There is widespread community delight that Wentworth Point has been gazetted as our suburb’s new name. The name honours the famous Wentworth family, who acquired the land on the peninsula almost two hundred years ago, in 1810.

“There is a positive feeling among residents that the name change and proposals for the marina and the pedestrian bridge will add to the ambience and value of the area,” said Brian Baker, who was a member of The Wentworth Point Residents Group which pushed for the name change. “The Council has also promised that the Hill and Bennelong Road corridors will be upgraded and landscaped, and there is no time like the present for this to happen. The area will be a showcase for residents and visitors alike.”

Another member of The Wentworth Point Residents Group, Geoff Hutchinson, said the new name will avoid confusion with the suburb ‘Homebush’, which is a totally different geographical location. “Property prices are impacted by a suburb’s name, and ‘Wentworth Point’ is sure to have a more positive impact than the name ‘Homebush’,” Mr Hutchinson said.

Property expert David Milton agrees, and believes Wentworth Point will quickly become known as one of Sydney’s more exclusive suburbs.

“There is no other suburb in Sydney with such attributes,” said Mr Milton, the Managing Director of CB Richard Ellis Residential. “It has water on two sides, is surrounded by beautiful parklands, serviced by sophisticated infrastructure, and has the nation’s finest sporting and entertainment venues on its doorstep.

“The name change will allow people to focus on this beautiful area, rather than it being incorrectly perceived as part of Homebush. Because it is a peninsula it has no through traffic, so it becomes a destination rather than a noisy thoroughfare.

“There has already been two outstanding developments created at Wentworth Point – ‘Mariners Cove’ and ‘The Waterfront’ – with tree-lined streets, landscaped gardens, stunning recreational facilities and award-winning architecture. Residents there have access to peaceful waterfront parks, walkways and cycleways that provide a healthy and much desired lifestyle, yet just up the road is virtually every form of entertainment attraction and sporting venue that you could want.”

We’d like to hear from you!

As its name exemplifies, Village Talk is a newsletter for the community of Wentworth Point. This is the eighth year of its existence, and we are constantly striving to improve its look and its relevance to you. We aim to produce Village Talk at least three times a year, with the pages chock full of items of local interest.

That’s where you can help. We need your feedback, your news, your gossip, your opinions. Please tell us what is important to you, and how we can improve communication to residents, and between residents. Our community continues to grow and is unique because we all grow together and have a sense of togetherness. So, I hope you enjoy this edition of Village Talk, and I’m looking forward to your emails on m.sahu@shds.com.au

Moonmoon Sahu – Editor, Village Talk
World-class marina Point planned for Wentworth Point

The NSW government is calling for expressions of interest for the redevelopment, which Mr Rees expects to cost around $300 million and lead to the creation of 500 jobs.

“The 18-hectare site has 900 metres of waterfront access to the Parramatta River and Homebush Bay, and provides a unique opportunity for the boating industry,” Mr Rees said.

“It will comprise facilities for boat launching and berthing, storage and maintenance.”

Boating Industry Association of NSW president, Doug Olding, said 1.5 million people in the State go boating each year, and 480,000 have a power boat licence.

“The Wentworth Point site gives us a unique opportunity to create a world-class maritime precinct that will benefit the people of NSW for generations to come,” Mr Olding said.

When Birds Australia heard that Sekisui House was now a partner in The Waterfront it was keen to share some information about the impressive migratory habits of the Latham Snipe, which is a regular visitor to our wetlands.

This species breeds in Japan where it is called Ohji-shigi Thunderbird because of the loud drumming noise its outer tail feathers make in flight. Then, in the Japanese winter, it migrates to the warmer climates of Australia – some of them to Wentworth Point.

You will see them from September to the end of February. They are the largest snipe in Australia, averaging 31cm in length and weighing 190g, with a mainly brown plumage. The males have spectacular flight displays, rising in the air then diving to the ground in courtship or to defend territory.

“We are impressed by Sekisui House Group’s commitment to biodiversity conservation,” said Graeme Hamilton, CEO of Birds Australia.

“In particular we are impressed by their use of Satoyama as a model for revitalizing the relationship between people and nature. Their promotion of the Gohon no ki gardening concept has the same objectives as Birds Australia’s Birds in Backyards program.”

