



Hitting the right notes with purchasers

Sales at Maple Grove officially launched 12 months ago, yet enthusiasm for the masterplan community couldn't be any higher. Since lots first went on sale in July last year, the team sold close to 100 lots in the first three months.



Maple Grove Sales-
Professional, Lorraine, Hibl

Maple Grove Sales Professional Lorraine Hibl said the estate has quickly become a popular choice among buyers in Melbourne's south-east.

"The response to each stage release has definitely exceeded our expectations. Stages 1 and 2 (111 lots) were close to sold out as soon as we released them last year."

"May was our first release for the year and all lots were deposited on the release day. In June, we released a further 15 lots and 12 were snapped up in one day."

Lorraine said the majority of purchasers are from the local catchment plus several repeat Satterley customers who understand the quality projects the company deliver.

"There's strong interest coming from those who purchased in our estate in Officer, Arcadia, and we already have repeat purchasers from stage one and two at Maple Grove who see the value in the area, the estate and purchasing through a reputable developer such as Satterley.

"Some are upgrading or downsizing, some are looking into an investment close by where they can keep an eye on their

property. We also have parents looking for their children and friends looking to help their friends."

"Similar to Arcadia, there's a diverse mix of buyers from those starting out on their property journey to empty nesters."

When it comes to the location of Maple Grove, Lorraine said the new Pakenham East Train Station and future amenity are capturing the attention of buyers.

"New amenity is incredibly important, and there is a lot coming to the Pakenham East Precinct. Within Maple Grove alone, there's a proposed primary school, community activity centre, parks and a wetland. A proposed convenience centre will be adjacent to the community and there will also be a major commercial hub nearby.

"The new train station, which is set to be taking passengers by the end of 2024, will be less than a kilometre away from Maple Grove. It's easy to get to the city, there are two freeway exists near by from Pakenham East and residents have easy access to shops and schools."

The next land release for Maple Grove will be 14 lots in stage 3, expected timing is between July and August. To register please visit <https://satterley.com.au/maple-grove/#enquire>



An update from our Development Director

Welcome to the first ever Maple Grove newsletter. It's an absolute pleasure to be giving details on this exciting new community after such early success with the launch of the project.

In the newsletter I'll be giving people an update on construction, parks and greenspaces and titles. That's not all we've got for you in this edition, though. Keep reading and you'll find stories on the recent Federal Budget, Pakenham East Train Station update and we explore Pakenham East and surrounding suburbs.

Hope you enjoy the read.



Julian Hill,
Development Director

Construction, stage updates and titles

In March this year, we commenced construction on Stages 1 and 2 - a total of 111 lots. This event is a huge milestone for the project, and we look forward to seeing our first roads and lots start to take shape.

Symon Bros are handling construction works in Stage 1 and 2 which include bulk earthworks, road boxing and stabilisation. Sewer and drainage works are about to commence as well.

For those who purchased lots in Stages 1 and 2, we're expecting titles in mid-2024

Parks and green spaces

Satterley is currently master planning the two parks within Maple Grove; the 1.0Ha neighbourhood park located within Stage 3 and the 0.5ha park located within Stage 5.

I'm pleased to share that Agency of Sculpture, who designed the giant dragon in Arcadia, our community in

Officer, have been commissioned to design the play equipment at Maple Grove. Stay tuned for our first renders of the parks and design concepts for the playground.

Roads and infrastructure

It's worth noting that the Pakenham East Train Station is on track for completion by mid to late 2024. Ryan Road south will be upgraded as part of these works.

Expanding the First Home Guarantee

In last May's Federal Budget, the Albanese government announced it will expand eligibility for several home buying schemes including the First Home Guarantee, the Family Home Guarantee and The Home Guarantee Scheme.

The First Home Guarantee (allowing eligible first home buyers to buy a home with a deposit as little as 5% without paying for Lenders Mortgage Insurance) is being broadened, beyond married couples, to allow any two people to purchase an eligible house. The change means friends, siblings, and other family members can undertake joint applicants starting from July 2023.

The extension to the First Home Guarantee has also been extended to buyers who have previously owned a home as long as their last ownership was at least 10 years ago.

The availability of all three guarantees is being expanded to include permanent residents in addition to Australian citizens.

The changes come into effect from July 1. To find out more and check eligibility visit the [National Housing Finance and Investment Corporation](#).



Pakenham and East Pakenham Train Station progressing well

Work on 3 level crossing removals and new stations at Pakenham and East Pakenham is powering ahead, with the elevated rail bridge starting to take shape and Main Street re-opening to traffic after installation of a giant concrete pylon to support the new rail bridge.

The concrete pier at Main Street, which stands at 7.5 metres tall, helps form the support for the new rail bridge in Pakenham, where piling – stabilising the earth beneath the ground – has almost wrapped up.

Nearby, more than 40 giant concrete L-beams have been installed at Pakenham Station to create the elevated rail bridge and locals will soon start to see these beams installed above Main Street and McGregor Road as works continue at pace.

The 3 dangerous and congested level crossings will be gone for good and new, modern, accessible stations at Pakenham and East Pakenham will open to passengers

in 2024, as well as the new open space which includes a barbecue area, exercise equipment, basketball court, playgrounds and parklands under the rail line.

