



Development Update

In 2012 Warralily welcomed our first resident, ten-years-later we are celebrating another milestone.

Over 10,000 people now call Warralily home!

With 568 lots remaining, Warralily is still one of the most significant residential land projects in the Armstrong Creek growth area.

- 3620 homes completed
- 10,136 estimated residents
- 4232 contracts since 2010
- 88% of lots sold

After ten years at the top, the project team continue to look forward to delivering for our community and future residents.

Here's an update on our current projects and what's happening around us.

The Masterplan for further extensive restoration works to the creek between The Surf Coast Highway and Airport Rd is being prepared with The City of Greater Geelong (COGG). The plan includes an expansion of our shared pathway and award-winning creek, in addition to providing a direct cycling/walking track between Barwon Heads and Mount Duneed.

Aquatic and terrestrial planting in the Wetlands on the eastern side of Barwon Heads Rd will commence as soon as the weather permits and continue through to Autumn.

Landscaping of the open space adjoining the conservation reserve on the corner of Warralily Boulevard and Coastside Drive continues. The COGG will deliver the Masterplan strategy for this future active open space and district-level playground facility.

Finally, we are excited to share that the planning for the eagerly-anticipated Ackland St park is currently underway. Watch this space for more updates!

The Burvilles Rd intersection is now open and functioning making school drop-off traffic a lot smoother! The COGG is currently building a footpath from this intersection along the Surf Coast Highway to the existing Warralily boardwalk which connects over the creek to the shared pathways throughout Warralily.

The Armstrong Creek Library and Community Hub is now under construction at the Armstrong Creek Town Centre site and is due for completion in early 2024.

JUMP Swim School is the newest addition at The Village Warralily. The long-awaited service provides expert qualified swimming teachers and a heated purpose-built indoor pool.

OUR COMMUNITY

Spring 2022

SPRING EVENT SERIES

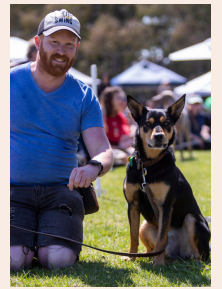
PET DAY OUT
SUNDAY 2ND OCTOBER

MIRAMBEENA PARK



Our much-loved Pets Day Out returned for the first time since 2019 last month, with the popular PETstock Pet Parade also making a come-back.

Congratulations go to the following winners!



Best in Show

- 1st Place- Vanessa and Poppy
- 2nd Place - Liz and Jedi
- 3rd Place - Tyrone and Axel

Most Unusual

Ruby, Miss Vanjee and Winnie

Best Dressed

Jack Russell with Toy Story Outfit

Best Trick

Tom and Dusky

Smallest

Dachshund Brindle

Largest

Braxton and Shannon

Best Behaved

Savannah and Teddy

Spring 2022

SPRING EVENT SERIES

SPOOKY SHOALHAVEN HALLOWEEN IN THE PARK

SUNDAY 30TH OCTOBER 10AM - 2PM
SHOALHAVEN PARK



WARRALILY MARKET PRESENTED BY PICCADILLY

SATURDAY 5TH NOVEMBER 11AM - 3PM
MIRAMBEENA PARK

COMMUNITY GARDEN OPEN DAY

SUNDAY 13TH NOVEMBER 11AM - 2PM
EDIBLE GARDEN 6 ANGLET WAY



10,000
REASONS
TO LOVE
WARRALILY

Spring 2022



Councillor Column

Cr Belinda Moloney from the City of Greater Geelong

Last week saw a major milestone in the short history of Armstrong Creek. As the first major piece of social infrastructure delivered in the town centre, the Armstrong Creek Library and Learning Hub is set to become an important gathering place for our local community.

This is a major infrastructure project, as reflected by Council's \$20.3 million contribution, and work has now begun on its construction.

Thanks to Buchan, the building's architects, and its collaboration with Waddawurrung people through the design process, the facility will incorporate multiple elements of First Nations culture.

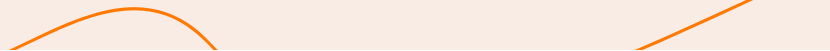
This is becoming increasingly commonplace as Council aims to recognise the traditional owners of the region in our buildings and place names.

For those not familiar with the details of what the Armstrong Creek Library and Learning Hub will feature, there will be a library service – naturally – as well as accessible contemporary amenities, a children's story time area, multipurpose spaces, outdoor terraces and creative places for programming. Crucially, the Hub will possess the latest environmentally sensitive features and carry a 5-Star Green Star design and construction rating.

