

# WESTBROOK NEWS BITES SPRING 2023



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# SPRING AT WESTBROOK

Spring has well and truly sprung and there's plenty happening at Westbrook right now. Here's our round up of all the latest news from Westbrook, along with some great suggestions for things to do in and around Tarneit & Truganina now the days are a little longer and the weather a little warmer!

## CONSTRUCTION UPDATE

Residents and visitors to Westbrook will see it's been a busy few months, as the estate continues to grow! Here's a wrap up of some the exciting new developments and milestones achieved in the past couple of months.

Stage number	Stage progress (X%)	Works completed to date	Next works to be undertaken	Title expectation date
50	100%	All works completed	Authority compliances in process	Q4 2023
58	80%	Bulk earthworks, Drainage, and sewer, Water and Gas reticulation, excavation to subgrade, Kerb & Channel works, Electrical and comms works, Base course asphalt	Concreting nearing completion, Asphalt, Topsoiling	Q4 2023
<b>North East - Precinct</b>				
65	90%	Bulk earthworks, Drainage and Sewer, Water and Gas reticulation, Excavation to subgrade, Kerb & channel, Electrical and comms, Topsoiling works, Base course Asphalt	Concreting nearing completion, Asphalt, Authority compliances	Q4 2023
66	75%	Bulk earthworks, Drainage and Sewer, Water and Gas reticulation, Excavation to subgrade, Kerb & channel, Electrical and comms, Base course asphalt	Concreting, Asphalt, Topsoiling	Q4 2023
67	60%	Bulk earthworks, Drainage, and Sewer, Water and Gas reticulation, Excavation to subgrade, Kerb & Channel	Electrical and Comms, Concreting, Asphalt works	Q4 2023
68	35%	Bulk earthworks and Sewer	Drainage, Water and Gas reticulation	Q2 2024
69	20%	Bulk earthworks	Drainage and Sewer	Q2 2024

Stay tuned for more updates!



## 2023 WESTBROOK COMMUNITY FUND IT'S A WRAP!

The Westbrook Community Fund has awarded 25 happy community and not-for-profit groups from Truganina, Tarneit and Williams Landing grants totalling \$35,000.

An annual initiative of Dennis Family Corporation, the developer of Westbrook estate, this year marks the sixth year the Westbrook Community Fund has been running, with almost \$160,000 distributed to local community since its inception in 2018.

The Dennis Family Corporation has successfully operated Community Funds across its residential estates both in Victoria and South East Queensland since 2002. This year, they are proud to be celebrating 21 years, and have distributed more than \$1m in grants to date.

Eligibility for the \$1,500 funding extended to not-for-profit groups operating in the Truganina, Tarneit and Williams Landing areas, with an independent judging panel awarding grants to a variety of organisations.

### Congratulations to all the 2023 Westbrook Community Fund grant recipients:

- African-Australian Family and Parenting Support Services Inc.
- Australian Multicultural Women's Association Inc.
- Bhartiya Seniors Melbourne Inc.
- Cancer Council Victoria
- Club60 Tarneit Incorporated
- Dohertys Creek College Community Hub
- Kuet Alumni Association Inc.
- Legends International of Seniors Inc.
- Melbourne Blasters Sporting Club Inc.
- Melbourne Konkani Community Inc.
- Neighbourhood Watch Tarneit Central
- Nepalese Community Tennis Club
- Ocean XI Cricket Club
- Restoration Outreach International Ministries Inc.
- Tarneit Bharatiya Club
- Tarneit Central Cricket Club Inc.
- Tarneit Scout Group
- Truganina Auskick c/oThunder Football Club
- Truganina Lions Soccer Club
- Truganina Tennis Club
- Truganina Thunder Football Club
- Truganina United Cricket Club
- United Seniors Club Inc.
- Women's Multicultural Empowerment Network
- Wyndham Little Buddies Toy Library



# MEET THE PRINCIPALS OF TRUGANINA'S NEWEST SCHOOLS!

For anyone with a growing family – or thinking about starting one, living in close proximity to good schools, kindergarten, and childcare centres, are a significant factor in deciding where to buy and build.



