

WestWood Bound

COMMUNITY NEWSLETTER – SPRING 2024



Message From The Developer



To our new residents who have joined Westwood Fraser Rise since our last newsletter – Welcome to our community!

As we welcome spring in Westwood, it's exciting to see plenty of growth and development across both Westwood Walk and Westwood Place.

Driving through the Westwood Walk precinct, you would have noticed that the north section of the **Linear Reserve / The Walk** is complete. Residents can now walk or ride along this reserve while enjoying the popular parks along the way. At the same time, work is progressing smoothly on the southern end of the linear reserve, which is on track for completion by the end of the year.

On completion of these landscape works, our community will be connected along the Linear Reserve, Westwood Park, Infinity Park and Wetland reserve. This provides a key link between neighbourhoods and allows residents to meet and greet each other while enjoying the landscaped spaces.

In other news, we are thrilled about the progress of the **Community Activity Centre** being constructed by the City of Melton. It is now anticipated to be completed by early 2025. Designed to meet the needs of Westwood and the surrounding neighbourhoods' rapidly expanding population, this facility will serve as a hub for community events, programs and services, enriching life at Westwood. Additionally, the centre will include a kindergarten and maternal and child health facilities, providing significant value to families.

The **Plumpton Aquatic Centre** is also one step closer to reality. Since our last update, the building masterplan has now been approved with construction planned to start in late 2025 with expected opening in 2028. Located along Beattys Road and within walking distance from Westwood,

this amenity will keep our residents active with the many pools and facilities planned.

In terms of the construction activity at Westwood Walk, **Stage 18** has now achieved Statement of Compliance (SOC) and many of our future residents are in the process of preparing to settle while selecting their builder and home designs – how exciting! Westwood Place is also full of momentum, with the construction of Stage 2B now reaching practical completion and Stage 3 progressing well. Stage 4 construction works are projected to start in the next 2 months and titles are expected in Q4 2025.

The major intersection works on Tarleton Road are also progressing, which is our key connection into the southern part of Westwood Place, where you will find our future major park central to the precinct. The park plans are at concept phase and with Council for initial review.

For Westwood Place, we have also recently hosted a Meet your Neighbour event to welcome new residents and for them to get to know each other. The event was a success with new friendships made and the expanding of the Fraser Rise community.

In closing, as the weather gets warmer in the coming months, we look forward to Westwood residents getting out and about to enjoy the blooming landscapes and nature spaces in Westwood Walk. Thank you for being part of the Westwood community and we hope to see you and your family at our upcoming events.

The Westwood Team



DAHUA GROUP

Construction Update

Welcome to our October Construction Update!

Westwood Place

Construction works at Westwood are at full steam ahead, with Stage 2B now fast approaching titles! We are delighted to welcome new residents to become part of our vibrant Westwood Community. Melbourne's weather continues to show the best features of our wonderful suburb of Fraser Rise, and our teams are working effortlessly to ensure all stages meet their milestones.

Stage 2B

Status:
Completion & Inspection of Works

- The development team is progressing well in preparing the site for the Statement of Compliance. We anticipate this to be completed in the coming week, with water and gas connections now booked in and awaiting final authority assessment and approval.

Anticipated title date:
October 2024

Anticipated settlement date:
November 2024

Stage 3

Status:
Electrical & Communications

- The base pavement and wearing course asphalt have now been completed. Our team is currently focused on the electrical & communication trenching works in preparation to install key services for the stage.

Anticipated title date:
December 2024

Anticipated settlement date:
December 2024

Stage 4

Status:
Plans & Permits

- Council and other Authorities have confirmed the approvals and acceptance to allow physical works to commence on site in November 2024.

Anticipated title date:
Q4 2025

Anticipated settlement date:
Q4 2025



Masterplan Approved for the Plumpton Aquatic and Leisure Centre.

We're pleased to provide residents with an update on the future Plumpton Aquatic and Leisure Centre (PALC), which will be located on Beattys Road, walking distance to Westwood Walk.

The building's masterplan was approved at Council's July 22 meeting. Community consultation in May provided feedback on the Centre's design themes, the importance of individual services and facilities, and how the community see themselves using the Centre.

