



Edgewood Newsletter

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Master Plan will develop unique lifestyles for all ages

Edgewood Estate has passed the half way mark. In May we celebrated the fifth anniversary of our first land released, and we now have a range of over 300 houses of varying styles and design, within this maturing and attractive estate.

We want to let you know what we have planned for the second half of Edgewood's development to ensure it continues to develop as a model suburb for the 21st century.

We have a number of exciting projects planned. One that I know will please our many residents with young families—or who plan to start one—is the day care child-minding centre. We are also planning a small commercial centre with a convenience store. These initiatives will not only provide excellent services to residents, they'll also provide employment opportunities.

We have also just completed the first sixteen houses designed specifically for

those over 55 years of age. More will soon commence.

As you will see on the 2005 master plan on page three of this newsletter, we are planning a number of courtyard houses, townhouse and apartments in the second half of Edgewood's development.

This is a continuation of our philosophy of providing a mix of affordable residential choices to suit people at different stages of their lives.

We're operating in a different market to when we started in 2000, but one thing hasn't changed. People still want a mix of high quality residential properties in desirable locations that are designed to suit different age groups and lifestyles—Edgewood delivers that.

This newsletter is a follow-up to the Information and Feedback Session we ran for residents and neighbours on May 4 at Bulli Uniting Church Hall, outlining our plans for the second half of Edgewood's development.

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Around 60 residents attended the presentation, and gave us valuable feedback. We are making some significant changes in response to the feedback.

Edgewood Christmas Party

Please keep Sunday, 4 December free for our annual Christmas Party. Details are on the back on this newsletter.

We've also relocated our office from Fern Close to 4 Corkwood Circuit. Please feel free to drop in to see the sales and construction team in their new home.

Residential and Commercial precinct

One of our long-term goals for Edgewood has been the establishment of a small scale commercial precinct.

The estate is now becoming large enough to support a few small commercial operations such as a café/ convenience store. We feel residents would welcome the opportunity to be able to walk down the street to buy a litre of milk or the morning newspaper, have a cup of coffee and chat to neighbours, at an outdoor or indoor table.

A shop/café will certainly make life more convenient for our residents and their guests, and reduce the need for people to use their cars so often. Such a development will not impact on the businesses at Woonona shopping centre, as Edgewood residents will still need to do their major shopping off the estate.



Consequently, we have lodged a rezoning application with Wollongong City Council to change the zoning on the corner of Forestview Way and Cherry Street from industrial 4(a) to residential mixed use, to allow for small scale commercial operations, more compatible with the quality residential environment we have created. We will have a few shops and offices on the ground floor with two floors of apartments above.

Our total plan for this south side of Forestview Way includes:

- a three-storey apartment building at the corner of the Princes Hwy with 21 two and three bedroom residences all with underbuilding carparking. (rezoning application)
- a day care centre catering for up to 96 children. (A DA is approved). This will create approximately 20 jobs.
- a two/three-storey apartment and mixed use building on the corner of Forestview Way and Cherry Street. The building will have 20 two-bedroom apartments with a portion of the ground level apartments designed for small scale commercial use, such as a convenience store, hairdresser, professional office etc. (rezoning application lodged)

This precinct is designed to define the entry to Edgewood Estate while providing valuable services to residents. We will also be implementing a public sculpture program.

Community Title in Horse Paddocks

Three residential developments within Edgewood will form a Community Title scheme, with responsibility for the ongoing management of the frog habitat and escarpment bushland.

Community Title Residents will share responsibility for community title common land and will manage and maintain the frog habitat, the frog corridor and the escarpment land including walking trails that will be accessible to all Edgewood and surrounding residents. These communities will also be involved in looking after fire protection zones.

