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## The Village, Balgowlah, wins Property Council 2011 Award for Innovation & Excellence

**Sydney Monday 16 May 2011**

Allen Jack+Cottier's design for The Village, Balgowlah, has won one of the building industry's most prestigious awards for 2011, the Woodhead Award for Best Mixed Use Development.

Completed in 2009 The Village, Balgowlah is recognised as having set a new benchmark for regional shopping centre development in Australia. It introduced a complex, mixed-use development shopping centre into a typical Sydney suburb, placing 234 residential apartments on top of the centre, and introducing significant parking, recreation and community facilities.

The major challenge for this project was to accommodate the very large development footprint of the shopping centre without alienating the existing fine-grain scale of the local area.

AJ+C's scheme successfully addressed community's concerns about height, density, loss of views and traffic generation, while successfully meeting Stockland's development criteria. The design includes eight cascading residential towers of varying forms and sizes above a retail and car park podium, which is cleverly hidden below ground level to exploit the slope across the site.

'Post-Village', the northern beaches suburb is no longer a place to drive through past a strip of street-front shops, but is a destination in its own right, with an urbane focal point.

AJ+C Principal Reg Smith said "Our scheme for The Village, and in particular, placing the apartments on top of the centre itself, represents a new stage in our thinking about building communities.

'All stakeholders are happy with the result. Our client met its development objectives, residents love living there, the shopping centre is working well, and the community benefits from the introduction of a range of new facilities. Everyone wins,' he said.

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