



Development Update

The Warralily community will reach 11,000 residents following a post pandemic boom driven by people seeking a lifestyle change. The ability to work from home continues to be a driver for Melbournians attracted to our beautiful coastal location. The influx of new residents is forecast to continue through 2024. There are currently approximately 350 new homes under construction, with an additional 400 lots due to title by Easter next year.

Now at 85% sold, the estate's success and status as Geelong's most awarded community is thanks to our commitment to deliver a truly modern community that lives in harmony with the natural environment. We're proud to see the community's 'green spine' reach a milestone, with the recent planting of 130,000 aquatic and terrestrial indigenous plants, to bring the project's tally to well over 1.5 million planted. See page 6 for further details. It's a great setting for a special community - one that's involved, enthusiastic and forward-looking.

With Warralily's lifestyle in demand, home hunters are encouraged to start a conversation with us. We are currently selling the last release of the highly sought Warralily Springs 'Serene' precinct. It is a lovely quiet development pocket with views across the wetlands and creek with the old River redgums providing a beautiful backdrop. For those wanting the convenience of a low maintenance townhome, there is a small number of townhomes planned. There is also land released at Mount Duneed's prestigious Grange precinct providing spectacular views of Geelong, the You Yangs, Lake Connemara and the Bay

To help prospective purchasers get into the market, and cope with the cost of living and rent pressures, we have just launched a new rent-assistance package valued at \$15,000. We will pay \$500 towards rent and living expenses for 30 weeks while building at Warralily. **Call or visit our office to find out the full details.**

And as the local population grows, established community facilities, interest groups and sports teams are a buzz with activity, as is our development team planning for future infrastructure. To add to the existing vibrant village atmosphere with conveniently located supermarkets, fast food, retail and cafes, along with the adjacent sports and education precincts and playgrounds, the next community sporting facility is being planned for the heart of Warralily Coast.

Council's open space team will soon commence work on the masterplan for the estate's second active open space area bounded by Warralily Boulevard, Coastside Drive and Horseshoe Bend Road. This will include football, soccer, netball and playground space, as well as a multi-purpose pavilion. The open space masterplan will also incorporate the area's natural remnant vegetation and important conservation areas to ensure the best environmental outcomes continue to be achieved. There will also be a future P-6 school to add to the existing childcare, a Council managed community hub and Warralily delivered townhomes, café and commercial floorspace offerings.

Additionally, the following infrastructure projects are on the drawing board:

- Additionally, the following infrastructure projects are on the drawing board:
- Surf Coast Hwy/Whites Rd intersection works will commence later this year for 2024 completion.
- The Southern Tributary drainage and creek construction works along the southern boundary of Warralily from Horseshoe Bend Rd through to Charlemont Rd to the east is due to be completed in 2024. This will be a significant civil engineering and landscape project incorporating a shared pathway to connect parkland areas, playgrounds and exercise stations. This significant landscape project will provide predominantly indigenous plantings as part of the rural interface.
- Stage 37 village park masterplan is complete and approved by council. Delivery will be in 2024.

OUR COMMUNITY

WINTER GARDEN TIPS


- Prune** Sharpen the secateurs and start pruning. Don't be afraid to take off as much as is necessary, many plants greatly benefit from pruning while bare.
- Weed** With the increased rainfall, comes the weeds. It's important that you remove them before they start to seed and become a real issue and softer soils should allow you to remove them at the root.
- Feed** Add some Compost, Mulch, Soil wetting agents or slow-release fertilisers to help soil recover, it also helps to protect soil from frost and keeps plants healthy over winter too.
- Plant** Bulbs such as Tulips, Daffodils, Hyacinth and Gladiolus are great to plant in winter, to deliver pops of colour in Spring



RESIDENT CATCH UP

Sue and Peter Osborne moved into their new home at Warralily Springs after relocating from Phillip Island. They were drawn to the community facilities, outdoors lifestyle and central location. Sue said:

"There's just a really lovely community feel here. Our home is close to the creek, which is perfect because we love nature and bird watching. I walk most days and people greet me along the way. Plus, we have the best of both worlds - being close to my husband's work and medical services in Geelong and all the Bellarine Peninsula and Surf Coast have to offer by way of beautiful beaches, countryside and wineries."



