



CONNECT

SUMMER 2022/23

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Arcadia's final neighbourhood is here

Arcadia has become one of Satterley's best-loved and most desirable communities, and there's still an opportunity to make it home. Azure is the third and final neighbourhood in the thriving estate and we're currently selling all three stages.

Situated on the southeastern edge of the existing community, Azure will put residents close to all the amenities that have made Arcadia so well-regarded. Established walking tracks offer direct access to the three (soon to be four) schools on-site: Bridgewood Primary, Officer Secondary, Officer Specialist School and Kurrun Primary School on Rix Road which will open in 2023.

Satterley's Development Director for Victoria, Julian Hill, said Arcadia's ability to attract repeat buyers, and its high levels of community engagement, point to Azure being extremely popular.

"We're very proud of what we've achieved at Arcadia. The result is a connected community that sets new standards for future communities in the area, providing vital education services and facilities, not to mention high-quality housing. Azure is a chance for homebuyers to become part of this extraordinary place.

"In fact, the majority of first purchasers within Azure are repeat purchasers from Arcadia or referrals."

In total, Azure will incorporate 111 lots over stages 31, 32 and 33. Two of those stages have been developed in partnership with builders. Stage 32 will offer buyers the chance to purchase land and build a home with Porter Davis. Those who buy in Stage 33 will be able to choose homes from Homebuyers Centre and Boutique Homes. Stage 31, which will be the final land release, will be a more traditional arrangement, and buyers can choose from any builder.

"We have wonderful relationships with our builder partners, and we know from years of experience that buyers can expect really exceptional building standards from Porter Davis, Homebuyers Centre and Boutique Homes," Julian said.

"And there's also great variety; as a buyer you can come to Azure and select from numerous different options suited to different lifestyles and life stages. Everything from large, spacious family homes to lower-maintenance townhouses. There's something for everyone, which is one of the reasons Arcadia is such a diverse and vibrant community."

Titles for Azure are anticipated in late 2023.





Update from our Development Manager

Welcome to our summer newsletter and thanks for reading. We hope you enjoyed our cover story on the final neighbourhood in this wonderful development, Azure.

Also in this edition, we update you on how works on the Officer South Road intersection project are progressing, wrap up some of our popular recent events and announce that one of our parks has won a major award.

But before we get to that, here's what's been happening around Arcadia from a development perspective:

Stage updates

Stages 25 and 26 both received their titles in mid September. Owners in Stage 27 received their titles in mid November.

Construction is nearly complete on Stage 28 and titles are anticipated in January 2023.

Our new neighbourhood

The first release from Arcadia's final neighbourhood, Azure, took place in mid November. There were 15 lots fronting Mary Street ranging in size from 238 square metres to 604 square metres.

Another exciting development for Azure is that we received the planning

permit in September and have awarded the civil works contract to Symon Bros. They'll have begun as you read this newsletter.

Officer South Road intersection

Residents will know that the Officer South Road and Flanagan Avenue intersection has been closed for a major project. It partially opened to traffic in September.

The Department of Transport is working closely with us to complete works on the freeway ramps, which we anticipate opening in January 2023. We're pleased to announce that

all intersections have been opened.

You can read more about the project in our story on page 3.

Our sales office is now closed

With fewer than 110 lots now available in Arcadia (all in the new Azure neighbourhood), we've decided to close our sales office. It's the end of a fabulous era. If you or someone you know is interested in buying in Azure, you can still visit our sales consultant, Lorraine, who's now working at our nearby Maple Grove office, located at Shop 1A, 825 Princes Highway in Pakenham.



Julian Hill, Senior Development Manager



Award praises “magical” Dragon Park for “bringing joy”

We’ve always thought our Dragon Park was pretty spectacular and we know our residents think so too. So we were particularly proud to discover that the now-legendary play area was recognised by the Australian Institute of Landscape Architects (AILA) earlier this year.

At their annual awards event, the park won in the National Play Spaces category. Judges said that it “creates an exciting and magical playground...[which] acts as a connection point for an emerging suburban community, providing instant identity and bringing joy to all users. The design’s exuberance is supported by quality execution and thoughtful details.”

Thanks to AILA for the award and to everyone who worked so hard on turning the area from a brilliant idea into a

spectacular reality. Special thanks to Outlines Landscape Architecture, Agency of Sculpture, Glenn Romanis and UDL Group, as well as consultants ABC Engineers and Civil Engineering.

And thanks to all our Arcadia residents for showing that this (now-award-winning) amenity is as fun to play on as it is incredible to look at.

Officer South Road intersection works are complete

After four years of work, we’re delighted to say that the Officer South Road intersection project is complete.

Arcadia residents, members of the local community and anyone travelling through Officer will now have a vastly improved road-using experience. Once freeway ramps open (most likely in January), this will include significantly reduced congestion and much easier access to the city via Monash Freeway.

There is now a signalised intersection at the junction of Officer South Road, Rix Road, Bridge Road and Station Street.

The project was a massive undertaking, involving almost 40 stakeholders and relocation of so many services, from gas to water; high-voltage electrical assets to NBN infrastructure.

But the biggest thanks of all goes to Arcadia residents, whose patience during this period of necessary disruptions has been enormously appreciated.

Live Life Get Active

The free fitness program, Live Life Get Active, has been a part of the Arcadia community since 2018. And it's as popular as ever.

Based at the park on Flanagan Avenue, activities include Active Boxing and Active Cross-Training. They take place on alternating weekday nights during the school term, starting at 6.30pm.

As we enter the warmer months, it's a great time to get involved (or get back involved if you've taken a break). The 45-minute classes are well-suited to beginners, but everyone's welcome. All you need to do is [register your interest at the Live Life Get Active website](#). Please note, our fitness bootcamp is on break over the school holidays and will return at the start of Term 1 next year.



Community spirit shines at recent events

Santa steals show at Christmas movie night

In early December, we celebrated the festive season with an open air Christmas movie night. Families from all over Arcadia descended on Dragon Park to enjoy free doughnuts, popcorn, sizzled sausages, coffee and hot chocolate.

The local choir performed carols before visitors watched 'The Grinch'.

But the highlight was Santa Claus, who found time out of his busy end-of-year schedule to drop in to Arcadia and say a cheery hello to all the kids.

You can take a look at photos from the day [over on Facebook](#).

Thanks for giving us a fright at Halloween

In October, we asked Arcadia residents to send in a photo or video of their homes decked out in hair-raising decorations as we approached Halloween. What we received was a spine-chilling visual extravaganza.

There were scary rooms shrouded in smoke, creepy creatures moving in dark corridors, gigantic spiders

climbing walls, and too many pumpkins, ghosts, cobwebs, tombstones and skeletons to count.

The spook factor was incredibly high this year, and in true Halloween style the judges agonised over their decision. Eventually, they chose the entry from Christelle Telle whose photo of Harley Quinn and Black Panther outside their ghoulish home was brilliantly creative.

(Even the pumpkin can't hide how delighted they are by the kids' costumes.)

Congratulations to Christelle and family who won a \$200 Visa gift card. And thanks so much to everyone who entered. We know we can always count on Arcadia to have fun while putting on a fabulous show.



Have a happy festive season!

From everyone at Satterley to all who make up our delightful Arcadia community, we wish you a happy and relaxing holiday period and the very best for the new year.