

# Development Update

Welcome to the Spring Development Update – where we celebrate all things vibrant, green, and community-fabulous!

We're thrilled to share that the Stage 37 Village Park masterplan has officially been given the green thumbs-up by the City of Greater Geelong, and we're on track for a 2024 delivery. Characteristic of our approach to preserve Mother Nature's gifts, a River Redgum standing tall at the heart of the 7500m<sup>2</sup> parkland will be retained, with the playground literally designed around it. Smaller Redgums lining the northern boundary and a dead stag to the south will also remain to create habitat for local birds and critters. It's all about fostering a natural ecosystem right here in our community.

The park's central location, accessible through the network of pathways, will become the neighbourhood's go-to gathering spot. The grown-ups can catch up and share stories at the picnic shelter, while the little ones embark on energy-expending adventures on the new timber playground equipment – suitable for kids of all ages and abilities. There'll be a sandbox for those aspiring builders, complete with diggers and a sand play table. Climbing nets, slides, and balance equipment for the thrill-seekers, a space for a friendly game of kick-about, basketball, and netball, plus some skateable elements for those who roll with it. And we haven't forgotten classics like foursquare and hopscotch! For hands-on, nature-filled fun, there's a nature exploration area. Stay tuned for future updates.



## Other development works in progress include:

**Whites Rd and Airport Rd** - The Stage 23 entry is nearing completion. Residents will soon be greeted by a small wetland reserve featuring walking paths and trails surrounded by old river red-gums. Native grassland reestablishment of the area is planned to kick off in Feb/March 2024, including future works along Airport Road to create a community greenway.

**Stage 105 Linear Park** – The old Alcoa easement is being transformed into a key linear park connection from Armstrong Creek heading south towards Warralily Boulevard. In the future the linear park will extend through to the southern tributary of the creek. With spring upon us, grassing works have commenced to enable the parkland connection to be open to the community for Summer.

**Horseshoe Bend Rd Local Activity Centre** – The local activity centre vision is taking shape, with the City of Greater Geelong undertaking master planning for the passive and active open space area and the Department of Education progressing with planning for the future primary school.

**Barwon Heads Road East Wetland System** - We are delighted to announce that the wetland system on the eastern side of Barwon Heads Road is completed and growing nicely. See the Mayor's update for news on nearby works at Sparrowvale Wetland Reserve.

**West Precinct Creek Masterplan** - Plans to extend the current shared pathway network along the creek corridor are progressing through council. Soon we will be able to walk, run or ride from Barwon Heads Rd all the way through to Airport Rd in Mt Duneed. Now, that's a truly connected community!

**Surf Coast Highway and Whites Road Intersection** - Works will commence later this year for completion in 2024.

**Armstrong Creek Southern Tributary** - Drainage and creek construction works along the southern boundary of Warralily from Horse Shoe Bend Road through to Charlemont Road to the east are due to be completed in 2024. This rural interface will be a significant civil engineering and landscaping project, incorporating a shared pathway, exercise stations, indigenous plantings and subdivision works. Once completed the shared pathway will connect into the various linear parks and form a loop exercise circuit.

# OUR COMMUNITY

## ARMSTRONG CREEK WALK N TALK

Nature lovers recently gathered to explore the wonders of our local environment at the Armstrong Creek 'Walk N Talk', as part of the Geelong Nature Festival. Participants were welcomed by beautiful weather and a vibrant atmosphere throughout the 3.5-hour event. Mother nature truly put on a show for us! Our special guest for the walk was the wonderful Melinda Kennedy, a representative of the Wadawurrung community. We commenced our journey with a meaningful smoking ceremony at Mirambeena Park sculptures, setting the tone for a day of insightful discussion. As we strolled along the creek system, our conversation delved into topics like cultural heritage, ecology, and the wider landscape revegetation exercise. We also learned about the important role the creek corridor plays in the area's broader water system, to mitigate floods and protect the downstream Ramsar wetlands. During our walk, we were also made aware of the potential damage each of us can cause to the area's native vegetation and cultural heritage through simple acts like constructing bike jumps and tracks without consultation and the impact of our domestic pets. We discussed the need for collective effort to ensure the continued well-being of our environment, which could be aided by the development of a 'Friends of' group. Stay tuned for more on this and expressions of interest are welcome. Melinda's knowledge and perspective were invaluable in helping us better understand the rich history and significance of our local landscape. Thank you to everyone involved, and a special thanks to Melinda Kennedy for sharing her wisdom, along with Landscape Architect Simon Wade of GBLA and Brendon Condon of Australian Ecosystems. Let's continue to walk together, talk together, and make a positive impact on our environment.