Here's a snap Sue took of Peter bird watching. If you see them out and about, be sure to say hi!

ARMSTRONG CREEK SHARKS

The Armstrong Creek Sharks U11, U13 & U15 netballers have been presented with their new training tops, sponsored by Warralily. With 80 tops distributed so far, get ready to see this vibrant new Sharks netball teamwear all round town.



IN THE KITCHEN

As the weather cools down it's the perfect time to pull out the slow cooker and start the soup season. Here is a healthy, gut friendly Chicken & Vegetable Soup Recipe to try.

Approx 7.Hrs



Ingredients

- 2 tbsp olive oil
- 1 leek, thinly sliced
- 1 brown onion, finely chopped
- 2 carrots, peeled, cut into small pieces
- 2 celery sticks, sliced
- 2 garlic cloves, crushed
- 1 sweet potato, peeled, cut into small pieces
- 1- 2 zucchini, chopped
- 1/2 cup fresh parsley leaves, chopped
- 2 lemons, rind finely grated, juiced
- 70g baby spinach

Soup base

- Whole organic or free-range chicken
- 1 brown onion, halved
- 1 carrot, halved
- 1 celery stick, halved
- 2 fresh bay leaves
- 4 fresh parsley sprigs
- 1 tbsp apple cider vinegar
- 1L (4 cups) salt reduced chicken style liquid stock



Method

Step 1

- To make soup base, place all soup base ingredients in a slow cooker. Pour in enough water to just cover. Set to Low, cover and cook for approx. 3 hours.

Step 2

- Heat oil in a saucepan over medium-low heat. Cook leek, onion, carrot, celery and garlic for 10-12 minutes or until softened.

Step 3

- Place the cooked leek mixture to slow cooker. Cook, covered, for a further 2.5 hours. Add sweet potato and parsnip. Cover. Cook for a further 30 minutes or until chicken is very tender and falling off the bone.

Step 4

- Remove chicken from slow cooker and place in a bowl. Use a ladle or tongs to remove and discard halved onion, carrot and celery, bay leaves and parsley sprigs. Shred chicken, discarding skin and bones. Cover to keep warm.

Step 5

- Add the zucchini and chopped parsley to the slow cooker. Cook, covered, for another 30-40 minutes or until vegetables are tender.

Step 6

- Stir in chicken, lemon rind and juice. Season. Cover. Cook for final 15 minutes. Remove from heat. Stir in spinach.
- Serve with bread for a hearty meal.

FOR THE YOUNG AT HEART

Fun rainy-day activities

Staying indoors can send you stir crazy but not at **Bounce**. There are around 50 interconnected trampolines with banked walls plus dodgeball, a climbing wall, giant air bags and ninja warrior course. **The Rock Adventure Centre** is the go for indoor climbing with over 100 routes on 25 walls and a bouldering cave.



More mellow, but no less stimulating, is the **Museum of Play and Art**, a widely acclaimed concept that allows young kids and their families to run riot, maybe painting an old car, immersing themselves in a digital art wall, or wandering through an interactive light tunnel. Vjunior at **Village Cinemas** is the first of its kind in Geelong. Young kids can enjoy a dedicated play area from the moment the movie starts right up until the closing credits.



If you're looking for something different, trawl the cavernous spaces of **The Amazing Mill Markets** and **Geelong Vintage Market**. They're chock full of vintage clothing, furniture, collectables, books and records. If you're serious about your collectables and life-size action figures, **Popcultcha**, located within the heritage **Federal Mills** complex (along with Geelong Vintage Market) is a must.



With thanks to Visit Geelong & the Bellarine. See www.visitgeelongbellarine.com.au for more great ideas on things to do and places to visit in Geelong and surrounds.

For Your Sweetheart

Spots to wine & dine

WHITE RABBIT BREWERY

White Rabbit Brewery may be an industrial-styled haven for beer enthusiasts in Geelong but it's also a great spot to escape the crisp air. Time your visit well and you'll land a spot beside the fire – the best seat in the house during the cooler months – as you savour their heartier varieties of the Dark Ale and Pana Chocolate Stout. A serving of the sticky date pudding topped with caramel sauce and double cream is also sure to warm you up.



