

# WESTBROOK NEWS BITES SUMMER 2024



# SUMMER AT WESTBROOK

The sun is shining and there is simply no better place to be than Westbrook this summer. Here's our round up of all the latest happenings at Tarneit and Truganina across the holiday period and beyond.

## 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
66	100%	All works completed	Statement of Compliance achieved	Q1 2024
67	100%	All works completed	Statement of Compliance achieved	Q1 2024
68	80%	Bulk earthworks, Drainage and Sewer, Water and Gas reticulation, Excavation to subgrade, Kerb & Channel, Electrical and comms, Base course asphalt	Concreting, Asphalt, Topsoiling	Q2 2024
69	40%	Bulk earthworks, Drainage, and Sewer, Water and Gas reticulation	Excavation to subgrade, Kerb & Channel, Electrical	Q2 2024
51	50%	Bulk earthworks, Drainage, Sewer, Water and Gas reticulation, excavation to subgrade, Kerb & Channel works	Electrical, base course asphalt, concreting	Q3 2024
59	75%	Bulk earthworks, Drainage and Sewer, Water and Gas reticulation, Excavation to subgrade, Kerb & Channel, Electrical and comms, Base course asphalt	Concreting, Asphalt, Topsoiling	Q2 2024

Stay tuned for more updates!

# WESTBROOK'S NEWEST PARK AND WETLANDS ON TRACK TO OPEN THIS SPRING



Westbrook residents will also be pleased to know that the new park and wetlands planned for in Stage 55 are both on track to open in late Spring this year.

Covering over three quarters of a hectare, the new park will feature a wide range of sensory and active play elements catering for children of all ages from toddlers through to teens including swings with baby seats, musical stepping stones, a scooter track, and an outdoor lounge and chill out area. There's even a nature play area incorporating balancing logs, timber steppers and cluster climbers.

Forming the park's key centrepiece, the KOMPAN Stegosaurus play structure is expected to be one of the park's most recognisable – and popular, attractions. Providing a range of play value and tests motor skills for all abilities, climbers will also be rewarded with amazing view of the surrounding area and nearby Skeleton Creek.

But it's not just about the kids! Fitness enthusiasts will also enjoy various outdoor equipment located along the shared pedestrian path, plus there's an undercover shelter and a quiet seating area away from play areas for those after a little meditative time.

A variety of local shrubs, ground covers and aquatic plants will provide an attractive backdrop for the adjacent wetlands and nearby Skeleton Creek, with native trees forming shaded canopies along the pedestrian and shared paths.

Best of all, solar public lighting will be introduced as part of Council's overall strategy, which will enhance the usability of the park and the path network after dark at night and in terms of safety.



THE EDGE... ELEVATE YOUR EXPECTATIONS AND ENJOY EXCLUSIVITY

ELEVATE YOUR EXPECTATIONS AND ENJOY EXCLUSIVITY  
IT'S TIME TO EXPERIENCE LIFE MORE EXTRAORDINARY



# TRUGANINA TENNIS CLUB ACES IT!

## It's time to recognise another successful Westbrook Community Fund grant applicant.

Celebrating its first anniversary last November, Truganina Tennis Club was established by a small group of local tennis enthusiasts to provide coaching and playing opportunities for children in the western region, with a particular focus on Truganina and neighbouring suburbs.

Located on Alcock Road, Truganina, the Club's facilities include six hard courts with lights, four of which are available for the exclusive use of members, plus another two which are also open to the general public. It also has access to shared clubhouse facilities, which includes a kitchen and a shared club room and change rooms.

Over the past year, membership has continued to grow and currently encompasses players of every age from 4-year-olds to older adults, all eager to stay fit – and have fun while doing so. The Club is also affiliated with Tennis Australia, partnering with coach Patrick Henson and his HIT team, who offer coaching for players of all abilities. As well as social competitions, Truganina Tennis Club now fields eight teams, each made up of four junior players, who regularly represent the Club in WRTA tournaments.



The Club's initial success comes as no surprise to Club President, Nandu Chandran, and Club Vice President, Adnan Mir. Says Chandran, "I think people are definitely attracted to the upside of being involved in a community-based sporting organisation like ours, from the obvious health benefits through to the opportunity to make new friendships with people who have a shared passion for the sport!

