

WESTBROOK NEWS BITES SPRING 2021



INSIDE OUR NEW SPRING NEWSLETTER 2021:

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SPRING HAS WELL AND TRULY SPRUNG

There's plenty happening at Westbrook right now. Here's our round up of all the latest news from Westbrook, along with information on how to keep Westbrook looking beautiful and what happens next once you've purchased your land.

Westbrook Construction Update

Even with Melbourne's lockdown in place over the past months, it's been business as usual at Westbrook with lots of changes continuing to take place!

In the estate's Northern Precinct, Westbrook residents, especially those with young families, will be excited to know that the construction of Avion Park in Stage 45 is scheduled to kick off in the coming weeks.

In other highlights...

- Civil construction works in Stages 46 and 47 are progressing well, with the completion forecast due soon.
- Construction works are now well underway in Stages 61 and 62.
- Both the estate's Wetlands and the Forsyth Road Waterway areas are now open for public use just in time for Summer, enabling residents to make use of the footpath network extension and various fitness stations along the way.
- Residents and visitors to Westbrook will have also noticed that landscape works surrounding entry statement structures at each of the estate's Northern and Southern Precinct interfaces are now finished, delivering an attractive and welcoming entrance for both major thoroughfares in and out of the estate.
- After the successful installation of the Morris Rd bridge structure, we've commenced work on the road and drainage to the south. Works are on track, with forecast completion by the middle of 2022.

Stay tuned for more updates!



SO YOU'VE PURCHASED YOUR LAND - WHAT HAPPENS NEXT?

While we're on the subject of construction, ever wondered about how residential estates come to life? Or what actually happens between the time you purchase your lot off a plan until your title finally issues? We ask Paul Melideo, Westbrook's Senior Project Manager, to explain what happens once you buy your lot and before your title issues.

Tell us about your role as Senior Project Manager at Westbrook and what that entails

"As the Senior Project Manager, I have oversight of pretty much every aspect of the Westbrook project, which translates to a lot of phone calls, emails, spreadsheets, and meetings. While this might all sound a little boring, in reality my role can vary significantly from day to day as my key remit is basically to keep the project moving.

Essentially, it's my job to ensure that we're able to release appropriate stock (lots) to market, that we stay on top – and ahead of all our deadlines – for all designs and approvals, so the development gets built how and when it should be. Sometimes on a project of this scale, this can feel a little like herding the cats when you're dealing with so many different stakeholders – everyone from engineers and planners to landscape architects and builders, to landowners and government authorities".

How does a masterplan design for a residential development like Westbrook come to life? Who determines things like how big the estate will be, how many lots will be for sale, how the estate will be laid out and what amenities will be included?

"Generally, the location and size of each residential land development is determined in accordance with the relevant Precinct Structure Plan (PSP) for that area developed by the Victorian Planning Authority. Each PSP sets out a lot of the high-level requirements for the entire municipality where an estate is proposed to be developed, and the Victorian Planning Authority works closely with a wide number of stakeholders including municipal councils, local communities, other government agencies, landowners and developers to plan for strategically important precincts and decide where to place schools or town centres and sporting reserves etc.

Once all major components are agreed and finalised in principle per the PSP, a land developer will then bring together its own stakeholder network including urban designers, planners, engineers, landscape architects, selling agents and marketing teams to determine what goes where and why. For example, where different precincts are located.

While lot sizes are driven by mandatory targets prescribed in the relevant PSP, ultimately, customers are the ones that determine lot sizes as developers will offer lots which are most likely to appeal to potential customers."

SO YOU'VE PURCHASED YOUR LAND - WHAT HAPPENS NEXT?

A significant part of your role involves overseeing the roll out and development of each stage. Can you walk people through what happens from the time they buy land in their stage to the time their title issues and their contract settles?

“By the time a customer has bought land in a specific stage, we’ve already prepared and lodged plans with all relevant statutory authorities for approval including the local municipal council, electricity company, water authority etc.

The approval of stage plans typically takes around 8 – 12 weeks to be assessed and can often require multiple submissions and adjustments over that period to secure the final greenlight from each relevant authority.

