

EXEMPLAR FOR NEW GATEWAY TO MELBOURNE'S WEST



MAIN CONSTRUCTION COMPANY : Lanskey Constructions
ARCHITECT : CHC Architects
ENGINEER : Klopfer Dobos
CONSTRUCTION VALUE : \$25 million

Coles Cobblebank Village sets a high benchmark for future development in Melbourne's new gateway to the West with an exemplar design on a landmark site beside a new transport hub. It's the result of close collaboration between client, builder and designers, nimble construction programming necessitated by Melbourne's 2020 lockdown, and a shared commitment to creating vibrant, sustainable communities.

Cobblebank sits 40 kms north-west of Melbourne in a western growth corridor designated by the Victorian government as a Metropolitan Activity Centre as significant as those in established suburbs including Box Hill, Dandenong, Footscray and Frankston.

Cobblebank's activity centre covers around 100 hectares, intersected north-south by Ferris Road and east-west by the Melbourne-Ballarat train line. The City of Melton's Urban Design Framework earmarks it as a future home for 160,000 people. Major urban infrastructure on the way includes a new hospital, local council headquarters, and diverse civic, recreational, educational and mixed use developments.

Coles Cobblebank Village is the town centre's first retail development. The landmark site is a former grazing property situated beside the new Cobblebank Railway Station, opposite the new Western Base Community Hub, and on the doorstep of Athertone Community, a residential joint venture between Lendlease and Melton City Council. Jason Delaney, Development Manager for Coles Group Property Developments, turned to regular collaborators ClarkeHopkinsClarke

Architects to design a future focused, transport oriented, sustainable mixed used development using its holistic, high impact 'creative vibrant communities' methodology. "We've used ClarkeHopkinsClarke numerous times over the last 10 years and they're one of the best."

The 2.1 hectare development comprises a full line Coles, 18 specialty shops and community facilities including a town square and café, medical centre, 24 hour gym with panoramic views, parents' room, end-of-trip facilities for employees and carparking with charging for electric vehicles. Extensive landscaping by FORMium Landscape Architects features an extraordinary 6,500 trees and plants selected for drought tolerance and biodiversity. They're thriving and reaching maturity early, even in carparks, thanks to innovative irrigation including TerraVault modular soil support units made from recycled polypropylene. "We see it as really important to invest in greening our sites," Jason says. "The landscaping here is a signature component of the overall design."

Polyrok, a concrete aggregate alternative containing recycled plastic collected from supermarkets nationally, is used for external paving.



"That's six to seven million pieces of soft plastic that would otherwise go to landfill," Jason says. "This was the first major shopping centre to take on that very important sustainability initiative, and we've got many more projects in the pipeline."

Architect, Richard Lee says Cobblebank Village's angular built form and feature walls of stacked local stone built by a local stonemason are inspired by the area's iconic woolsheds and the Gold Rush-era dry stone walls celebrated in Melton's heritage strategy. The simple material palette includes expressed structural steel and timber battens used to create screening, rhythm and layering. Internally, two generous corridors topped with feature windows maximise natural light and treetop views.

Jason credits the ingenuity and commitment of "trusted builder of choice" Lanskey Constructions for delivering the project with pride and to the highest level of quality. Out of a total 18 month construction period, only two weeks were lost due to the significant disruption of

Melbourne's 112 day COVID lockdown. Lanskey's Senior Site Manager, Ricky Lang says. "We could only have 24 people on site, including myself," he recalls. "Initially I looked at getting a mixture of trades on site so all tasks could continue, but this meant each task would take longer due to the reduction in labour. Prioritising one trade at a time was the reason we ended up adding only two weeks to the original programme, despite our workforce being reduced by 75%."

Lanskey's Business Development Manager, Ralph Trovato concedes it was a stressful period, which makes the project's success especially sweet. "With so many challenges, so many high quality finishes on this project, to achieve that result on such a sizeable project was a stand-out."

For more information contact Lanskey Constructions, Unit 1, 38-42 White Street, South Melbourne VIC 3205, phone 03 9684 1300, email ralphtrovato@lanskey.com.au, website www.lanskey.com.au

Below Pieper Noack Commercial installed all the fittings and fixtures to the new supermarket and the other retail tenancies.

Pieper Noack Commercial is a plumbing and roofing company that has been delivering projects all around Australia since 2019 and has become a name well known in the construction industry for commercial projects and in particular, new shopping centres and other retail outlets.

The company specialises in the supply and installation of insulated roofing and cladding panels and also provides a wide range of plumbing services including hydraulics, civil and stormwater works, inground fire services and gas installations.

“We are more of a one-stop-shop and builders seem to lean to us because of this, as they’re only dealing with one contractor and the jobs then flow a lot smoother from start to finish,” said Director, David Pieper.

