

Construction Update

The construction of Shearwater on the Island has advanced over the summer months, with internal works for Stages 1A, 1B & 2 anticipated to be completed by March 2009.

The internal works include the topsoiling of nature strips, concreting of pedestrian footpaths, and the final layer of asphalt will be laid on the internal roads.

The boardwalks throughout the wetlands have now been installed, with the landscaping due to commence in March 2009, timed to provide the plants with the optimum growth conditions over the cooler months.

Upgrade works to surrounding roads have also commenced, consisting of the construction of a round-a-bout, footpaths, drainage infrastructure and a bus stop.



New Shearwater House & Land packages - COMING SOON!

A range of contemporary designer House & Land packages for Shearwater on the Island will be available in March by leading builders located within Phillip Island & Melbourne.

For more information on the House & Land packages contact Greg Price on **1300 SHEARWATER**.

Design Elements - Your Selection

In this edition we feature a focus on how you can integrate the character of Phillip Island into your home, via the Shearwater on the Island Design Elements.

Materials & Colour Palette

Shearwater on the Island will embody a distinctive coastal style, where the rural surrounds of Phillip Island farmlands meet the seaside character of Phillip Island's world class beaches. The Shearwater atmosphere is relaxed and the houses will blend into the natural landscape with informal facade compositions, natural external materials and muted tones. Houses are to be designed with an interaction between the internal and external living environments through the use of organic materials and earthy tones.



Specific materials, finishes & colours that should be used in the construction of homes at Shearwater include:

Roofing

- Colorbond roofing
- Terracotta tiles
- Timber shingles

Wall materials

- Hawthorn Red & Hawthorn Black masonry
- Weatherboard
- Fibre cement

Driveway materials

- Aggregate concrete
- Sandstone

Stone

- Ledge stone

Renderers

- Smooth render



Highlight Colours



Update to the Shearwater Design Elements

To further enhance the quality of the Shearwater on the Island Design Elements, we are currently reviewing section 3.6.1 in relation to the width of the garages.

After analysing the aesthetic impact of multiple single car garages, we believe we can improve the streetscape to the benefit of the whole Estate. To do this we intend to allow greater flexibility with the current guideline which states that a garage cannot be more than 40% of the width of the front facade.

These changes will be completed by **March 20**. Once the updates have been made to the Design Elements, an updated version will be available to download via the Shearwater website purchaser login at www.shearwaterestate.com.au or alternatively contact Client Care Manager Jeanette Furlonger on Ph:(03) 8613 1400.

Bass Coast Events Calendar

27th February
28th February

Superbike World Championship
Churchill Island farmers market

Phillip Island Grand Prix Circuit
Churchill Island

For more information call 1300 SHEARWATER (1300 743 279)
www.shearwaterestate.com.au

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