This can be found at: www.birdsinbackyards.net

Another connection with Japan

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Should this magnificent creature become the symbol for Wentworth Point?

This white-bellied Sea Eagle and his mate is a regular sight over The Waterfront, gliding high on thermals, his wings in a tell-tale “V” shape, eyes peeled on anything that looks like prey.

He is around 80-cm long, with a wingspan of more than 2-metres, and tips the scales at about 3.5kg.

While rarely seen in any other part of Sydney, this magnificent specimen and his female partner have made their home in a large, deep nest in Birds Australia’s Discovery Centre within the Newington Armory.

Here a web-cam records their activities, 12 hours a day, seven days a week.

The Sea Eagle is the second largest of all flying birds in Australia, and are accomplished hunters, feeding on fish which they catch in their talons as they skim over the bay.

Pressing ahead with people-power

Less than a decade ago the land on which The Waterfront now stands was being used for ship building, timber milling, warehousing and light manufacturing. It was not a pretty sight, but the bayside location offered untapped potential.

So a team of architects, designers, landscapers and builders was formed to master-plan a residential estate unlike any other in Sydney.

First, roads and walkways were built, and vital services installed. People started to take notice.

As trees were planted and parks created, the bird life flourished.

It was a similar story when the first buildings were completed; residents flocked to the burgeoning estate, engendering an esprit-de-corps which has shaped the way The Waterfront has evolved.

When the community works harmoniously with landholders, anything is possible. People power has achieved great things here. But the journey is only at the halfway point.
Home to the doggies

The pet-friendliness of The Waterfront knows no bounds, with a number of Bulldogs living here. In this case it’s not the canine variety we’re talking about; rather players, administrators, trainers and support staff from the famous Canterbury-Bankstown club. Known the rugby league world over as the ‘Doggies’, the club had a stellar season. For much of it they looked like lifting themselves from last to first in one year. Had it happened it would only have been the second time in the sport’s 101 year history.

Unfortunately, after finishing second in the minor premiership, they were beaten in the sport’s 101 year history. It would only have been the second time in the club’s history to go from last to first in one year. Had it happened it would only have been the second time in the sport’s 101 year history.

Despite the result, the Bulldogs are a classic example of how a club can regenerate itself within just one season - thanks to a new CEO, a new coach, some astute player recruitment and a revitalization in their marketing approach.

The Waterfront is home to almost 3,000 residents and there is a sense of community here with a real heart - not dissimilar to the Bulldogs Football Club with its legion of fans. The Waterfront has won awards for its design and planning excellence, but its lasting success has been in becoming a tightly-knit community with a fully-developed social fabric and pride in the neighbourhood. Likewise, the Bulldogs have won praise for their quality football team, but their true legacy is in becoming a club for the community of which their fans, and the entire rugby league fraternity, can be proud.

During the season The Waterfront played host to several Bulldogs’ functions. The most recent of these was a luncheon with some senior players, coach Kevin Moore and 10 lucky Bulldog fans - Phil Siddens, Megan Smith, Bryce Quigley, Lauren Carter, John McKinnon, Anthony Pond, Andrea Lopreiato, Jessica Larum, Steven Boulais and Luke Tuma.

The event was held in ‘Concerto’ within The Piazza.

Just like all buildings at The Waterfront have solid foundations and a stable framework, a football club needs strong leadership and administration to have any chance of success on the field. So, amid all the fan adulation and excited chatter about how well the team was performing came acknowledgement from coach Moore that the success stemmed from good planning off the field.

“...are many aspects of running a successful club, and we hired some quality people this year who may not be scoring the tries or making the tackles but who are all playing their part in the Bulldogs revival,” said Kevin. “In previous years there were too many distractions, but it’s been all positive publicity this season, which is how it should be.”

This is reflected in a 60% boost in Bulldogs membership to 6,800, greatly increased crowd figures, and the club being in a position to pick and choose sponsors that Moore describes as “a good fit”.

The success of the Bulldogs mimics that of The Waterfront, where developer Payce Properties spent years preparing to achieve their goal of turning unloved industrial land into a residential and retail showpiece unlike anything ever attempted in Australia.

“At The Waterfront we’re all about turning strangers into neighbours,” said Mr Klevansky, General Manager – Payce. “People love living here and they invite their friends and relatives over and it’s remarkable how many are impressed enough to buy or rent something for themselves.”

