

# THE HEART OF A COMMUNITY

CLIENT : Stockland Group  
MAIN CONSTRUCTION COMPANY : Probuild  
ARCHITECTS : Taylor Robinson  
ENGINEER : Wood and Grieve  
PROJECT VALUE : \$116 Million



The \$116M Baldvis Shopping Centre brings a first-class shopping experience to the growing Settlers Hill community and consists of speciality stores and a leisure and nightlife centre.

**The final stage of Stockland's \$116 million redevelopment and expansion of Baldvis Shopping Centre officially opened on 14 May 2015.** The bustling atmosphere at the opening event was evidence of the public delight in having a first-class retail destination in their immediate locale. Now four times its original size, the 29,500m<sup>2</sup> centre provides customers with a bigger, better shopping experience.

Baldvis forms the heart of Settlers Hills residential community and the award-winning Affinity Retirement Village, 45km south of Perth, WA. Nestled among majestic Tuart trees and attractive landscapes it's a fully integrated community with a current population of 27,000 and increasing at a rate of 15 per cent per annum.

When Stockland (Stocks and Holdings Limited) was founded in 1952, Ervin Graf had a vision "to not merely achieve growth and profits but to make a worthwhile contribution to the development of our cities and great country." The company's first act of community creation was building

homes on the site of a former poultry farm in Sefton, NSW. Since then Stockland has created community assets that deliver a better way to live.

Today, Stockland are one of Australia's largest diversified property groups, owning, developing and managing an extensive portfolio of retail centres, business parks, logistics centres, office buildings, residential communities and retirement villages Australia wide — earning them the 'most sustainable property company in the world' on the Dow Jones Sustainability Index (2011/2012). "Baldvis has been named as the fastest growing suburb in Australia," said Prue Cunningham, Stockland Development Manager "Local, national and international retailers have seized the opportunity to set up shop here."

In 2005 Stockland's Residential team and Commercial Property business joined forces to introduce a shopping centre to Settlers Hills. "A shopping centre wouldn't usually be established until the population in the residential community is large enough to support the cost," informed Prue. "But

Stockland realised that such a delay would not be right for residents here." Baldvis opened in 2007 with a Coles supermarket and 20 specialty shops. This was quickly followed up with a tavern, bottle shop and medical centre. "Providing the right facilities for the community early improved sales of residential lots and established Stockland as a valued part of the community," continued Prue. "The retirement village and its clubhouse were added in 2011, and now the final expansion of the shopping centre completes the development."

In 2010 the development won the Property Council of Australia (WA) Masterplanned Community Award for Excellence and now Baldvis has achieved a 4 Star Green Star Rating (Retail Centre Design v1) accredited by the Green Building Council of Australia. Baldvis is already fully leased and features a full-line Coles, Woolworths, Kmart, Best & Less, Red Dot and 95 specialty stores, including brands such as Dick Smith, Smiggle, Lorna Jane, Hairhouse Warehouse and Specsavers. There's an entertainment, leisure and nightlife centre with a Timezone family entertainment centre located on the top floor. New restaurants have been added in the Settlers Avenue precinct, with Brotzeit German Bier Bar and a wine bar to open by the end of the year. Car parking spaces

have increased to 1,350 bays and include roof top parking. "For the first time customers can experience a New York-inspired barista café and fresh pizza bar inside Woolworths' too," announced Prue. "The food precinct also stars local heroes RJ Quality Meats, Five Seasons Fresh Grocer and Bakers Delight. An exotic, international line-up of market-style street food vendors can be found in the 275-seat indoor and outdoor casual dining terrace." The project created 450 local jobs during construction and 800 retail, hospitality and customer service jobs in perpetuity.

Stockland has also recently announced a \$51 million project to create a new 12,200m<sup>2</sup> Harrisdale shopping centre within its \$661 million, 2600-lot Stockland Newhaven residential community, 20 kilometres south-east of the Perth CBD. In total, Stockland is planning to invest \$1.1 billion in and around Perth over the next five years and will continue to develop more retail centres, logistics centres and masterplanned residential communities.

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## CREDIBLE CARPENTRY

Since 2009 KJ Carpentry has been offering Western Australian's a wide range of carpentry services including commercial and residential works, renovations, extensions and a numerous amount of site works.

With a combined total of over 40 years experience KJ Carpentry's professional team of 12 worked closely with Stockland Group, the builder and developer on the recent \$116 million redevelopment of Baldivis Shopping Centre.

Working with a variety of other contractors the KJ Carpentry team were professional, friendly, hard working with great attention to detail they supplied and installed public protection hoardings constructed from fridge panels and timber plywood.

"We supplied and constructed all the walkways and roofing for site amenities, as well as timber doors, hardware and Tasmanian Oak



KJ CARPENTRY

bump rails," stated Owner and Director Kevin Johns. "We also completed a wide range of site works for the builder."

Usage of the 100mm thick, 5.4m temporary external high wall fridge paneling was a unique and cost effective alternative for maintaining weather protection between the new and old buildings and also provided excellent security of the operational shopping centre. "From general carpentry works to internal fit-outs, doors and frames, our professional team has all the experience to get the job done," added Kevin.

"We currently have a variety of teams working on the 999 Hay Street an 11-storey building, 565 Hay Street a State Administration building fitout, Midland Centre Care and Aria Apartments in Swanbourne."

KJ Carpentry specialise in a wide range of services including fire and timber door supply and installation, door hardware supply and installation, all aspects of second fix carpentry, timber feature paneling and ceilings, site hoardings, temporary site amenities, site setup and much more.

For more information contact KJ Carpentry Pty Ltd, phone 0402 413 058, email [admin@kjcarpentry.com.au](mailto:admin@kjcarpentry.com.au), website [www.kjcarpentry.com.au](http://www.kjcarpentry.com.au)



## TAYLOR ROBINSON

Established in 1995, multi-award winning Taylor Robinson were chosen by Stockland Group to develop the design, provided the contract documentation and assist with the delivery of the \$116 million redevelopment and expansion of Baldivis Shopping Centre.

Taylor Robinson is a multi-disciplinary practice delivering architectural, urban design and interior projects. Employing over 30 staff, inclusive of the two founding directors and six associates, with a team of eight dedicated to the Baldivis Shopping Centre project.

"The majority of our staff are qualified architects and interior designers," said Senior Associate David O'Brien. "As a design practice, we have completed work in a variety of sectors, but have particular expertise in the retail, commercial and education sectors."

Taylor Robinson's expertise extends beyond 'architectural commissions' to planning and urban design roles on numerous major developments throughout Western Australia. They are committed to design excellence and innovation.

Their operational philosophy is based on fully understanding the client's needs and creating achievable solutions, matched with a collective environmental responsibility, not only in the design and execution of a project, but also with the ongoing use and management

of the development — a necessity for anyone working on the Baldivis project within the Settlers Hill community development.

Construction challenges the team faced included the use of mobile cranes only, working in close proximity to the major gas transmission pipeline and the co-ordination of Scheletter car park shade/solar mounting structures that had been imported from Germany.

"Essentially, we endeavour to create solutions and environments that are flexible, sustainable, highly functional and inspirational," reiterated David. "This project sees the completion of the main street built form, commenced as part of the Stage 1 works and includes the addition of a second supermarket and a discount department store, two mini majors and numerous specialty and food tenancies."

"The design of the centre makes full use of the significant change in levels to enable conveniently accessed rooftop parking above the centre as well as a reconfiguration of the at grade parking. A food and beverage precinct forms an active and dynamic interface between the specialty tenancies and the street."

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