

Artist's impression



# First glimpse of Bluestone's waterways

**One of the most important outdoor elements of the Bluestone masterplan is a step closer to becoming reality. We now have an artist's impressions of the 4.94 hectares of waterway and, as you can see, they look spectacular.**

There are in fact two separate waterways making up the project. One will run through the middle of the community; the other is on the eastern boundary of Bluestone, and will form part of Skeleton Creek.

The detailed design for the waterway is being prepared and will be lodged with Council before Christmas. That design includes tree planting, a shared path network and bench seating. Walking tracks alongside the waterways will connect Bluestone residents to the future town centre and the future open active space.

Satterley has a proud record of creating waterways, particularly in its Victorian communities. We take enormous care and pride in our landscaping work and in making sure that these estate features are not only beautiful landmarks but complement the character of the community. We want them to be places people love being around, whether they're staying fit, enjoying the open air or having a picnic with family and friends.

Civil construction of the waterways is complete and landscaping works will commence after those who own land in Stage 6 receive their titles. At the moment, that's scheduled for mid-2024.





## An update from our Development Manager



Dan Ho  
Development Manager

The year is almost at an end, which means it's time for a break, some relaxation and, yes, the summer edition of the Bluestone newsletter. Thanks for having a read.

There's plenty of civil construction happening at Bluestone, with no less than six stages currently under construction. We're also excited to share the first glimpse of our waterways project that's set to become a special feature within the community.

Also in this edition you'll find out about the recently announced railway stations coming to the area and we speak with a mortgage broker to find out what they do and how they can help homebuyers.

If you're interested in what's happening at the moment from a development point of view, here's the latest news:

### Stage update

Commencement of construction on any community is always a huge milestone and it's no different for Bluestone. Work has begun on six stages:

Stage 1 drainage, water and gas reticulation are complete. Road works have begun and we expected titles to come through for this stage between May and July of 2023.

Stage 2 earthworks, sewer and

drainage works are finished and work has started on water and gas reticulation. Owners in this stage can expect titles between June and August of 2023.

Stage 3 and Stage 4 earthworks and sewer reticulation is done and commencement on drainage isn't too far off for both stages. Titles for Stage 3 should be ready in the middle of 2023. For Stage 4 we're looking at late 2023 or early 2024.

Stages 5 and 5A earthworks are underway. Sewer reticulation is to commence in the new year. We're expecting titles for both stages in 2024.

### Derrimut Road

The Derrimut Road Intersection provides vehicular access to the west of Bluestone. Drainage is complete and road works are underway. Completion is expected by May 2023.





## AN INTERVIEW WITH STEVE MATSOUKAS FROM LOAN GALLERY

# Could a mortgage broker help with your home purchase?

For most people, buying a new home involves securing a home loan. And home loans, like any financial product, can get a little bit complex. For good reason, plenty of purchasers turn to the advice of a mortgage broker to assist them with what can be a challenging process.

We spoke with Steve Matsoukas, who's a Director at Loan Gallery Finance, based in Melbourne, about what a mortgage broker does and how they can assist you with the financial aspect of buying a property.

### What's a mortgage broker – what do they do and how can they help?

Steve told us that the best brokers use their financial expertise and deep knowledge of the market to coach and guide their clients.

"Mortgage brokers educate consumers and help them navigate the complexities of the mortgage market. They help consumers obtain a mortgage product that meets their financial circumstances and needs," Steve explained.

"A broker, typically, has access to over 70 lenders and over 4,000 products. This is an impossible volume of work to research, so clients turn to the broker to provide context on which lenders are appropriate to the applicant's particular circumstances."

### How does a mortgage broker make securing finance easier?

"Mortgage brokers reduce search and matching costs for consumers by helping them compare deals across lenders. This helps those consumers that are information- and time-poor to avoid the costs associated with expanded choices," Steve said.

"Based on a customer's situation, their broker can negotiate a better interest rate prior to applying for approval. The mortgage market is very competitive, and lenders compete against each other for business."

As for costs, many brokers in Australia offer advice without

charging a cent. Sometimes there are fees involved in processing your mortgage application, but brokers generally make their living through commissions: the banks and lenders who provide the home loans pay them for their recommendations.

### Steve's advice if you're thinking of buying in a new community

Although no two purchases are ever the same, Steve says he has seven general steps every home buyer should follow when looking at masterplanned communities:

1. Research the local area and the community itself.
2. Choose a reputable developer who has a track record of delivering and creating great communities.
3. Make sure your finance is in place before you sign your contracts – for your land and your build.
4. Check local and state governments' infrastructure plans for the area.
5. Property is generally the biggest purchase anyone will ever make, so get advice.
6. Hire an independent builder inspector to check your newly built home.
7. Don't overcommit yourself. This is a very long-term commitment and the less you spend, the less you borrow, which means the less interest you pay.



## Two new train stations in Tarneit and Truganina

Good news for Bluestone residents who travel by train: the state government recently announced that two new railway stations will be built in the area.

The Tarneit West station will include an underpass, a four-bay bus interchange and parking for up to 400 commuters. It will be located on Davis Road. The government is also in the planning stage for a new station at Truganina. Together, the stations will better connect the growing suburbs in the west to the CBD.

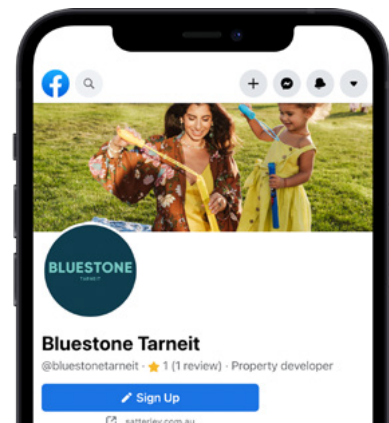
In addition, the government has announced Albion station will be rebuilt as part of the Melbourne Airport Rail Project, making it a modern and accessible facility. The upgrade is one of many on the Sunbury line, preparing it for the extra trains that will run when the Metro Tunnel opens in 2025.

The new stations will build on the current investment in transport upgrades in Melbourne's west and northwest. The \$27 billion road and rail infrastructure project known as the Big Build is designed to help improve the way locals get around each day by reducing travel times, improving safety and increasing transport reliability.

## Keep up to date with all things Bluestone

As you might be able to tell from what you've read on these pages, lots is already happening at Bluestone. We intend to release a newsletter every six months and in the meantime, you can keep up to date by **following us on Facebook** and on **Instagram**.

We'll update it every week with the latest, super-important information about the community - everything from land releases and development progress to opening hours for our sales office. Say hello in the comments!



## Have a happy festive season!

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