

# Time for a change.

Issue 03 – Summer 2010

First

## Seachange awarded 'Best in Queensland'



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## Update from Local Councillor

IT has been some time since the opening of Seachange and I am happy to have the opportunity to say hello again through the Seachange Village newsletter.



Cr John Wayne

Council continues to pressure the Tee Trees developer regarding locals concerns with the filling and earthworks of the golf course. Our officers have been vigilant in addressing the dust and debris falling off the heavy vehicles carting fill into this site.

We have also had officers from Building Compliance and our Catchment Management Division investigating the build up of unwanted fill in the water course. This should have been rectified by the time you read this. With the encroaching rainy season Council wants to be satisfied that any golf course construction work does not impede flows of storm water at any stage. Rest assured we are continuing to monitor all works in the area.

Council will be working with the Seachange construction team to best manage the signalled intersection construction and minimise residents and through traffic interruptions and the safe crossing of pedestrians on Napper Road.

I have requested the creek edge on the eastern side of the recent Seachange tree plantings be upgraded and cleaned up in the New Year. The Catchment Management Group and Parks Maintenance Team are preparing a schedule of works, I hope to have these costs and progress the improvements as soon as possible.

Please UPDATE my contact details as I have now moved to NERANG. If you have any concerns regarding your local area, I am still available for on site meetings or you can catch me at the Helensvale Library on the 1st and 3rd Wednesday of the month between 9 and 10 am, no appointment necessary. Alternatively, call my office and my Personal Assistant Michele will assist you.

### My NEW contact details are:

Office: (07) 5582 8555

Email: [division2@goldcoast.qld.gov.au](mailto:division2@goldcoast.qld.gov.au)

Council emergency after hours number is 1800 637 000

## Developer gets green thumbs-up

TWO Gold Coast City councillors have praised the developers of Seachange Village Arundel for their civic mindedness in rehabilitating a large area of creek-front land bordering their property.

Seachange Village has spent more than \$100,000 clearing heavy weed infestation and planting more than 5,000 native trees and shrubs to help bring back native birds and other fauna to the 1.5 acres of land.

Councillors, John Wayne and Margaret Grummitt got down and dirty with Seachange Village residents, executives and landscaping staff to help complete the planting.

Cr Wayne said he would love to see more developers 'put this sort of effort in'. "Not enough of this sort of thing is done," he said.

Cr Grummitt said it was 'very rare' that private enterprise was so 'spot on' in its approach to ensuring healthy waterways.

"You can recognise the health of a suburb by its bird-life, and they in turn need trees, nectar and clean water to thrive," she said.

"What Seachange has done is a lot of hard work and I commend them for their leadership."

Seachange Landscape Manager Peter Lenaghan said the creek and the adjoining lake assisted water absorption and drainage for the local area during heavy

rain, and would become a bird 'hotspot' as it was one of the few water bodies left in the area.

"Residents will be able to watch this area grow more beautiful over the years," he said.

Seachange Village, which will eventually have 395 homes, has a strong environmental focus, collecting all its stormwater and rainwater in a bio retention zone where it is filtered and cleaned before being stored in two million-litre tanks to irrigate the resort's tropical gardens.

Seachange Village will hand over ownership of the rehabilitated creek front land to council in 2010.



Cr John Wayne & Cr Margaret Grummitt

## Learning for pure pleasure

THE expression 'you are never too old to learn' sums up the philosophy of the University of the Third Age (U3A).

Seachange Village Arundel hosts a number of U3A courses that enables residents and visitors to soak up knowledge across a broad range of topics.

In 2010 members will be studying new topics such as:

- History of aviation
- Genealogy
- Drawing for beginners
- Floristry
- Creative writing and possibly, cooking classes and computers.

Already classes have included Friday Jazz, armchair travel, book club, discussion group, and aqua aerobics.

Seachange is the perfect venue for U3A courses with its reputation as a place where over 50's are determined to stay active and involved.

Moncrieff U3A president, Sue Spicer says the ongoing relationship with Seachange was both ground breaking and exciting and believed to be Australia's first for an over 50's community. It's a great benefit for residents as everything

is right on their doorstep. Travelling to and from venues can deter people from getting involved or participating in further learning but the ease and variety of courses provides something of interest for many residents.