All of these features align with Council's vision to be an inclusive, diverse, healthy and socially connected community. Along with the Armstrong Creek West Community Hub – which is closing in on completion – Council is delivering the facilities that this growing part of Geelong deserves.

I look forward to seeing the progress of the Armstrong Creek Library and Learning Hub in the coming months and am excited about seeing it come to life.

COMMUNITY MILESTONES





10 LOCAL ATTRACTIONS WITHIN 10 KILOMETRES

By Karen Cartwright

Nestled between the famous seaside town of Barwon Heads and the central business district of Geelong, Warralily is ideally positioned for a lifestyle that has it all. Within a 10km radius of the thriving Armstrong Creek community you'll find sun-soaked beaches, world-class golf courses and a sheltered bay for all things water sport - as well as a huge range of places to eat, museums through to indie galleries and for hand-crafted wares there's outdoor markets at a town nearby.

01 BEACH

BARWON HEADS has a dream mix of gentle estuary, rocky coastal headland and ocean beaches. Families swim in the shallows of the river inlet after a solid session at the playground, fishing enthusiasts cast a line, while serious surfers enjoy the renowned surf break at THIRTEENTH BEACH where the waves pound in from Bass Strait. Off the water, wander along the white sandy beach or make a beeline for the shops on HITCHCOCK AVENUE, where you'll find boutiques, food stores, homewares, beach gear and delightful little spots to browse. To break up your trip down the street stop at one of the many friendly cafes where you'll find delicious food for all tastes, Melbourne-quality coffee or even a stylish spot for a wine. A surf at 13th and a coffee at Annie's - now you're doing it like a local!

02 BAY

Geelong's stunning WATERFRONT is a hive of activity all year round. The outlook over CORIO BAY is a wonderful side dish to the vast number of places to eat and drink, for a casual walk that stretches from the BOTANICAL GARDENS to RIPPLESIDE and beyond, or for taking in one of a range of events held in the vicinity throughout the year. As a centrepiece, the ROYAL GEELONG YACHT CLUB plays host to many major yachting events, including the colourful FESTIVAL OF SAILS event on the Australia Day long weekend. Enjoy true absolute water frontage views from the Members' Lounge, The Yot cafe deck or the upstairs

balcony. Check out Geelong's new 440 metre wave attenuator named WANGIM WALK for a chance to walk on water. For serious fisherman or a family-friendly adventure, there are also a range of fishing charters that depart from Wangim Walk to the sheltered waters of Corio Bay. Or if staying on land is for you, wander along to EASTERN BEACH to sit and watch the on-water spectacle while enjoying a gelato!

03 CITY

What many residents know, and like to keep secret, is that the GEELONG CBD has changed. The city centre has seen some significant redevelopment. In 2018, the WORKSAFE office building was opened, followed by the NATIONAL DISABILITY INSURANCE AGENCY (NDIA) national headquarters in 2019, along with new multi-storey apartment buildings to significantly alter the skyline. With new work opportunities and inner-city living, we are seeing a revitalisation of Geelong's CBD. A great place to visit for shopping, eateries, sport and arts, this city by the bay has it all and is getting better every day. And while you'll be impressed by the new award-winning architecture - check out the GEELONG LIBRARY - you'll also come across many of the city's historic landmarks such as the GEELONG TOWN HALL, the T & G BUILDING, JOHNSTONE PARK, GEELONG RAILWAY STATION and the OLD GEELONG POST OFFICE.

04 RECREATION

Golfers have it made with three of the top 30 public access courses in Australia woven into the nearby seaside dunes, BARWON HEADS GOLF CLUB and two at THIRTEENTH BEACH GOLF LINKS. Set on the stunning Bellarine Peninsula, 13th Beach Golf Links is famously known for its two award-winning courses and a newly opened Short Course. For thrill seekers, BARWON HEADS AIRPORT is the launching place for all manner of sky-high adventure: scenic flights, aerobatic adventures and skydiving with epic views of the coast. In the other direction, standing tall over the city, and even visible from some homes at Warralily, are the lights of GMHBA STADIUM where local folk love to spend the footy season cheering on their beloved Cats.

05 CULTURE

The Geelong region is home to artists and makers of all kinds, from guerrilla street art to framed oil on canvas. In the heart of Geelong, you'll find an entire cultural precinct featuring GEELONG GALLERY with an ever-more-impressive schedule of exhibitions and the GEELONG ARTS CENTRE which is currently being

transformed into one of the best creative and performance spaces in the country. THE GEELONG LIBRARY AND HERITAGE CENTRE is so breathtakingly impressive, it'll convince non-readers to pick up a book, while the NATIONAL WOOL MUSEUM is sharing important stories and cool non-wool events too.