CLARIBEAUX

Watch die-hard golfers tee off from the comfort indoors at Claribeaux with views of the fairways and greens from most tables. Dine on a French-inspired, contemporary fusion menu made with local produce while you defrost by the fire. Between mouthfuls be sure to look up and admire the wavy wooden-slat ceiling, one of the many creative structural elements of the new build.



NICOL'S PADDOCK

With its rustic charm, stunning vineyard views, and superb wines, Nicol's Paddock is the perfect spot to unwind. During the cooler months the couches by the fireplace are sought after spots for working your way through the shared-style, wholesome menu. Keep an eye out for the mulled wine that may make an appearance as the temperature drops.



CLYDE PARK VINEYARD

While it mightn't be quite the fireplace you're thinking, Clyde Park Vineyard has an outdoor woodfire pizza oven that does a mighty fine job of warming the crisp winter air. Bonus is you get a delicious pizza (our pick is the Peking duck) and can try some of the James Halliday five-star rated wines. Other comforting dishes can be found on the bistro menu, from steak straight off the grill to a warm carrot salad. Be sure to appreciate the stunning outlook over the lush rolling hills of the Moorabool Valley.



TRENT SULLIVAN GREATER GEELONG MAYOR



There has been much commentary on Council's budget of late. This year, the City of Greater Geelong will allocate \$565 million to deliver 127 services to the community and our visitors. Council is also continuing to invest heavily in the rapid growth of our region, and over the next four years, \$616.2 million of capital works projects will occur.

Close to home, the \$21.864 million Biyal-a Armstrong Creek Library project is progressing well.

Biyal-a expresses that the 'red gums speak lots of stories', and upon completion, the Hub will boast the latest environmentally sensitive features and carry a 5-Star Green Star design and construction rating.

The three-level facility will feature a library service, accessible contemporary amenities, a children's story time area, multipurpose spaces, outdoor terraces, and creative places for programming. Along with the City's contribution of \$20.364 million, the Victorian Government has provided \$1.5 million through a Living Libraries Grant.

The Sparrovale-Nubitj yoorree Wetlands is another extremely worthy local project that will receive a total of \$2.88 million over four years. As well as becoming a world-class wetland reserve for the community to enjoy, the 500-hectare nature reserve will serve as a critical drainage solution for the Armstrong Creek growth area.

In another example of the City's significant investment in our local area, the Armstrong Creek Horseshoe Bend Precinct Neighbourhood Activity Centre will receive \$22.75 million over three years. This investment will go towards designing and constructing the new hub, which will include early years and community spaces.

If there are any Council related matters you need assistance with, please get in touch with the City via its website (geelongaustralia.vic.gov.au), phone (03 5272 5272) or email (contactus@geelongcity.vic.gov.au).

UPCOMING EVENTS AT WARRALILY



Keep an eye on socials for more information

CELEBRATING OUR GREEN SPINE

Warralily's decade-long creek restoration project is nearing completion with the planting of 130,000 aquatic and terrestrial plants on the east side of Barwon Heads Road. The project is part of a broad strategy to preserve important ecological communities in the lower reaches of the creek system and to protect the downstream RAMSAR wetlands.

Take a walk around Warralily's 47-hectare 'green spine' and you will see evidence of the environmental success - 95 different bird species have been sighted, along with frogs and aquatic fauna in Armstrong creek, while the native grasslands are home to a vast number of beneficial insect species and wildlife.

The stunning Australian landscape of eucalypts and river red gums, enriched with over 1.5 million locally propagated plants, boardwalks and viewing platforms, provides a haven for native animals and residents alike. Victoria's most awarded landscape recently took out the coveted Gold Design Award (2021). The Award's Jury commented:

"Warralily's landscape-led large-scale vision has successfully transformed a degraded creek into a thriving ecosystem that is rich in biodiversity as well as creating social, economic and community connections. It is the backbone of this community and an incredible asset to have on its doorstep. Well done."

