



# MANOR TALK

SPRING EDITION 2019



Manor Lakes



## \$30,500 AWARDED BY MANOR LAKES COMMUNITY FUND

**Twenty-three not-for-profit groups operating in the Wyndham area have shared in \$30,500 of financial grants distributed through the 2019 Manor Lakes Community Fund. Successful applicants received their grants at the presentation night held at the Manor Lakes Sales Office, with over sixty people in attendance.**

The annual grant program, an initiative of Manor Lakes estate project manager Dennis Family Corporation, will assist with a host of community initiatives.

“We take pride in investing ourselves into the communities we create. Initiatives such as the Community Funds ensure that we continue to actively support a wide range of not-for-profit organisations in the locations where our company operates,” said Dennis Family Group Managing Director, Grant Dennis, who hosted the event.

Since its inception in 2003, the Manor Lakes Community Fund has distributed more than \$300,000 to local community groups in the Wyndham area.

The 1st Iramoo Scout Group (pictured) which received funds of \$1500, intend to put their grant toward a well needed facelift to the façade of the Scout Hall. They hope to engage a local artist to assist and to keep the design in line with the local surroundings.



1st Iramoo Scout Group representatives pictured left to right at the recent presentation - Alison (10), Dawna (6), Catherine (Chairperson), Orlaith (9), Rachael (Group Treasurer), Nuala (11) and Leader David.

**The Dennis Family Corporation congratulates this year’s grant recipients as follows:**

- |  |  |
|--|--|
| • 1st Hoppers Crossing Scout Group       | • Hoppers Crossing Soccer Club         |
| • 1st Iramoo Scout Group                 | • Auskick Manor Lakes                  |
| • Christian Prayer Community             | • Hoppers Bowls Club                   |
| • Encompass Community Services           | • Manor Lakes Basketball Club          |
| • Iramoo Community Centre                | • Manor Lakes College                  |
| • Manor Lakes Football Club              | • The Bridge Playgroup                 |
| • Uniting Vic Tas                        | • Werribee Little Athletics            |
| • Werribee All Abilities Basketball Club | • Werribee District Sports Association |
| • Werribee Masters Football Club         | • Wyndham Park Community Centre        |
| • Werribee Special Links                 | • Western Athletics                    |
| • Wyndham Christian College              | • Wyndham Vale Fire Brigade            |
| • Wyndham Spartans Cricket Club Inc.     |  |

## CONSTRUCTION UPDATE: PROGRESS AROUND THE SUBURB

**Our foreshore is looking better every day and recent rains have provided a massive boost to the green spaces around Manor Lakes!**

Work continues on Lakeside’s splashpark and the nearby wetlands. Planting around the wetlands will be carried out over spring. Another open area is on its way with construction of the Stage 47 reserve kicking off later this year.

Lollipop Hill is also a hive of activity with landscape works being carried out alongside Lollypop Creek in Stage 136. Civil works have begun on the wetlands area in Stage 168 with landscaping works to commence by the end of the year.

On the infrastructure front, construction of Ison Road is finished and residents may have noticed that some of the fencing has been removed around the new water main. Next step is the power connection at the Holyoake Parade and Manor Lakes.

Boulevard intersections by Powercor. Once power is connected, VicRoads and Wyndham City Council can activate the traffic signals. We will be doing everything we can to push this process along and open the road as soon as possible.

Don’t be surprised to see construction start in coming weeks on an intersection at the end of Spearmint Boulevard at Ballan Road. The newly constructed junction will provide residents living in the estate’s northern precincts with direct access to Ballan Road from early next year. These works will be carried out from the Ballan Road side of the intersection, minimising impact on residents.

Another construction start scheduled for the next couple of months is the section of Ison Road running from Manor Lakes Boulevard to Greens Road. This program of works will take the road to a point just short of Greens Road and is expected take about twelve months.

## MANOR LAKES CENTRAL SHOPPING CENTRE CONSTRUCTION UPDATE

**Manor Lakes Central expansion is well and truly taking shape with construction works on the Stage 2 expansion making considerable progress over recent months.**

Key tenants in the new development include Kmart and Best & Less, a major fruit and vegetable outlet, Anytime Fitness and a further 23 specialty retailers.

Following initial ground levelling and drainage works at the site, structural works on the new Kmart store and Anytime Fitness gymnasium are currently well underway.

“The walls are up, structural steel in position and the roof finalised on the Anytime Fitness gym. Kmart now has its precast panels completed and in place,” reports Ranfurly Asset Management CEO, Mark Wilson.