Once the approval process is underway, our next task is to start tendering out a range of works to civil construction companies which we then review and award for construction. The civil construction phase is usually longest and most intensive in the development of each stage, and generally takes around 38 – 40 weeks to complete. Works carried out during this phase include:

- **Earthworks** – cutting or filling the ground to correct levels;
- **Sewer installation** – installing sewage pipes for all lots, which can be up to 5m deep in some instances;
- **Drainage** – installing both lot and road drainage throughout the development, including concrete pipes;
- **Water** – installing potable and non-potable water to each lot;
- **Excavating road subgrade** – digging out roads;
- **Road bases** – building up multiple layers of crushed rock for road bases;
- **Kerbs and channels** – installing literally hundreds of metres of concrete kerbing and channels throughout each stage;
- **Electrical and optic fibre installation;**
- **Footpath/crossovers;**
- **Top-soiling** – adding topsoil to all nature strips and trimming lots;
- **Asphalting** – lastly, laying multiple layers of asphalt on roads and line-marking.

Once all these works are complete, our next step is to apply for a Statement of Compliance that confirms all the works have been carried out appropriately, which generally takes about 4 weeks to issue. Around this period, we’ll commence landscaping works, including planting trees and grass on the nature strips.

Once we receive the Statement of Compliance for each Stage, we can then lodge subdivision plans at the State Land Titles Office for registration, so that titles can issue.

Typically, this process takes around 2 weeks, following which each purchaser in that stage can finally settle on their block of land and start building.”

STAYING ACTIVE AT WESTBROOK

While lockdowns have made it a little more challenging to hold face to face events, we haven't let that stop us at Westbrook!

Throughout September and October we've run a series of virtual events and activities for residents via Zoom designed especially to encourage kids and families to get active and stay engaged. These have included sports aerobics, yoga, dance jam and karate classes, plus two cooking classes where participants learnt how to prepare fun and easy desserts as well as healthy WFH/Study snacks!

Attendance has been fantastic at Westbrook, with many participants making the most of the opportunities to chat with instructors and ask questions at the end of each session.

To keep up to date with all the fun events we have planned for the future, follow Westbrook's Facebook page or sign up for our emails.



HELP US KEEP WESTBROOK LOOKING BEAUTIFUL

We're calling on all estate-proud residents to keep an eye out to ensure everyone is safe and to keep Westbrook looking in tip top shape!

ILLEGAL DUMPING: We all know that dumping is illegal. Not only does it encourage more dumping, but it can also damage the environment and impact the visual appeal of our community. So, if you see any dumped rubbish in and around Westbrook, don't hesitate to email us at info@westbrookestate.com.au and let us know or contact the Council so the matter can be dealt with promptly.

GARDENS: One of the things that makes Westbrook extra special is the quality of its parks, streetscapes and private gardens. So, maintaining your garden and keeping it tidy, including regularly mowing lawns, weeding and keeping trees and plants pruned, benefits everyone by helping you maximise the value of your investment, complementing the estate's natural surroundings and helping enhance the quality of the community as a whole.

VACANT LOTS: Even though you may not have moved in or started your build, the City of Wyndham local laws require owners to maintain their vacant lot in a safe and tidy condition. That means that your vacant lot

must be regularly maintained, including mowing grass along the footpath and removing any litter, rubbish and other debris. Likewise, the Council requires that any building debris must be contained within property boundaries and within a refuse receptacle with a fixed, closed lid. If rubbish has been dumped on your vacant lot please let us know at: info@westbrookestate.com.au

NATURE STRIPS: Although they're owned by the Council, nature strips at Westbrook are also the responsibility of residents. Everyone in our community has a role to play in ensuring the estate's nature strips are conserved and kept clean and tidy, so they provide an effective buffer between pedestrians and private property.

TRADIES CARE: Seen any tradesman not taking care of the Westbrook community? Email us at info@westbrookestate.com.au with any issues or concerns.

DESIGN GUIDELINES 101

Before you buy at Westbrook, it's important to understand the estate's design guidelines and exactly what obligations, rules and restrictions you'll have to comply with when building your house. Basically, the Westbrook Design Guidelines reflect our vision for the estate and are there to benefit you by...

- ensuring Westbrook is built to the highest possible standard and looks visually appealing now, and in the years to come;
- providing you with confidence and comfort about the standard of housing you can expect in your estate; and
- helping you maximise the value of your investment.

The design guidelines set out requirements for house designs, landscaping, fencing and how houses should be positioned on each lot.

Some blocks, like corner blocks, may also have special requirements additional to these, which you'll need to take into consideration.

Westbrook's Design Guidelines are available for downloading from the website and/or from the estate's land sales team. Even better, we're now running a design guideline video series that will provide you with a clear and informative understanding of how to design and build your home.

Make sure to keep an eye out for the videos across our EDMs or check them out on www.westbrookestate.com.au

WE ARE STILL OPEN FOR BUSINESS

The Land Sales Centre is open via prior booked Appointments or if you'd prefer remote contact, we also offer online booked appointments.

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

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or visit WestbrookEstate.com.au

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