Plus, we offer a great range of programs including our popular Social Tennis initiative, daily coaching classes for both kids and adults; free-for-all Open Days; and a full calendar of weekday social events for both juniors and adults, ongoing junior competitions and we're also in the process of rolling out our first Annual Truganina Tennis Club-Open

competition for adults later this year – which ensures we can appeal to a wide cross section of people within the community." Mir says the Westbrook Community Fund grant has arrived at a crucial time for the Club, and will fund the acquisition of essential infrastructure, particularly windbreakers. which offer crucial protection from wind and sun, improving playing conditions and visibility while providing relief from extreme weather.

To find out about how you can become involve by supporting the Club, joining a team, becoming a coach etc, click on the following link.  
[https://docs.google.com/forms/d/e/1FAIpQLSfSRw0jYrk4aXl1JBi0wV8rEbAF5\\_mNA5kOwHSLzdKwv3AVjg/viewform?pli=1](https://docs.google.com/forms/d/e/1FAIpQLSfSRw0jYrk4aXl1JBi0wV8rEbAF5_mNA5kOwHSLzdKwv3AVjg/viewform?pli=1)



# HOME SWEET HOME

*For the past few months we've followed the journey of Gurjit Dhillon and his family who purchased land at Westbrook. We caught up with him recently, now he has finally moved into his new house, to see how he and his family are settling in.*

## ***When did you and your family move into your home at Westbrook?***

*"We finally collected the keys in October 2023 – and it was well worth the wait! We are totally loving our new home!"*

## ***Describe your home?***

*"Our house was built by Aston Homes and is 22.5 squares. We really love the design – and the amount of space it provides. We now have four bedrooms, two living areas and even a walk-in pantry, which is great for a growing family. High ceilings and doors have also helped create the overall sense of spaciousness."*

## ***Any tips for anyone thinking about building their own home?***

*"First and foremost, it's important for anyone planning on building their own home to take the time to plan and research all the different aspects involved, starting with where you want to live and what is going to be possible and achievable within your budget. You also need to think hard at the outset about what design and layout will best suit your needs and lifestyle, and what features, fixtures and fittings you really want down the track.*

*"Why? Because it's really hard to change course, especially on bigger things, once your build is underway – not to mention expensive!*

*"Just as important, I also recommend establishing and maintaining good communications with your builder and pro-actively checking in with them regularly throughout the build. Given that building your own home is one of the biggest investments you're ever likely to make, communication and accessibility with the person bringing your dreams to life is critical. So, don't be afraid to call them and get them to update you on progress, where things are at etc."*

## ***What's it like now you are in?***

*"One word – happy! Now that we're in, I feel as though we have now really begun a new and exciting stage of our lives."*

## ***What's the best thing about living at Westbrook?***

*"Living in Westbrook has been great so far. It is just fantastic having every facility and amenity we could possibly need, all right on our doorstep from great new schools to parks and playgrounds to shops and service stations. The pace of construction in the Estate has continued to move along really quickly, and it's amazing to see the number of completed houses expanding almost literally before our eyes."*



## TARNEIT PARK HUB WELCOMES WELCOMES MORE NEW RETAILERS

In great news for Westbrook residents, the new Tarneit Park Hub on Leakes Road adjacent to Tarneit Central Shopping Centre, is continuing to grow!




Anchor tenant Bunnings, which opened in 2021 in Stage 1 of the development, has now been joined by a number of well-known national retailers including mycar, Repco, Pet Stock and Autobarn, as well as a Fernwood Gym and three food and restaurant operators – 7 Eleven, Starbucks and Hungry Jacks, of which all opened late in 2023.

Next month, the already strong offering will expand even further when Jump Swim School, a large format Salvo's store and the Woodland

Early Learning childcare facility are all expected to open their doors, while the eagerly anticipated launch of Club Tarneit is scheduled for April.

Undoubtedly, the commercial and retail offerings at the Hub benefit the whole community and are set to attract even more people to one of Western Melbourne's fastest growing areas.

Watch this space and we'll keep you posted about when further outlets will be open for business!



INTERIOR DESIGN TRENDS  
WHAT'S HOT FOR  
**2024?**



# Interior design *trends*

If you're planning to renovate or refresh your home this year, start planning now! Many popular looks from the past are coming back—and they're better than ever.

