



▶ COASTWATCH

SALTWATER COAST NEWS

LATEST DEVELOPMENTS

by Nathan Jenkinson, Senior Development Manager

Spring has sprung. So take off your woolly coats, grab a coffee and take in all the news in this latest edition of Coastwatch. It's been a reasonably long chilly winter, but the workers around Saltwater Coast certainly haven't been in hibernation. There are lots of new things to see, experience and enjoy as we enter the warmer months.

For starters, the lovely entrance wetlands and parklands have been completed, offering a myriad of springtime adventures and relaxation: a stroll or bike ride along the boardwalks and paths, firing up one of the sheltered BBQ's, shedding the excess winter kilos on our fitness equipment, kicking the footy or just sitting down to enjoy the waterside views from one of the many observation decks and seating areas. Our wonderful entrance feature is sure to prove hugely popular.

Meanwhile, our showpiece residents-only Lifestyle Centre is coming along nicely, with



timber cladding and glazing now finished. Work has also begun on the internal areas and, to get the ball rolling at Saltwater Coast's energetic epicentre, construction of the tennis courts is under way.

Last but certainly not least, our friends at Wyndham City Council have approved the construction of Saltwater Promenade. So watch out for this new connection to Point Cook Road take shape from October 2011.

THE SALTWATER CROCS PERHAPS?

It might be a bit of a stretch to expect Point Cook Footy Club to change their nickname to the Saltwater Crocs, but the newly named Saltwater Reserve does signal exciting times ahead for the entire community. On its completion next year, Saltwater Reserve will become home to the Point Cook Bulldogs, ushering in the opening of one of the biggest sporting facilities in the area.

Three new Aussie Rules/Cricket ovals, including Australia's first synthetic AFL oval, 8 tennis courts and 3 soccer fields will make Saltwater Reserve not just a sporting hub, but also a fantastic outdoor lifestyle opportunity for soon-to-be Saltwater Coast residents. Rupesh Kapadia and his wife Leanne can't wait. "You can take the dog

for a walk and let the kids run around, which is great for young families who move to the area", they enthused.

Saltwater Reserve's sporting facilities will of course be a fine complement to the exclusive Saltwater Lifestyle Centre also currently under construction, which will include a gymnasium as well as separate indoor, children's and outdoor pools. FKP Executive General Manager of Residential Communities, Evian Delfabbro, is excited by the prospect when she points out, "With almost 35% of Point Cook's population aged under 19, these new recreation facilities will be terrific for our growing community."



Saltwater Reserve

KEY DATES

It may have been a wet winter but that has meant there are lots of development projects to watch out for in the coming months.

For updates between editions of Coastwatch, simply visit www.saltwatercoast.com.au



DEVELOPERS DIARY

EVENT	ESTIMATED DATE
▶ Entrance wetlands and parklands	Completed
▶ Stage 7 & 8 (Park Edge & Green Point Releases) Streetscapes	Completed
▶ Titles Stage I6 (Northview)	October 2011
▶ Titles Stage I6A (Northview A)	November 2011
▶ Saltwater Promenade to commence construction	October 2011
▶ Lifestyle Centre open to residents	November 2011

HELLO AGAIN

That's the spirit! Another Saltwater Coast "Meet Your Neighbours Day" was a resounding success on Sunday 21st August. Over 300 new and soon-to-be residents got together to introduce themselves and keep in motion the unique sense of community that is rapidly becoming a Saltwater Coast trademark.

Of course, there's no better way to get the ball rolling than a delicious, good old-fashioned BBQ brunch, after which activities began in earnest. With the help of a digital photo booth, families were able to create their very own time capsules, some young artists of the future were let loose on a community mural, while others built their version of a dream home with giant Lego blocks. Or simply got their faces painted!

With over 80 families already settled in and another 500 families soon to join them, a supportive

community atmosphere seems to be developing as naturally as the 50-plus hectares of open space, parks and wetlands at Saltwater Coast. Evian Delfabbro, FKP Executive General Manager of Residential Communities, said a tight-knit community is certainly an integral part of the overall vision for Saltwater Coast. "We thought that it would be beneficial for all the residents to meet each other before moving into their new homes", she said. "We have been overwhelmed with the response so far and look forward to hosting these days regularly."

From the get-go, the aim at Saltwater Coast has been to provide new residents with more than just a brand new home. The development of Saltwater Reserve will ensure sport and recreation is at the heart of the community. The Lifestyle Centre will give residents an exclusive place to meet, socialise and exercise. And a proposed shopping precinct and Primary School completes the picture of an idyllic modern family neighbourhood.



YOUR LIFESTYLE CENTRE COMES TO LIFE

During Spring, the much-talked-about exclusive Saltwater Coast Lifestyle Centre will indeed begin springing to life, with its state-of-the-art gymnasium, indoor heated 25 metre lap pool, outdoor resort pool, spa, kids pool, two tennis courts, BBQs, Café and 100-seat function room with views of the city skyline.

