

# ST.GERMAIN NEWS

AUTUMN 2022

Stay informed about what's happening in and around your local community, with the quarterly St.Germain Newsletter!

## Exciting news for the St.Germain Community!

Stockland has purchased 13.15 hectares of land at St.Germain with plans to build a Land Lease Community (LLC).

The development will sit within Stockland's Halcyon Communities portfolio, which for more than 17 years has been transforming over 50s living, winning more than 24 industry awards. The Stockland Halcyon Community will feature approximately 278 dwellings, including a clubhouse and recreation facilities, and will sit opposite our St.Germain Town Centre.

The LLC model allows customers to purchase their new home outright with no entry or exit fees and pay a site rental fee which covers council rates and includes access to modern community facilities for use by their homeowners.

"Our land lease communities offer our residents an active lifestyle in a quality community with access to great recreational facilities", said Mr Andrew, Executive General Manager of Land Lease Communities at Stockland.

For more information on Stockland Halcyon, including updates as the community evolves visit:

<https://www.lifebeginsathalcyon.com.au/>



## St.Germain Estate Update

St.Germain is a hive of activity this Autumn, with works in progress across the Estate. This can cause short-term inconvenience for our residents, so we really appreciate your understanding and patience. At St.Germain we are excited to see our vision becoming a reality, as each machine and construction worker contributes to making this happen.

Bells Road construction works remain on track with services being installed in the road base, including water and drainage. The lower layers of the road base are being prepared. Council is required to keep residents informed about the current road closure and we understand a letter has been sent out.

Our Western Wetlands are almost complete, with the final landscaping touches under construction. It won't be long now until you can enjoy this area of function and recreation, providing important drainage for the Estate and offering a sanctuary attracting local wildlife to the area. Meanwhile, we are pleased to announce that the Eastern Wetlands have also commenced construction.

We are excited to announce that we have appointed Hutchinson Builders as our construction partner for the Town Centre works. Hutchinson has a long track record building Shopping Precincts all over Australia, and we look forward to seeing them commence works this April.

You may have noticed civil works in progress along Bronnie Street - these works are to level and grade the ground. When there is a surplus of soil on Stages under construction, the builder transports the soil and re-uses it where it is needed for future development works.

Residential Stage 26 civil works have now been completed and title registration is in progress. Civil works remain in progress for Stages 25, 15B and 21-24. Look out for emails from RPM or on our St.Germain Website for more detail on the forecast settlement dates for these Stages.

## Maison Belle - Now Selling!

Welcome to the next instalment in the Maison collection - Maison Belle, is an exclusive release of 49 designer townhomes, conveniently located a short stroll from the bustling St.Germain Town Centre.

Maison Belle will have stunning turnkey townhomes delivered to perfection by Sienna Homes.

Register your interest to secure yours today or call our Sales Team on 1800 646 646.



## Support Local!



### New Bus Service now in Operation!

The new Route 881 service is now running between Clyde North and Merinda Park Station, connecting the St.Germain Estate to destinations such as The Avenue Shopping Centre and Springhill Shopping Centre, before finishing at Merinda Park Station in Lyndhurst.

The bus is running to a minimum 40-minute frequency seven days a week, delivering our residents improved public transport access, as well as a direct link along Thompsons Road.

You might see more stops being constructed along Thompsons and Bells Roads once the new intersection is complete!

### Pop-up Café - Old Cheese Factory



Make the most of the remaining warm weather with a coffee from the 'Little by Little' pop-up café at the Old Cheese Factory!

Relax in the beautiful gardens and enjoy a brew, grab a pastry or soe breaky to takeaway.

Open daily from 9:00am - 2:00pm



### Akoonah Market

Akoonah Market, on the Corner Princes Highway and Cardinia Street Berwick, is a great place to meet your family and friends, find something delicious to eat, and wander the huge array of stalls.

Akoonah Market includes over 300 indoor and outdoor stalls, and operates each Sunday from 8:00am - 1:30pm, come rain, hail or shine; however they do close between Christmas and New Year, as well as the last week in February to make way for the Berwick Show.

The Market brings products and services from all over Victoria. These include food, fresh produce, flowers, plants, handcrafts, tools, work gear, eco-friendly products, artwork, pet supplies, bric-a-brac, pony rides, jumping castles, and a lot more.

#### Thanks for reading!

If you have a question about anything we have discussed in this Newsletter, or any other aspect of life at St.Germain, please email your query to:



[residents@stgermain.com.au](mailto:residents@stgermain.com.au)