

2020

TEN YEARS OF

polaris
3083

A PROJECT BY

DealCorp.



In the beginning...



This page : Photographs taken during and post-construction of the Larundel Hospital from 1938 – 1942.
Images from Public Record Office Victoria VPRS 10516/P0002/002
Opposite : Women's Auxiliary Australian Air Force poster.

In 1938 the site we now know as Polaris 3083 was originally earmarked and built as the site of a modern and spacious hospital to be named Larundel. What is lesser known is that for the first decade of its life, the site was used as a women's military training facility, the first of its kind in Australia dedicated solely to this purpose.

In October 1942, the Victorian Mental Hygiene Department acceded to a request from the Federal Government to turn the site over to the R.A.A.F. for use as a Training Depot for the Women's Auxiliary Australian Air Force (W.A.A.A.F.). Its establishment was designed to allow the release of equivalent numbers of men for more active duties for the war.

Monday 18 January, 1943 saw the "big shift" of women from where they had been training at St Catherine's Girl's School in Toorak. The number of women involved was not noted, but newspapers at the time went to some pains to note that the Commanding Officer's dog and two stray cats which had been adopted as mascots at St. Catherine's had happily made themselves a new home at Larundel!

No.1 W.A.A.A.F. Training Depot was formally disbanded on 19 October, 1945 and the Federal Government handed back the facility in December, after an estimated 5,000 women had trained there.

Rather than returning immediately to its proposed role as a hospital, Larundel then housed over 100 homeless families from early 1946, during a chronic housing shortage caused by a flood of European immigrants and servicemen returning from the war. Buildings were partitioned off and family apartments created, with two rooms set aside for Bundoora State School No. 4631, which operated from 1947 to 1949.

It wasn't until November, 1949 that the last families were relocated and patients were finally moved in to the hospital. It was a trickle of 30 at first, but eventually over 750 patients were accommodated over the course of the next few years, and Larundel was officially opened in 1953.

Text adapted from an original article by Brian Membrey, wikinorthia.net.au



A new life



The Larundel site was purchased by DealCorp from the State Government in 2008 as one of the final remaining infill sites located in inner Melbourne. Working closely with the City Of Darebin and project architects ClarkeHopkinsClarke a masterplan vision was developed and has now been realised.

DealCorp endeavoured to incorporate all the existing heritage buildings into the masterplan, but sadly some were too damaged from fires and vandalism and required removal. Those that were structurally safe have remained and are thoughtfully integrated into the overall design of Polaris 3083.

The 26 acre site commenced works in 2010 with all powering, civil and road works completed in stage one, along with the first stage of apartments and a vibrant full Town Centre. In 2011, the vision became a reality with the town centre opening and first stage of residential apartments being completed shortly thereafter.

The heart and soul of the site is the bustling Polaris 3083 Urban Village, home to anchor tenants, Woolworths, Dan Murphy's and Chemist Warehouse. There are also over 30 independent retailers, cafés, shops and restaurants which are underpinned by childcare services, the City of Darebin Community Centre, medical suites and a Red Cross centre all onsite. Polaris 3083 is now home to over 1000 residents and the retail hub services the wider northern community.



Top : Satellite image of the site from October 12, 2009. A dashed line delineates the site boundary.
Bottom : Buildings on site having stood untouched for twenty years, 2014

DEVELOPMENT

Bundoora's northern star

BY PHILIP HOPKINS

A \$200 million master-planned multi-use residential, retail and business precinct is on the way in Bundoora.

The developer, Deal Corporation, has launched stage one of the project, Polaris 3083, on Plenty Road next to La Trobe University.

The first stage consists of a village of 64 one, two and three-bedroom apartments, and a shopping centre with anchor tenants including a Woolworths supermarket and Dan Murphy's Liquor Store. Apartment sales have begun on site.

Construction of the first stage has begun and will be completed in October 2012.

The apartments — dubbed Pegasus, Orion, Phoenix and Aries — will be housed in four separate buildings over two levels, with shops below. The apartments range in size from 40 to 80 square metres and prices begin at \$300,000. Architect is ClarkeHopkinsClarke.

Deal Corporation managing director David Kobritz said Polaris was at the northern gateway to one of Melbourne's designated growth areas, whose population is forecast to grow by up to 65,000 people in the next decade.

The population growth has already been driven by nearby Lancaster Gate and the award-winning Springthorpe residential communities, he said.

Polaris 3083 will include the retail town centre, apartments, townhouses, offices, retirement living and the adjoining community



Polaris will be a low-rise apartment development.

centre being built by the City of Darebin. It is a low-rise development of three levels.