## YOUR LOCAL PET CARE

When it comes to pet care, Petstock and Petstock Vet Waurn Ponds are the go-to destinations for pet lovers. With its wide range of products and exceptional service, it really is the store with more.

Whether you have a dog, cat, bird, rabbit, guinea pig or fish, Petstock Waurn Ponds offers a range of products and in-store services to keep your pet comfortable, healthy and safe. Their services include puppy school, cat boarding, water testing and pet ID tag engraving. They even have a DIY dog wash to help keep your dog clean. Or if you want to leave it to a professional, they have a fully equipped grooming salon.

We can't forget about Petstock Vet Waurn Ponds, which is co-located with the Petstock store. The advanced animal hospital has a team of experienced veterinarians and nurses, that pride themselves on offering exceptional service with genuine care and compassion.

Head down to Petstock and Petstock Vet Waurn Ponds at 213-215 Colac Road today and experience the store with more.



# ARMSTRONG CREEK SHARKS



In 2023, the Armstrong Creek Sharks football and netball teams achieved unparalleled success, thanks to the dedicated volunteers and generous support of our major sponsors, Warralily and Warralily McDonalds. Our players all displayed extraordinary skill and teamwork, captivating audiences with their exceptional performances. This season stands as a testament to what a united community can achieve. We're grateful for the memories and look forward to scaling even greater heights in the future. Thanks to everyone who made this remarkable year possible.

## Highlights

1. Our Ug's coach Luke has been nominated for Coach of the year with AFL Barwon
2. We had our first ever all Ug's girls team
3. Congratulations to Josh for winning the ACFNC U14's Best and Fairest
4. The U13's Netball team made the grand final but unfortunately went down by 3 goals.
5. Presentation day was a huge success with over 400 people attending and enjoying the food trucks, mini petting zoo and mini golf.



## A FURRY GOOD CAUSE

With this year's Pet's Day Out postponed due to weather, we thought we'd take the opportunity to support the pet rescue organisations that were looking forward to spreading their message about adopting and fostering pets. Volunteers from Geelong Animal Rescue, The Yellow Door - Rescue and Rehoming, Starting Over Dog Rescue, and Forever Friends Animal Rescue, do incredible work to shine a spotlight on the benefits of opening your heart and home to animals in need.



We caught up with Jordan Barker of Geelong Animal Rescue who is a passionate advocate for 'adopt don't shop'. Jordan says no animal will love you like a rescue does; they have a higher level of appreciation for being in your home. "We're always looking for more foster carers, which is the only limiting factor on how many animals we can save from the pounds we work with. We provide everything the pet needs, so there's no out-of-pocket costs for foster parents. If people are interested in signing up, please look for the link on our website." said Jordan.



Rescue pups from The Yellow Door - Rescue and Rehoming, as seen in the Armstrong Creek Times.

If you're interested in fostering or adopting a rescue pet, reach out to these organisations and learn how it can transform, not only their lives but also yours.

## COMING UP

**WARRALILY MARKET BY PICCADILLY**  
Saturday 4th November  
10AM - 3PM at  
Mirambeena Park

NEW DATE

**WARRALILY PETS DAY OUT**  
Sunday 26th November  
11AM - 3PM at  
Mirambeena Park

# things to do this Spring

Spring is here, and with that comes a burst of colour and energy that transforms Geelong & The Bellarine into a playground of excitement and adventure.