Specifically, you can expect the centre's internal fitout to be finished by the end of October. Hard and soft landscaping works are under way too and,



Melbourne's weird and wonderful weather permitting, these are looking at completion around the same time.

Appropriately enough as we head towards warmer weather, the pools being tiled and the tennis courts should be game, set and match by the end of October.

The many intricate pieces of this major Saltwater Coast selling point are neatly slotting into place.



SALTWATER COAST WETLANDS - FUNCTION AND VALUES

The stormwater treatment wetlands at Saltwater Coast have been designed to intercept, store and purify stormwater runoff from the surrounding residential development area. Stormwater runoff from roads, paths and roofs can have high levels of pollutants including suspended solids, and nutrients such as phosphorus and nitrogen. These could harm the quality of the downstream waterways. By passing the stormwater through the wetlands the stormwater is cleaned by settling and by the action of water plants and algae. This reduces the amount of pollutants that will reach downstream waterways, coastal wetlands, and ultimately Port Phillip Bay.

The algae presently growing at Saltwater Coast is a species of filamentous green algae. The long, fine filaments can clump together and float, sometimes forming extensive mats on the water surface. The presence of algae in water is as natural as grass growth on land. Excessive levels are however undesirable, and excessive nutrient levels, particularly in warm sunny periods may cause an algal bloom.

Growths of filamentous green algae are not of any concern for wildlife or human health, unlike blue green algae, and often as water temperatures drops in autumn the bloom will disappear. Over its life cycle large amounts of nutrients are removed from incoming stormwater by the algae.

Good cover of emergent and submerged aquatic plants in the wetlands is also important, both from the point of view of taking up nutrients, and of controlling algal growth. The more plant growth in the water the lower the concentrations of algae that will develop. The wetlands have recently been planted with a diverse range of aquatic plants chosen to enhance their landscape values and maximise stormwater treatment. The growth of plants and algae also provides food and habitat for a wide range of aquatic animals including invertebrates, amphibians, fish and birds. It is likely that in future, as the waterplants establish and spread, there will be less growth of algal species.

As residents of Saltwater Coast there are many things you can do to protect the quality of the wetlands. These include:

- Reduce applications of fertilizer to lawns, and if fertilizing use an organic fertilizer or compost in preference to a chemical fertilizer.
- Do not feed waterbirds. This harms the birds and introduces phosphorus, nitrogen and organic matter which could initiate an algal bloom.

- Do not place clippings or other garden materials in a position where they can be washed into the stormwater system. Sweep paths and other hard surfaces regularly and put collected soil and leaves into compost bin.
- If recycling grey water ensure it is fully absorbed on your site and avoid application prior to predicted rainfall events.

The chain of treatment wetlands at Saltwater Coast form a central focus for the local community and demonstrate how stormwater can be an obvious feature of the residential setting instead of just being hidden underground in pipes. They also demonstrate how environmental values and habitat can be created in this new urban setting, and how downstream water quality is protected.

DESIGN WATCH

The following guidelines have been introduced regarding the introduction and maintenance of landscaped and garden areas to ensure consistency and enhance the overall visual appeal of the Saltwater Coast community.

- Landscaped areas are to be established and maintained to benefit the urban environment
- Gardens must be prepared appropriately to ensure longevity and sustainability
- Turf is to be regularly cut at a length of 35mm
- Gardens and turf are to be kept free of pest, disease and weeds

NOTICEBOARD

▶ FEEL AT HOME WITH A FREE COFFEE

Enjoy for a complimentary cuppa from the Saltwater Coast coffee cart on the weekends, and stay for a comprehensive sneak peak at your potential new home. The Saltwater Coast Display Village is now officially open and fully operational, so don't miss an opportunity to get a feel for the amazing architectural options and brilliant interior designs that could be part of a fantastic new home for you and your family. 47 displays homes from 14 of Melbourne's premier builders await your inspection.

▶ IT PAYS TO PHONE A FRIEND



If you're already a proud buyer at Saltwater Coast, why not enhance your community lifestyle opportunity by referring your family or friends to the wonderful possibilities at our brilliant Point Cook development. Any family member or friend you introduce to us that becomes a Saltwater Coast owner will pocket you and your referrer a cool \$1000 bonus. So come on, let the networking begin.

▶ KEEP US POSTED

If you've moved house, changed phone numbers or email addresses, don't forget to keep us updated on your latest contact details so you don't miss any important information from the Saltwater Coast team. Call the Client Care Team on 1800 245 015 or email fkpenquiries@fkp.com.au and give us your up-to-date information please.

▶ OUR CLIENT CARE GUARANTEE

Your complete satisfaction with your dream purchase at Saltwater Coast is our number one priority. That means making sure you feel comfortable, confident and fully informed every step of the way.