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When a residential development is conceived, it contains the aspirations of the developer and the vision of the architects. Yet, when the dust has settled, it takes ‘resident-power’ to make these dreams come true.

The Waterfront has been evolving on the western bank of Homebush Bay for the past decade, winning a UDIA Award for Planning Excellence. But its lasting success has been in becoming a tightly-knit community with a fully-developed social fabric and pride in the neighbourhood.

This has been ‘driven’ by residents, who have formed 19 special interest groups and networks. "There is a strong sense of community here," said resident Luciano Camilli, who is also president of The Bocce Club. "It has real character and a heart – just like a rural village – where residents band together to host social functions, form sporting groups and take a hard-headed approach to the way things are run," John Spooner agrees. "The beauty of living here is that it caters for all ages, cultures, nationalities, family structures, professionals, retirees and socioeconomic groups," he said. It’s a cosmopolitan collection of people from all walks of life who share a sense of community pride. Residents get together in the various sporting and social clubs, go out together, and host functions, similar to what I’m sure happens in small European villages. With its friendly atmosphere, community events, retail amenities, sporting and recreational facilities, parklands and safe environment, The Waterfront is home to many extended families.

Joan, Abdi, her daughter and her granddaughter are three generations living at the resort. "Because there are activities for people of all ages, The Waterfront is a perfect environment for families," said Joan. "In my case I live independently from my daughter and granddaughter, but within the same community. It’s an ideal situation, where we can lead our own lives, yet we are there for each other when we want without being intrusive."

Sisters, Michele Myers, Elaine Harrison and Clare Lyte don’t need to mind and looking after one another’s feet. They share a three-bedroom apartment at The Waterfront, and are members of the health club, the walking group, the kayakers, the ride riders and Toastmasters. "It’s a great place with a fabulous lifestyle, friendly people and fantastic facilities," said Michele. "We like one another’s company, but we also look forward to getting together with other residents at the many social events held here," said Helen.

Helen and Danny Williams moved from Hunters Hill because of the lifestyle, but now rate their fellow residents as the best aspect of The Waterfront. "Our neighbours have become close friends, and they are always there to help, for a laugh, a chat and the odd glass of wine," said Helen. "Everyone is friendly without being imposing. You always have the choice of whether you want to engage in lots of social activity, a little or none at all."

"The gym is modern, well equipped and provides a wonderful atmosphere. There is no excuse ‘not to go’. The staff are always friendly, helpful and motivating. The same applies with the Medical Practice; again so convenient, friendly and efficient."

"The cafés are also very inviting, with delicious food and, best of all, no driving. The walking and cycling tracks are great and we also take advantage of the ferry service into the city," Helen said.

Rae and Robert O’Keefe said a need for open space was behind their move from Balmain. "From the moment we drove through the front gates we sensed this serene feeling," said Rae. "We had been looking for a new place for two years, and nothing had come close to matching the village atmosphere of The Waterfront.”

Robert said Balmain had become too crowded and uncomfortable. "The influx of new residents didn’t mix like the neighbourhood once did. It had lost its caring community feel. That’s what we have at The Waterfront," Robert said.

"The people are friendly here, but there is plenty of space to get away to a quiet spot, should you wish. We love the social events, and we help to organise some of them. You can be as active here as you want.”

Italian Festa

The Italian Festa in June this year was a great success transforming the Piazza into a colourful market place. The event attracted more than 2000 people to the Piazza for a day of all things Italian and media coverage on Channel 9. The Waterfront Bocce Club together with the retailers and Payce will repeat the fun next year for an even bigger and better ITALIAN FESTA Watch this space.

BREATHE

BYSAIDE COMMUNITY CHURCH:

BREATHE is a small bunch of ordinary young people (and the young at heart!) creating a fresh expression of meaningful spirituality, real friendships and community that serves others. We meet in the Waterfront Function Centre 6:30pm Sundays (except the last of the month) for relaxed evenings of coffee and conversation.