At Westbrook that decision is about to be made even easier, with not just one, but two new schools – Warren Primary School and Bemn Secondary College, about to open down the road in 2024 – adding to the already extensive line-up of great schools right on the estate’s doorstep! Putting great education literally on the doorstep of the estate’s growing number of families, the new primary

school will be located at 11 Tuition Drive, Tarneit, while Bemn Secondary College will be housed over two campuses – a Junior Campus (years 7 – 9) at 30 Everton Road and a Senior Campus (years 10 – 12) based at 805 Morris Road.

Both schools will officially open on day 1 of Term 1 and we’re delighted to chat with the two new principals as they prepare to welcome their first intake of students next year.



## JOANNA STANFORD, FOUNDING PRINCIPAL, WARREEN PRIMARY SCHOOL

*How many students are enrolled for 2024? And which year levels?*

“We have students enrolled at every level from foundation to year 6, with most enrolments in foundation.”

*What have been the biggest challenges involved in opening a school from scratch?*

“We’re building our new school from the ground up. With every challenge, comes the excitement of creating a school culture that focuses on learning through our school motto of Believe Belong Become, and our school values of Respect, Excellence and Belonging.”

*How is construction coming along?*

“Construction on the project is going along well. You can view all recent progress photos and find all project information on the VSBA website at [www.schoolbuildings.vic.gov.au/Warreen-Primary-School](http://www.schoolbuildings.vic.gov.au/Warreen-Primary-School).”

*What educational programs, facilities and other features will the new primary school have?*

“Our school will focus on foundational core literacy and numeracy concepts, skills and understandings. We are also committed to delivering high quality inquiry learning, focusing on humanities, science, civics and citizenship and the ethical capabilities. These will be underpinned by our social and emotional learning that will ensure our students are resilient, brave, and creative learners.

“Our specialist programs will be based around STEAM (science, technology, engineering, arts and mathematical) learning. We also have a comprehensive Health and Physical Education Program. “When the school opens in Term 1, 2024, it will include: an administration and library building; 3 learning neighbourhoods; a community hub; a car park; hard courts; outdoor play spaces; and a sports field.”

*What are you most proud of now Warreen Primary School is about to open?*

“I am so proud of the school that our Assistant Principal, Business Manager and I are building together. We all live by our school values, and this has been reflected in choosing our uniform, school logo, curriculum and all-important aspects of our school.

“I just can’t wait for the first day of school. I am so looking forward to welcoming our school community to our wonderful school. Our buildings and classrooms are state of the art, and it will be wonderful to see the excitement on the faces of our students when they enter our classrooms to start their education journey with us. They will be a part of an excellent school where they will believe they can be their very best, have a strong sense of belonging, and know that we are supporting them to become the very best versions of themselves.”



## JOANNE CAMOZZATO, PRINCIPAL, BEMIN SECONDARY COLLEGE

*What year levels will be located at the Everton Road (Junior 7 – 9) Campus and Morris Road (Senior 10 – 12) Campus?*

“In its first year of operation, Bemín Secondary College will open to Year 7 (junior campus) and Year 10 (senior campus) students only, and progress by year level thereafter. The 2024 school zones are available at [findmyschool.vic.gov.au](https://findmyschool.vic.gov.au).”

*How many students are enrolled for 2024? And which year levels?*

“We have over 90 Year 7’s enrolled at this stage and over 170 Year 10 students currently.”

*How are forward enrolments looking beyond 2024?*

“The junior campus will be able to enrol up to 600 junior students when the first stage of the school is complete, while the senior campus will be able to enrol up to 800 senior students.”

*Where are students being drawn from – nearby, further afield?*

“The majority of our families are all within 5 kilometres of the school. Students are mainly coming from the suburbs of Truganina and Tarneit.”

*What have the biggest challenges involved in opening a school from scratch?*

“Working simultaneously on both big picture strategic planning (for example, the curriculum program for the next three years and staffing required) through to less strategic but more logistical details which ensure the smooth opening of the school for staff and students (for example, planning equipment purchasing for all the Food technology classrooms and gym).”