We have a dedicated Client Care Team at FKP to provide you with fully committed, personal service. The team will be more than happy to discuss any aspect of the development at Saltwater Coast so please feel free to call us on 1800 245 015 or email fkpenquiries@fkp.com.au

▶ OWNERS CORP MEETING

If you have settled on your allotment then you're welcome to attend the Saltwater Coast AGM at 7.00pm Thursday 10 November, 2011, venue to be advised. For further information go to www.selectownerscorp.com.au.

▶ DON'T FORGET YOUR GIFT

For any lucky recent Saltwater Coast purchaser who hasn't already done so, your settlement gift is ready and waiting to be collected. Simply give us a buzz on 1300 357 000.



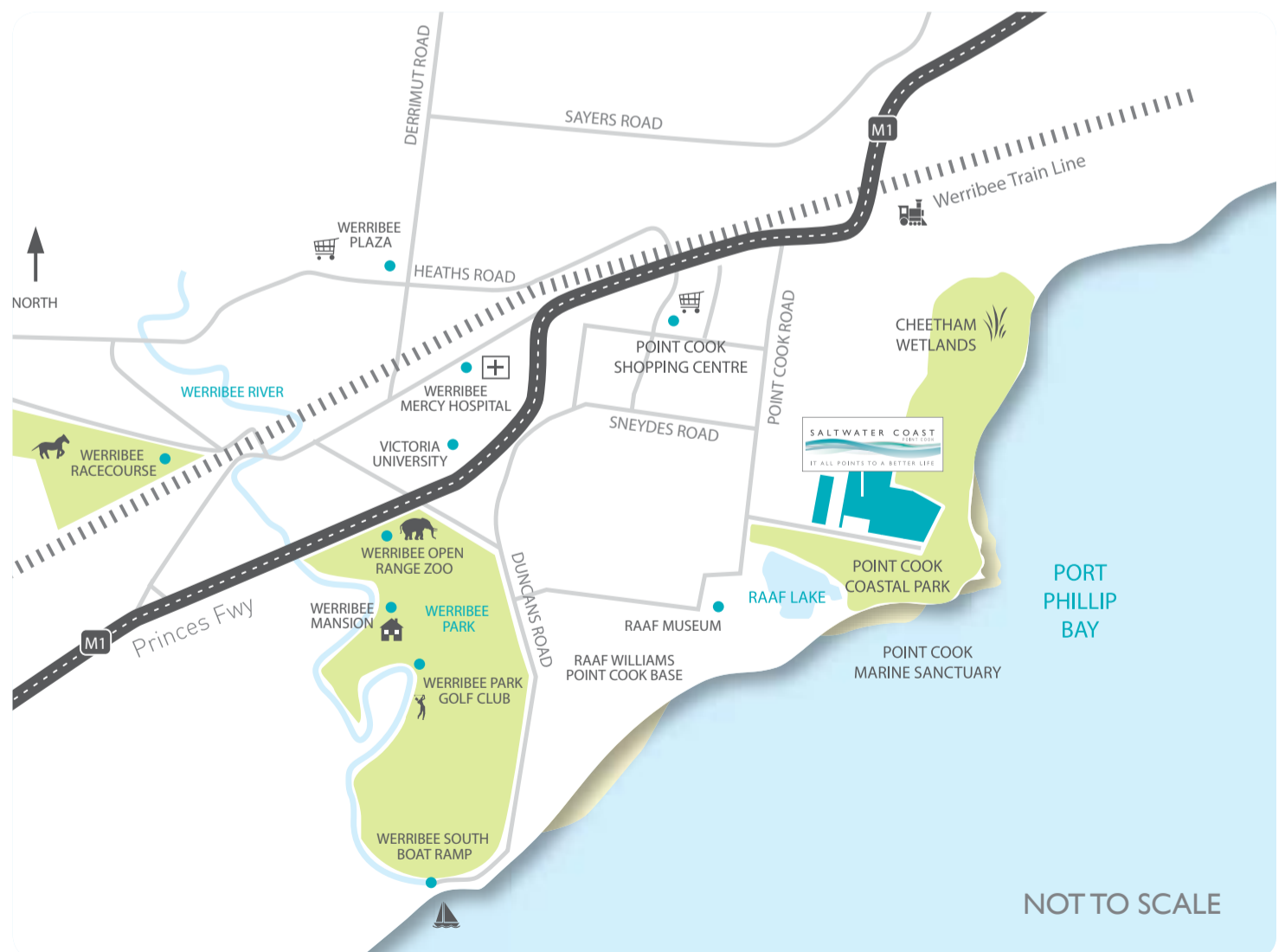
You can find our Land Sales and Information Centre on the corner of CityBay Drive & Saltwater Promenade, Point Cook.
Melway Map 208 F-11.

We hope to get a visit from you soon.

For more information contact:
Saltwater Coast Land Sales & Information Centre.

Open 11am - 6pm, 7 days

1300 357 000
saltwatercoast.com.au



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