A new, modern, and premium station at Pakenham is under construction which will rejuvenate the town centre and provide safer and more direct connections between public transport, local shopping as well as additional parking.

East Pakenham Station - walking distance to Maple Grove - will include 300 car parking spaces, as well as bike facilities, bus bays and dedicated pick-up and drop-off zones for allowing easy pick and drop off – giving people the option to leave the car at home. The new station will remove a major V/Line and Metro trains bottleneck, slashing congestion and boosting reliability for regional and metropolitan passengers.

The Pakenham Line will be level crossing free by 2025.

Keeping safe in new communities

For more than 40 years Neighbourhood Watch has been a key part of keeping people safe and more connected to where they live. In fact, there are now Neighbourhood Watch groups servicing metropolitan, regional and rural locations in 55 of the 79 Local Government Areas in Victoria.

We spoke with Bambi Gordon, CEO of Neighbourhood Watch Victoria about the challenges residents face when they move into the early stages of their new masterplanned estate and how to stay safe.

According to Bambi the most important security tactic is to get to know your neighbours.

“Recognising who should – and shouldn’t – be in the immediate vicinity, and acting upon it, can help to avoid a possible theft. If you see someone acting suspiciously, call Triple Zero.”

“You don’t have to live in each others pockets but knowing your neighbours is the number 1 way to increase your sense of safety. For example, you can help your neighbours stay safe by bringing in their mail or their bin. If you are going on holidays you can ask your neighbours to do the same for you.”

Bambi’s other tips for homeowners residents to minimise the risk of burglary at home include:

Keep your home locked even when you are home. “7 out of 10 cars are stolen with their own keys which a sneaky thief can easily grab from a hook inside your front door.”

Thieves are opportunistic. If they see a chance to get into a property easily – such as an open window or an open garage door – and if they see something worth taking they’ll take it – in seconds.

A CCTV camera can increase your sense of safety (and obviously police value the footage in the case of investigation or prosecution) but often the criminal will simply cover their face. **Better to install sensor lights.** Crooks don’t like to be seen or to be caught. If a light switches on when they come near a property they don’t know if they have been spotted or not, and they will take off.

And lastly, if you see something happening now – such as someone peering into a car, or looking over a fence – call Triple Zero. Triple Zero is for suspicious behaviour that is happening now. It doesn’t have to be an emergency.

For those residents interested in starting a Neighbourhood Watch Group, contact Neighbourhood Watch Victoria and they’ll take you through a very simple process. The first step is to get 5 to 8 neighbours interested – and Neighbourhood Watch will visit and talk about the issues you want to address in your neighbourhood. For more information email members@nhw.com.au or visit <https://nhw.com.au/faq/>.



Here at Satterley, we like to explore the suburbs in which we establish our communities. In the case of Maple Grove, there's plenty of excitement surrounding Melbourne's newest precinct, Pakenham East, and let's not forget established suburbs of Pakenham and Officer.

According to the Precinct Structure Plan (the document that guides the development of an area), Pakenham East will cover 630 hectares, more than one-fifth of which will be dedicated to open space, including 43 hectares for parks and sport reserves. Here's a very small snippet of what's available now and in the future.



Pakenham East Train Station

Within walking distance to Maple Grove, the Pakenham East Train Station is set to open in 2024, alongside a rebuilt Pakenham Station. Located at the end of Ryan Road, next to the Princes Freeway, the station will include 300 car parks as well as bike facilities, bus bays and dedicated pick-up and drop-off zones close to the station.



Proposed primary school within Maple Grove

The Pakenham East, Precinct Structure Plan includes a range of key infrastructure including a government primary school located in the northern part of Maple Grove.

Satterley is in discussion with the Victorian School Building Authority to fast-track the delivery of this school. Watch this space!



Potter around at the Robert Gordon factory

One of the most famous names in Australian pottery is Robert Gordon, and the company's factory is just minutes from Maple Grove, in Pakenham. You can browse an extensive range of dinner sets, cups and mugs, or get your hands dirty with one of the many workshops available for beginners and experienced potters.

robertgordonaustralia.com



Deep Creek Reserve

Deep Creek Reserve in Pakenham is Cardinia Shire's exciting new outdoor space. A place of environmental significance, Deep Creek Reserve offers people of all ages and abilities many ways to learn, play and get active.



Lakeside Market Pakenham

Set by the side of the stunning Lakeside Lake and in front of the Cardinia Cultural Centre, Lakeside Market Pakenham has quickly become a family favourite in Melbourne's South Eastern Corridor. Browse from over 60 food and maker stalls including fashion, homewares, art, pet products, natural skincare, baked goods, plants and lots more. The only catch is the Market is on the 3rd Sunday of the month from October to March (but it's worth waiting for!)



A cellar door in the neighbourhood

Cannibal Creek Winery is a small, award winning, family owned and operated winery in Tynong just a ten-minute drive from Maple Grove. This hidden gem is an ideal spot for your next date lunch, family get together, or special event, where you can enjoy delicious produce-driven food and award-winning wines in a calm country setting.

cannibalcreek.com.au **Opening Hours** | Friday to Sunday 11am – 5pm for lunch and Friday nights for dinner from 6pm – 8pm.