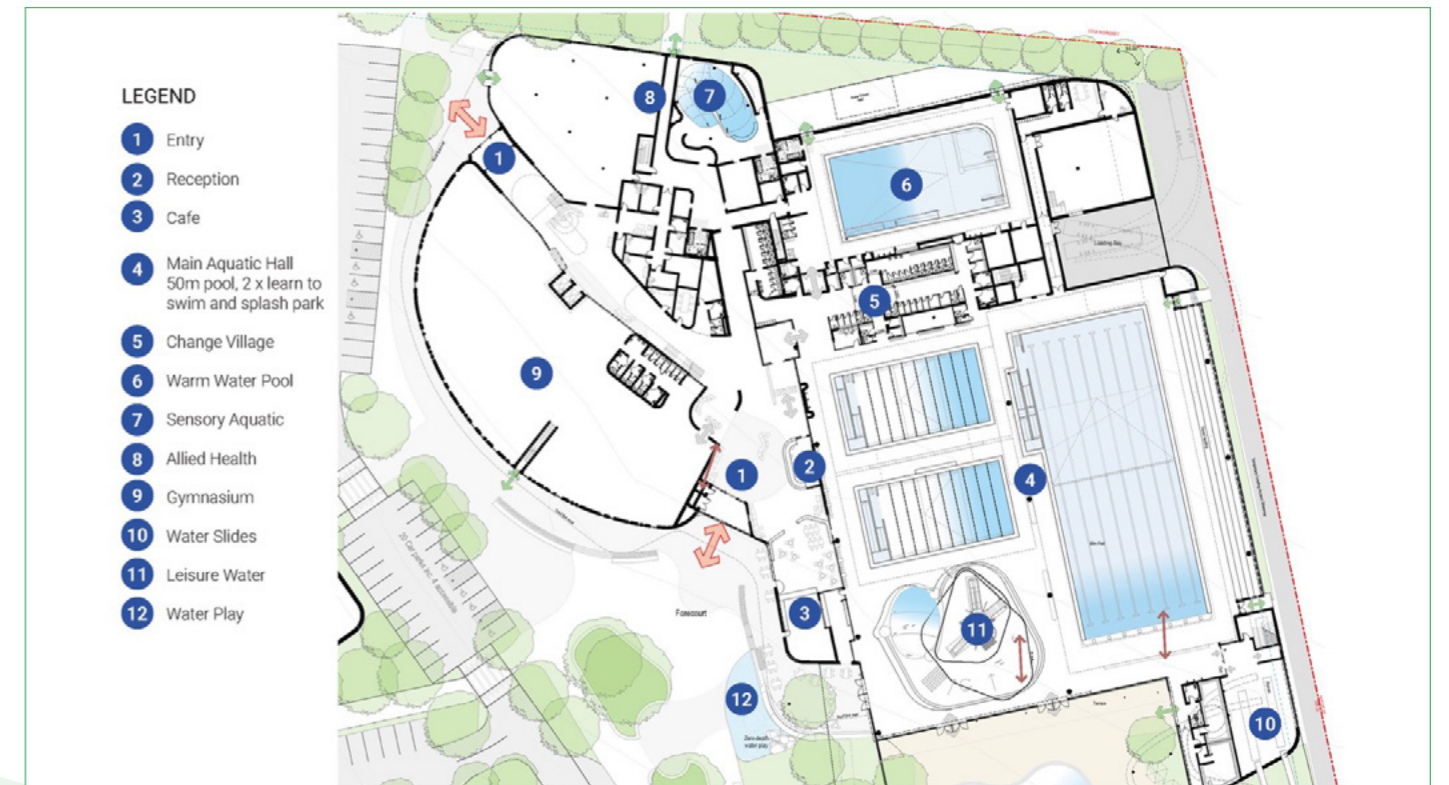


More than 1,000 responses were received and the additional features that were approved include:

- A multipurpose/events space and rooftop deck
- An additional second program pool for learn to swim and aqua aerobics
- Refinement of the aquatic sensory space layout
- Relocation of the gym to the ground floor and group fitness to the first floor
- Increased car parking

This is in addition to an indoor pool, splash play areas and water slides, spa, sauna, allied health spaces, an outdoor interactive water play area with beach-style access, change facilities and a café.

Construction is slated to start in late 2025 and the centre is expected to open in early 2028.