"The country club's incredible facilities open up the possibility of many courses," she says.

"It really is a win-win situation for residents at Seachange and other members who can share the facilities for a short time together each week."



Carmen Auer & Sue Spicer



### For further information on courses contact:

Moncrieff U3A North Coast Inc

Sue Spicer, President  
[Dreamtimeegg@ngvemail.com](mailto:Dreamtimeegg@ngvemail.com)  
P: 07 5514 2196 M: 0402 241 133

Joyce Barlow, Vice-President  
[Joyce1@internode.on.net](mailto:Joyce1@internode.on.net)  
P: 07 5571 6694 M: 0412 958 905

# HIA's number 1 for Special Purpose Housing!



The three bedroom Newport home



Directors Anthony Barakat & David Pradella celebrating the Queensland HIA win for Seachange Village.

## Seachange awarded 'Best in Queensland'

THE 2009 HIA-CSR Queensland Special Purpose Housing of the Year Award was presented to Seachange Village, Queensland's integrated residential community for over 50's.

Designed to meet the specific needs of the active over 50's, Seachange features 30 architecturally designed house types which are mixed to ensure streetscape variety.

Seachange Directors David Pradella and Anthony Barakat have welcomed the win.

"It is wonderful to receive this recognition for Seachange and its team," said Mr Pradella.

"We set out to deliver a promise that life at Seachange is a change for the better.

"To do this we wanted to set a new benchmark for lifestyle home parks in Australia.

"We set out to prove that a manufactured home can not only be affordable but can be

beautiful, stylish and practical."

Mr Barakat said Seachange might be a never-to-be-repeated opportunity for baby boomers to enjoy their active pre retirement years in a lifestyle resort.

"We believe that Seachange will elevate the thinking of the traditional manufactured home model as it continues to develop," he said.

Congratulating the winners, HIA's Queensland President Simon Norris said it was gratifying to see the high standard of entries.

Judges viewed the Seachange three-bedroom, 186.4 sqm Newport home design, which is typical of the housing styles available, all single-level. Typical buyers are those moving out of large family homes, which are too big for their needs and generally require considerable maintenance.

The homes at Seachange offer a range of options to allow residents to customise their new house. Ranging from two bedroom terrace homes to full three bedroom free-standing designs. The homes have been designed to open onto the street front to create a greater sense of community interaction. Oversized garages, with additional storage areas and rear lanes for car access, are provided to meet the needs of the over 50's market.

Seachange is focused on providing its residents with lifestyle and community interaction thus keeping both the mind and body fit and active. Those seeking the benefits of this lifestyle change are sure to find a home design to suit their individual needs.

Buyers at Seachange Village can live in an award-winning home recognised by the building industry as the best in its category.

## Service is key to sales success

A letter received by Bob Holland, Seachange's Development Manager

Dear Bob,

We had a meeting with Allan this morning to sign off on the electrical plan. Elaine & I were surprised how quickly things have progressed & can now appreciate exactly how our new home will look and having walked through the rooms, we can start to plan where things will go when it is finished next year.

Since we walked into the sales office some months ago for the first time, we have been constantly surprised at how committed & helpful everyone on the Seachange team is. We were surprised to receive the call from Allan yesterday to double check the location of the switches & other points - we have never been asked before by any builder to get involved during the building stage, rather the reverse, they prefer you to keep out of the way.

We just wanted to thank you for everything, nothing would seem to be too much trouble and with you and Allan watching over things, we know we can leave the worrying to you both.

Best wishes, Elaine & John Schipp



Seachange Village Country Club

# Seachange Village



Carmen Auer, Community Manager

## 'Can do' attitude makes it happen

Community Manager Carmen Auer takes a look at her first year in the job as residents settle in to new homes and village life.

IT'S hard to believe it's been a year since I took up the role as Community Manager at Seachange Village Arundel. I never imagined how rewarding it can be to handover the keys to a persons new home and then see them enjoy all that Seachange has to offer. It is unusual in todays world to have a project realise its vision and deliver residents the lifestyle they deserve.

In the past year our 5 star Country Club opened and a great community is developing with residents expanding the range of activities and functions that improve their way of life.

Activities such as the Moncrieff University of the Third Age (U3A), which fosters learning for pleasure and offers a variety of courses in the Country Club. Residents can just walk down and have a swim, game of tennis or learn how to paint, there are so many options on offer at the Country Club.

