

# TARNEIT GARDENS summer UPDATE

## Why Tarneit Gardens?

Tarneit Gardens benefits from being part of a community with great local features, attractions and bustling Werribee Plaza shopping centre. For those who prefer the comfort of being close to home, Tarneit Gardens offers shopping, proposed public sports grounds, neighbourhood centre, primary and secondary schools and a number of local parks to be in place upon completion.

As a part of the Wyndham municipality, Tarneit Gardens is in the fastest growing local government areas in Victoria and was ranked third Australia-wide; as stated by the Department of Sustainability and Environment's Victorian Population Bulletin 2006.

No wonder hundreds of families already call Tarneit Gardens home and why so many more are making the move.

Becoming a part of Tarneit Gardens is not only a great place to grow, but an investment in your future. With many facilities planned within the estate, buying at Tarneit Gardens now offers entry at ground level.

Real estate statistics show that average home prices in the area have risen seven per cent over the last year, a common trend over the past five years. This has been a contributing factor in market growth for the area and a reason why housing is in such great demand.

Now is as good a time as ever to invest in your and your family's future.

## Welcome To Tarneit Gardens

Since commencing development in 2004, Tarneit Gardens Estate has grown into a thriving community with a relaxed, friendly and safe lifestyle. We are delighted with the early popularity of this estate, with its enviable location and great range of existing facilities.



Situated just 25km west of Melbourne's CBD, this magnificent 1,000 home development has everything that a family could want.

Peet Limited has been developing award-winning land estates in Victoria since 1995, and is now established as one of the leading developers in the State.

We understand that buying a property is one of the most important decisions you will ever make and that when it comes to building a home people want a good sized block of land, a modern prestige home, parklands close by, friendly neighbours and quiet streets.

Tarneit Gardens has been designed and developed based on our customer requirements. The estate's innovative planning will deliver a variety of lot sizes to cater for different lifestyles and budgets, with particular attention given to community development, lifestyle facilities, landscaping and presentation.

*"We are delighted with the early popularity of this estate, with its enviable location and great range of existing facilities."*

Peet Limited's town planners have taken into consideration the best possible options towards the solar orientation of each homesite to assist in energy efficiency and meticulously planned urban design features and landscaping attractions to a community lifestyle in harmony with its environment.

Building design guidelines are also in place to ensure a consistency of quality housing throughout the estate to help protect your investment.

Peet Limited takes pride in developing communities where families can live and grow and there is no doubt Tarneit Gardens will be a showpiece residential garden estate and one of Peet Limited's most significant projects undertaken to date.



**TARNEIT GARDENS**

It's a great place to grow

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## Building Blocks to Your Future

Planning your home is one of the most important decisions you can make, and at Tarneit Gardens we are here to help you all the way.

With an impressive display home village featuring 28 purpose built homes by 13 of Melbourne's top builders, planning your home is made easy. There are a number of single and two story homes in a range of designs to inspire and excite future homeowners planning their dream house.

*"All our projects are designed and developed with environmental and sustainable principles at the fore."*

At Tarneit Gardens builders have taken a contemporary approach to construction with modern style and design. Homes feature the latest in fittings and fixtures, flooring and kitchens. The builders are using colours that are simple yet stylish, ensuring a peaceful and fresh feel throughout the estate.

*"All our projects are designed and developed with environmental and sustainable principles at the fore. Our commitment to excellence in design, environmental protection and rehabilitation, and the creation of sustainable communities is reinforced by the awards we have received,"* said Warwick Hemsley, Managing Director of Peet Limited.

Peet has won awards and accolades for the quality of the land estates and communities it has established and for its on-going contribution to the property industry. The numerous awards have been presented by organisations including HIA GreenSmart, Greening Australia, Landcare, Waterwise and the Waters & Rivers Commission.

Awards such as these are testament to Peet's commitment to delivering responsible and sensitive community, social and environmental outcomes.

The principles of sustainability are at the forefront of the decision-making process and play a major role in the creation of sustainable environments such as Tarneit Gardens, with all homes within the estate approved with five star energy ratings creating an environmentally friendly community for your family to grow.

## Development Update

Much has happened since the opening of Tarneit Gardens in September 2004. Initial stages are now completely sold, with more than 400 homesites constructed.

These large homesites, with sweeping frontages, are selling fast and the outlook for stages seven and eight is looking promising.

Early stages of the estate have seen the development of landscaped parklands, with the second park recently completed.

Residents are benefiting from the palm-lined entrance, landscaped gardens, and the many open spaces, with an array of lush planting. Whether it's making use of the fantastic facilities, taking a stroll with the dog or playing cricket in the park, you will find yourself at home at Tarneit Gardens.

Peet Limited has been creating residential communities for more than 110 years. It has won a range of awards from leading industry bodies for its high standards of residential estate planning and design, and Tarneit Gardens is no exception.





## Flying Start Packages

We appreciate that buying a home is a significant investment and Peet Limited wants to help you realise your dream. With this in mind, we have created our 'Flying Start' package to eligible purchasers featuring:

- Early settlement cash rebate
- Free Colorbond® fencing
- Free premium landscaping package

Landscaping packages will be created and built from your choice of four contemporary designs all featuring low maintenance and water conservative planting. With over 110 years experience in landscaping, Peet Limited's skilled landscapers can create a front garden that will complement your home and provide a welcoming environment for family and friends.