Please Note: All time-frames are provided as a guide and based on our best information at hand. Delays due to weather, site conditions, and authority output are being experienced and are outside of our control. We will continue to provide updates as new information arises.

What to Look For When Choosing a Builder



When selecting a builder, it's important to do your due diligence and ensure you understand factors like inclusions, costs and warranties, so you can build with confidence!

We've provided a list below of several things to consider:

1. Warranties

Ensure the builder offers robust warranties that cover structural integrity and workmanship. This protects you from potential defects or issues that may arise post-construction.

3. Cost Transparency

A reputable builder should provide clear and detailed pricing. Be wary of hidden costs and ensure you receive a comprehensive quote that covers all aspects of the build.

5. Site Costs (Fixed vs Provisional)

Understand the difference between fixed and provisional site costs. Fixed costs provide certainty, while provisional costs may vary, potentially leading to budget overruns. Knowing these details can help you plan your finances better.

2. Standard and Upgraded Inclusions

Understand what is included in the base price of your home and what upgrades are available. This helps to avoid surprises later on and ensures you get the features you desire within your budget.

4. Colour Room

The colour selection process is a key part of personalising your home. A dedicated colour room where you can see and choose finishes, fixtures and materials ensures you make informed decisions that align with your vision.

6. Timelines

Confirm the expected timelines for your build. Reliable builders should provide a clear schedule and stick to it, ensuring your project is completed on time and within expectations.

If you're considering a builder that is less well known, you can verify their credentials on the Victorian Building Authority website: bams.vba.vic.gov.au/bams/s/practitioner-search

Meet Westwood's Estate Manager, Hannah Shah



We are delighted to introduce you to one of our dedicated sales agents at Westwood, Hannah Shah. Hannah is here to assist you with all your needs, ensuring that you receive the best possible service and support.

Get to know more about Hannah's experience below, or organise a personal consultation at the sales office or through video or phone.

Tell us about your background and experience?

With a passion for architecture and a keen interest in market trends, I began my real estate journey over a decade ago. Starting as a rookie agent, I quickly realised the importance of building relationships and dedicated myself to understanding my clients' needs, ensuring smooth and successful transactions. My experience in real estate spans ten years, during which I've had the privilege of assisting countless clients in buying, selling, and investing in property.

What has your role been in recent years?

Over the last five years, I've found my true passion in selling greenfield projects, thriving as an Estate Manager. This role has allowed me to play a pivotal part in developing and selling new communities, guiding buyers through the exciting process of building their dream homes from the ground up.

What are you looking forward to most at Westwood?

As I now join the Westwood Estate team, I look forward to leveraging my experience to help shape this growing community and provide exceptional service to our clients.

Get in touch with Hannah

M: 0429 262 870

E: westwood2@rpmgrp.com.au

Meet Your Neighbour!

We were delighted to host a Meet Your Neighbour event on Saturday 10 August for purchasers from Stages 1, 2, and 8 of Westwood Place.

It was a great opportunity for purchasers to get to know their neighbours before they move in, and already feel like part of the Westwood community.

There was coffee, food and games, with some fast friendships formed – all in all a successful event!

We chatted with some purchasers who attended, and it was great to hear some firsthand feedback on their experience and why they chose Westwood.

"We know the area really well, the people are lovely, and we know things are going to be built in the area, like schools – and the aquatic centre is definitely an extra add on!"



"I bought my land in 2021, a little while ago but it's definitely been worth it! I'm building with Saw. I've got things put away ready to move in – I'm taking over my partner's garage!"

We look forward to meeting more of the Westwood community at our next event!

Community Update on the Future Plumpton Children’s Centre & Neighbourhood House

The Plumpton Children’s Centre and Neighbourhood House will be constructed at 19 Pear Parade, on the north-eastern corner of the Westwood Walk precinct.

The \$15-million centre will provide vital services and programs for the rapidly growing Fraser Rise community, including the provision of early years, family and community services.

This is a response by Council to the significant demand identified for kindergarten places and the need for a new facility in the Fraser Rise area, to accommodate both projected population growth and the rollout of three-year old kindergarten, which commenced in the City of Melton in 2022.

The new building is expected to be completed in early 2025 and will include Kindergarten and community meeting rooms, maternal and

child health spaces, outdoor licensed play space, community spaces and will be fully furnished.