2009 saw a full program of events and activities, including the establishment of the Seachange Social Committee who organised a range of events, including a Melbourne Cup party and Christmas in July. New events is in the pipeline for the new year include wine tastings, the Seachange Bowls Challenge, bridge, bingo, sewing and an evening of dinner, dance and music.

Community morning teas were held in November to introduce non-residents to the Country Club's amazing facilities to experience the lifestyle opportunities Seachange offers.

Guests met like-minded people, shared a cup of tea and they were invited to try lawn bowls and listen to old-time favourites from the residents' jazz band.

There was a great response – so successful in fact that they are planned to resume in mid January.

Working alongside the Seachange construction team, it was a proud moment when all their hard work was recognised by the industry in winning the 2009 HIA-CSR Queensland Special Purpose Housing Project of the Year and being a finalist in the Qld Residential Development of the year. This has also made buyers more aware of the high standard of award-winning homes & facilities provided at Seachange Village.



Seachange Pioneers Inaugural Games



Art Classes



Sirromet Wine Tasting



Sponsors of Musgrave Hills Bowls Club



Band practice



The Seachange Team celebrate the HIA Award



# Community Activities



*Seachange Melbourne Cup Party*



*Seachange Morning Tea in the Country Club*



*Residents Christmas Dinner*



## Music made to go around

STUART Hagan's life has seen some big changes over the past year.

He moved into his new luxury Seachange home, the three-bedroom Byron, which was big enough to fit his grand piano, and he has been entertaining fellow residents ever since.

Stuart's musical talents are put to full use at the Seachange Country Club several days a week as he runs a music and movie appreciation class for U3A and organises jazz every Friday morning.

The U3A classes have seen Stuart selecting old favourite movie musicals for study, and participants have been able to view them in the Seachange theatre before

discussions begin.

Each Friday morning the muso is joined by friends to perform jazz in the Country Club. A regular U3A group attends as an audience, along with Seachange residents and guests. And, on Friday nights, with residents getting together for a social night, Stuart can be seen in the thick of the entertainers, with other residents and friends joining in, among them a few who sing.

When Stuart settled into his new home he found a lot more time for sport and exercise and he's made many new friends.

"There were no more lawns and gardens to attend to and no pool to maintain," he said. "It's all done for me."



*Stuart Hagan - Resident*

Stuart's making the most of his new lifestyle. "They're a great bunch of people living here," he says.

"It is a great place, with a definite resort feel about it. The designers have thought of everything. It's top quality."

# Pet friendly

BUILDING industry executive Philip Goodman doesn't need to read the results of recent research to know that having a pet-friendly workplace can alleviate stress. He's living proof.

Mr Goodman's pet Maltese Terrier 'Pookie' has been his workmate for more than 11 years.

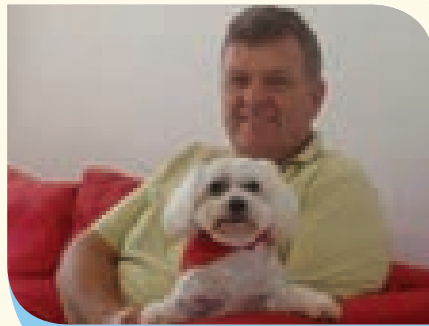
"Pookie is a real icebreaker for visitors who are often quite surprised to see her bed and toys next to my desk," said Mr Goodman, Project Manager at Seachange.

"She doesn't wander, has never had an 'accident' in the office and on a personal level is a good distraction and a reason to take a break and give her a walk at lunch time."

Given Mr Goodman's attachment to his cute little dog it wasn't surprising he pushed for Seachange Village to be a pet-friendly enclave.

The Animal Welfare League of Queensland has recognised this 'trail-blazing' policy with a special certificate.

AWL president Denise Bradley said people moving from suburban homes into over-50's resorts, retirement villages and gated estates, was one of the biggest reasons for pets being surrendered to its shelter.



Phil and Pookie

"It is very distressing for people to have to give up their pets because they want a change in lifestyle," she said. "We see then hugging their pets in tears when they bring them in to the shelter."

Ms Bradley said it was now AWL policy to encourage developers to make their projects pet friendly.