Contracted to the Coles Cobblebank Village on what was primarily a plumbing services scope, Pieper Noack spent 12 months installing all the fittings and fixtures to the new supermarket and the other retail tenancies. This included toilets, hand basins, washdown sinks in the bakery and deli as well as all the sewage, water, drainage and gas points throughout the development.

“We had a team of 10 workers onsite and when COVID hit and restrictions were put in place, we were only allowed 25% of our workforce for a period of time,” David said. “COVID was definitely the biggest challenge that we faced on this job, but Lanskey are so experienced and so professional with all of their shopping centre projects and therefore managed to keep the job running on time and it’s such a credit to everyone involved.”

Pieper Noack have also become quite experienced in the development of shopping centres such as Coles Cobblebank Village, as this is where they can showcase all of the services they have to offer. The company is often juggling up to eight jobs at any given time and have gained a reputation for quality and service that is second to none.

“Coles Cobblebank is a great looking shopping centre and without a doubt is a

major drawcard for this new suburb,” David said. “It’s the first of its kind for the local area and as with all the shopping centres we’ve worked on with Lanskey, we are really proud to have been a part of it.”

Pieper Noack Commercial is a relatively young business but Directors David and Paul worked together for a long time before their company was formed. Combined, the pair have more than 16 years of experience in the industry and this has significantly contributed to the success that Pieper Noack Commercial is enjoying today.

“We are really good friends and we share the workload and the best part is that we get to travel all around Australia working for different builders,” said David Pieper.

Pieper and Noack Commercial is a growing company and word-of-mouth is proving to be the only advertising they need. David Pieper and Paul Noack are really excited about the projects that lie ahead for their company and are currently working on the redevelopment of the Moorabin Football Ground and have several Aldi shopping centres on the go around the country.

For more information contact Pieper Noack Commercial, 2/10 Cheshire Street, Wagga Wagga NSW 2650, mobile (David) 0400 263 891, mobile (Paul) 0419 225 407, email admin@piepernoackcommercial.com.au



Below Lux Precast supplied and installed a Robertson brick inlay façade around the entrances to the development.



Leaders in the production of large scale precast concrete elements and panels, Lux Precast has been manufacturing precast concrete elements such as walls, columns, formliner and brick inlay façades for the construction industry for more than 20 years.

Led by Managing Director Brandon Groves, whose hands-on approach to every project ensures both quality and service which is second to none, Lux Precast has gained a reputation for creating sculptural façades that are making a statement on buildings across all sectors.

The company's production facility, which is located in Dandenong South, is well equipped to manufacture up to 1,000m² of precast panels per day, thanks to an experienced team of concreters, formwork carpenters and steel fixers.

Lux Precast's latest work can be seen at the Coles Cobblebank Village, with the supply and installation of all precast concrete elements. Prominently located on Ferris Road in the Cobblebank Town Centre, this new local hub is part of a raft of developments in the suburb designed to cater to the fast growing population base in the region.

At the Coles Cobblebank Village, Lux Precast was tasked with the supply and installation of the Robertson brick inlay façade around the entrances using two different types of bricks. The Robertson brick inlay system is an innovative solution that speeds construction time and significantly reduces construction costs, while still delivering an award-winning and architecturally creative cladding solution.

Lux Precast's scope for the Coles Cobblebank Village also included the installation of the rock look Reckli formliner pattern on Building B, which has added another element to the project. Chosen to provide a point of difference as well as adding depth and texture to the concrete surface, the result to this part of the project is something Lux Precast is particularly proud of.

The team from Lux Precast was onsite at Coles Cobblebank Village for six months

and during this time it was all hands on deck. Throughout the duration of the project, the company's 50 employees were working both onsite and in the factory to make installation as streamlined as possible.

"Particular care had to be taken during the shop drawing and manufacture process to ensure the brick inlay joints matched right across the façade of the building," Michael said. "The end result of the brick inlay in particular is very pleasing, given the short production time frames that were associated with this project and the rock look Reckli formliner pattern on Building B is also very impressive."

Michael Clayton, Sales and Construction Manager for Lux Precast has more than 10 years of experience in the industry and credits the company's excellent level of service to the team's practical approach and focus on structural integrity.

"We specialise in formliner and brick inlay precast façades for high end architectural features and our experienced team is successfully delivering exposed aggregate, graphic concrete and an extensive range of formliner, custom mould and colour finishes for a wide range of projects," Michael said. "We are different from our competitors in our size and volume – we manufacture a lot of custom elements in a much shorter timeframe."

Lux Precast's large capacity production facility sets it apart from the rest in the industry and the company's dedicated sales, project, logistic and floor staff have the experience and know-how to manage all precast projects from start to finish.

More of Lux Precast's work can be seen all across Victoria, including recent projects undertaken at the Burwood Brickworks Apartments and the Ivanhoe Gardens.

For more information contact Lux Precast, 5-23 Carter Way, Dandenong South VIC 3175, phone 03 8762 1500, email info@luxprecast.com.au, website www.luxprecast.com.au