As one of the fastest growing communities in Melton, this is an essential addition for the Westwood community, and it’s wonderful to have it so conveniently close to our residents. We look forward to seeing the centre take shape.

For more information, please visit the City of Melton website or contact them directly on (03) 9747 7200.



Artist Impression



Artist Impression

Weekend Markets



Spring is the perfect season for exploring Sunday markets in the local region, buying up fresh spring produce for the week and savouring a warm cup of coffee.

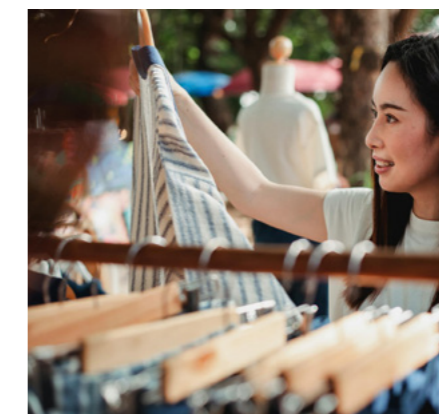
The Eynesbury Market is on every fourth Sunday with a wide range of stalls from farmers and produce growers, along with artisan craft stalls and food vendors. There is also the Gisborne Olde Time Market held on the first Sunday of every month, showcasing local creativity and produce.

If you want to make a day trip of it, the Daylesford Sunday Market runs every week, and in addition offers a train ride on a restored vintage train at the Daylesford Spa Country Railway.



Eynesbury Sunday Market

Distance: 25min drive from Westwood
Where: 487 Eynesbury Rd, Eynesbury VIC
Dates: Fourth Sunday of every month
eynesburyfarmersmarket.com.au



Gisborne Olde Time Market

Distance: 25min drive from Westwood
Where: Aitken & Hamilton St, Gisborne VIC
Dates: First Sunday of every month (except Jan)
gisborneoldetimemarket.org.au



Image credit: Visit Victoria

Daylesford Sunday Market

Distance: 1hr drive from Westwood
Where: 18 Raglan St, Daylesford VIC
Dates: Every Sunday
daylesfordsundaymarket.com.au

Upcoming Community Events



Carols by Candlelight

Saturday 14 December

Carols by Candlelight is back on in Melton for another year! The free event is perfect for families to come together and get into the festive spirit. Listen out for some of your favourite carols and there may even be a surprise guest...

When: Saturday, 14 December 2024

Time: 6.00pm to 9.30pm

Where: Hannah Watts Park, High Street, Melton

Cost: Free



Djerriwarrh Festival

Saturday 23 November

Djerriwarrh Festival brings together thousands of people from all walks of life to enjoy different activities and share and learn from each other.

Each year at Djerriwarrh Festival there is an intercultural stage, showcasing traditional dance and music to celebrate Melton's diversity and engage locals with people and cultures from all over the world.

Along with food vendors and a market village, there will also be a street parade, kids activities and fireworks to celebrate the day's completion.

When: Saturday, 23 November 2024

Time: 11:30am to 9pm

Where: High Street, Melton 3337
Between Smith Street & Hannah Watts Park

Cost: This is a free community event offering a range of free children's activities and entertainment.



Upcoming Community Youth Activities in Melton

Cook It, Eat It

Hands-on food education with a twist! Develop your cooking skills with delicious recipes and upskill in culinary arts.

When: Thursdays: 4pm to 6pm,

Where: Kurunjang Community Hub, 33 Mowbray Crescent, Kurunjang, 3337

Ages 12 - 17 years.

Youth Art Club

Your weekly space to be creative! Bring your own art materials or use some of ours and get involved!

When: Wednesdays: 4pm to 6pm,

Where: Melton Central Community Centre, 239 Station Rd, Melton 3337.

Ages 12 - 17 years.

Street Soccer

Melton Young Communities in Collaboration with The Big Issue provide a fun and exciting initiative that uses the power of sport to change lives. With provided equipment & supportive staff, during the two-hour sessions, players take part in training and a friendly match. There is no need to have any experience playing soccer, this program caters to all fitness levels and abilities.

When: Wednesdays: 3.30pm to 5.30pm

Where: Kurunjang Recreation Reserve Soccer Pitches

Registration essential for all youth events. For more information Phone: 9747 5373 or Email: youngcommunities@melton.vic.gov.au