*How is construction coming along?*

“Construction on the project is going along well. You can view all recent progress photos and find all project information on the VSBA website at [www.schoolbuildings.vic.gov.au/Bemin-Secondary-College](https://www.schoolbuildings.vic.gov.au/Bemin-Secondary-College).”

*What educational programs, facilities and features etc. will new campus have?*

“The school is designed to contribute to the community infrastructure with its facilities being used across two campuses for the delivery of both educational and community projects.”

“When the new junior campus opens from Term 1, 2024 it will have: an administration and library building, 2 learning neighbourhoods, an arts and technology building, a science and technology building, a community hub (includes the indoor gymnasium court) and plenty of outdoor play spaces. The new campus will accommodate an administration centre, a library and VCE Study Centre, a General Learning Building, a Science Building accommodating general, physics, biology and chemistry laboratories, a Technology Building and a Community Hub/GYM (double court gym, Food kitchens, Performing Arts learning spaces).



“Our learning program for Year 7 will provide for all of the key Learning Areas including English, Mathematics, Science, Humanities (including History, Geography, Civics, Economics and Business), Health

and Physical Education. It will also include a substantial Arts program incorporating Visual and Performing Arts and a technologies program that includes Design and Technology as well as Digital Technology. Plus, students will also explore STEM and Arts personal interests through our inquiry based “Innovate Program”. All students will be involved in the Check and Connect program – which supports wellbeing as students transition to high school.

“The school will have a learning program for Year 10s that offers students the opportunity to focus on areas of specialisation related to both their future schooling and intended pathways beyond school. All Year 10 students will engage in English, Mathematics, Science, Humanities (including History, Geography, Civics, Economics and Business, and Holocaust Education), Health and Physical Education. Like the Junior Campus, it will offer a substantial Arts program incorporating Visual and Performing Arts and a technologies program that includes Design and Technology as well as Digital Technology, and students will be able to choose semester subjects from both the wide choices available in the Arts and Technologies programs.

“All our Senior students will also engage in a Pathways Mentoring program which will support them to explore their strengths, set personal learning goals and pathways.

This program also provides the foundation for getting ready for the world of work, the later stages of schooling and course counselling.”

Both principals expect that the two new schools will complement, and be integrated with, one another, providing a great opportunity to establish smooth pathways from kinder to primary, to secondary and beyond. The two have worked closely together to ensure they can provide a clear transition which will enable children to grow and develop in a supported manner from childhood to young adulthood, citing aspects such as the same uniform supplier and complementary systems to ensure families have ease of access to information and communications.

Information surrounding official opening events for both schools will be communicated through school channels closer to the start of the school year.”

#### **ENROLMENT QUERIES**

Warreen Primary School - Send an email with the subject 'Enrolment for Warreen Primary School' to [vsba@education.vic.gov.au](mailto:vsba@education.vic.gov.au)

Bemin Secondary College - Email [Joanne.Camozzato@education.vic.gov.au](mailto:Joanne.Camozzato@education.vic.gov.au) or [vsba@education.vic.gov.au](mailto:vsba@education.vic.gov.au)



# SAVE THE DATE

## Come and Celebrate



# DIWALI 2023

Friday 3rd November 2023 | 6pm to 9pm  
Central Park - Latitude Promenade

# TARNEIT PARK HUB



## WELCOMES NATIONAL RETAILERS

Westbrook will soon welcome a wide range of well-known national retailers in its latest development stage at Tarneit Park Hub.



Ten retailers will open their doors in early 2024 including:

- 7-Eleven
- Starbucks
- Hungry Jacks
- Jump Swim School
- Fernwood Fitness
- Petstock
- Repco
- Autobarn
- MyCar
- Woodlands Long Day Care & Kindergarten

The new additions mark an important stage for the development of Tarneit Park Hub in response to the growth of Melbourne's western corridor.

"These stores are projected to bring over 400 employment opportunities to the area, further enhance the variety of retail offerings available in the area, and ensure that Tarneit Park Hub remains a valuable asset for the local community well into the future," says Ranfurly Asset Management CEO Cameron Male.