Contact Nicole on 0423246482 or email nicole@baysidecc.com.au or visit www.breathecommunity.com.au

KIDS SPOT:

Katherine Fletcher says Playgroup on a Thursday morning has been a buzz of excitement and activity. Our fortnightly jumping castle has been a real hit, so have the play, crafts and song time. Moving from Rhodes to The Waterfront this year, has seen many new faces fun in the fun. Currenty there are around 60 or so Kids, Mum’s, Dad’s and Grandparents regularly coming along, but there is still room for more! We are a friendly group and would love you feel right at home. If you would like to come and check it out, just turn up with $4 and a piece of fruit to share on Thursday 10:15 – 11:45 during school terms or contact: katherine@riversedgechurch.com.au or Mob: 0401 560 198.
THE WATERFRONT COMMUNITY CHRISTMAS PARTY

It's on again!
On Saturday, December 12, the Wentworth Point Residents and Friends Christmas Party will take place from 5.00pm until 10.00pm in The Piazza. Stan the Man DJ, who has featured at many of our events, will be back again with a selection of toe-tapping favourites for all to dance along to.

So organise your friends, bring along your Christmas goodies to eat and drink and join in a celebration of Christmas and goodwill. This is another event sponsored by Payce and, as occurred last year, some ham and turkey will again be provided.

Children will welcome Santa earlier in the day (around 4pm), along with some kiddy entertainment from 2.30pm – 3.30pm with “Bob till you Drop”.

Further information will be provided in a mail blast closer to the date.

John Spooner

Music in The Piazza

The 4th Sunday of every month is an important date for all Wentworth Point residents as, from 1.30 pm through to 5.30 pm, there is music in the air! This year we have featured many new groups, as well as long-time favourites, in The Piazza. All have been warmly appreciated. Many thanks to all the helpers who pitch to help set up and make this an enjoyable, relaxing afternoon for all those who attend.

Thanks also to Payce who sponsor this event each month.

Pink Day

This was a special event in aid of Breast Cancer Research which we combined with Music in the Piazza.

Simone Perle Lingerie donated a $150 voucher redeemable at its retail outlet at DFO, to a big thanks go to Rae O’ Keefe. Micky Hathaway won the major prize. Shirley Howitt won the day’s overall best dressed prize. Shirley Howitt won the day’s overall best dressed prize for her spectacular entry, while Jos and Dave Picken won the boys prize for their lolly pink wigs. In all $450.30 was raised on the day. – John Spooner

RIVERS EDGE CHURCH:
River’s Edge is a vibrant, contemporary bible based program for adults and kids where you have the opportunity to develop your spirituality.

Weekly Service: 9:30-11am
at the Function Centre
For more information www.riveredgechurch.com.au or call Luke on 8667 0007

WALKING CLUB AND WALK AWAYS:
This is a walking club which caters for walkers of all levels. We have both easy and medium-hard grade walks. We hold our walks once a month and we tend to walk in different areas around Sydney. Our numbers are limited which tend to make the walks more “friendly.” Members are contacted by email regarding the details of the walks. This year we have included in our program such areas as the Royal National Park, Ku-ring-gai Chase National Park, The Great North Walk and the ever-popular Spit Bridge to Manly. This is a great way of getting fit and meeting people. All are welcome on our walks. For further details and a walks program please contact Phil and Marie Mulhearn at mulhearn@homelinx.com.au or phone Marie on 0403 779 208

VITALITY CLUB

PROBUS CLUB
Wentworth Point PROBUS Club Meets at The Waterfront Function Centre on the 3rd Monday of the Month. Contact Janelle to join and invite your friends and family and be part of something bigger!

Next event: Christmas Light Tour Starting with dinner at Star City Garden Buffet. Family and guests are welcome.

Date: Monday 7th December
Time: 5pm Depart Archery Park Benelong Parkway, Wentworth Point
Cost: $175 for tour
$24.90 Garden Buffet (Seniors)

For more information email Janelle: janelle@aquarobics.net

PULSE GYM AND FITNESS CLUB
More than a gym, Pulse is a complete lifestyle club for all Waterfront residents to enjoy! Facilities include: Australia’s largest residential gym, 25m indoor heated pool, 2 tennis courts, steam room, fitness classes, personal training, fully staffed and open 7 days a week. Open 6am – 9pm Monday to Friday, 6am – 7pm Saturday and 7am – 7pm Sunday.

