

THE STAR ■ polaris

3083

Celebrating 10 Years of a Landmark Neighbourhood

More than a decade, more than just a development

It's hard to believe Polaris 3083 is over ten years old! Widely acclaimed as a leading example of urban renewal in Melbourne's inner north, Polaris celebrates a more than a decade in which the once-neglected 26 acre site has been utterly transformed into a thriving urban precinct with a dynamic town centre, surrounded by diverse residential architecture and green open space.

Recognising one of the last remaining infill opportunities of inner Melbourne back in 2008, developer DealCorp purchased the site from the State Government and worked closely with the City Of Darebin and project architects ClarkeHopkinsClarke (CHC), commencing works in 2010. Over ten years later, Polaris 3083 is now home to over 1000 residents and the retail hub is a popular destination for the wider northern community.

DealCorp Executive Chairman, David Kobritz commented, "From purchasing the site to walking around today and seeing what has been established is remarkable. The shops, cafes, restaurants and other retail is a hub of activity and excitement. Anchored by neighboring La Trobe University, the site is a modern, thriving example of how careful planning and thorough execution can create something which will be enjoyed for decades to come. It truly is a landmark project which we are very proud to have developed."

Critical to the vision of a genuine, connected community was the 'heart and soul of Polaris'—a town centre completed in stage one that delivered one of Victoria's first examples of 'main street' master-planning.

Urban Design Partner Dean Landy from architects CHC reflected: 'In our experience, the best town centre design draws on the lessons of the great pre-war planning era, as you see in Yarraville, Elwood and East Ivanhoe... What differentiates a new local town centre from just another shopping centre is



a sense of place and character.' The success of Polaris has been widely recognised, attracting major retailers from the outset with Woolworths, Chemist Warehouse and Dan Murphy's as anchor tenants and going on to receive the 2016 UDIA Excellence Award for Urban Renewal and the 2017 UDIA Environmental Excellence Award.

CHC's Toby Lauchlan said, 'Polaris has been a rewarding experience for us and we wanted to ensure we left a great legacy for residents.' There is a strong sense from everyone

involved with Polaris' ten year journey that they have been a part of creating something special. Traffic engineer James Brownlie declared, 'There is an immense pleasure in watching a project grow and evolve – seeing it come to life from plans on paper to people living their lives in the streets.'

Top: La Trobe community sports day event at Polaris 3083

Below left: Satellite image of the site from 2009. A dashed line delineates the site boundary.

Below right: Aerial image of Polaris 3083 taken April 2021.



Lunar Construction Now Complete

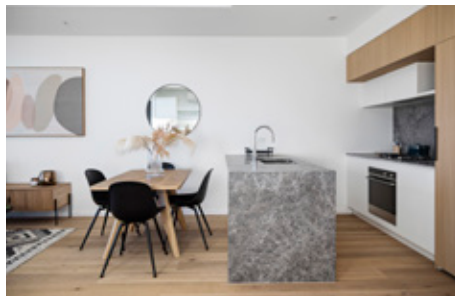
Located at the northern tip of the Polaris 3083 precinct, Lunar Apartments and Townhouses complete one of the final pieces of this unique project.

Just two minutes walk from a flourishing shopping and dining hub in the Polaris town centre, the Lunar residences enjoy a peaceful, secluded atmosphere. One, two & three bedroom apartments over a four levels set among the treetops have already sold to many locals, first home owners and downsizers. The townhouse architecture by multi-award-winning ClarkeHopkinsClarke focuses on premium quality and modern functionality.

Light-filled living with distinctly upmarket finishes and luxury inclusions exude a timeless style, combining with a thoughtful emphasis on ample storage, natural ventilation and secure living.

CHC's Toby Lauchlan describes creating the final instalment of a project as being 'like writing the closing chapters of a book, so we wanted to make an impact'. He adds, 'The idea of apartment living isn't small, cramped spaces, but large, open living areas and lovely vistas. Architecturally our language was simple – structured forms and layered interest through angled roof forms and natural materials, with a strong connection to the local vernacular.'

Select apartments and townhouses remain for sale.



Top right: Lunar Townhouses
Right: Lunar Apartment interiors and balcony
Below left: Lunar Apartment living
Below right: Lunar Apartments



Last Eclipse Residences Snapped Up



Designed as a premium benchmark to celebrate the completion of Bundoora's pioneering urban renewal achievement, Eclipse's exclusive deluxe townhouses and heritage apartments have generated extraordinary demand, confirming Polaris' stellar reputation as one of the hottest properties in Melbourne's north.

Architects ClarkeHopkinsClarke have applied their award winning design approach to create contemporary homes with larger living spaces and a selection of premium materials and finishes. Comprising a luxury collection of just nineteen dual level, 3 & 4

bedroom townhouses, as well as ten beautifully refurbished apartments in the original heritage building, the prestigious new residential precinct brings together the romance and quality of old with the full features and contemporary style of the new — all situated within the leafy canopies of a tranquil, tree-lined neighbourhood, just a few minutes walk from Polaris Town Centre.

All images this page: Eclipse Townhouses



In the Neighbourhood

Discover fabulous local activities right outside your front door!



