includes a range of environmental features such as: water efficient bathrooms, energy efficient lighting, low chemical paints and sealants, increased rates of fresh air and good levels of natural daylight.

Stockland is one of Australia's leading diversified property groups with a vision to create places where people experience a better way to live. The company's proven ability to deliver residential communities during its 20 years in Victoria ensures community and environmental integrity are foremost.

Stockland currently has 10 residential communities across Victoria.



UNCOVERING THE HISTORY OF HIGHLANDS

Before Stockland built each stage of their master-planned community at Highlands, heritage consultants TerraCulture examined the past that lies in and on the soil of the site, uncovering the story of some of the area's former residents.

TerraCulture has been providing cultural heritage services to Stockland for the Highlands area since 2005. At each stage of the development, as new permits are required, new investigations have been undertaken and planning and reporting completed.

One of the exciting finds was old bluestone ruins found in an open area of a former paddock. Once the vegetation was cleared, the layout of the rooms, fireplaces and paths surrounding the house could be clearly seen. Artefacts were uncovered which are now held by Heritage Victoria at their storage facility, including children's toys, cutlery, buttons, tokens, bottles and ceramics from the 1840s to the 1890s.

"There was evidence of a family's life there," said TerraCulture Senior Associate, Catherine Tucker.

"The land had some great archaeology from both an Indigenous and European perspective, and we had a great opportunity to investigate it properly. The Stockland team manage their projects very well, and engage in a very collaborative way.

"At the Highlands Estate on Malcolm Creek, we found Wurundjeri stone artefact scatters including tools left by the Wurundjeri people before contact. Excavation was undertaken that involved a process of salvage, sieving and retrieval. Scar trees were also identified, which have been retained in parkland.

"Large projects like this are always challenging from a logistics perspective. In the last twelve months there has been a lot of rain, which posed some complexities. There is also a challenge in being able to adequately define a

lot of the sites, as the process is quite involved to do big management plans, with time pressures because the large reports take a lot of time and we are trying to balance redevelopment timing and statutory requirements."

Over twenty TerraCulture staff and student volunteers worked on the project, including archaeologists, GIS mapping staff, a historian, production and administrative staff.

From offices in Northcote and Geelong, TerraCulture provides cultural heritage assessments, Due Diligence assessments, heritage reporting, salvage and excavation services across Victoria. Other major assignments include the excavation of the Pentridge Prison burial ground.

They have provided assessment reports for various developments; including at Docklands, undertaken assessments for the channel deepening, excavations at Queenscliff; managed the excavation of early bluestone ruins in Melbourne's CBD such as at Ridgeway Place and La Trobe Street; and completed numerous heritage assessment and management projects for VicRoads, water authorities, local councils and many large private subdivision projects. Catherine Tucker is a member that report to the Maritime and Archaeology Advisory Committees of the Heritage Council of Victoria and TerraCulture have built strong working relationships with Aboriginal Affairs Victoria and Heritage Victoria.

Wherever development takes place and a heritage issue is present, Terra Culture can provide the investigative and management services which will enable work to go ahead, while uncovering the historical story of a site which may otherwise remain unseen and unknown.

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PLACES FOR PEOPLE TO MEET & MINGLE

With a sensitive approach to blending community, commercial and environmental aspects, the vision DesignInc planned for the new Stockland Highlands Shopping Centre has more in common with a village centre than a mega-mall. There are no imposing concrete facades, instead the ideals of the corner store and community meeting place define the spaces.

DesignInc undertook the architecture, interior design, Urban Design and Town Planning for the project. A standardised facade system combining textured precast and extensive glazing was developed for aesthetic coherence and building efficiencies, with variations to streetscape treatment created through orchestrated changes in awning and parapet treatment, and individual tenant identity through varied shop front design insertions. These variations activate the street and plaza edges of the Centre, and enhance the High Street shopping aspirations of the development.

Environmental design was a key driver, with the intention to create healthy, comfortable and sustainable spaces for the public realm, and reduce the environmental impact of the Centre in terms of energy efficiency and potable water consumption. Designing to a 4 Star Green Star rating, DesignInc's team of five staff incorporated elements such as Photovoltaic interlayered glass in the mall canopy, maximum use of natural light and natural ventilation through the sensitive placement of the various walkway canopies and the elevation of the main mall weather protection canopy above the retail parapets.

Materials specified for the project reflect the surrounding natural environment, with stained timber battens, green alucobond cladding and composite stone floor tiles used extensively. The overall goal is for the Stockland Highlands Shopping Centre to be a well-crafted environment which supports and enhances the quality of life in the Highlands region.

DesignInc are a multidisciplinary practice of architects, interior designers and urban designers, with numerous major design awards, over 150 staff and offices in Adelaide, Melbourne, Perth, and Sydney. Their diverse project experience includes commercial, retail, high density residential, biotechnology, pharmaceutical, educational, health care and recreational facilities. One of their most recent design projects has been the University of Notre Dame Medical Clinic in Werribee, which is currently under construction.

In their practise, DesignInc combine environmental consideration, social aspects and economic goals to create quality environments for their clients and those who use and occupy the spaces they build.

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