
MANOR TALK

WINTER EDITION 2017



Manor Lakes

SHOPPING CENTRE EXPANSION PLANS

Great news for Manor Lakes residents, expansion plans for the Manor Lakes Shopping Centre have been submitted to Wyndham City Council. Ranfurly Developments is now awaiting an official response from Council to its application for a permit to commence Stage 2 of Manor Lakes Central Shopping Centre.



“We applied for an amendment to the Stage 2 permit in December, seeking to increase the size of the centre threefold from the present 6,443 square metres up to 18,000 square metres and are currently endeavouring to identify and address all requirements from Council,” notes Ranfurly Developments CEO, Mark Wilson.

The plans for the expansion include provision for an additional supermarket, a discount department store, fresh food area and a host of specialty stores. Also incorporated within the planning are family-friendly features including a state-of-the-art parents’ room, kids’ play area and large amenities. It is anticipated that the Stage 2 expansion would create close to 400 full-time or part-time jobs.

“Unfortunately, until we are further progressed in the permit process and are able to lock in timeframes, we are unable to speculate regarding tenants or obtain serious commitment from retailers” he explains.

Subject to obtaining Council approval and major tenant commitment, Ranfurly Developments would like to commence construction of Stage 2 in early 2018 and open the new facilities by late next year.

“Our message to local residents is to rest assured that we are working towards delivering the best possible centre for the community.”

Residents will continue to receive progressive updates in Manor Talk throughout the application and pre-construction process.



STILL RUNNING

For the second successive year, Manor Lakes was the major naming rights sponsor of the Wyndham Rotary Fun Run at Chirnside Park in Werribee on Sunday, 5th March.

Almost 80% of this year’s entrants were residents of the City of Wyndham, including 13-year-old Mia White of Werribee who was the fastest female over the distance in the 5 kilometre run, Daniel Dunstone of Seabrook who was fastest male in the 10 kilometre run and Lori Fraser of Werribee, who for the second consecutive year was the first female to cross the line in the 10 kilometre run.

Congratulations to everyone who participated in the event, which this year generated increased profits of approximately \$27,000. All proceeds from the fun run will be donated to Werribee Mercy Hospital’s Critical Care Unit.

The introduction this year of a kids’ zone with animal petting area and ride added to the entertainment on the day and was a huge success.



EASTER EGG HUNT

The annual Easter Egg Hunt at Manor Lakes is now an established tradition which generates great excitement for children throughout the estate each year. Lollipop Hill Park provided the setting for this year's event on Easter Saturday, which attracted more than 400 kids throughout the fun-filled morning.

Amongst the special visitors were the magical Willy Wonka and his Oompa Loompas, who proved to be hugely popular. Kids came from everywhere to enjoy the entertaining Willy Wonka Show live performance.

But naturally the main attraction of the morning were the Easter Egg Hunts organised in four different age categories. The event is designed to ensure that every child who participates in the search comes away with a stash of chocolate eggs and it was a delight to again see so many happy young faces.

Lollipop Hill Park's fabulous play equipment also kept the kids busy throughout the morning while their mums and dads enjoyed a complimentary hot drink from the refreshment van.



MOMENTUM BUILDING ON LAKESIDE

Lakeside is the new name on everybody's lips at Manor Lakes. Excitement is building as the release of the estate's prestigious new neighbourhood draws closer.

Civil works are underway on the precinct's preliminary stages and already there has been keen community interest in the premium sized blocks set amidst extensive green space on the south-western side of Manor Lake.

More than 60 percent of lot sizes within Lakeside will be larger than 500 square metres, offering buyers the opportunity to build their dream home and still have plenty of room for a garden.

Lakeside is spread over 95 hectares and more than one-third of that area will be open space comprising walking trails and bike paths, regenerated wetlands, playgrounds and a splash park.

The contemporary approach to urban planning and design that has been employed at Lakeside will result in a landscape of wide, open spaces that encourage physical activity and community building, all within a short distance of the estate's established facilities.

Registrations of interest in Lakeside can be lodged online at www.yourlakeside.com.au or in person at the Manor Lakes Land Sales Office.

LAND AT LOLLIPOP HILL

The most recent release of Stage 155 in mid-April was a success, with over 80% of the blocks being sold within the first couple of days.

