

Davies Hill[∞]

WOODEND

*A special place
for generations*

POSITIVE CHANGE FOR OUR FUTURE

- ✓ Full Biodiversity Land Offset*
= saving forests
- ✓ 'Green Home Calculator'
= save water & energy
- ✓ RCH Good Friday Appeal
= charity home auction

*Vic. land only



villawood
positivechange

19 January 2011

Dear Resident,

We at Villawood Properties are planning to create a new exciting, sustainable community on our Davies Hill property, to the north of the Golf Course. We know that Woodend is special, with a unique township character and plan to create a community that respects this character and makes a positive contribution to the township.

Across the 550 acres of the Davies Hill site, and over the next 15-20 years, we propose to deliver:

- Up to 650 homes ranging in size from rural residential properties to town homes (from 500sqm),
- 290 acres of open space, including a memorial park along the Avenue of Honour ,
- Up to 7km of walking/cycle and bridle trails throughout the open space and along the Five Mile Creek and up to a look out on Davies Hill
- A new campus for Braemar College.
- Public art throughout the development.

We think this new development will provide enormous benefits to the Woodend community, by:

- Making significant inroads into the issues of housing affordability, the shortage of housing for seniors.
- Relieving some of the housing pressure that is resulting in more homes being squeezed into existing residential areas.
- Delivering substantial employment opportunities and economic benefits
- Contributing financially to the upgrade of existing facilities, such as the Buffalo Stadium
- Delivering architecturally designed, sustainable homes in key locations that will become a feature of Woodend.

Villawood Properties is committed to sustainable development and we see the Davies Hill site as an opportunity to set new standards for the industry to follow. Energy efficient homes, water sensitive urban design, restoration of riparian corridors, renewable energy and water recycling are just some of the initiatives that are being explored.

We acknowledge that Davies Hill is a significant undertaking and that the residents of Woodend deserve to be involved in the process. This is just the beginning of that process, so whether our proposal excites or concerns you, I encourage you to register your details at www.davieshill.com.au and we can keep you abreast of the latest information and avenues to have your say.

If you would like any further information on our plans or process for Davies Hill, please contact Villawood Properties Senior Development Manager, Simon Magri: simon@villawoodproperties.com.au.

I hope you will join me on this exciting journey for Woodend.

Yours sincerely,



Rory Costelloe
Executive Director
Villawood Properties



Winner UDIA National Best Residential Development 2010

Winner UDIA More Than 250 Lots 2009
Winner UDIA Judges Award 2006
Winner UDIA Excellence Award 2005
Winner UDIA Judges Award 2002
Winner UDIA President's Award 1998



Finalist
United Nations (Aus)
Environmental Awards 2008

Winner Wyndham Environmental Award 2005
Finalist Premier's Sustainability Award 2005



First Accreditation Awarded in Victoria
UDIA (VIC) – EnviroDevelopment
Four Leaves

Davies Hill – for the community



290 acres of parklands and open space

Villawood Properties aims to provide 290 acres of parkland and community spaces as part of the development at Davies Hill.



Upgrading of recreation facilities

Davies Hill is complemented by a range of nearby existing recreation facilities, including the Woodend Golf Course and Buffalo Reserve with its sporting facilities and indoor stadium. Villawood Properties is committed to making a significant contribution towards the upgrading of Woodend's recreation facilities in partnership with Council and local community groups.



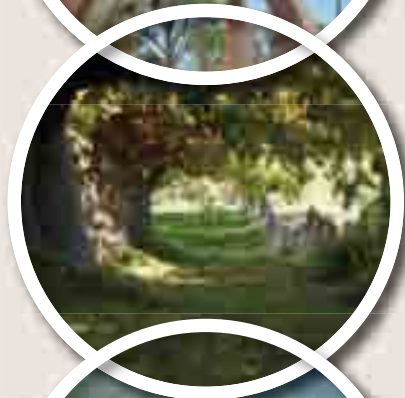
New Braemar College school campus

Within Davies Hill, Braemar College, one of the region's premier education facilities, plans to develop a new school campus, which is expected to include provisions for both primary and secondary students.