The community centre will include council health and social services, and meeting and office spaces for local organisations that will tap into the area's increased population.

The town centre aims to serve the 25,000 students and staff of the nearby universities, as well as customers from the adjoining residential estates and daily traffic along Plenty Road. Each of the apartments will have shops, cafes, restaurants and speciality shop services at their doorstep.

Deal Corporation bought the site from VicUrban subject to rezoning

and master-plan approval. After an extensive design and negotiating process with VicUrban and the City of Darebin, the master plan for Polaris was approved last December.

Polaris will ultimately include the shopping centre, more than 500 apartments and townhouses, and commercial buildings on the Plenty Road frontage.

Deal Corporation, founded in Melbourne 20 years ago, has created more than 50 commercial, residential, retail and hotel projects in Victoria, Queensland and Tasmania. Its Melbourne buildings include Arkana in Dandenong, Era, Richmond; 200rak, Road, South Yarra; Fabrik, Brunswick; and the Diamond Creek shopping centre.

A development in print



DEVELOPING OUR CITY | BUNDOORA

POSTCODE
3083

Polaris 3083
The new Polaris 3083 community will have its own town centre (SUPPLIED)

Address \ 1056-1140 Plenty Road, Bundoora

Developer \ Deal Corporation

Building design \ Clarke Hopkins Clarke

Sales \ Aaron Silluzio, 0414 422 299

Display suite \ Cnr Main Drive & Plenty Road, Bundoora

Open \ Wednesday, Saturday & Sunday noon to 4pm

www.polaris3083.com.au

PRICING GUIDE

Apartments	
One-bedroom	From \$295,000
Two-bedrooms	From \$420,000

- Standard features**
- Stainless steel kitchen appliances
 - CaesarStone benchtops
 - Bathrooms with floor-to-ceiling ceramic tiles
 - Carpets in living space
 - Tiles in kitchen

- Facilities**
- Secure parking spaces available for an extra \$30,000
 - Secure lobbies to all four buildings

A new town within a town

Low-rise
The new Polaris 3083 community will have its own town centre (SUPPLIED)

THE FIRST stage of Bundoora's Polaris 3083 development is now selling with 64 apartments spread across four buildings, being offered off the plan.

Polaris 3083 is a mixed-use village being developed by Deal Corporation on the site of the former Larundel psychiatric hospital.

The development's point of difference is that all four buildings are low-rise with just two floors of apartments set over ground-floor retail. All three-bedroom apartments have been sold. However, one- and two-bedroom apartments are still available.

This is the second such project for the area. The former Mont Park Psychiatric and Macleod Repatriation Hospital sites in nearby Macleod have been redeveloped as the Springthorpe residential estate, complete with its own country club.

Deal Corporation has spent about four years purchasing, planning and obtaining the necessary approvals and the Darebin Council gave the project the green light in December.

The 12-hectare site, previously occupied by derelict, crumbling buildings, will be transformed into a real community. It will have a retail town centre with apartments, townhouses, offices, retirement living and a state-of-the-art community centre being developed by the City of Darebin.

The community centre will include meeting and office

spaces for local organisations and services.

The full development will take five to six years to complete with more apartments and townhouses planned, eventually providing 500 homes.

Retailer Woolworths and its subsidiary Dan Murphy's will be the retail anchor for the first stage of the development, with cafes, restaurants, fashion retail and speciality shops to follow.

All buildings will have secure lobbies and many of the apartments will have views over the nature reserve, parks and community oval. Apartments have been designed with floor-to-ceiling windows to maximise natural light and living spaces open onto balconies.

Aaron Silluzio, principal of Barry Plant Real Estate in Ivanhoe and Rosanna, said there had already been an overwhelming response in the short time they had been marketing the development.

"Polaris 3083 offers everything you need; beautifully designed accommodation in an upmarket retail precinct. And from a practical point of view it's hard to beat — just 14 kilometres from the CBD, adjoining La Trobe University, RMIT and lots of primary and secondary schools," he said.

Civil works have already begun on the site, with a completion date for the first stage expected to be late next year.

"Polaris 3083 offers everything you need."