*So what's in? Here are the top design trends we predict will make a comeback in 2024.*



## Innovative Materials

Expect a rise in sustainable materials in both design and buildings. Think unique pieces like seaweed lamps, features made out of mycelium, or Japanese shikkui plaster made out of natural seaweed fibres.



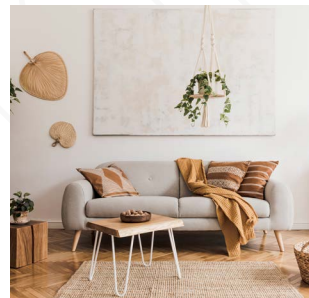
## Customised Secondary Spaces

From back kitchens to butler's pantries, we predict more homeowners will create extensions of their kitchens with secondary spaces. Whether transitional or closed off behind doors, these will house everything from additional refrigeration and warming drawers to built-in coffee systems, wine storage and dishwashers.



## Inviting Living Rooms

Farewell to cold, white living rooms! 2023's minimalism has evolved into a look that is less rigid for a more organic and inviting feel achieved through warm, textural spaces with natural materials in moodier, earthy colour palettes like creams, browns, rusts, and muted greens.



## Muted Colours

In fact, say bye-bye to bright generally. Expect to see muted colours make a resurgence as the designs trending out of greys and into browns and chocolate neutrals continues. Not only will this be seen in fabrics and textiles, but also in cabinetry and furniture.



