



Leading school takes shape

A new primary school is under construction in the centre of Innisfail, with the first wave of students expected to begin studies in 2010.

Point Cook North Primary School will provide students with the latest in modern, flexible teaching design and feature new technology, including electronic whiteboards and multimedia systems.

It will offer a Stephanie Alexander Kitchen Garden Program, with a kitchen garden and enhanced canteen facilities, plus general community facilities including a 'community hub' and long-day care centre operated by the YMCA.

The school, which started construction in February 2009, adds to Innisfail's existing child services and educational facilities, including a Play and Learn child care centre and the Stella Maris Catholic Primary School. Peet Limited Managing Director and CEO Brendan Gore has welcomed the start of the school's construction, adding it would enhance the growing number of amenities already established within the Innisfail community.

"With more than half the homesites at Innisfail now sold, accommodating more than 1,000 households, Innisfail has fast become a thriving community in Point Cook," Mr Gore said.

"The range of parklands and facilities created by Peet, including the new Brownlow Games Reserve and Little Master Park, will be expanded further as the community continues to expand."

Located on Tom Roberts Parade and Ponsford Drive, the Point Cook North Primary School will eventually provide services for up to 675 students.

For more information about the project or school, visit www.partnerships.vic.gov.au or phone (03) 9651 3025.

New services shift plans for Innisfail

With education services quickly expanding at Innisfail, Peet has reviewed draft plans for another child care service and proposed retirement village.

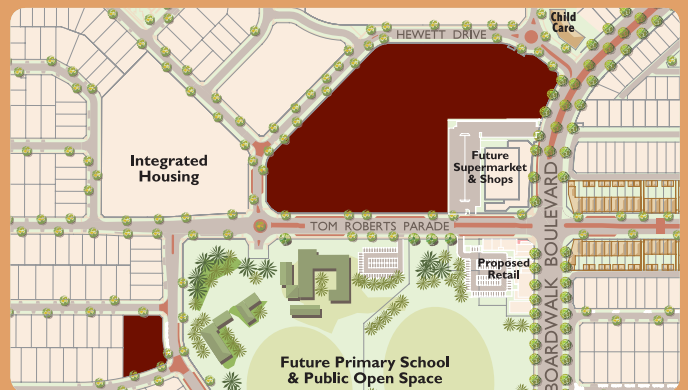
The new Point Cook North Primary School, which will include long-day care facilities run by the YMCA, will complement the existing child care centre and offer additional services not originally scheduled for Innisfail.

In light of these changes, Peet has amended draft plans for the child care site and proposed retirement centre and private developers have stepped forward to purchase the sites.

Both areas, including the retirement centre area which is situated between the community's two schools, are expected to be developed for residential purposes.

Plans are yet to be finalised but they will be submitted to Council before any construction work begins. Peet looks forward to sharing information about the sites as development begins.

In the meantime, if you have any questions please contact Peet's Innisfail Project Manager Des Hogan on (03) 9868 5900.



Two sites (highlighted) have been sold and are expected to offer more housing options at Innisfail.

More homesites ready for homebuyers

Another 34 homesites have been released this Winter at Innisfail.

The Stage 22a lots, which range in size from 400sqm to 576sqm, are within walking distance of the future Point Cook North Primary School and community parklands.

The homesites are set between two public open space areas and offer convenient access to Sneydes Road, without being located directly on a major thoroughfare.

Peet Limited Managing Director and CEO Brendan Gore said the range of parklands and facilities within Innisfail made the community ideal for couples and growing families.

"Peet is investing in public spaces and parklands and will continue to expand these amenities as the community grows," said Mr Gore.

"The release of new homesites in Stage 22a provides the perfect opportunity for homeowners to enjoy the benefits of living in an established Point Cook community."

For information about the new land release at Innisfail, visit www.peatinnisfail.com.au, contact Innisfail Sales Manager Minloo Germann on (03) 9395 2155 or visit the Sales Office on Pearce Circuit, off Sneydes Road, between 12pm to 5pm from Saturday to Wednesday.



From the Sales Manager



More than 100 homebuyers have secured new homesites at Innisfail already this year - keeping us busy at the Innisfail Sales Office.

We were pleased to meet with many people who purchased one of the 57 homesites released in Stage 19a in February and talk about how the community would

meet their needs. Demand was so high, we brought forward the release of more new land in Stage 19b in April, which was again met with a positive response.