MARY RIEKERT
mary@cyberella.com.au

LOCATION While Polaris 3083 will be a community in its own right, residents will enjoy the benefit of an already established broader residential community and the nearby educational facilities. La Trobe University's Bundoora campus is within walking distance and RMIT is a short tram ride away. The area has many schools nearby including Parade College, Northside Christian College, St Damian's Catholic Primary, Bundoora Secondary College, Loyola College, Macleod College, Our Lady of The Way Catholic Primary, Kingsbury Primary and Watsonia Primary. Trams run along Plenty Road, which is a two-minute walk from the development. Directly opposite Polaris 3083 is Bundoora Park, one of Melbourne's most diverse parks, with a children's farm, wildlife reserve, wetlands, picnics and playgrounds, community gardens, a historic homestead and a public golf course.

Smart Shopper The home desktop of your dreams, p21

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STARTS NEXT WEEK

WHAT'S ON
YOUR NEW GUIDE TO COMMUNITY EVENTS, ACTIVITIES & FUN

After years of delay, finally a new life for Larundel Home hub in site



Planning | Madeline Healey

AFTER more than a decade of planning, work has finally started on transforming derelict Bundoora site Larundel Mental Hospital into a retail and residential hub.

Deal Corporation bought 10.6ha from State Government agency VicUrban and started civil works this month.

The company plans to build more than 500 apartments and townhouses, as well as nearly 12,000sq m of retail and commercial space.

Sales and marketing manager

Michael Ratliff said construction was due to begin in September on the first stage, which includes shops, a Woolworths supermarket and 64 apartments.

The project's second stage is to include apartments and townhouses and Deal Corporation plans to eventually develop the heritage buildings.

VicUrban has owned the Larundel site since the late 1990s and developed 200 residential lots on its eastern side. The agency initially received planning approval for the town centre in 2000.

The stalled development has

frustrated residents who have complained that the empty buildings have become hot spots for vandalism and fires.

Mr Ratliff said there was seven-day security at the site and "if we need to step it up, we'll step it up".

Planning Minister Matthew Guy said he acknowledged the development had taken time but said it was now progressing well.

"These things do take time, particularly when it involves heritage buildings, and there have been a number of heritage issues which have had to be worked through," Mr Guy said.

VicUrban acting chief executive Sam Sangster said the agency had created an investment platform and master plan to allow private investment in the site. He said the project would bring more diverse housing to Bundoora.

Will development be good for Bundoora? Tell us at prestonleader.com.au

Deal Corporation's David Kobritz, MPs Craig O'ndarchie and Matthew Guy, Darebin Mayor Diana Asmar and VicUrban's Sam Sangster. Above: an artist's impression. PHOTO: ADAM ELLWOOD NMP/1314

Polaris 3083 today



A developing evolution

STAGE ONE – POLARIS TOWN CENTRE

Completed 2013

Architects: ClarkeHopkinsClarke

Configuration: Woolworths Supermarket, Dan Murphy's Liquor Store and 25 retail stores, plus 22 apartments

The vision is a reality! A thriving village centre combines unique streetscapes, places to gather and tranquil landscapes to foster a connected community.

Polaris Town Centre features an evergrowing offering of dining, cafés, fashion, homewares, supermarket and everyday essentials, to support the stunning residential apartments in the heart of the precinct.



STELLAR TOWNHOUSES

Completed 2015

Builder: Watersun Homes

Configuration: 69 townhouses

Stellar townhouses sold out within 3 months of launching. This high-demand product was scooped up by locals who had been waiting for a modern townhouse option. The stage included 70 dual level 3 and 4 bedroom townhouses, which have seen record re-sale numbers since completion and continues to impress in all the right circles.



CAPELLA

Completed 2016

Architects: K2LD Architects

Configuration: 72 apartments across 3 buildings

Inspiring new standards in low maintenance living, Capella features 72 one and two bedroom apartments. The project introduces innercity style and value for the local market. Set in an idyllic location within the Polaris masterplanned development, Capella is steps from the thriving town centre and transport options.



SUMMIT 22

Completed 2017

Architects: ClarkeHopkinsClarke

Configuration: 22 apartments

Architecture by ClarkeHopkinsClarke delivers space, light, top level design features and contemporary lifestyle luxuries across 2 levels of 1, 2 and 3 bedroom apartments with generous balconies, ground floor retail, cafés and secure, underground parking. Summit 22 is integrated within Bundoora's foremost dining and retail village bordered by La Trobe University and connected to the CBD by multiple transport options.



VISTA

Completed 2017
Architects: ClarkeHopkinsClarke
Configuration: 24 townhouses

Directly facing open green parkland and adjoining the bustling Polaris 3083 town centre, these impeccably designed contemporary townhouses ensure there is a design and style to accommodate every lifestyle.