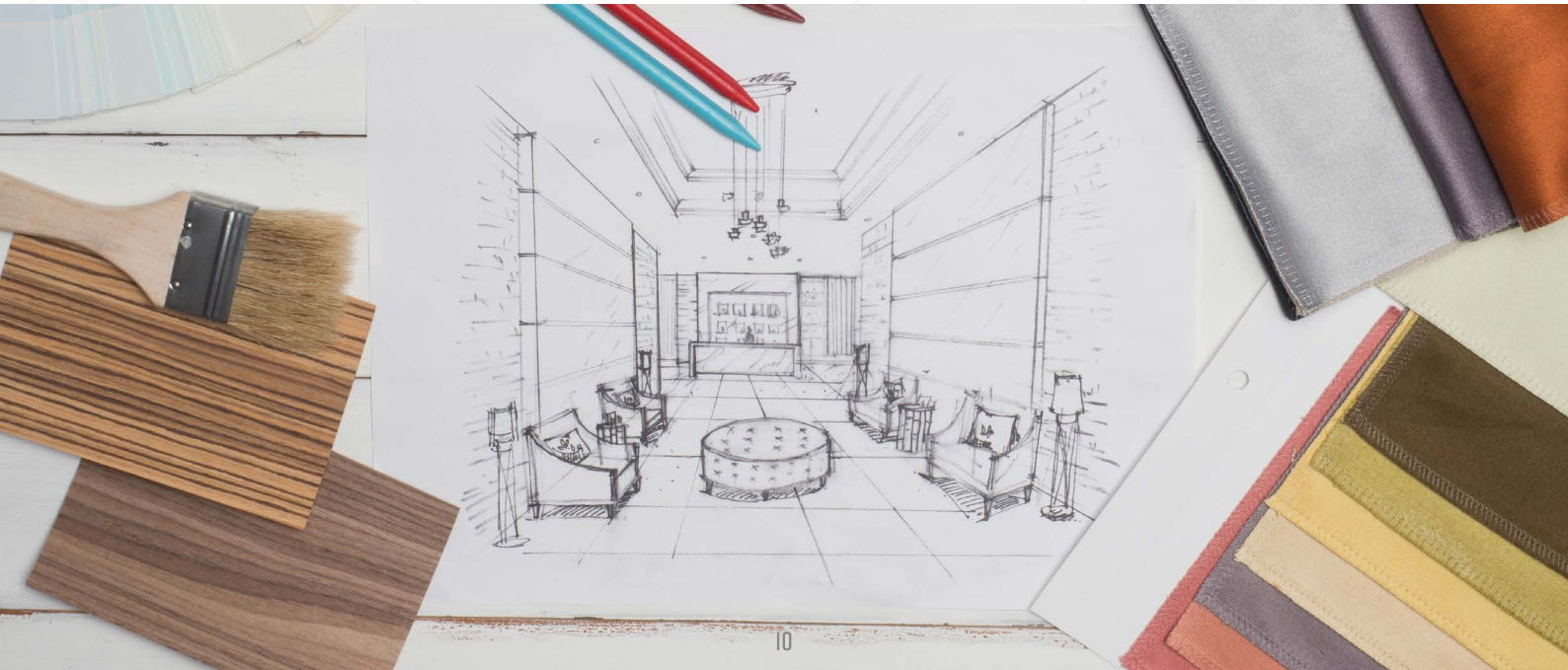
## Wallpaper

Plain walls are so 2023! Wallpaper has been coming back for several years right now, but 2024 will be the year it becomes an essential home décor element for spaces in need of a true hero piece.



## Vintage Vibes

Everything old is new again. So get ready to incorporate unique pieces into your decor scheme and create the sense of a thoughtfully curated home layering found objects against new pieces of furniture!



# FACES OF WESTBROOK



## Meet Cameron Lee, The Estate's Senior Project Manager

*Currently living in Curlewis on the Bellarine Peninsula with his partner and five children – and Bluey the Blue Tongue Lizard, Cameron Lee joined Westbrook's Project Management Team mid-way through last year, after 18 months working at Dennis Family Corporation's Modeina and Donnybrae residential land developments.*

We chat to Cameron to find out a little more about his role and what he thinks makes Westbrook special.

***Tell us about your role and what this entails?***

“As Senior Project Manager, I'm responsible for the overall management and delivery of the Westbrook development, including all medium to long term elements, while supporting and facilitating each of the project managers responsible for managing specific components.”  
“That includes ensuring that the team delivers each stage and any infrastructure projects as

efficiently and effectively as possible, including preparation of development programs, co-ordination of infrastructure design and approvals, revision of design and plans for the subdivision, so the development progresses on schedule.

“Essentially my days comprise plenty of phone calls and emails, reviewing spreadsheets and attending meetings, with the ultimate goal of providing the best outcome for the project with the support of the wider team – both internal and external. I'm responsible for making sure all the moving parts come together as and when they should – and I love it!”

***What is the best - and worst, thing about your role?***

“On the plus side, I am a people person at heart, and I really enjoy working with a great team of people every day across myriad different roles.



The consistently dynamic nature of my role also means that there's something new happening most days which keeps me invigorated and on my toes. The worst thing is undoubtedly having to read and respond to so many emails! While I know they're an essential communication channel for most of us, the sheer barrage of emails that people send can sometimes feel relentless – and sending an email definitely lacks the personal touch of a call."

***Who will Westbrook most appeal to?***

"The beauty of Westbrook lies in the depth and variety of product offerings and surrounding amenity, which makes it so attractive to such a wide demographic of purchasers – everyone from first home owners, through to investors and downsizers.

This is especially true of families looking to get into the housing market who really value a residential community that's well designed, in a great location, with lots established and proposed amenities, but really does appeal to anyone who is looking to buy into a dynamic, vibrant neighbourhood with a strong community orientation."

***Finally, what are your 3 favourite things to do in and around Westbrook?***

"A visit to the Werribee Open Range Zoo at Werribee Park is one of my favourite things to do with the family. For a great weekend lunch, it's hard to go past the brilliant Shadowfax Winery, also at Werribee Park, where you'll be guaranteed delicious food and excellent wines!"



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Each season Tarneit Central will be rewarding one lucky person with a \$400 Tarneit Central Mastercard!

To enter the draw, all you have to do is upload a valid receipt from a speciality store (excluding Coles, Aldi, Kmart and Harris Scarfe) the 'Spend, Scan & Win' competition on HQ each month of the season to earn your badge.

That's right! Just upload a valid receipt to HQ for March, April and May, and you could WIN a \$400 Tarneit Central Mastercard!

So don't miss out – head over to HQ now!

<https://hq.tarneitcentral.com.au/>

# SAVE THE DATE



## Westbrook's Annual Easter Egg Hunt is just around the corner!

This year's annual **Westbrook Easter Egg Hunt** is taking place at Central Park on Latitude Promenade on Friday, 29 March 2024.

One of the estate's most popular community events, last year's Easter Egg Hunt was attended by over 1,000 locals who came together to uncover over 16,500 Easter eggs hidden around the Park.



# 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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