

WESTBROOK NEWS BITES WINTER 2023



INSIDE OUR NEW WINTER 2023 NEWSLETTER:

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WINTER AT WESTBROOK

Dark frosty nights, chilly days, warm fires. Winter is well and truly here, but there's plenty happening at Westbrook.

Here's our round up of all the latest news from the Estate, along with some great suggestions for things to do in the coming months.

CONSTRUCTION UPDATE

While winter may typically be a slower time of year for many of us, there's definitely no slowing down at Westbrook. The Estate continues to grow, with a vibrant, bustling community now well and truly established. 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
32	100%	Construction works are completed	Authority compliances in process	Q2 2023
50	75%	Bulk earthworks, Drainage and sewer, Water and Gas reticulation, Excavation to subgrade, Kerb & channel, Base course asphalt works	Concreting, Asphalt works	Q3 2023
58	55%	Bulk earthworks, Drainage, and sewer, Water and Gas reticulation, excavation to subgrade	Kerb & Channel works, Electrical and comms works	Q4 2023
65	50%	Bulk earthworks, Drainage and Sewer, Water and Gas reticulation, Road crossing conduits	Excavation to subgrade, Kerb & Channel, Crushed rock infill, Asphalt works	Q4 2023
66	50%	Bulk earthworks, Drainage and Sewer, Water and Gas, Road crossing conduits completed	Excavation to subgrade, Kerb & Channel	Q4 2023
67	40%	Bulk earthworks, Drainage and Sewer, Water and Gas, Road crossing conduits nearing completion	Excavation to subgrade, Kerb & Channel	Q4 2023
68	20%	Site establishment, stripping, Bulk earth completed	Drainage and sewer	Q2 2024

Stay tuned for more updates!

TARNEIT PARK HUB

There's also lots going on just down the road from the Estate.
The new Tarneit Park Hub on Leakes Road adjacent to Tarneit Central Shopping Centre, is now really starting to take shape.

In great news for Westbrook residents, anchor tenant Bunnings, which opened in 2021 in Stage 1 of the development, is soon set to be joined by a number of new large-format retail outlets.

These include The Salvos, My Car, Repco, Pet Stock and Autobarn, as well as a Fernwood Gym, a Woodland Early Learning childcare facility, and three food and restaurant operators – 7/11, Starbucks and Hungry Jacks.

There's no doubting the range of recently announced commercial and retail offerings at the Hub will benefit the whole community and attract even more people to one of Western Melbourne's fastest growing areas.

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



HOME, SWEET HOME.

Earlier this year, we caught up with Westbrook purchaser, Gurjit Dhillon, as he was about to embark on his home-building journey. Three months on, we thought we'd check in to see how construction of his new house is progressing so far.

How far along is your build?

"We're getting there. The slab has now been poured, which hopefully means the frame will go up soon and the house will start to take shape".

What are the biggest challenges that you have encountered now that building has started in earnest?

"Like everyone in the midst of building a house right now, the general shortage of materials and tradies is slowing things down a little more than we'd like".

When do you expect to move in?

"We're hoping to be in our new house by Christmas – fingers crossed".



In the meantime, have you had a chance to explore the walking trails and playgrounds in and around Westbrook?

"Yes, We've already had a lot of fun as a family getting to know our new neighbourhood. The estate is just so beautiful and nice".

CENTRAL PARK LIGHTS UP AT WESTBROOK WINTER GLOW!



On Saturday, 24 June around 2,000 residents rugged up in their winter woollies, braved the chilly weather and headed over to Central Park on Latitude Promenade for the inaugural – and hugely successful, Westbrook Winter Glow event.

Guaranteed to keep the winter blues at bay, Winter Glow provided a truly spectacular start to the school holidays! Offering an immersive winter experience, the event featured a mix of colourful neon lighting installations around the Park; a white winter wonderland in the aptly named Bubble & Snow Zone; and an interactive Bollywood dance workshop where more energetic eventgoers were put through their paces.

Plus, there were plenty of other activities on offer to keep the entire family enthralled from jugglers with glow in the dark batons to a fire show, to roving Bollywood dancers and even a Bollywood stage show – all while enjoying a warming drink from the coffee cart or a sausage at the Rotary sausage sizzle.