Mr Goodman said pets moving into Seachange Village had to be less than 10kg, council registered and de-sexed.

"We like to meet each pet before permission is given," he said.

Seachange had several dogs, some cats and a parrot already living there.

"Around 30 per cent of our residents have a pet," he said.

"The whole concept of Seachange is that we are building a community and as far as we are concerned, pets are an important part of the community."

# Chip off the old block

WHEN Seachange's Building Manager Allan Botham talks about his son Leon, you're left in no doubt about the pride he feels for this young achiever.

Leon, 26, who went to school on the Gold Coast at All Saints, Mudgeeraba, completed a carpentry apprenticeship with his father before following a desire for a life in the armed forces.

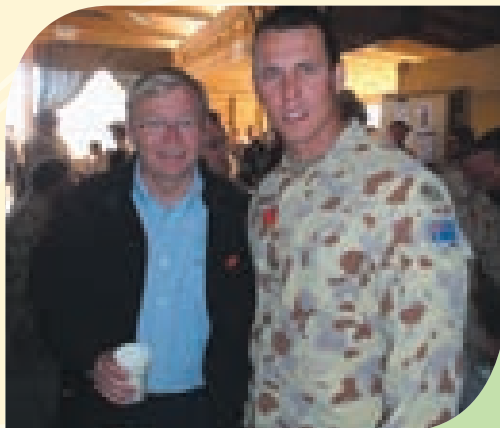
Today, he is stationed in Townsville with his wife and small daughter, with another baby on the way, and is currently doing eight months' service in Afghanistan as a Section Leader.

On Anzac Day 2009 in Afghanistan, Leon was nominated as the officer in charge of the drill and was given the privilege of taking the salute to the Cenotaph during a visit by Prime Minister Kevin Rudd.

Commenting on his son's achievements Allan says, "Some days I have trouble getting my shirt on, my heart is so big and full of pride for him".

Allan, who joined the Seachange team in 2007, is one of the longest standing team members and is currently overseeing the construction of 26 new houses at the community.

Allan plays an important role encouraging residents to 'have a go'. He can usually be found on Friday mornings with a microphone in hand singing with the jazz band.



Leon Botham, son of Seachange Building Manager Allan Botham, meets Prime Minister Kevin Rudd on Anzac Day 2009 in Afghanistan

# Our Neighbours

SEACHANGE Village is building a new community and getting to know the neighbours not only relates to those living in the secure estate but those neighbours located directly across the road at Arundel Plaza. Walk over for the morning paper and a coffee, get a healthy snack of sushi or relax over lunch or dinner at Arundel Tavern.

Arundel Plaza Shopping Centre offers convenience and a good selection of shops and services. Some shops are even offering specials for Seachange residents. Just another great reason to love the way you live.

## Shop Name

## Phone

Alpha H Beauty Salon	5563 2590
Alpha H Nail Bar	5563 2996
Amcal Pharmacy	5571 5565
Arundel Bottleshop	5594 9350
Arundel Chinese Restaurant	5594 6616
Arundel Jewellers	5564 2920
Arundel Meats	5594 7500
Arundel Seafoods	5594 0749
Bakers Delight	5594 7988
Bedental - Dr Waters	5563 3133
Bling Indulgence	5563 3028
Blockbuster Video	5574 6611
Café Centro	5594 6124
Coles Supermarkets	5574 6555
Cool Sushi	5563 3119
Flight Centre	5571 6934
Go Vita Health Foods	5571 7517
Healthfirst Medical Centre	5574 5144
Lavelle Pizzeria	5574 6698
Life4Ever	5563 2682
QML Pathology	5563 3564
Mortgage Choice	5594 6746
Newsagency	5594 6968
Prestige Dry Cleaning	5574 6439
Ray White Arundel	5574 6766
Red Mo Barber Shack	5571 7150
So Fresh	5563 2888
Specsavers	5563 3937
Supersavers	5574 5251
United Hair Artists	5594 6556
Veterinary Clinic	5594 0533
Warm Hearts	5594 0837
Westpac Banking Corporation	5509 9100

# New stage release

## Stop wishing and start buying.

DUE to record sales Seachange has brought forward the release of its next stage of elevated home lots.