ASPIRE

Completed 2017
Architect: ClarkeHopkinsClarke
Configuration: 19 townhouses and
20 heritage apartments

Blending park life with modern convenience, this premium precinct at Polaris is a crafted blend of heritage architecture and contemporary design. Bordering open green spaces and a thriving town centre, the newest addition to the ever growing Polaris masterplan benchmarks highly sustainable urban living without compromising on luxury living.



Aspire Townhouses and Heritage Apartments

The future



NOVA Heritage Terraces
Artist's impression

NOVA

Heritage Terraces and Contemporary Townhouses

Experience an exquisite fusion of traditional and contemporary design. Heritage living rooms feature extra-high ceilings and traditional double-hung windows overlooking landscaped lawns and mature trees.

First constructed in 1938 the Tudor Revival facade displays an elegant and imposing street presence and retains its original grand entrance off Galileo Gateway.

LUNAR

Apartments and Townhouses

Construction completion estimated late 2020

Lunar Apartments & Townhouses introduce a refreshing new perspective for modern living. With a focus on low maintenance, modern and stylish living, Architects, ClarkeHopkinsClarke have placed their signature and award winning style to this precinct. Ample storage, natural ventilation and secure living is paramount at Lunar.

HILTON GARDEN INN

Construction completion estimated 2022

The Hilton Garden Inn Bundoora will form one of the most exclusive parts of the landmark Polaris 3083 neighbourhood. This exciting development will include 168 rooms, a fitness centre, and a ground floor tavern incorporating a sports bar, dining area and event space.

Due to be completed in 2022, the hotel and tavern will serve the Polaris residents, adjoining La Trobe University and growing northern community.

COMMERCIAL OFFICES

Construction completion estimated 2022

Neighbouring the Hilton Garden Inn, new commercial offices will expand the Polaris 3083 community even further with airy, light-filled spaces for a variety of businesses. Workers will enjoy the convenience of close public transport, green parkland and Polaris 3083 cafés and shopping right on their workplace doorstep.



NOVA Heritage Terraces
Artist's impression



Lunar Apartments
Artist's impression



Commercial offices and the Hilton Garden Inn
Artist's impression

A snapshot of Polaris 3083



1. Canine Capers event - residents with their dogs
2. Playground at the community centre
3. Lunar Cinema event
4. Polaris resident enjoying the sunshine
5. Cafe Vorea
6. Polaris 3083 Town Centre
7. Flippin' Burgers
8. Polaris 3083 retail stores



A resident's perspective

As a Bundoora resident for more than 15 years, Nhu Nguyen watched the progress of the Polaris 3083 development with considerable excitement. Polaris 3083 is a hub of retail, residential and commercial developments, while keeping a rich sense of history with purposeful design.

Nowhere is this more clear than in the distinctive Aspire apartments, which have been retrofitted into the original structures. It was the heritage value that appealed most to Ms Nguyen when she decided to purchase one of Aspire's heritage apartments with her husband.

"We wanted an apartment that had character and looked different to everything else on the market," Ms Nguyen said. "At the same time, we also wanted to have modern facilities! The Aspire apartments ticked all our boxes."

Being adjacent to La Trobe University was a fitting choice for Ms Nguyen. She and her husband first lived in Bundoora as students before settling into fulltime jobs and starting a family. "I have always loved this area," Ms Nguyen said. "What's great about the development is that it respects the past, but also renews and rejuvenates it."

"It's the unique heritage buildings scattered throughout Polaris 3083 that really sets it apart." Dealcorp's managing director David Kobritz agreed. "The Aspire heritage apartments are different to anything else on the market. It's increasingly rare to find anything like this in Melbourne's inner north."

Pictured: Nhu Nguyen at her Aspire Heritage Apartment



About the developer

*"To be a respected developer in today's environment you need patience and commitment. Development is a complex jigsaw puzzle that is not for the faint-hearted. **You do it because you love creating something special.**"*

DealCorp Managing Director, David Kobritz

At DealCorp, we are dedicated to building a better urban landscape in Melbourne. Since establishing our business in 1984, we have completed over 60 successful projects, including some of Melbourne's best-known landmarks. We are specialists in private property development and investment, delivering value, innovation and support that lasts far beyond the final delivery of a project.

Our business is about more than building property – it's about building lasting relationships with our partners, consultants and clients.

Pictured: Another of DealCorp's successes, Aura in the Melbourne CBD, completed in 2013.





Awarded to
Polaris 3083, Bundoora



2016 UDIA
Urban Renewal Project
Award



2017 UDIA
Environmental
Excellence Award



EnviroDevelopment
Sustainable Living
Award

DealCorp.

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