Whether you're a nature enthusiast, or wine lover, here's a curated list to help you make the most of your Spring in the region.

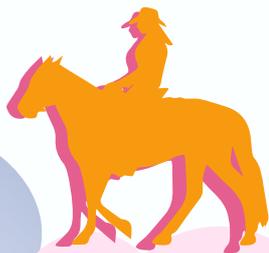
## Pack a picnic for the Botanic Gardens

Picture this: lush gardens, vibrant blooms, and a basket full of your favourite nibbles. Grab your mates and head to the Geelong Botanic Gardens. It's the ultimate recipe for a relaxing day in the great outdoors.



## Ride the Bellarine Rail Trail

The Bellarine Rail Trail really has something for everyone. Grab your bike and explore the scenic trail that winds through the coastal landscape, charming villages, and breath-taking views. The spring air and picturesque views make this trail a must-ride experience.



## Hit a winery

There really isn't a bad time to visit a winery, but spring might just be the best. The Bellarine Peninsula is home to a collection of renowned wines, so it's time to unwind, sip and savour the flavours of the region. Enjoy a Texan BBQ with your wine at **Bellarine Estate**, take in the views from Corio Bay at **Jack Rabbit Vineyard**, or visit the Upside Down House Cellar Door at **Oakdene Vineyards**.



## Hike the You Yangs (Wurdi Youang)

Head to the You Yangs (Wurdi Youang) for one of the best hiking spots in the region. The park offers a variety of trails suitable for all skill levels, plus you can even bring your four-legged friend! As you hike, take in the panoramic views of the surrounding landscape and breathe in the rejuvenating spring air.



With thanks to Visit Geelong & the Bellarine. See [www.visitgeelongbellarine.com.au](http://www.visitgeelongbellarine.com.au) for more great ideas on things to do and places to visit in Geelong and surrounds.

# BELLARINE ARTS TRAIL 2023

4TH & 5TH NOVEMBER

Barwon Heads Arts Council (BHAC) is excited to announce the 2023 Bellarine Arts Trail will take place across four participating towns: Barwon Heads, Ocean Grove, Point Lonsdale and Queenscliff. They will host 45 venues, and nearly 80 artists.

The newly opened Barwon Heads Arts Hub will host the 'A Taste of the Trail' exhibition – an opportunity to get a taste of the style and range of art on show at the 45 venues, grab a map, and plan your arts trail weekend.



## TRENT SULLIVAN GREATER GEELONG MAYOR



One of the distinctive features about Armstrong Creek is its stunning environmental assets.

The public open space and parks; the hiking and biking trails; there are so many opportunities to explore and connect with nature.

The restoration of the Warralily 'Green Spine' has seen it become the centrepiece of the community.

It is a stunning example of the positive social and cultural benefits that arise from having a thriving and diverse ecosystem.

Council is proud to have added another significant slice of public open space to the area. The first stage of Sparrovale Wetland Reserve Ngubitj yoorree was opened in Charlemont last month.

The land was acquired by the Council in 2019.

It provides a solution to stormwater runoff from the adjoining residential areas, managing impacts on the adjoining internationally important Connewarre Wetlands.

And at 500 hectares, it is now our biggest nature reserve and home to wildlife like the majestic brotga, and migratory shorebirds such as sharp-tailed sandpipers.

We encourage community members to visit Sparrovale, with spots to picnic, bird watch or to take a relaxing walk.

The creation of the nature reserve has been a huge task, but there are still two more stages of work to come.

In time, Sparrovale will connect to the existing trail along the Barwon River, providing a continuous ecological and recreation corridor.

Council has a 20-year masterplan, stretching out to 2040, which will see the reserve become a key tourism, environmental, cultural and recreational site.

You can find out more about these long-term plans at <https://yoursay.geelongaustralia.com.au/SWMP>



## Felix Story



Hi Kids, Have you ever been to lake Connewarre?

It's really amazing. It is a huge wetland where thousands and thousands of birds live and visit. Over 150 different kinds of birds live there - WOW.

Some birds live there all the time and others stop there for a while then fly away to another lake across the other side of the world.