The mix of lot sizes, which ranged from 400sqm to 684sqm, and the variety of price points, from \$169,000 to \$219,000, were ideal for a broad mix of buyers.

First homebuyers, in particular, were keen to purchase a new homesite and capitalise on the First Home Owners Boost and other grants available.

The increasing services and amenities in Innisfail have also been a drawcard. Construction of the new shopping centre and primary school show how the community is growing and services are growing with it.

We're now busy with the release of new lots in Stage 22a and look forward to welcoming more visitors and homebuyers to Innisfail over the coming months.

If you'd like any information about homesites at Innisfail, please don't hesitate to contact me on (03) 9395 2155 or visit the Sales Office between 12pm to 5pm, from Saturday to Wednesday.

Minloo Germann, Sales Manager

Shopping centre to open in 2009

Innisfail residents will have plenty of convenient services and food outlets at their fingertips later this year when construction of Innisfail's new shopping centre is complete.

Construction work at the site, on the corner of Tom Roberts Parade and Boardwalk Boulevard, began in March to create a new community hub and local shopping area within the Innisfail community.

The convenience-style village will offer more than 3,200sqm of shops, including an IGA supermarket, newsagent, florist, bakery, coffee kiosk and ATM facilities.

There will also be a range of food outlets, including pizza and pasta, fish and chips, noodles and chicken, plus parking for 140 vehicles.

For more information about the commercial site and leasing opportunities, contact Travis Snow on 0416 926 883 or email tsrc@bigpond.com.au



Outdoor attraction sets path to Innisfail

New resident Mark Allen is an outdoor enthusiast with an active lifestyle – camping, snowboarding, waterskiing are just some of the ways he keeps busy. So, when it came to building a new family home, Mr Allen wanted to make sure he had plenty of space to enjoy the outdoors.

"We knew we wanted a larger than average homesite in the Point Cook area," said Mr Allen.

"Our dream was to have a home that included enough space for an alfresco area and a landscaped garden.

"We walked straight into the Peet Sales Office at Innisfail and found exactly what we wanted."

Mr Allen secured one of the last blocks in Stage 17b and is now the proud owner of a 735sqm homesite on which he's building his new home.

In addition to the generous lot sizes available at Innisfail, Mr Allen said a key factor in his decision to buy was Innisfail's strong sense of community.

"It's a community within a community," said Mr Allen. "We looked at other estates in Point Cook but none of them offered the facilities and amenities available at Innisfail.

"You can walk everywhere – whether it's to a park or reserve, a school or the new shopping centre. And it's just a two minute drive to the freeway, so it's easy to get into the city if you need to."

Mr Allen said his family already felt like they were part of the community.

"We have met a number of other families building at Innisfail and we're all in the same place – we're all starting afresh," said Mr Allen.

"My teenage daughter has already made friends in the area, thanks to the internet and MySpace!"

The Allens received the keys to their new home at the end of May and are looking forward to moving in soon!



Mark Allen at his new home.

Award-winning home on show at Innisfail

The features of Clarendon's The Fernleigh 24 are ideal for family living. It's design is so accommodating that it was an award-winner at the 2009 Housing Industry Association-CSR Victorian housing awards.

The three-bedroom, two-bathroom home incorporates a galley-style kitchen, which blends seamlessly with the meals and family areas. There is also a study, which is perfect for those who demand good organisation at home.

The master bedroom is spacious, with its own private ensuite, and the additional two bedrooms, both with built-in wardrobes, offer plenty of space and storage. With a double garage and lots of room, Fernleigh offers quality contemporary living.

Buyers can also select from a choice of living options, including:

- an alfresco area, rumpus room, home theatre, fourth bedroom or larger garage
- a fireplace in the family room
- a choice of architecturally designed facades
- doors to the master bedroom ensuite and walk in robe
- bi-fold doors from the family room or study.

For more information, visit the Clarendon's Fernleigh 24 display home's at Innisfail's Display Village on Sneydes Road.



State Budget bonus for families

Innisfail residents with school-age children are big winners from the State Government budget, which was released in May 2009. The Budget included funding for two new schools to be built in the City of Wyndham.

Part of the Victorian Government's \$25 million investment in four new schools in high-growth areas will go towards the new Point Cook Senior Secondary College.

Additional funding has also been earmarked for a new secondary select-entry school likely to be located in Werribee. Select-entry schools deliver a program for gifted and talented high potential students.