For more information contact Nick on 9647 4333 or email concierge@pulselife.com.au www.pulselife.com.au

WENTWORTH POINT DINING OUT CLUB
Join us for group dinner outings at local restaurants on the first Thursday of each month. Car pool for a smaller groups, the community bus for larger groups (maximum of 24).

Register the Friday before in the library between 10am and 12 noon or at the Friday night BBQ.

The Dining club will be taking a break over Christmas and will resume in February 2010.

For more information contact Paul Blanden:
Ph: 9475 6140 or Mob: 0419 200 114

**MEDITERRANEAN MEALS TO BRIGHTEN YOUR DAY**

**Concerto Happy Hour every Wednesday night**

Open for lunch 7 days a week & dinner Tuesday to Sunday.

Make your reservation today by calling Maroun on 9475 6555 or visit www.concertorestaurant.com.au

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- Two tennis courts
- Steam room
- Fitness classes
- Fully staffed and OPEN 7 DAYS A WEEK

**PERSONAL TRAINING**

Pulse Gym is manned by qualified fitness experts who are happy to provide motivating personal training for a fee. Kick off a fitness routine and learn what’s right for you today!

For more information contact Nick on 9647 4333 or email concierge@pulselife.com.au

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**HOLIDAY SLUMBER**

Everyone deserves a well-earned rest over the festive season. Listed below is when The Piazza retailers will be closed during the holiday period.

- **Art’n’Move**
  - Closed 22nd Dec
  - Re opening 1st Jan

- **Concerto**
  - Closed 24th Dec
  - Re opening 19th Jan

- **Cucina Viscontini**
  - Closed 24th Dec
  - Re opening 8th Jan

- **Pikes Pharmacy**
  - Closed 24th Dec
  - Re opening 4th Jan

- **Pulse**
  - Closed Christmas day
  - Re opening 7th Jan

- **Travis George Hair**
  - Closed 25th Dec
  - Re opening 12th Jan

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**THANK YOU TO THE FOLLOWING SPONSORS**

**Pulse**

**Art’n’Move**

**Travis George Hair**

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**THE PIAZZA**

**THE HEART OF THE VILLAGE**

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**VILLAGE TALK SPRING / SUMMER 2009**

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**Contact Tony:**
- p. 9475 6420
- e. tony@thatagency.com.au
- Shop 4C, The Piazza

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**For more information or to enrol**
- Ph: 9130 5555
- or visit www.artnmove.com.au
New property trend
Self-Managed Superannuation Funds now investing in real estate

First Home Owners dominated the residential property market when the Federal Government dramatically boosted the incentives in October 2008, taking out up to 30% of all home loans.

In New South Wales, FHO grants rose from an average of 3,500 per month pre-October to a record 7,357 in May. (source: NSW Office of State Revenue)

But demand started to dwindle from the end of September when the incentives were scaled back.

Now some property experts say the shortfall is being taken up by investors with Self-Managed Superannuation Funds (SMSF). The Australian Tax Office amended the Superannuation Industry Act in September 2007 to give funds the right to borrow to buy assets, including real-estate.

Finance is now available which allows SMSFs to borrow up to 80% on investment property. Previously SMSFs could not borrow for property so they tended to concentrate on shares and bonds.

The Waterfront had averaged five sales a week to first home buyers during the rush to take advantage of the FHO generous grants. But in the past two months there has been a noticeable change in demand, with investors now accounting for 40% of the enquiry rate.

What’s available for investment?
With completed stock virtually all sold at The Waterfront, SMSFs are turning to off-the-plan purchases. Sydney is in a rental squeeze, with vacancy rates down to just 1%, primarily due to an increasing population and a sharp decrease in investment stock. BIS Shrapnel research shows that rents have risen by around 36% over the past three years, and there seems no slow-down in sight.

NSW has a chronic under-supply of around 41,000 dwellings, with some industry experts predicting it will rise to around 80,000 by mid 2010, further forcing up rents and prices.

This is why some investors are using their SMSFs to secure property at today’s prices and utilize the generous tax advantages for buying property through SMSFs.

While the first nine months of the year were dominated by sales to owner-occupiers, investors have started to re-evaluate the opportunities available in both off-the-plan stock (the new Corsica building) and resales of existing stock.