"It's great to finally welcome these retailers to Tarneit Park Hub."



The 20,500sqm shopping centre includes:

Coles, Kmart, and Aldi.

Their proximity ensures easy access from Westbrook estate, a Dennis Family Corporation community, and the surrounding city of Wyndham.

Tarneit Park Hub is situated opposite Tarneit Central Shopping Centre, which is also developed and managed by Ranfurly Asset Management.

# INTERIOR *design*



What's your style?

# minimalist VS maximalist

When it comes to design, we're living in a rare and opportune moment, when two opposite aesthetics are not only acceptable but fashionable – stark minimalism and over-the-top maximalism.

At opposite poles of the style spectrum, both are aesthetically ambitious and completely on point right now.

For some, a fuss-free, stark home with spare white walls helps to feel serene and still, creating an appreciation of the little things. For others, maximalism is the ultimate comforting mood-booster, a visual reminder of favourite objects amassed over a lifetime.

*The only question is, which one suits you?*



# minimalist

Minimalism is a philosophy, a reaction to an increasingly busy and calamitous world, which aims to ensure your home decor is simplified, calm, and serene, with a heightened sense of clarity. The idea is to invest in just a few really great treasures, and then refine every detail. The style of a frame, the finish on the floor, surface textures, the tapware the

kitchen – all elements you probably wouldn't notice if the room was cluttered but which become beacons when a space is pared down. It's been said that minimalism is not a style that precludes possession, but one that precludes careless possession – with the focus firmly and wholly on the design essentials.



# maximalist

By contrast, it can be more challenging to be a great maximalist. While there's certainly more freedom to mix styles and periods. The most effective and striking maximalist interiors are celebrations of objects and design—things that have been collected with a combination of judiciousness and wild abandon. Maximalist rooms are less about current style trends, and more about a well-curated pastiche of design features and objects.

If minimalism is about the empty breathing space, maximalism is about taking the breath away.



So, are you chasing a spare, elegant, sophisticated style for your home's interior? Or a highly personalised tableau expressing your multifaceted collections and richly curated life?

## *Here's a checklist to help you decide.*



### Your tastes probably lean towards minimalist if...

- You enjoy the calm and serenity of empty spaces
- You believe that an object's value lies in its utility and you're more likely to get rid of things when they've outlived their usefulness
- The less emotional connection you have to possessions, the freer you feel
- You prefer investing in fewer, quality items that are longer-lasting and value durability and timeless design
- You like paring back things and de-cluttering your life – and your home
- In a minimalist space, the focus is on the architecture. Your furnishings are minimal, and there's often very little (if any) artwork or decorations, allowing you to appreciate the architectural details of a space more fully.

Japanese or Scandinavian minimal spaces are often incredibly stylish and full of character, and a well-designed maximalist space is cohesive and well-edited. It might look like a lot is going on, but if you look closely, you'll see that everything has a purpose and a place.

It's unusual to be living in a time when both minimalism and maximalism look and feel fresh,

### By contrast, consider yourself something of a maximalist if...

- You enjoy filling your interiors with as many beautiful things as possible
- There's usually a story behind each item you've acquired
- You sentimentalise belongings, invest them with purpose and meaning, have difficulty getting rid of them, even when they're no longer useful
- You desire one-of-a-kind possessions
- You enjoy owning a variety of things to match your mood, a season, or an event and you want artwork, decor, bookshelf and ornaments to clearly reflect who you are
- You enjoy keeping your spaces current and stylish. Furnishings, artwork, and even books are the stars of the show, while the architecture takes a backseat.

vital, and relevant. At the end of the day, whichever philosophy you adhere to, it's about being intentional with your life and belongings and making choices based on what's important to you.

**So ask yourself, what kind of life do you want to live? Pick the style that moves you – minimalist or maximalist, do it well and design accordingly.**



# SALES CENTRE

To enquire about current land availability and pricing, or for information about upcoming stage releases, visit the Land Sales Centre at 17 Society Boulevard (just off Leakes Rd).

We are also available via phone, email, Zoom, SMS and WhatsApp.

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