We hope you all agree.



BARWON WATER CLASS A RECYCLED WATER



conduct your purple tap test

Residents, businesses, parks and community facilities in Armstrong Creek, Mount Duneed, Charlemont and parts of Torquay are supplied with Class A recycled water via a dedicated 'purple pipe' network.

As a Barwon Water Class A recycled water customer, you have access to our high quality purple pipe network. Using recycled water for specific, approved uses inside and outside your home is a great way to save precious drinking water.

Complete a purple tap test

Your drinking water and recycled water plumbing should be completely separate. If drinking water is mistakenly plumbed to recycled water outlets (or vice-versa) this is called a cross connection.

During construction of your home, your builder will have arranged for a series of independent inspections to ensure your plumbing is installed correctly.

We recommend you also conduct an annual test for cross connections, as well as after completing any plumbing work. It only takes a few minutes, and you don't need a plumber or any specialist equipment.

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Undertaking plumbing work

To reduce the risk of a cross connection between your recycled and drinking water pipes, you should always use a licensed plumber when undertaking any plumbing work.

For step-by-step instructions to complete a purple tap test at home or for more information visit:

www.barwonwater.vic.gov.au/recycled-water

Felix Story



Hi kids, I'm so happy today because my majestic friends the black swans are back! Have you seen them at the creek?

Black Swans are amazing birds- did you know

- They are the only Swan native to Australia and the only Black Swan in the whole world
- They can live for up to 40 years- amazing!
- They need up to 40 metres of clear water to take off when they fly. Black Swans like to fly at night and rest during the day.
- The boys are called cobs, the girls are called pens and the babies are called cygnets.
- They have the longest neck of any Swan, this helps them reach down to the bottom of the Creek to find food
- Black Swan's are herbivores, mainly eating weeds and algae in the water but can also graze in pastures.
- Their Cygnets (babies) usually hatch any time from May to September. They are fluffy and gray at first but can swim and feed themselves as soon as they hatch. So keep an eye out for cygnets, especially around the creek area
- Cobs and Pens get very worried if people or dogs go near their cygnets- they make a lot of noise and try to scare them away, so please give them space .
- After the cygnets hatch, the Cob and Pen lose their flying feathers-it takes a month for new feathers to grow long enough so they can fly again.
- The Aboriginal word for Black Swan is Connewarre- you guessed it-Lake Connewarre is named after the Black Swan

Have a look for the Black Swans next time you are at the creek, and don't forget to listen out for me as you walk along

Croak, croak for now, from your friend Felix the Frog

Current Offers



\$500 a week
for 30 weeks

We will pay your rent for 30 weeks while you build at Warralily. That is \$500 a week, for 30 weeks .. \$15k towards your rent and living costs while you build your new home.

Whether it's your first home or your forever home, we can help you achieve your dream home sooner. For a limited time, buy a block of land at Warralily, then choose a home from one of the participating builders and we will pay \$15,000* towards your home deposit.

For more information on this limited offer visit our sales office, warralily.com.au or call us today on 1300 458 193.

Warralily will Pay Your Builder Deposit

UP TO \$15k*



*Promotion is valid from 10th June until 31st August 2023. Land is subject to availability. \$500 per week x 30wks = \$15,000 to be paid 30days after settlement of purchased lot. Cannot be used in conjunction with any other offer. For further information or full T&C's, contact Warralily Land Sales on 1300 458 193 or visit warralily.com.au/offers

*Offer is valid from 24th June to the first 40 purchasers or until 31st August 2023. Land is subject to availability. \$15,000 builder deposit will be paid directly to the nominated contracted builder. Not redeemable for cash or in conjunction with any other offer. Not applicable to townhome packages. For further information or full T&C's, contact Warralily Land Sales on 1300 458193 or visit warralily.com.au/offers



For more information please visit:
Warralily Sales Office
6 Anglet Way, Armstrong Creek

1300 458 193

warralily.com.au

Whilst all care has been taken to ensure the information in this newsletter is up to date, Armstrong Creek Development Corporation does not make any guarantees regarding the accuracy, currency and completeness of any content. July 2023.