Located at the western side of the gated entry, these elevated lots provide an outlook across the park to the multi million dollar Country Club.

This allows purchasers the opportunity to choose from the more than 30 home plans available and have their new home constructed to their specifications or choose to live in one of the Seachange award winning completed homes.

The first 27 lots released include the popular Byron, Laguna and Newport designs plus the introduction of the "Huntington".

Starting at \$443,000 the Huntington offers open plan duplex living. Each home

is separated from its neighbour by a landscaped buffer zone and privacy screen. The 2 bedroom, 2 bathroom home has a combined living/dining area opening on to a covered deck for year round entertaining.

Inclusions, like all of the homes at Seachange, are premium quality – Essastone benchtops, ceiling fans and fully ducted air-conditioning are all inclusive.

There's nothing for buyers and residents to do other than pack their bags and move in to a sparkling, new home. Even the gardening is taken care of.

Seachange Village's recent win of the 2009 Queensland HIA-CSR Housing Award for Best Special Purpose Housing has also acknowledged the high standard of homes available to buyers.



New Owners Brenda and David Scott

# 7 star energy efficiency

EVERYONE has a role to play in reducing greenhouse gas emissions that contribute to climate change.

At Seachange Village we have achieved a 7 Star Energy Efficiency Rating for the multitude of initiatives that are designed to cut energy costs.

From the outset, the designers of the homes and in fact the grounds at Seachange were give a 'green brief'.

A house's energy equivalence rating is determined by the design of its building envelope (or its 'shell') roof, walls, windows and floors.

The rating is out of 10 stars - more stars indicate a more energy efficient and a comfortable house.

From March 2009, new houses, townhouses and major renovations have to achieve a 5-star energy-equivalence rating.

The 7-star Seachange rating was granted in October 2009.

The 7 star rating at Seachange Village is an outstanding achievement and just another example of the commitment the developers will go to position Seachange as the best over 50's community in Queensland.

# Safe to cross here

SEACHANGE Village residents and neighbours will reap the benefits from the **commencement of works on the construction of a signalised intersection on Napper Road.**

Preliminary construction has commenced at the entry to Seachange, with roadworks scheduled to take place from mid January to the end of March 2010.

**The installation of a signalised pedestrian crossing will improve the long-term safety for village residents wanting to access Arundel Plaza Shopping Centre and tavern.**

The \$1.4 million project jointly funded by Seachange Village and the GCCC will include road widening, the removal of the existing roundabout, the addition of signalised turning lanes, bike lanes and the construction of a footpath along the northern side of Napper Road.

The ability for Seachange Village residents

to cross the road in safety to support the local business is an essential link in the growth of the greater community.

As an active adult community for the over 50's, Seachange residents like to walk, and with the local business offering free home delivery, a visit to the shops becomes a pleasant experience rather than a chore. Having grand children accompany them will be safer once the traffic lights are completed.

It will also provide easy vehicle access in and out of Seachange during early morning and afternoon traffic build-up.

And, from an environmental point of view, the work is expected to encourage more people to make less car trips and walk to and from Seachange and the shopping centre.

A Translink bus stop will also be installed as part of the program but at this time there is no word on when buses will travel

along this stretch of road. Seachange will continue to work with the bus company with a view to realigning the routes taken in the future for the benefits of residents.



Construction commences on the intersection

# New homes available - MOVE IN NOW!

## Lot 23B: Brampton

\$359,000



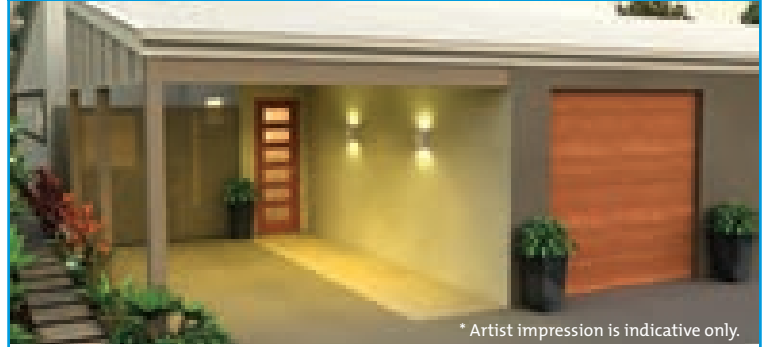
\* Artist Impression is indicative only.

