

WESTBROOK NEWS BITES AUTUMN 2023

WESTBROOK 
 ANOTHER DENNIS FAMILY COMMUNITY



INSIDE OUR NEW AUTUMN NEWSLETTER 2023:

- Construction update
- Annual Easter Egg Hunt
- Home Sweet Home
- Family & Friends Referral
- Get Ready for a New School
- Cosy Home Tips
- Neighbourhood Watch Safety

AUTUMN AT WESTBROOK

The days are getting cooler, the nights a little longer, the leaves are falling, and Autumn is well and truly here, but there's plenty happening at Westbrook. Here's our round up of all the latest developments in and around the estate over the next couple of months.

CONSTRUCTION UPDATE

Residents and visitors to Westbrook will see it's been a busy year so far, as the estate continues to grow! Since the beginning of 2023, many new residents have moved in and are now calling Westbrook home!

We also want to share and celebrate the achievement of some other great milestones in the past couple of months.

Stage number	Stage progress (X%)	Works completed to date	Next works to be undertaken	Title expectation date
31	75%	Bulk earthworks, drainage and sewer, water and gas reticulation, kerb & channel, electrical and communication works	Concreting, lot filling and asphalt works	Q2 2023
32	75%	Bulk earthworks, drainage and sewer, water and gas reticulation, kerb & channel, electrical and communication works	Concreting, lot filling and asphalt works	Q2 2023
48	95%	Internal stage works are completed.	Wetland topsoiling works along with authority compliances	Q2 2023
49	90%	Bulk earthworks, drainage and sewer, water and gas reticulation, kerb & channel, electrical and communication works, concreting, and nature strips works completed	Asphalting and line marking works with authority compliances	Q2 2023
50	45%	Bulk earthworks, drainage and sewer, water and gas reticulation	Excavation to subgrade, kerb & channel	Q3 2023
55	95%	Civil construction completed	Authority compliances in process	Q2 2023
58	40%	Bulk earthworks, drainage, and sewer	Water and gas reticulation, excavation to subgrade, kerb & channel	Q4 2023
65	40%	Site establishment, stripping, bulk earth works, sewer and drainage	Water and gas reticulation, road crossing conduits, excavation to subgrade	Q4 2023
66	35%	Site establishment, stripping bulk earth. Sewer and drainage nearing completion	Water and gas reticulation, road crossing conduits, excavation to subgrade	Q4 2023
67	35%	Site establishment, stripping bulk earth is completed. Ongoing sewer and drainage	Water and gas reticulation, road crossing conduits, excavation to subgrade	Q4 2023

Stay tuned for more updates!

[Visit: westbrookestate.com.au/construction/home](https://www.westbrookestate.com.au/construction/home) for more information.

HOME, SWEET HOME. WE MEET WESTBROOK RESIDENT - GURJIT DHILLON



There may be a chill in the air, but things are just starting to heat up for recent purchasers at Westbrook as construction on their new homes gets underway.

Of course, building a home is an exciting journey and we're lucky that one Westbrook purchaser has agreed to share their journey with us.

Get ready to follow Gurjit Dhillon and his family over the coming months as they gradually see their dream home become a reality.

Originally from India, Gurjit first came to Australia to study in 2006. Now a qualified chef, he has been a resident of Tarneit since 2017. The second-time home buyer secured his lot at Westbrook in Stage 64 in 2021 and is looking forward to moving into his new home with his wife and two young children.

HOME, SWEET HOME. WE MEET WESTBROOK RESIDENT - GURJIT DHILLON

We asked Gurjit about some of the biggest decisions and challenges they've faced so far...

What made you choose Westbrook?

"I've now lived in Tarneit for just over 5 years, and in that time it's popularity has just grown and grown. There are obviously plenty of other estates in the area – and we looked at quite a few of them, but we were really attracted to Westbrook for several reasons.

One of the biggest drawcards for us is the estate's incredibly well-designed masterplan. It's pretty hard to go past all those fantastic amenities right on the doorstep. Not only do we love all the open spaces, walking trails and parks, but having so many great schools within walking distance also means Westbrook is going to be the perfect location for us to build what we hope will be our 'forever' family home.

Westbrook's location was another key factor which really drove our decision to buy here. The Tarneit Train Station, right in the heart of the estate, puts the CBD literally less than 30 minutes away by rail. Plus, the estate is also close to the freeway – and my wife loves the fact that the Tarneit Central Shopping Centre is right next door."