When it comes to fencing, Colorbond is an Australian icon. A product of one of Australia's best known companies – BlueScope Steel –

the company has been erecting fences around Australian homes over the past 90 years, so you can be assured your fencing requirements are in safe hands.



## With Victoria expecting a dry summer, Melbourne Water offers the following water-wise tips to help you save water:

- Turn the tap off while brushing your teeth
- When shaving fill the basin instead of letting the water run
- A quick shower uses less hot water than a full bath
- Have a full load of washing before starting the washing machine
- Instead of rinsing your vegetables under a running tap, half fill your sink with water
- Turn off taps tightly but gently so they do not drip
- Never clean the driveway or footpath with a hose - use a rake or broom
- Water your garden less often but more thoroughly

## Spring is here and the Barbie is Back!

Anthony Drake, Tarneit Gardens sales manager is a big fan when it comes to cranking up the barbie, and has given us one of his favourite BBQ recipes tried out on the Tarneit Garden Park's Barbie.

Drake's Spring Sticky Ribs.

Feeds 4, Preparation time 10 Mins

### Ingredients

- 1/2 cup orange juice (fresh OJ is preferable)
- 1/2 cup honey
- 1/2 cup BBQ sauce
- 1 tablespoon seeded mustard
- 2 cloves garlic, crushed
- 2kg American-style pork spare ribs (Beef spare ribs can also be used)

### Preparation

1. Combine juice, honey, sauce and garlic in a large shallow bowl. Add ribs; coat ribs with marinade and place in fridge for 1-3 hours.
2. Heat BBQ and place ribs on hot plate, keeping excess marinade on stand by.
3. Keep basting ribs with excess marinade until cooked.

### Serving

Anthony likes to serve his ribs with a large salad and believes a cold Crown Lager is the best way to wash it all down. And of course family and friends are a must.

Enjoy

**PEET** | *Estates*



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## Peet Limited Lights Up Christmas

Residents at Tarneit Gardens celebrated in style as a record number of residents demonstrated their passion for the spirit of Christmas by decorating their homes in Christmas lights and putting themselves in the running to win a \$2,000 Coles Myer Gift Card.

Judgment and the announcement of winner took place at the special Christmas 'Screening Under the Stars' Celebrations held on December 16 at Penrose Park. In addition to the outdoor movie screening, the residents also enjoyed a variety of entertainment as well as a BBQ supplied by their local Scout Group- 1st Deer Park. Santa Claus himself was on hand to make the announcement, with long time resident Richard Chick just edging out some fierce competition.



"Christmas is a wonderful time of the year and the team at Peet is thrilled to have the opportunity to celebrate with people from communities that we operate in. Tarneit Gardens is looking very colourful and we are thrilled that so many residents and builders have gotten into the spirit of Christmas by decorating their homes," said Warwick Hemsley, Managing Director, Peet Limited.

It is anticipated the event will become an annual feature of the estate and a highlight on the community social calendar.

## Principal Words

Woodville Primary School is a great place to be. We are a small school of around 370 children, which ensures a close, family environment.

Teachers at Woodville Primary School provide rich teaching and learning programs for all students, based on Victorian Essential Learning Standards. Our classroom structure of prep, junior, middle and senior school supports student-centred learning

Special features of our curriculum include an emphasis on literary and numeracy skills, including support programs. We also offer visual and performing arts, physical education and Information and communication technology, while our specially developed 'Woodville Kids are Friendly Kids' program provides an important social skills program for students.

Building and maintaining relationships with students and parents is an extremely important part of the Woodville Primary School community.

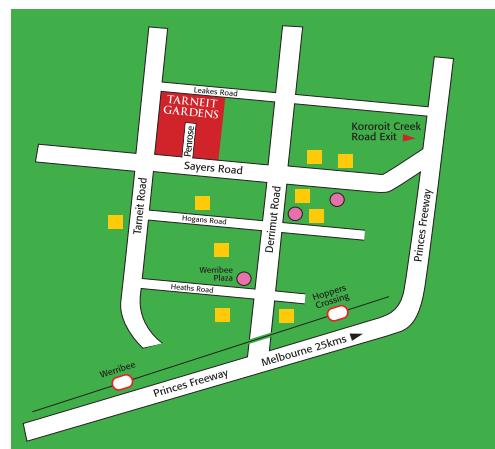
Our school values of courtesy, respect, cooperation and responsibility, support and underpin our student code of conduct and form the basis of our interaction and approach to student and staff welfare.

Parent and community participation is greatly valued and appreciated at our school. We encourage strong community involvement with fun and interactive evening events such as our staff/parent trivia night, Christmas carol night, Drive in Night, and of course, our biannual school fete.

If you are new to the area and are considering options for your child's schooling, we welcome the opportunity to take you on a tour of our school. Phone us on 9749 2770.

Woodville Primary School is a great place to be.

Jason Smallwood and Sharyn Young  
**Principal Class Team**



  
**TARNEIT GARDENS**  
It's a great place to grow

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