Davies Hill community public art piece

Within the development, the area of Davies Hill itself will be preserved as a parkland feature for this community. To complement the open space, Villawood will engage with local residents to design a public art piece or monument to commemorate Davies Hill.



The Avenue of Honour

The Avenue of Honour will be incorporated as a key feature in the development of Davies Hill. A memorial parkland and a series of architectural designed sustainable homes are proposed to respect and honour this special landmark at Woodend.



Wetlands and walking tracks

As part of the array of community spaces that will be incorporated into the development, Davies Hill will include a series of wetlands and boardwalks as well as approximately 7kms of bike paths, walking tracks and bridle trails for the entire Woodend community to enjoy.

A Special Place for Generations – Proposal Overview



The Davies Hill Development

The Woodend Township is uniquely attractive, with wide streets, natural landscaping and attractive neighbourhoods and housing. The Davies Hill development will respect and be inspired by this character, but will also incorporate new features to deliver an attractive, sustainable community that will be an asset to the wider Woodend community.

Neighbourhoods with character

The Davies Hill development will comprise attractive neighbourhoods that are distinct in character and inspired by the existing character of Woodend. Some neighbourhoods will be inspired by inner parts of Woodend, with town lots and formal landscaping. Others will be influenced by outer Woodend, with larger lots and landscaping with a 'bush feel'.

Green, open feel

Protection of nearly all existing trees on site, and attention to detail within the landscaping of the streets and parks will ensure Davies Hill feels green, open and natural – just like the rest of Woodend.

Wide open streets

Like the rest of Woodend, each street in Davies Hill will be wider than an average local street, with wider nature strips, providing plenty of room for street tree planting and to create an open feel. Streets will be carefully aligned to provide views to the stunning scenery on site, such as the Davies Hill, or to the distant views of the Macedon Ranges.

Variety of Housing

Responding to the different needs of the community, Davies Hill will provide a variety of home sites from town lots to rural living lots. Larger residential lots will be provided in prominent locations and along boundaries with adjoining properties. Town blocks will be from 500sqm, including a precinct of low maintenance home sites designed specifically for seniors. Attention to housing design is a key driver for Villawood and design guidelines will ensure that all homes are of the highest quality.

Sustainable communities

Villawood is passionately committed to creating sustainable communities and the Davies Hill development proposes to set new benchmarks in sustainability within the Macedon Ranges.



The Villawood Difference



Villawood Properties leads the way by producing award winning residential communities that offer more than just a place to live



The Villawood Difference

A passionate developer of liveable communities for over 20 years, Villawood Properties is dedicated to creating places for people to live and grow with neighbours, friends and family.

Created with residents in mind, each Villawood project is individually designed to include user-friendly facilities with the best possible mix of parks and gardens, wetlands, public art sculptures, playgrounds and more. Villawood's commitment to providing modern Australian families with stylish and affordable places to live has spearheaded their success in creating communities for the long term.

Villawood Properties' passion for quality and community orientated development will ensure Davies Hill becomes a valued addition to the Woodend township.

Positive Change

Villawood Positive Change is a holistic approach introducing positive outcomes on three integral levels and is accessible online at villawoodpositivechange.com.au

A forward thinking developer, Villawood is keen to ensure a cleaner and greener future for generations to come and is taking steps to actively reduce the ecological footprint of each of its residential developments.

The 'Villawood Positive Change Initiative' is a holistic approach to encourage and support the development of sustainable communities.

Incorporating the enviroSTAR®, forestSTAR® and kidsSTAR® programs, Villawood Positive Change encourages home buyers to build environment-friendly homes, provides biodiversity offsets for each of its residential projects and assists in providing the very best medical services for our children.



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Marriott Waters
UDIA (VIC) –
EnviroDevelopment Four Leaves



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Finalist The Premier's Business
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COMMUNITIES DESIGNED FOR LIVING