“Being able to see the expanded centre coming to life really builds a sense of excitement amongst the local residents at Manor Lakes. Everyone is looking forward to the opening of the new facilities which we still anticipate being around April next year,” he adds.

With construction of the external facilities advancing well, work on the main hub of the expanded centre will become a focus in the coming weeks.

“We expect the whole internal slab base will be completed by the end of September,” Mark advises.

While the ongoing construction process continues, the team at Ranfurly Asset Management is also working hard behind the scenes on other important aspects of the project.

“Between now and October our leasing process will be in full swing as we look to secure the usages that we have targeted for the centre,” Mark says.

In the coming months the team will also work closely with Manor Lakes College across both their Junior and Senior schools on various projects in the centre, including student involvement in the design of murals for the centre and the climbing wall in the playground.

### CONSTRUCTION FUN FACTS

- To date, 33,000 tonnes of rock has been excavated and crushed for re-use on the site. Recycling rock in this way has many benefits including reducing transport and containing rock use on site.
- A total of 3,850 cubic metres of structural concrete will be poured across the centre and 1,350 cubic metres of external pavement.
- 487 tonnes of steel will be used on the project.
- The present construction labour workforce on site numbers 162 people. By October, this will rise to over 300 and then peak at 450-500 in early 2020 when construction reaches the internal fit-out stage.
- When open, the expanded centre will create approximately 400 ongoing permanent jobs amongst the retailers.

## MEET YOUR NEIGHBOUR — TESS MIJARES

**The desire for a low maintenance lifestyle prompted Tess Mijares and her husband to take a drive through Manor Lakes almost a decade ago.**

After living in the Werribee area and renovating two older-style houses, the couple felt it was time to buy a newer home that would be easy to maintain in retirement.

“We came over to Manor Lakes for a drive and loved the feel of the area with its facilities, parks and pathways,” explains Tess.

“It didn’t take long for us to find a lovely, two year old home to buy and we moved here in 2011.”

Tess soon settled into life on the estate and is an active member of the quilting group at the Manor Lakes Community Learning Centre.

Now that Tess and her husband are semi-retired, they have more time to take advantage of the lifestyle facilities around the suburb and enjoy taking walks around their neighbourhood.

Tess says she is pleased they decided to settle in Manor Lakes. She has been able to remain involved with her church in nearby

Hoppers Crossing and regularly catch up with old friends at Werribee, while still enjoying the sense of community in her immediate area.

“Manor Lakes is a vibrant community made up of people from all walks and stages of life,” she says.

“It’s a great place to live.”





# TRICK OR TREAT, GHOSTS ARE WALKING DOWN THE STREET

## Preparations are well underway for this year's 2019 community Halloween event.

Dedicated organisers, Maria and Andrew of Dalrymple Boulevard are hard at work creating suitably scary ghoulie decorations and hope to see many other residents in the local area take the plunge and decorate their homes.

Last year, visitors donated more than \$4,000 to the Starlight Children's Foundation and this time around the team hopes to raise the stakes and collect more than \$5,000 from frightened friends!

Hundreds of ghoulish visitors are expected to visit the gory displays around Dalrymple Boulevard on the 31st of October and take part in the fun. There will be food trucks and even a coffee van to ensure spectators are suitably fed and caffeinated.

Scariest photos taken by professional photographer Roy Birch will be posted on the Manor Lakes Halloween Display Facebook page: <https://www.facebook.com/ml.halloween/>

Anyone interested in volunteering at this gory gathering can register at [info@manorlakes.com.au](mailto:info@manorlakes.com.au). (Businesses participating in the event are asked to donate a percentage of their profits to the Starlight Children's Foundation.)

"It's a labour of love for the organisers and it's a great feeling knowing we are contributing to a good cause," said Andrew.



## PLAY THE GAME



## Ever dreamt of wearing the baggy green? Manor Lakes Cricket Club is encouraging local kids to come down and try cricket - it's fun, fast and action packed!

Team sports are a great way of making new friends and take your batting, bowling and fielding skills to the next level. Not only is cricket a fun sport to play it also has plenty of health benefits such as – endurance, balance and coordination, physical fitness and improves hand-eye coordination.

So why not come down to Howqua Way Reserve, Manor Lakes on a Monday afternoon at 5pm, meet the coaches, the teams and have some fun. A registration day is planned for Saturday 5th October at Howqua Way Reserve from 10am to 11.30am.

For more information please contact Alan Hale at [mlccjuniors@gmail.com](mailto:mlccjuniors@gmail.com) or register online to play at [playcricket.com.au/club-finder/club-details?Id=26999](http://playcricket.com.au/club-finder/club-details?Id=26999)