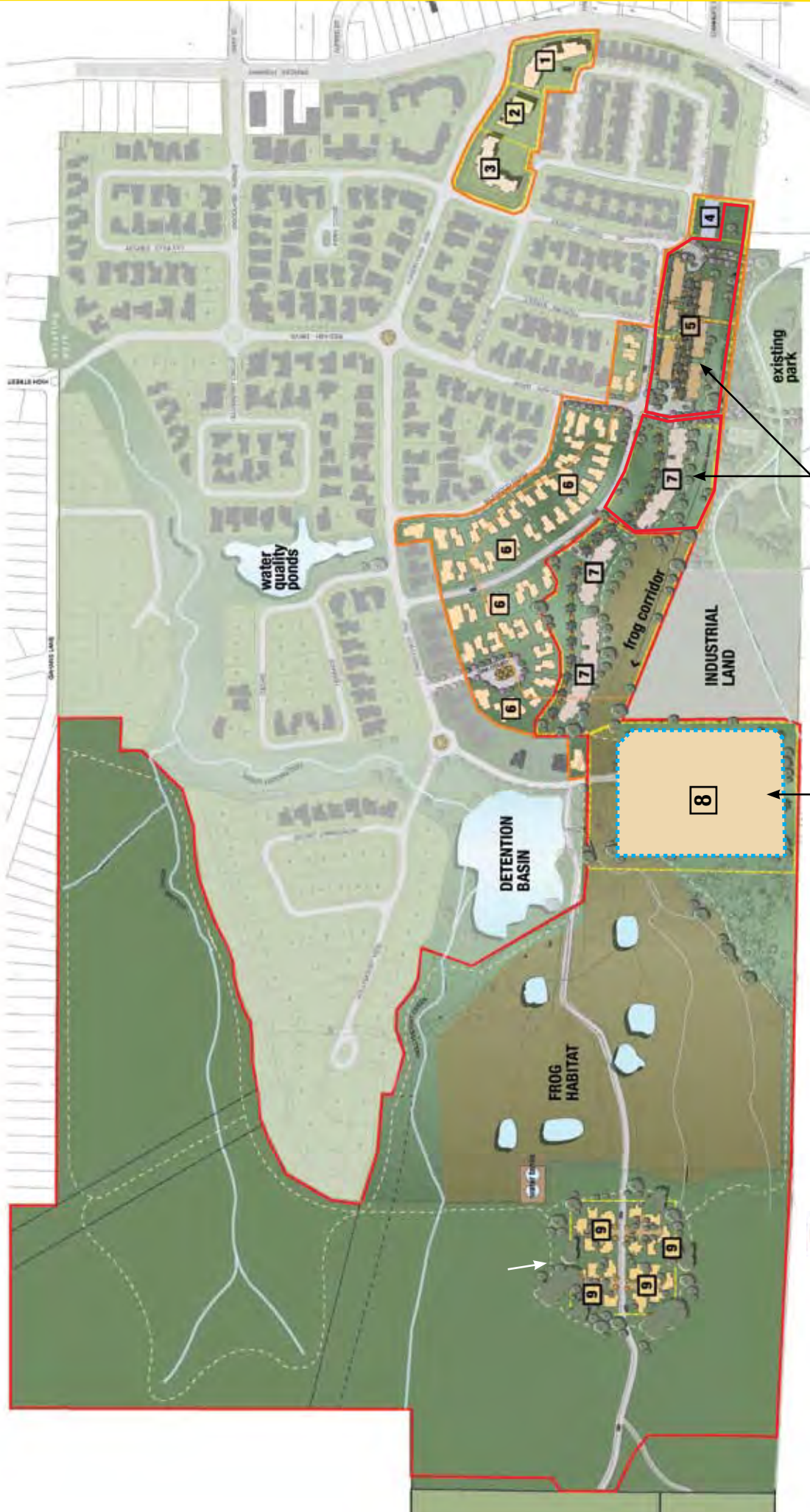
A Community Title Management Committee will be established, funded by Body Corporate levy contributions. Representatives of Wollongong Council and the NSW Department of National Parks will remain involved with the Community Title committee to ensure ongoing maintenance of frog habitats. If the proposed community title housing is approved in the existing horse paddock clearings, VBC will

also provide significant funding to assist that community title with ongoing maintenance of frog ponds, walking trails and rainforests areas.



Above: Edgewood's horse paddock. The location of Community Title Eco Dwellings

Master Plan — Edgewood



There have been concerns raised by residents about the concentration of traffic movements that will result from the DAAs in this area. The pattern of traffic movements is being reviewed.

This area is being redesigned to be less imposing and less dense in response to some residents' concern about the density and the dominance of units overlooking the adjacent industrial land and some existing residents. We accept the validity of these concerns. New plans will be recirculated for further comments prior to June next year.

- 1** Apartments
- 2** Daycare
- 3** Apartments/Mixed Use
- 4** Single Storey Terraces
- 5** Townhouses/Apartments
- 6** Courtyard Houses
- 7** Townhouses/Apartments
- 8** Townhouses/Apartments
- 9** Cluster Eco-Housing
-  Community title boundary line

MERRY CHRISTMAS

Edgewood

Time to dust off the tinsel and jingle yourself all the way to the Edgewood Christmas Function.

This years Christmas Function will be held on Sunday 4 December 2005 from 4.30pm – 7.30pm at the top of Hollymount View.

Bring your family and dancing shoes to an enjoyable evening filled with a live band and Christmas carols. There will be a sausage sizzle, face painters, jumping castle, pony rides and an animal farm.

Please bring your own chairs or picnic blanket to sit on.

Entry is by ticket only for each family and each adult will go into the draw to win one of three beautiful Christmas Hampers. Please collect your tickets from the sales office and bring them along on the day to gain entry and claim your hamper should you win.

These family events have been very happy occasions where neighbours get a chance to meet each other. Come along and ensure that this tradition of Edgewood as a friendly, neighbourly, family estate, continues to grow and prosper.

For further information please phone **4285 3122**.



A snapshot from a previous Village Building Company's Christmas party for the Edgewood Estate

RSVP is essential. Entry by ticket only. Phone **4285 3122**

Entry tickets can be collected from Sales/Project Office
4 Corkwood Circuit, Woonona.