Contributing factors include:
- Rents continuing their predictable rise, caused by vacancy rates of less than 1%. This is because of the pressure on accommodation caused by migration to Sydney and a drastic housing under-supply
- Sydney has a deficit of up to 70,000 dwellings, with construction levels at 30 year lows
- Interest rates are still historically low, and whilst they will increase, borrowing money to invest is remarkably cheap
- Prices are at the bottom of the cycle, creating excellent opportunities for the strategic investor to benefit from capital growth, and
- DIY Superannuation funds now can borrow to invest in property

When you add all these positive elements together, the prudent investor understands that NOW is the time to buy.

The Waterfront has matured into a vibrant community with well designed apartments that is happening, the sporting and recreational facilities, and the clubs and associations that have been formed.

“The Waterfront is a perfect example of how a relatively new estate can develop a community spirit and an easy-going lifestyle that appeals to a wide demographic.”

Visit the sales office in The Piazza 7 days, 10am to 4pm to view plans and see the display or contact us on 1800 333 818, email: Jeremy.Rees@cbre.com.au

SMART INVESTORS RETURNING

Should you be interested in reviewing what’s on offer at The Waterfront, please contact Graeme Lawson, graemel@wwre.com.au 0411 120 220
**THE WATERFRONT DIRECTORY**

**ART ‘N’ MOVE**
Classes run Monday, Thursday, Friday and Saturday. Call for more information. 9371 6773

**CONCERTO MEDITERRANEAN RESTAURANT**
Lunch 12pm – 3pm daily
Dinner 6pm – 10pm, Tues – Sun 9475 6655

**CONCIERGE/PULSE**
9am – 9pm Monday – Sunday
9am – 4pm Saturday
10am – 7pm Wednesday – Friday
10am – 5pm Tuesday
9739 9699

**CUCINA VISCONTINI**
7am – 5pm daily
Thursday – Saturday Dinner 5:30pm – 9:30pm
9739 8888

**HOMELEX**
The Waterfront’s very own telephone and highspeed broadband service.
Installations Monday – Friday 1800 889 959

**LIBRARY**
Open Monday – Saturday.
Wednesday evenings from 7pm – 9pm.
Volunteers will be staffing the library from 10am 12pm Monday – Wednesday, and 7pm – 9pm Wednesday evenings.
Contact Phil Mulhearn 0403779208

**PACIFIC BUILDING MANAGEMENT GROUP**
Estate related services for The Waterfront residents.
1300 761 610

**PIKES PHARMACY**
9am – 4:30pm Monday – Friday
9am – 12pm Saturday
9739 9282

**PROLOGIC**
Computer technology for home or office
8am – 6pm Monday – Friday
8am – 4pm Saturday
9475 6886

**SECURITY**
4pm – 7am Monday – Friday
24 hours Saturday – Sunday
0400 451 083

**THE WATERFRONT DISPLAY CENTRE**
10am – 4pm daily
1800 333 818

**THE WATERFRONT MEDICAL PRACTICE**
Visit Dr. Lem for good health.
9am – 5pm Monday – Wednesday
9am – 5pm Friday
9am – 1pm Saturday
9739 8828

**THE WATERFRONT DENTAL**
By appointment only.
9739 9699

**TRAVERS GEORGE HAIR**
10am – 5pm Tuesday
10am – 7pm Wednesday – Friday
9am – 5pm Saturday
Sunday by appointment only
9475 6891

**WARWICK WILLIAMS REAL ESTATE**
9am – 5pm Monday – Friday
9am – 4pm Saturday
9648 2005

**SALES ENQUIRIES**
www.thewaterfront.com.au
1800 333 818

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**NEW IMPROVED SERVICES**

**New Post Box**
Australia Post has installed a new red street posting box on Bennelong Parkway – just to the east of the entrance to the Piazza, which is cleared daily. The old community box has been removed.

**New Bus Route**
As part of its regional review, Sydney Buses has announced plans for a new route to service Wentworth Point. The 526 route will run from the Hill Road Ferry Wharf to Strathfield and Burwood Stations via Newington and Olympic Park.

Residents are encouraged to add their support for the new bus service, as well as for a number of enhancements to the new route being proposed by the local Residents’ Transport Committee, which includes an express service and night services.

By advising them that you support the new 526 bus route – and calls for an express service and night services – we should finally get the public transport options we need.

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