Best of all, the event raised over \$700 for the Wyndham Rotary, which will be used for much needed community projects.



GO SUNS!

We're more than half way through the current AFL and Netball 2023 seasons. So we thought we'd check in with one of our favourite local sporting clubs, the Suns Football Netball Club, and find out how things are travelling year to date for the Club and its footy and netball teams.

Well, we're pleased to report the answer is 'GREAT'!

In news that is sure to bring a smile to all players, members and supporters, the new Clubroom development is finally complete after a very long wait, and installation of new signage is now well underway.

Even better, each of the Senior Football and Netball teams, and the Junior Football team, have enjoyed strong seasons so far.

The Juniors have had lots of player milestone games in recent weeks, while both the AFL and Netball Seniors have also notched up plenty of wins throughout the season, as players on each team continue to work hard to ensure their teams have a strong presence come finals time.

In mid-June, the Suns also held its popular mid-season ball at The Hoppers Club in Hoppers Crossing. The Club is one of the Suns' major sponsors and this year's highly successful 'White Night' themed event was attended by more than 80, keen to celebrate one of the highlights of the Suns' annual calendar.

The Club's annual sponsorship event is also set to take place in early July.



THE WESTBROOK COMMUNITY FUND IS BACK AGAIN IN 2023

At Westbrook we're committed to help nurture a vibrant, healthy local community. So, we're delighted to announce that applications for the 2023 Westbrook Community Fund will open 20th July 2023.

An annual initiative of Dennis Family Corporation, this year there's over \$30,000 in financial grants available to community and not-for-profit organisations in the Truganina, Tarneit and Williams Landing areas to assist a wide range of local projects.

Since it first launched in 2002, the Corporation's Community Fund program has distributed almost \$950,000 in grants across various residential estates in Victoria and Southeast Queensland, including over \$34,500 awarded to 23 organisations from the City of Wyndham in 2022, numbering amongst them Truganina Thunder Football Club, Dohertys Creek College Community Hub, Wyndham Little Buddies Toy Library, the African-Australian Family and Parenting Support Services Inc, Victorian Bangladeshi Community Foundation and various local sporting clubs.

To apply, eligible not-for-profit groups simply need to visit www.westbrookestate.com.au and complete an online application form by 5.00pm Wednesday 30th August, 2023. Visit the website for full terms & conditions.



DESIGN TRENDS:
EVERYTHING OLD
IS NEW AGAIN!



When it comes to style, trends come and go. And right now, nostalgia is having a moment in design of all kinds.

Over the past couple of years, nostalgic elements have begun to creep into many facets of daily life – from fashion to furniture and even the music we stream, as we’ve watched brands and designers seek out a sense of comfort by reinventing the familiar.

This is especially evident in the upsurge of vintage styles which have gained mainstream popularity across furniture, fashion and design via social channels like Instagram and Pinterest, further fuelled by a heightened focus on sustainability, with many of us proactively seeking vintage styles and an evocative feel in our homes.

So, how to incorporate nostalgic elements in your own home?





One way to do this is to incorporate design elements that evoke a specific period. This could include one or more feature items of furniture like a distinctive mid-20th century Bauhaus style lounge or dining setting, or a striking antique mirror or rug.



For a quick fix, opt for textiles, paint colours, smaller furniture pieces, and wallpaper inspired by a particular era. For example nothing says 1970's chic like brightly coloured geometric Marimekko fabrics or check out websites like Etsy for good value pieces featuring popular patterns and designs by William Morris (Arts & Crafts movement) and Florence Broadhurst (1960s revival).



For an eclectic approach, mix past and present using individual vintage pieces from various eras mixed in with contemporary modern neutral tones, creating a timeline of sorts from the past to the present. Think old rugs, artwork or an antique side table paired with modern sofas or a dining setting, or a much-loved quilt on a bed.



Another great trick is to take an item of furniture like a '70s style sofa in a throwback shape but do it in a fresh colour, or vice versa – a great option for reviving an old, or tired items otherwise consigned to the trash and treasure pile!

The most important thing to remember is that iconic pieces often define an era and will impact the character of the space, so be smart about it. The goal is always to evoke pleasant memories and associations in order to create a familiar and comfortable environment that you're happy with.

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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