



CONNECT

WINTER 2023

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Officer's newest school

Kurrun Primary School

Kurrun Primary School officially opened its doors at the start of the school year, welcoming 110 new students from Prep to Grade 6 on Monday 30 January.

The first day of school was also Gavan Hughes first day as principal. Reflecting on the last six months, Gavan said the first two terms have been particularly smooth with a focus on new connections, student learning and wellbeing.

"It has been fantastic to see the school community come together and build a real sense of connectedness and belonging."

"Staff, students and families have been developing strong positive relationships and working in partnership to continuously improve student learning and wellbeing."

Located on Allsburg Avenue, Kurrun Primary School offers specialist learning spaces for subjects including food technology and science, as well as a community hub competition-grade gymnasium, two outdoor hard courts, music and drama spaces.

"There are a number of spaces at Kurrun Primary that students love being in. The specialist learning areas for Science and The Arts are very popular, as is the Gymnasium and Library. Students also really enjoy the variety of outdoor learning spaces available to them."

Gavan said the flexibility of the learning spaces which can be enclosed for single class learning or to be opened up for large group collaboration, has been a huge benefit for students.

"It enables students to have a calm, quiet working environment, where they can focus on the task at hand, whilst also being able to share their thoughts and ideas."

The school has space for 525 students, and Gavan expects the school to experience steady growth in coming years.

We are expecting enrolments to build over the next few years as families move into the local area and children reach school-age. Currently, there is strong interest in the school from local residents, with many having already had a tour of the school.

Gavan's advice for Arcadia parents considering Kurrun Primary School for their child is to "contact the school and book a tour". "It is only when you see a school in action that you can truly get an understanding of what it has to offer students."

Tours can be booked by contacting the school's admin team by email: kurrun_ps@education.vic.gov.au or telephone: 03 5929 8222.



Update from our Development Director

Hello everyone and welcome to Arcadia's mid-year newsletter.

I hope you enjoyed our cover story on Officer's latest school, Kurrun Primary School with comments from Principal, Gavan Hughes. We also recap some recent community events and highlight opportunities in our final neighbourhood, Azure.

But first, a quick update on how things are progressing at Arcadia:



Julian Hill,
Development Director

Stage and construction update

Titles for Stages 31- 33 within Azure, our final community, are expected to occur in early 2024. Our civil work partners, Symon Bros have made good progress; bulk earthworks and drainage are complete and sewer works are well underway.

Parks and green spaces

The last green space that Satterley will deliver at Arcadia, will be a linear reserve along the southern boundary of Azure. The reserve will include a shared user path connecting residents to nearby schools, Mary Street Wetlands and Club Officer.

Easter fun

Arcadia's very own Easter bunny was the star attraction for kids (and adults) at this year's Easter Fun Day at Harmony Place Park, and despite some ordinary weather, there was a fantastic turnout from local families.

Residents were treated to free hot drinks, milkshakes, hot-cross buns and fruit salad. Kids enjoyed a scavenger hunt and various challenges to earn easter eggs. The baby rabbits, guinea pigs and chicks were also a big hit.

In the lead up to Easter we also staged an online Easter Colouring Competition. A big congratulations to our eleven winners who claimed their own Cadbury Easter Gift Box.

Thanks to everyone who braved the weather and made the day so special.

You can see all the photos from the day on Facebook.



A Very Special Mother's Day

There was plenty of love and appreciation in the air on Mother's Day at Dragon Park. Around 190 people enjoyed free coffee and treats to celebrate their Mums and loved ones.

The coffee machine ran hot from 9am - 12pm and everyone enjoyed the free baked goods. And what better way to burn off those calories with a play at Dragon Park.

Thanks to all the Arcadia Mum's and their families that joined us.



Wrapping up Arcadia's free fitness program

Arcadia's bootcamp is wrapping up, finishing at the start of the school holidays (June 23). The end of bootcamp signifies the conclusion of Arcadia's free fitness program, Live Life Get Active.

We're immensely proud of the number of residents that supported a wide range of activities and the positive health impact for the wider community. From the very first session close to five years ago, more than 2,500 people embraced Arcadia's free fitness program. The average age of participants was 40 and 8 out of ten were female. More than 80% of members came from the Cardinia (Shire) LGA. 56% came from Officer, 22% came from Pakenham, and 5% came from Berwick.

Thanks to everyone who supported the free fitness program and made it an incredibly special part of Arcadia's community.



Last chance to secure traditional lots in Arcadia

Arcadia's fourth and final neighbourhood, Azure, has something for everyone from traditional lots, large, spacious family homes to lower-maintenance townhouses.

Azure incorporates 111 lots over three stages: Stage 33 offers buyers the chance to choose from a range of house and land packages to townhomes from Homebuyers Centre and Boutique Homes while Stage 31, is Arcadia's final land release. Satterley has recently confirmed Metricon as their builder in Stage 32 to develop house and land packages plus townhomes.



Arcadia Sales-Professional,
Lorraine, Hibl

Satterley's Lorraine Hibl, who has sold land at Arcadia for close to a decade said Azure is a chance for homebuyers to become part of this extraordinary estate.

"Arcadia is the perfect example of a beautifully designed, connected community with high-quality housing surrounded by schools and key services."

"In fact, the majority of first purchasers within Azure are repeat purchasers from Arcadia or referrals."

Situated on the southeastern edge of the existing community, Azure will put residents close to all the amenities that have made Arcadia so well-regarded. Established walking tracks



offer direct access to four schools within walking distance: Bridgewood Primary, Officer Secondary, Officer Specialist School and Kurrun Primary School on Campanella Avenue which opened in January this year.

While Melbourne's property market has come off the highs of 2022, Lorraine said under a handful of lots remain in Stage 31.

"There are just six lots remaining in our final land release at Mary Street. Lot sizes range from 238m² to 447m²."

Federal Budget 2022/23: Key updates for home buyers

Expanding the First Home Guarantee

In last May's Federal Budget, the Albanese government announced it will expand eligibility for several home buying schemes including the First Home Guarantee, the Family Home Guarantee and The Home Guarantee Scheme.

The First Home Guarantee (allowing eligible first home buyers to buy a home with a deposit as little as 5% without paying for Lenders Mortgage Insurance) is being broadened, beyond married couples, to allow any two people to purchase an eligible house. The change means friends, siblings, and other family members can undertake joint applicants starting from July 2023.

The extension to the First Home Guarantee has also been extended to buyers who have previously owned a home as long as their last ownership was at least 10 years ago.

The availability of all three guarantees is being expanded to include permanent residents in addition to Australian citizens.

The changes come into effect from July 1. To find out more and check eligibility visit the [National Housing Finance and Investment Corporation](#).