Our most affordable home the Brampton boasts 2 bedrooms with ensuite and powder room and open plan kitchen, lounge and dining area. The single lock up garage has direct access to the home. Offering a secure and comfortable lifestyle for singles or couples and situated in the most prestigious street in the heart of Seachange Village. Surrounded by lush landscaped gardens they are situated only the shortest of strolls to the country club facilities.\*



## Lot 8: Bangalow

\$429,900



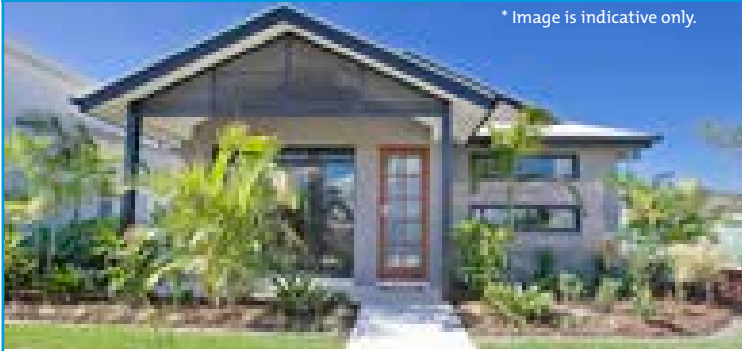
\* Artist impression is indicative only.

The 'Bangalow' is a new design and is in an enclave of 6 homes within easy access to the front security gates and the Country Club. These new homes offer 2 bedrooms and 2 bathrooms, a single garage and separate carport. The open plan kitchen, living and dining room opens onto a large covered outdoor area for year round entertaining that overlooks a landscaped garden.



## Lot 31: Stradbroke

\$479,000



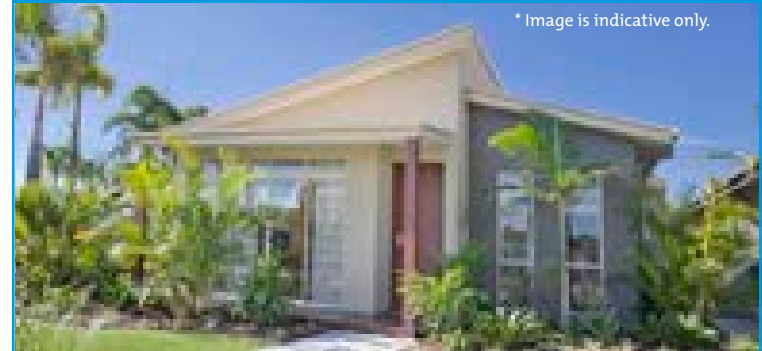
\* Image is indicative only.

This spacious 2 bedroom plus study home is ideally positioned in Seachange, just a stroll to the Country Club and easy walking distance to the front gate. Situated in an elevated position, the home has a generous open plan style, with private internal alfresco area under roof for year round entertaining. Boasting quality carpets throughout, floor to ceiling mirrored robes to the second bedroom while the main has a walk in robe and ensuite. The kitchen features an island bench, Omega appliances, shuttered appliance cupboard, smoked glass pantry door and plenty of drawers and cupboard space.



## Lot 20: Newport

\$549,900



\* Image is indicative only.

Bring the outdoors in with our Newport design, a large under roof outdoor entertaining area opens with stacking doors from the open plan lounge/dining area. The large bright kitchen also opens to the patio. Three built in bedrooms and a spacious ensuite complete one of our most popular designs. Situated on the prestigious Mews you are located in the heart of Seachange Village only a hop, skip and jump from all the Country Club has to offer.



- No Conveyancing Costs
- No Stamp Duty
- No Exit Fees
- No Renters

## Architecturally designed homes with 5 star inclusions

- ✘ Fully ducted air-conditioning
- ✘ Refrigerator space plumbed for icemaker
- ✘ Energy efficient 'Climate Smart' insulated homes
- ✘ Water tank plumbed to laundry and toilets
- 2700 mm ceiling heights throughout



299 Napper Road, Arundel

Freecall: 1800 652 797 | seachangegoldcoast.com.au

Homes open for inspection 9am to 5pm 7 days!

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Active adult community for 50+

You'll love the way you live