06 DINING

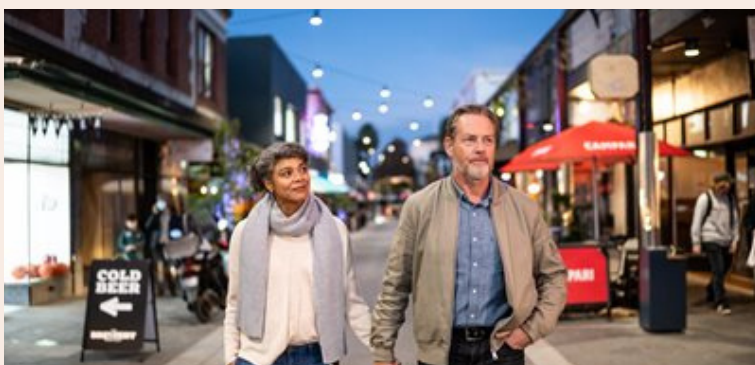
LITTLE MALOP STREET and surrounds has become the go-to place at mealtimes. Eateries with interesting menus and attentive service, alongside venues dedicated to the experience of drinking and a sprinkling of fun live entertainment, make it a memorable night out. If you're celebrating a milestone, Geelong's best restaurants make occasions truly special. Look up ALMA, a contemporary South American shared-style restaurant, FISHERMAN'S PIER for fresh seafood, BISTRO ST JEAN or new LA CACHETTE for an authentic French experience or IGNI for a fine-dining set-course menu surprise influenced by its signature wood-fired grill.

07 WINERIES

MT DUNEED ESTATE is an iconic Geelong winery and function venue located in the picturesque Barrabool Hills. Mt Duneed Estate is well known for its exceptional food, wine and service. Hosting stunning weddings, celebrations, events and A Day On The Green concerts, it's a stunning spot for a celebration close to home. The Barrel Hall restaurant specialises in pairing food with wine and craft beer, so stop by for wine tasting, lunch or coffee. Further afield, you are spoilt for choice with notable wineries down the sea swept Bellarine Peninsular or through the picturesque Moorabool Valley. Look up JACK RABBIT VINEYARD, OAKDENE VINEYARDS, LEURA PARK ESTATE, CLYDE PARK, LETHBRIDGE WINES or PROVENANCE WINES, just to name a few!

08 SHOPPING

In the heart of CENTRAL GEELONG, you'll find WESTFIELD and MARKET SQUARE with all the big brands and department stores represented. It's the place to



go if you're looking for a big day of retail therapy. For a boutique shopping strip head to Pakington Street, Newtown - commonly referred to as the 'Paris end of Pako' - with its high density of high-end designer boutiques. Or for something vintage, scout through the MILL MARKETS at Newcomb for a bargain. Spread over 12,000 square metres you'll find everything from furniture, records, clothing, books, fine china, jewellery, antiques and much more. Of course, for everyday needs you're just a hop, skip and a jump from the ARMSTRONG CREEK TOWN CENTRE or the ever-expanding WAURN PONDS shopping precinct with an array of retail to meet your needs.

09 NATURE RESERVES

As if living at Warralily, with its conservation reserves and parklands peppered along the National award-winning Armstrong creek isn't enough, we are blessed with having the internationally recognised LAKE CONNEWARRE as a neighbour. Lake Connewarre Wildlife Reserve is one of Victoria's most significant wetland areas and one of the largest estuaries in the state at 880 hectares. In total, 149 bird species have been recorded in the reserve and the area regularly hosts 10,000 ducks and swans. Take the family for a picnic at Tait's Point and enjoy excellent panoramic views from the viewing platforms.

10 FAMILY TIME

For the final attraction on our list, you don't even need to get in the car! WARRALILY provides ample opportunities for families to enjoy the great outdoors with 82 hectares of open space, parkland and conservation gardens. Almost a quarter of Warralily is dedicated to recreation and relaxation including three sports precincts with football, soccer and cricket ovals, all connected to homes by 30kms of landscaped paths. A favourite with locals is the shipwreck inspired MIRAMBEENA PARK or bike enthusiasts can check out the newly completed downhill mountain bike trail at SHOALHAVEN PARK, Warralily Grange. Plus, there's always something going on to help residents connect with neighbours and feel a part of the community. Enjoying time together outdoors is the Warralily way of life.