How did you decide what you want to build on your new block?

"Because this is my second home, I am applying all the learnings from building the first one! I'm also looking forward to incorporating a

number of features that we overlooked, or didn't realise we needed, first time round like higher ceilings, high doors and a butler pantry. Basically we want to include all the things we missed last time! In terms of what we're actually building, we wanted a design with a floorplan which would maximise our block's aspect and capture the maximum amount of daylight. The great thing about Westbrook is that it offered a number of ideally sized blocks to choose from, that allowed us to achieve this. Ultimately, we've landed on a single-story four-bedroom home with two living spaces, which will be perfect right now, but with plenty of room to accommodate us as our needs and requirements evolve in future."

Who is your builder and how did you select them?

"While I looked at several different builders, ultimately, I've gone with Aston Homes, based on the floor plan; all the quality inclusions in their home designs; and price – we're getting great value for what we're paying."

Have you started building yet?

"Not yet! But I have just signed the building contract. So hopefully construction is going to get underway very soon!"

When do you expect to move into your new home?

"I'm expecting to move in hopefully by the end of 2023."

GET READY FOR A NEW SCHOOL IN TOWN!

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, following the announcement that another new primary school and an adjoining kindergarten are about to open just down the road – and adding to the already extensive line-up of great schools right on the estate's doorstep.

Located at 11 Tuition Drive, Tarneit, the new **Tarneit North Primary School** (interim name) is set to open its doors in Term 1 of 2024. The school is looking forward to welcoming enrolments for students from Prep through to Grade 6 and will ultimately be home to 525 junior students once the first stage is complete. Also on schedule to open at the start of Term 1 next year, **Tarneit North Kindergarten** (interim name) will be situated right next door to the new primary school, helping to make the transition from kinder to primary school smoother for many families.

Construction of the new **Truganina North Secondary School** (interim name) is also now well underway and on track to open to open for the start of the 2024 school year.

The 2024 new school zones can now be viewed online at findmyschool.vic.gov.au. And, if you'd like to help choose the final names for any of the three schools, why not visit engage.vic.gov.au and have your say. Following consultation, these are expected to be announced in Term 3, 2023.

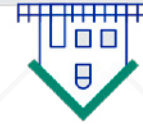


Tarneit North Primary School (interim name)



Truganina North Secondary School (interim name)

Images are artist impression only. Sourced from www.schoolbuildings.vic.gov.au



Neighbourhood
Watch 4 Kids

TRAVELLING SAFELY IN THE COMMUNITY

Another major drawcard for those with young families moving into Westbrook is the opportunity to join a warm, friendly, welcoming community.

Now that you've settled in, why not visit Neighbourhood Watch Victoria's 4 Kids Safety website to learn about how to prepare your child for independent travel within and around the estate.

The aim of Neighbourhood Watch is for children, and their parents, to learn the simple things they can do to feel and be safer.

The website is designed to help you prepare your child for independent travel, as well as what steps you can take to improve their safety knowledge, increase their confidence and empower them to trust their instincts and react appropriately to unsafe situations. Visit nhw4kidsvic.com.au to find out more about the initiative.

WESTBROOK'S ANNUAL EASTER EGG HUNT – A HOPPING GREAT SUCCESS!



On Sunday, 8 April a record 1,650 residents hopped on down to Central Park on Latitude Parade for Westbrook's Annual Easter Egg Hunt where they helped search for over 16,000 Easter eggs hidden around the Park!

And with 5 separate hunts for kids, no one was left empty handed! Plus, there were plenty of other activities on offer to keep the entire family enthralled including a chance to have a photo taken with the Easter Bunny and engage in some Easter-inspired entertainment throughout the morning – all while indulging in free hot cross buns and cups of coffee from the coffee cart.

WESTBROOK'S FAMILY AND FRIENDS REFERRAL PROGRAM EXTENDED!

If you thought you'd missed out on Westbrook's fantastic Family and Friends Referral program, don't panic! By popular demand, it's been extended another 3 months until 30 June 2023.

Over 80% of available land at Westbrook has already been sold, so if you're even thinking about having your family and friends live close to you, now is the time to act. Everybody benefits from this fabulous incentive, and it's available to all our existing Westbrook purchasers and residents. It couldn't be easier.

All you have to do is refer your friends and family to the Westbrook Sales Team and if they buy land, you'll each receive a \$1,000 debit card.