Lake Connewarre is very shallow so the Greenshanks can wade around on their long yellow legs looking for their dinner.

Their long beaks help them to reach down into the water to pick up their food.

The Greenshanks fly across the world to get to Lake Connewarre all the way from North Scotland and Scandinavia, through China and Russia to Indonesia then finally to Lake Connewarre right next to the Warralily.

When they get here they have a big rest and eat up as many insects and little fish as they can. Then in March or April they fly all the way back again where they like to have their babies.

If you visit Lake Connewarre you might see some Greenshanks. It's fun to take a picnic and explore the Lake at Taits Point. Tell Mum and Dad to turn off Barwon Heads Rd onto Lake Rd, and turn left at Staceys Rd to find Taits Point.

I hope you have a great time at Lake Connewarre and please say hello to the Greenshanks for me!



Bye for now from your friend  
Felix the Frog

croak, croak

# Spring has Sprung

IT'S THAT TIME OF YEAR AGAIN WHEN HOME MAINTENANCE REQUIREMENTS INCREASE AS MOST PLANTS EXPERIENCE FULL GROWTH. THE CITY OF GREATER GEELONG HAVE PROVIDED THE FOLLOWING INFORMATION TO ASSIST HOME AND LOT OWNERS TO UNDERSTAND THEIR RESPONSIBILITIES.

Every November COGG Fire Prevention Officers undertake inspections for grass slashing as we are now in a high fire danger period. These inspections can result in landowners receiving a Fire Prevention Notice due to long grasses on their properties.

## VACANT ALLOTMENTS

Owners are responsible for ensuring that grass/weeds on their allotment do not exceed a maximum height of 4" during the bushfire danger period (October to April).

In the case of non-compliance, a warning letter is sent to owner by Council and they are given 2 weeks to mow their grass.

If grass is not mown in 2 week timeframe an infringement notice may be issued (fine amount is \$1,445)

If the owner is still non-compliant Council will send a maintenance company to mow the grass and bill the owner accordingly.

Outside fire danger period (November to March) grass/weeds must be kept maintained at a maximum height of 6" or less. Should the owner not comply the Council will issue a \$300 on the spot fine.

## ESTABLISHED HOMES

If weeds/grass exceed a maximum height of 6" a letter will be sent to owners and they may incur an infringement fine of \$300. If a property is not maintained and concerned neighbours complain, an infringement fine of \$300 may apply.

When conducting fire inspections The City of Greater Geelong require grass and weeds to be cut to a maximum height of 100mm (4") and maintained in that condition for the duration of the fire danger period. Failure to comply with a fire prevention notice results in a penalty notice of \$1476.00 as well as costs to clear the property.

Residents can find more information about preparing homes for the fire season from the CFA website

<http://www.cfa.vic.gov.au/plan-prepare/>

## In the Kitchen

### AIR FRYER BAKED OAT BANANA BREAD

#### Ingredients

- 1½ cup Oats
- ½ cup unsweetened Almond milk
- 1 tbsp Maple Syrup
- ½ Banana
- 1 Egg
- ¼ tsp Baking powder
- 1 tsp Vanilla extract
- 15g Chocolate Chips

#### Directions

- Preheat air fryer to 175 degrees and grease two ramekins with light spray of olive oil
- In a blender, combine all ingredients except Chocolate Chips
- Blend until completely smooth, then pour mixture into the pre-oiled ramekins and add chocolate chips, making sure they are covered in mixture
- Air fry for 15-20minutes, until golden brown
- Let cool slightly before digging in



# Current Offer

**\$15k**  
**to spend**  
*your way*

## Crunch the cost of living!

When you purchase land at Warralily, we will give you \$15k\* to spend your way, while you build your new home. For further information visit the Sales & Information Centre or call 1300 458 193.



\*Promotion is valid from 30th October until 31st December 2023. Land is subject to availability. \$15,000 Gift Card will be provided within 60 days of settlement. 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](http://warralily.com.au/offers)



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

1300 458 193

[warralily.com.au](http://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. October 2023.