The above list has been compiled with the help of Tourism Greater Geelong & The Bellarine, to find out more on attractions in the Geelong region go to > visitgeelongbellarine.com.au or view > <https://youtu.be/AGV8SNNVZIK>



Improving Local Bus Networks

We know that the public transport network needs improvement, particularly in Armstrong Creek and our new estates.

That is why the Andrews Labor Government has now opened a consultation process so that you can tell us how we can improve the local Bus Networks, and then we will get on and do it.

Consultation closes soon on October 23rd.



Have you received a call about a purchase you never made? Maybe there is something wrong with your computer or internet connection?

Since 1 July this year, 153 reports of remote access scams have been made via ReportCyber, with a total loss of \$4,183,199.

If you receive a call, text message or email request asking for access to your computer - hang up the phone. Financial institutions, government agencies and most organisations will never contact you requesting access to your device, to share your passwords, security codes, PINs or other personal information via a pop up or a phone call.

We encourage anyone who has been subject to these kinds of scams to speak to the police.

Read more: <https://go.vic.gov.au/H6bySV>



THE GRAND OPENING AT ARMSTRONG GREEN

With great anticipation, the brand-new Armstrong Green Clubhouse was officially opened on October 20, with residents and guests celebrating in style. Lunch and bar service followed for the jam-packed room of excited attendees, all thoroughly impressed with the new surroundings.

This much-awaited contemporary building is now the heart of RCA's newest village where many memories will be formed, and friendships made. The Clubhouse offers residents an open plan dining and sitting area with high-quality furnishings as well as a beauty salon, medical facility, pool, gym, activity room, library, pool room, bar, and café.

In a happy correlation for Cats fans in Grand Final week, guests were entertained by Coodabeen Champions' Ian Cover OAM and Greg Champion OAM,

who cut the red ribbon and made the opening official alongside RCA's Managing Director, Andrew Philip. Armstrong Green offers 160 coastal-inspired modern residences and a community clubhouse equipped with every possible facility and activity. The entire development focus has been to create a special place you can feel at home and is the perfect fit for over 55s who are still young at heart.

Located in Armstrong Creek, the village is on the doorstep of the Warrally Shopping Centre and ten minutes' drive from Torquay in one direction and Geelong in the other, lifestyle choices are varied and abundant.

With over 100 people who reside in the Village and the final stages of building to go, there is still a good selection of designs and homes to choose from.

If you would like to make a booking to inspect the Armstrong Green Clubhouse and Display Villas, call the friendly team at the sales office today on 1800 777 898.

Spring 2022

Warralily Community Garden Project

Spring is a magical time for our gardens and brings the joy of mapping out garden beds, planting seeds and seedlings, harvesting and chasing snails and insects. And yes, daylight savings is back! Which brings more options of when to schedule working bees at The Edible Garden!

Our Warralily Edible Community Garden on the corner of Surfcoast Highway and Warralily Boulevard is full of colour and abundance this Spring. You can find beans, beetroot, red and green cabbages, lettuce, spinach, tomatoes of many varieties, and red cauliflower. The strawberries are forming fruit, the rhubarb is sprouting and the climbing beans are making themselves at home on our new bamboo arch. Our native lilies are looking good, and so are the Mountain Pepperberry trees. Behind the scenes, seeds for pumpkins, sunflowers, and zucchini are being propagated for display in the new carpark bed. Darren continues to look after the worm farm and our plants thrive on their worm juice.

To celebrate the magic that Spring brings to our gardens we're excited to invite you to our

COMMUNITY GARDEN OPEN DAY

Date: Sunday 13 November 2022.

Location: The Warralily Edible Community Garden,
Warralily Sales Office (cnr Warralily Blvd & SC Hwy)

What's On:

- Plant Discovery challenge
- Pot decorating
- Seedling planting
- Sausage sizzle by Highton Rotary Club
- Live music
- Worm farm demonstration



We are always looking for people to get involved, the community garden is a place where all are welcome.

email: warralilycommunitygarden@gmail.com

facebook: @Warralily Community Garden 3217 Inc

Felix's Fun Facts ABOUT WARRALILY



Mirambeena Play Park on Warralily Boulevard was named by Wadawurrung elder Bryon Powell and acknowledges the proud indigenous history of the area. Mirambeena means 'this is our place'. Everyone who plays here, exercises here, walks here and talks here are making the place their own.

For more information please visit:

Warralily Sales Office

6 Anglet Way, Armstrong Creek, 3217

Ph: 1300 458 193

warralily.com.au