It's our way of saying thanks and welcome to the community.

To be eligible, anyone referred by you just needs to sign a contract for the purchase of land before the promotion finishes on 30 June.

And as an added bonus, Westbrook is also currently offering 5% deposits, meaning right now is also the perfect time to buy in one of the area's most sought after residential developments – for you and for them.

Anyone interested should drop into the Westbrook Land Sales Centre at 17 Society Boulevard, Truganina, open 10am – 5pm daily, telephone 1300 303 420 or visit westbrookestate.com.au



OUR TOP TIPS FOR MAKING HOME

NICE AND COSY THIS WINTER



With cold weather drawing nearer, it's time to settle in and make your home a haven. Plush accents, heavier fabrics, and seasonal patterns all add an extra layer of comfort to living areas, bedrooms, kitchens, and more.

Here are our top decorating ideas to turn your home into a warm and welcoming space throughout autumn and winter.



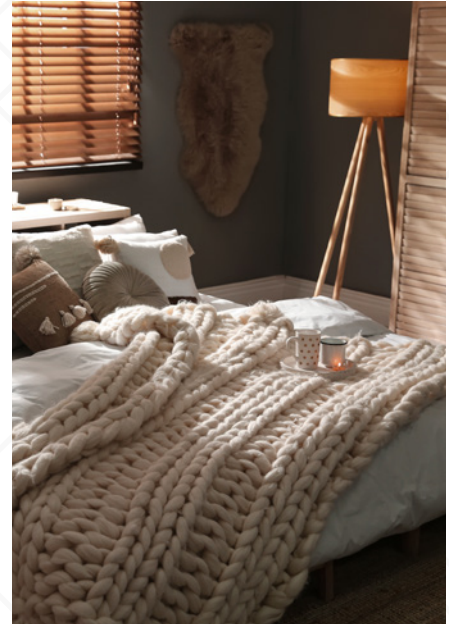
1. CHOOSE WARM COLOURS

Beat the chill outside by updating soft furnishings like cushions and throws in warm, cosy colours. Ditto with textiles and accessories! Opt for hues like rusty red, burnt orange, mustard yellow, and olive green, all of which make gorgeous additions to most neutral colour schemes. But be sure to balance them with plenty of warm white to avoid a heavy look.



2. SOFT LIGHTING

As daylight hours get a little shorter, create a cosy ambience throughout your home with light fixtures that emit a warm, soft glow. Rearrange floor lamps and table fixtures to brighten up dark corners or provide extra light for your favourite reading spot.



3. ADD A THROW ...OR TWO

Nubby knits are perfect for wintery nights at home curled up on the sofa. Or layer throws in soft and textured fabrics over sofas, chairs, benches, and beds to help you snuggle in. Choose blankets in seasonal patterns and colours for accents that are easy to swap out during warmer months.



4. FAUX FLEECE

Faux sheepskins also have an irresistibly soft texture that's especially inviting in colder months. Why not drape small sheepskin throws over chairs, benches, and sofas for instant comfort. Larger sheepskin rugs are also the perfect way to add a plush step underfoot.



5. PILE ON THE PILLOWS

Paired with a warm blanket or two, throw pillows can transform sofas and chairs. Look for soft, fluffy pillows with a lot of texture for beds, sofas and chairs, and consider investing in larger pillows, poufs or ottomans for the floor.



6. RUG UP!

No one likes a chilly floor under bare feet on a wintery morning. Why not roll out a rug or two in the hallways, bedroom or living room – anywhere that receives a lot of foot traffic. And for rooms that already feature carpet or a rug, consider layering another one on top for an even cosier feel.



7. LAYER BEDDING

Introduce extra layers on your bed in autumn and winter. Start by switching out lightweight summertime sheets for warmer fabrics, like flannel or fleece. Then pile on additional pillows and drape a decorative throw in a seasonal colour or pattern across the foot of your bed.



8. GO FOR GOLD!

For an instant warming effect, hang a series of gold framed mirrors in a hallway or on a bare wall that needs a little lift. If you can't find the perfect gold accessories, add a gilded touch to candlesticks, figurines, and more with gold spray paint, taking care to buy suitable paint for the material or surface you're updating.



9. IT'S ALL IN THE PATTERN

Last but by no means least, incorporate cosy patterns, like plaid, tartan, herringbone, and tweed, but in small doses. Look for patterned throws, pillows, rugs, and other accessories in colours that work with your existing scheme.

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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