

# WESTBROOK NEWS BITES WINTER 2020

WESTBROOK   
 ANOTHER DENNIS FAMILY COMMUNITY



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# WINTER HAS FINALLY ARRIVED

Winter is well and truly here and it may be a little chilly, but there's still plenty happening at Westbrook right now. Here's our round up of all the latest news!

## Westbrook Construction Update

**Notwithstanding lockdown restrictions, it has been business as usual at Westbrook, and residents and visitors will see it's been a busy few months.**

In the estate's Northern Precinct, Stage 43 has recently titled, with settlements taking place from early July 2020, enabling happy purchasers to start building their new homes. Civil construction works in Stage 44 are also well underway, with drainage and sewer reticulation works nearing completion, and construction in Stage 57 also kicked off in late June.

### In other highlights...

- Before commencing landscape works to the Forsyth Waterway, a permit from relevant authorities was required to carry out critical earthworks to the railway line. Given the current COVID-19 situation, this process has taken a little longer than anticipated. However, we're pleased to advise that civil works upstream are now underway
- The construction of a pedestrian bridge in the southern precinct will connect with Westbrook's existing footpath network and provide people with convenient access to each side of the Forsyth Waterway. This is forecast to begin shortly and should be completed during Quarter 4, 2020. At the same time, we'll also be installing fitness stations along the footpath network, as well as planting out trees, garden beds and aquatic plants, and expect these works to be finished early next year
- Both the main northern and southern Morris Road entrances into the Estate are set to be significantly enhanced, thanks to the installation of entrance statements featuring lighting, scheduled to be finalised by November this year
- BMD Constructions has been awarded the tender to build the Morris Road overpass and the company is now working with Dennis Family Corporation to approve designs. Works to the overpass are set to start towards the end of the year, with completion anticipated in early 2022.

**Stay tuned for more updates!**

# HOME SWEET HOME... THE JOURNEY CONTINUES

We also thought we'd check in with Westbrook purchaser, Paula Gaerlan, to see how construction of her dream home has been progressing over the past few months.

Paula purchased land in Stage 40 in September 2019, with building kicking off in February this year. Expecting her second child in August, she is delighted to have recently moved in, well ahead of schedule.

**How does it feel to be finally in your new home?**

Absolutely fantastic, actually. The builders have now finished and we have just officially moved in! It is the very best feeling, living in my very own home!

**What were the biggest challenges that you encountered once the building got underway?**

Probably reconciling many of the decisions I made prior to signing the contract with the builders and the actual reality of construction.

Decisions about various things which seemed logical in the initial plan, didn't always make sense once construction was underway. That sometimes lead to adjustments to the plan, which meant increased costs and the occasional delay.

As a first-home owner/buyer I think I was also potentially more exposed in this regard, as I sometimes missed or overlooked things that someone with prior experience of building their own house might have picked up.

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

I would strongly advise anyone thinking of buying and building their own home to really delve into the detail before signing a contract with their builder.

Don't be afraid to ask people questions – your Sales consultant, your builders, or friends and acquaintances with house-building experience, because it's going to be your home and you're going to live in it. So you have to be comfortable with the finished product.

One really good tip is to provide a copy of any applicable guidelines to your builder before you sign the building contract, to make sure that your selected building design is compliant with any guidelines, to avoid the likelihood of having to amend and alter your design later – which can delay the start of construction and incur sometimes significant additional expense.

**We wish Paula all the best with settling into her new neighbourhood!**

# WHAT'S ON AROUND WESTBROOK THIS WINTER

## Get Ready to Head Down to Heyfield Park!

In great news for Westbrook residents, the estate's newest park, Heyfield Park is set to open once lockdown restrictions end.

Located in the Northern Precinct, on the corner of Heyfield Drive and Yamada Street, Heyfield Park is the perfect place to make the most of the great outdoors.

With a stunning contemporary shelter, undercover picnic tables and benches, swings, climbing frames, skate facilities, a basketball half court, a kickabout area and even free Wi-Fi, Heyfield Park is guaranteed to appeal to people of every age. So, get ready to head on down as soon as restrictions ease and we look forward to seeing you there!



## Burger-licious

Where to find the City of Wyndham's best burgers.

We all crave a little comfort food in Winter. And if you've exhausted your own repertoire of home-cooked dishes during lockdown, then surely now is the perfect time to treat yourself to a takeaway burger – the ultimate comfort food!

Here's our list of the best burger joints in and around Westbrook – whether you are after a little or the lot!



### TRUCK STOP DELUXE

First on our list is Werribee's Truck Stop Deluxe. Slinging out delicious patties and alcoholic milkshakes, this café is definitely spicing things up in Watton Street.

**Where?** 98 Watton St, Werribee VIC 3030 **Menu:** [truckstopdeluxe.com.au](http://truckstopdeluxe.com.au)

### TASTY HEAVEN TARNEIT

Next up is the aptly named Tasty Heaven which prides itself on serving the best burgers in Tarneit. Over two dozen delicious sounding options to choose from, as well as schnitzels, shawarma, kebabs and wraps

**Where?** 93/652 Tarneit Rd, Tarneit VIC 3029 **Menu:** [tastyheavenburgers.com.au](http://tastyheavenburgers.com.au)

### BURGIES – HOPPERS CROSSING

Rounding out our list, Burgies has been described as Melbourne's newest burger taste sensation, delivering customizable made to order burgers and mind blowing thick shakes.

**Where?** 226 Old Geelong Rd, Hoppers Crossing VIC 3029 **Menu:** [burgies.com.au](http://burgies.com.au)

# COMMUNITY PROFILE - SAKHI SAHELI

## Changing the World Through Small Steps.

We thought we'd check in with one of last year's successful Westbrook Community Fund grant recipients, Sakhi Saheli, to see how they have used their \$1,500 grant.

Best friends, Nidhi Yogi and Isha Bali, originally founded their first Women's Friendship Club to provide a safe place for women from immigrant backgrounds living in the western suburbs to meet and form friendships, learn new skills and have fun.

Buoyed by the Club's initial success, the two soon evolved this into a flourishing not-for-profit organisation called Sakhi Saheli, which means 'best friend' in Hindi.

Their vision? To assist, support and empower women on a larger scale to facilitate and provide knowledge, resources and vital information to local women in conjunction with other organisations. And with three Women's Friendship Clubs now up and running in Point Cook, Tarneit and Manor Lakes, they are well on the way to making it happen.

Nidhi Yogi is happy to report that the funds have been put towards the group's recently launched Holding Hands program.

"We've just launched Holding Hands on our Facebook page, and we're about to start hosting weekly meetings with special guests to help women navigate their way through these current uncertain times. So it was amazing to be able to use some of the Westbrook Community Grant funds to purchase equipment including microphones, headphones and other audio equipment to make this possible.

"Plus we're also going to be providing regular content on mental health, domestic violence, online community and physical health. So we've also set aside a bit of the grant money to market the program online, which means we can extend our reach well beyond the western suburbs to a much wider audience."

If you would like to know more about Sakhi Saheli Inc and how you can become involved, visit <https://www.facebook.com/SakhiSaheliInc/>



# WE ARE STILL OPEN FOR BUSINESS

The Land Sales Office is open by online appointment only, but we still have a range of ways to communicate with you and answer any questions you may have. They include:

- Phone Call
- Email
- Zoom
- Video Call
- SMS
- WhatsApp



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