Strathallan Golf Club

Operating since 1957, Strathallan Golf Course is open for both members and green fee players.

- 9 hole course (with 18 tees)
- Onsite Pro shop
- Practise nets
- Practise green
- Licensed club house

Gresswell Forest Nature Conservation Reserve

Known for its abundant wildlife including kookaburras, echidnas, possums and parrots, plus free-roaming Eastern Grey kangaroos seen especially at twilight.

- Open 24 hours

Nangak Tamboree Wildlife Sanctuary

Created in 1967, the wildlife sanctuary and its Indigenous plant nursery are open to the public 10am – 3pm Sunday to Friday.

- Paid or Self-guided tours
- Indigenous plant retail shop
- Function and event venue hire

La Trobe University Sports Park

The Sports Park offers many high class facilities as well as social sport competitions, all of which are open to the wider community.

- Fully equipped gym
- Indoor pool
- Group exercise, Yoga and Pilates studios
- Squash courts
- Indoor basketball hall
- AFL Oval
- FIFA accredited Soccer Field
- Baseball Diamond

North East Hub Oval and Playground

Directly adjacent to Polaris 3083 and next to the Community Centre building, the expansive green oval has a cricket pitch and is perfect for a picnic.

The colourful playground alongside is a fun and safe area for children to explore.

Bundoora Park Farm, Café and Heritage Village

Bundoora Park Farm is a place for the whole community to enjoy a slice of country life, open from 10am–4pm daily.

- Entry fees
- See and pet friendly farm animals
- Tour buildings and displays dating back to 1899 at the Heritage Village
- Cosy fireplace and outdoor seating at the café
- BBQs available for use

Bundoora Homestead Art Centre

Open Wednesday to Saturday, 10am–4pm, the Homestead is an art gallery hosting contemporary visual arts and craft exhibitions in a stunningly restored, Heritage-listed Federation mansion.

- Free entry
- Onsite café
- Education program including artists talks, workshops and events
- Gallery shop

Bundoora Park Golf Course

Located in a well wooded picturesque parkland setting, Bundoora Park Golf Course offers a tough golf challenge over 18 holes.

- Green fees and local member affiliations
- Specialising in golf lessons for all skill levels, especially beginners
- Onsite Pro shop
- Cart hire

Community Fun in the Sun




The Polaris 3083 community beat the winter weather with a spectacular summery day for a lively Family Fun Day on April 8 on the lawns of the Darebin North East Community Hub Oval. With the sun shining and temperatures reaching into the balmy high twenties, sunhats and shorts were the popular choice as the youngsters raced around to fit in a packed program of activities.

Organised in collaboration with La Trobe University Sport as part of developer DealCorp's ongoing commitment to nurturing thriving community life, the free event was a huge success with many local families attending and enjoying an active, sunny morning.

There was plenty to see and do, with face painting, volleyball and giant jenga among the activities, but the crowd favourite was undoubtedly Bubble Soccer — where players climb into inflatable person-sized bubbles, safe to bounce into each other, tackle, roll around...anything to score a goal!

As part of the celebrations, Dealcorp provided the opportunity to win a \$250 Woolworths voucher via Facebook and Instagram. Winner Ling Qi responded with, "Fun day with friends, beautiful coffee and chocolate. Thank you @Polaris3083." Chrissy Chantal added, "Thank you and congratulations on organizing a great morning. The kids had a great time!" But the final word goes to one of the young participants, Sera Basile, who posted, "This is awesome, so much fun. Thank you La Trobe for hosting this event. No ipad hooray..."

Follow us on Instagram and Facebook to be the first to hear of our upcoming Winter 2021 events!

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Polaris 3083 is home to opportunities and events to meet your neighbours and join in some community fun!



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A Message from the Developer

Wow, it is hard to believe that Polaris 3083 celebrates over a decade of servicing the community, through a bustling town centre and providing exemplary apartment and townhouse living as a great alternative to the traditional.

As one of the final remaining infill sites in inner-Melbourne, has transformed into a hub of activity, with the expansion of La Trobe University and surrounding suburb house prices sky-rocketing.




Our biggest neighbour La Trobe University, was recently awarded a huge \$101m investment by the State Government to build a state-

of-the-art training facility and Sports Park on campus. Supporting and encouraging women's sport, the facility will service many of Australia's great female sporting clubs and also be on offer for the wider community to use.

Onsite, our Town Centre is thriving with dozens of retail stores, cafés and restaurants being supported by the local community, many of whom have lived onsite for 10 years.

Both Polaris 3083 residents and the bustling Northern suburbs come to the site to shop, use the childcare and medical services, and as a meeting place to catch up.

DealCorp are extremely proud to have created a such a hub of activity where there was once only an abandoned, dilapidated site. Having completed over 300 apartments and townhouses for the community alongisde the town centre, with much more to come in the coming years, Polaris 3083 is truly the jewel in DealCorp's crown.

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CURRENT PROJECTS

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RESIDENCES
GLENARM SQUARE

1 GLENARM ROAD
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GlenarmSquare.com.au

mckn

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MCKINNON
mcknapartments.com.au

**42
48**

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4248claremont.com.au

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LUNAR

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