



Things are really ramping up on the construction front with a further 3 stages recently completed and titled. This takes the completed titled stages to 10 (247 lots).

A further 5 stages (9 Park View, W1 Graze, W2 Teresa, 10 Maiden, Woolworths site) are currently under construction which will consist of a further 115 lots. Works on W3 Monash, W4 Light Horse & 11 Longacre II are also anticipated to commence this year.

FAST FACT

- A normal stage of 30 lots takes around 6 months to construct (weather permitting).
- Once a stage is complete, signoffs are required by a number of authorities. Typically these are Council, NBN Co, Jemena (power), PTV, Western Water, Melbourne Water, Gas Authority & Vic Roads. This process can take up to 2 months.
- Only once these signoffs are granted can the developer apply for titles which can take a further month!

ELIZABETH DRIVE LINK

The full link of Elizabeth Drive from Vineyard Rd to Mitchells Lane is well under way with 1 of the 4 sections completed (see image 1 - corner of Vineyard Rd and Elizabeth Drive). The signals are expected to be fully operational during May 2017. Once activated residents will be able to gain access to and from the development via this intersection. A further 2 stages are well underway off Mitchells Lane (see image 2 - roundabout construction corner of Mitchells Lane & Elizabeth Drive). The final link will commence construction mid this year with the full link expected to be completed and open late 2017 or early 2018.

LANDSCAPING WORKS

You will soon see the first stage of Harpers Creek (Vineyard Road to the newly constructed bridge on Budburst Drive) undergoing a transformation with the landscaping works due to commence next month. These works will include pedestrian links and high quality landscaping which will complete the interface between the development and Harpers Creek.

These works will continue the gradual beautification of the Estate as we work through the various stages.

WOOLWORTHS & SPECIALTY SHOPS

Construction will also commence this month on the earth leveling works for the Woolworths site. Once these works are completed in approximately 4 to 6 months, the site will be handed over to Woolworths for the construction of the supermarket and specialty shops.

NEW PRIMARY SCHOOL & CHILDCARE

The Catholic Church have recently announced that a new primary school will be opening for the 2019 school year. The new school site is situated on Mitchells Lane adjacent to Rosenthal and directly opposite Sunbury Downs Secondary College and Sunbury Heights Primary School.

On top of this announcement, a planning permit was recently issued to Rosenthal to construct a 102 place childcare centre on Mitchells Lane in between Langama Park & the new primary school. We anticipate the build of this centre will commence late 2017.

These educational facilities will provide more choice for the residents of Rosenthal and adds to the list of current & future amenities. All this within walking distance of your home.

Drop in and see Joe or Maggie at the sales office if you have any questions.



ABOVE Intersection Vineyard Road & Elizabeth Drive (looking west)

LEFT Roundabout construction intersection of Mitchells Lane & Elizabeth Drive (looking south)

Note: Purchasers of lots currently under or soon to be under construction will continue to receive formal construction updates and title time frames as per normal process.

FOR MORE INFORMATION:

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SALES OFFICE: Open: 7 Days ~ 12pm ~ 5pm

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