Werribee was identified as a likely site because it could accommodate high achieving academic students from a broad range of suburbs and regional areas. The newly opened Manor Lakes P-12 College in Wyndham Vale also received \$10 million for upgrades.

More funding and growing services are adding to the increasing appeal of the area and the Innisfail community.



The Peet-sponsored Tool Library ready to be delivered to Traralgon for use by community members in the area.

Peet supports bushfire recovery

Habitat for Humanity is providing an innovative way to help Bushfire-affected Victorians. As the communities begin the task of rebuilding, the internationally-recognised charity is providing a much-needed resource in the form of tools, with the financial assistance of Peet Limited Victoria.

The Habitat for Humanity Tool Library is made up of five shipping containers filled with power tools and DIY equipment available for loan by community members in Flowerdale, Churchill, Kinglake West, Strathewen and Marysville.

Access to the Tool Library gives communities the practical means to complete reconstruction projects and, in time, will also allow them to restart hobbies, interests and DIY activities that have been interrupted by the devastating bushfires.

While Peet is focused on building new communities, it is pleased to help others re-build their own!

What's on in Wyndham

Point Cook in the City of Wyndham is one of the fastest growing regions in Melbourne's western suburbs. The City of Wyndham hosts a number of events and activities each year and there are many local events organised by clubs and groups.

Coming up this Winter are:

12 July

Maori Vibes Festival at the Wyndham Leisure & Events Centre



28 August

Fashion Awards Australia at the Wyndham Leisure & Events Centre

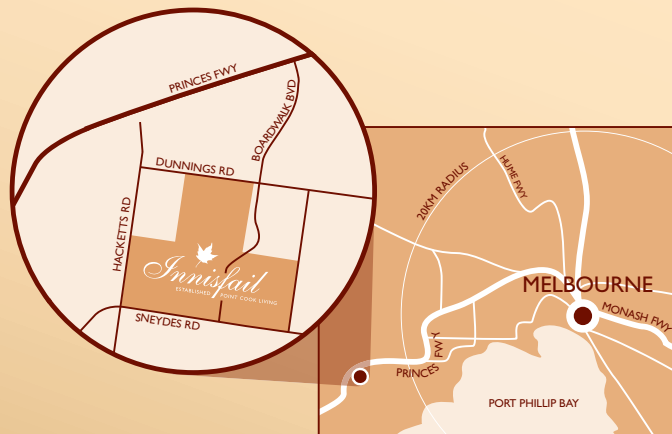
26 to 30 August

Futurity Equestrian Event at the Werribee Park National Equestrian Centre

13 September

18th Australian Orchid Council Conference & Show at the Wyndham Leisure & Events Centre

More information is available on the City of Wyndham's website at www.wyndham.vic.gov.au



Nation-leading grants help buyers enter Innisfail

First homebuyers in Victoria can now access the most generous grants in Australia - up to a \$32,000 toward building their new home.

The First Home Owners Boost (FHOB) has been extended until the end of 2009 and the State Government has also introduced a bigger bonus for first homebuyers building new homes.

For eligible first homebuyers signing a building contract on or before 30 September 2009, the FHOB will provide \$14,000 and the First Home Owners Grant another \$7,000.

Eligible first homebuyers will receive another \$11,000 to build a new home at Innisfail, valued at less than \$600,000, through the State First Home Bonus. When combined, the other grants provide up to a huge \$32,000 in savings.

Between 1 October and 31 December 2009, the FHOB for new homes will halve to \$7,000, so the total grants available to eligible first home owners signing contracts during that period will be \$25,000.

First homebuyers can start selecting a lot and home design at Innisfail today before they need to finalise their building contract to meet the FHOB deadlines:

	First Home Boost (FHOB)	First Home Owners Grant (FHOG)	First Home Bonus (FHB)	Total
1 Jul-30 Sept 2009	\$14,000	\$7,000	\$11,000	\$32,000
1 Oct-31 Dec 2009	\$7,000	\$7,000	\$11,000	\$25,000
1 Jan-30 June 2010	-	\$7,000	\$11,000	\$18,000

For information about the grants available, visit www.firsthome.gov.au

9395 2155

www.peatinnisfail.com.au

Innisfail Sales Office, open Saturday to Wednesday, 12pm-5pm.

Pearce Circuit, off Sneydes Road, Point Cook
(Melways Ref: 207-D7)

Innisfail
ESTABLISHED POINT COOK LIVING