Many happy families have already made their home at Lollipop Hill since its launch in 2014 and with the well-equipped Lollipop Hill Park having been established, the neighbourhood is poised for considerable expansion in the future.

Still to come within the continuation of the Lollipop Hill neighbourhood are areas of large open space including a wetlands and creekside park, as well as a proposed new school and kindergarten. A continued focus on affordability makes Lollipop Hill the perfect destination for young families.

For information on the latest land availability, visit the Manor Lakes Land Sales Office at 2 Eppalock Drive or phone 9731 0277.

2017 COMMUNITY FUND

Applications for grants from the 2017 Manor Lakes Community Fund will open in July.

Established by the Dennis Family Corporation to support projects in the local area, the Manor Lakes Community Fund has now distributed approximately \$275,000 in grants since its inception. Each year, the Community Fund assists a diverse range of organisations including sporting clubs, educational facilities and many other groups providing services to local people of all ages.

Eligible local not-for-profit groups may apply for financial grants of \$500 or \$1000 available through this year's fund. To qualify, groups must have been operating in the local Wyndham area for more than twelve months.

Applicants will be able to complete an online submission form in the near future - <http://www.manorlakes.com.au/community-fund>. Keep an eye on the website for more details in the lead-up to the application period. Application forms will also be available from the Manor Lakes Land Sales Office.

ONE MAN'S VISION

The lifestyle enjoyed by residents at Manor Lakes today is due primarily to the vision of Dennis Family Corporation Founding Chairman, Bert Dennis, dating back to the mid-1990s.



After gaining rezoning approval, development commenced in 2002. Over the ensuing 15 years, Manor Lakes has been the largest residential development project that the business has undertaken. It is the third Dennis Family estate to have gained suburb status, following Seabrook and Burnside.

"I had no doubt Manor Lakes would be successful," Bert reflects.

"I had been doing subdivisions in the area since 1960 and could see the growth of Melbourne in general and the growth of Wyndham and Werribee in particular," he adds.

Bert remembers the early influx of buyers when land sales first commenced in 2002 and believes that affordability has always been a key factor in the success of Manor Lakes.

"When we launched Manor Lakes we deliberately sized the lots larger than what was required under the planning scheme and priced them cheaper than other areas in the market at the time. Not surprisingly, bigger blocks at cheaper prices resulted in a quite high volume of sales early on and gave land purchasers more money in their pocket and encouragement to build better homes," he says.

But perhaps Bert's biggest master stroke at Manor Lakes was to set aside land within the estate as provision in the event of a railway line being built through the area. This, of course, has come to fruition with the opening of the Regional Rail Link in 2015, with Wyndham Vale station located within the boundaries of Manor Lakes.

"There were no concrete plans to put a railway line in place when we started the project," Bert recalls.

"If we had just kept subdividing, the rail would never have happened at Manor Lakes and would have by-passed us forever. We took the gamble of setting the land aside and it ultimately proved a very wise decision."

Bert believes it is highly likely in the future that the electrified metropolitan rail line which presently ends at Werribee will eventually be extended through to the Wyndham Vale station at Manor Lakes, making it an important interchange with the Regional Rail Link.

Bert is proud of many other major achievements at Manor Lakes, including the construction of the main lake, shopping centre and the establishment of both local schools.

"With the lake, we opted for the largest of three size options," he reveals.

"Up to now, the lake has been on the fringe of the development, but it was always intended that as development progressed the lake would become a central feature of the estate. This will be the case as the upcoming Lakeside precinct takes shape on the southern side of the lake."

The Dennis Family has big ambitions for the Lakeside precinct.

"In other areas of the estate we are tied to the Precinct Structure Plan and the Government is prescribing the density we have to meet. With the Lakeside precinct, we are not bound by the PSP and therefore will have the freedom to offer bigger block sizes. We are deliberately going upmarket at Lakeside to give land purchasers more choice," Bert explains.

Another personal initiative close to Bert's heart is the establishment of the Manor Lakes Community Fund, which has helped hundreds of local not-for-profit groups already.

"Our focus at Manor Lakes has always been on building a community and fostering community spirit," Bert says.

"We've achieved so much to date at Manor Lakes and there's still so many more things to look forward to here in the future," he promises.