CASE STUDY

MASON QUARTER: ENHANCING COMMUNITIES THROUGH EDUCATION

▲ Wollert Andrews Road Primary School (interim name)
Source: www.schoolbuildings.vic.gov.au/wollert-andrews-road-primary-school-interim-name

Artists impression

Building communities where families can thrive has always been at the core of Cedar Woods' development philosophy. With construction now underway on the Victorian Government's Wollert Andrews Road Primary School (interim name) and early learning and childcare centre at Mason Quarter, the Wollert community takes an exciting step forward, building the foundations for generations to come.

The primary school will open for day one of Term 1 in 2026 and have places for up to 525 students. The early learning and childcare centre will open in early 2026 and provide space for up to 130 children each day.

Led by newly appointed Principal Leanne Tingwell, the primary school will feature modern learning environments, including two learning neighbourhoods and an administration and library building with spaces for art, science and food technology. There will also be hard courts, a sports field, and a community hub building.

Operated by Early Learning Victoria, the early learning and childcare centre will offer long daycare alongside three and four-year-old kindergarten programs. It will also feature purpose-built outdoor play areas and areas for dedicated health services, including two maternal and child health consulting rooms and an allied health consulting room.

Complementing this development, Aspire Early Education and Kindergarten will deliver a privately run early learning facility within Mason Quarter, with construction forecast to commence in 2025. With a capacity for 122 children, the centre is set to become a vital part of Mason Quarter's community infrastructure, supporting the growing demand for early childhood education in Wollert.

Creating truly successful communities takes more than just building houses. It requires thoughtful planning to meet the needs of the people who live there. Education plays a crucial role in this, helping to create a place where residents can live, work and thrive.

EDUCATIONAL INFRASTRUCTURE SHAPING COMMUNITIES

Integrating high-quality educational facilities into new communities like Mason Quarter creates lasting ripple effects that benefit residents in multiple ways. Schools generate local employment for teachers and administrators and also support staff, many of whom come from within the community. Additionally, they attract businesses to the area that cater to students and families, such as cafés and tutoring services, further adding to the local economy.

Beyond economic benefits, schools serve as vital community hubs where families connect, build relationships and form support networks. These social ties strengthen community resilience and enhance residents' overall satisfaction with their neighbourhood.

This community-building role is especially important in early childhood education, as Victoria University research[1] demonstrates that children develop invaluable language, social, emotional, and cognitive skills during the first five years of life, a crucial period of intense growth that significantly influences later outcomes. By prioritising accessible educational centres from early childhood through secondary levels, Mason Quarter is investing not only in immediate economic vitality but also in the long-term success and well-being of its residents.

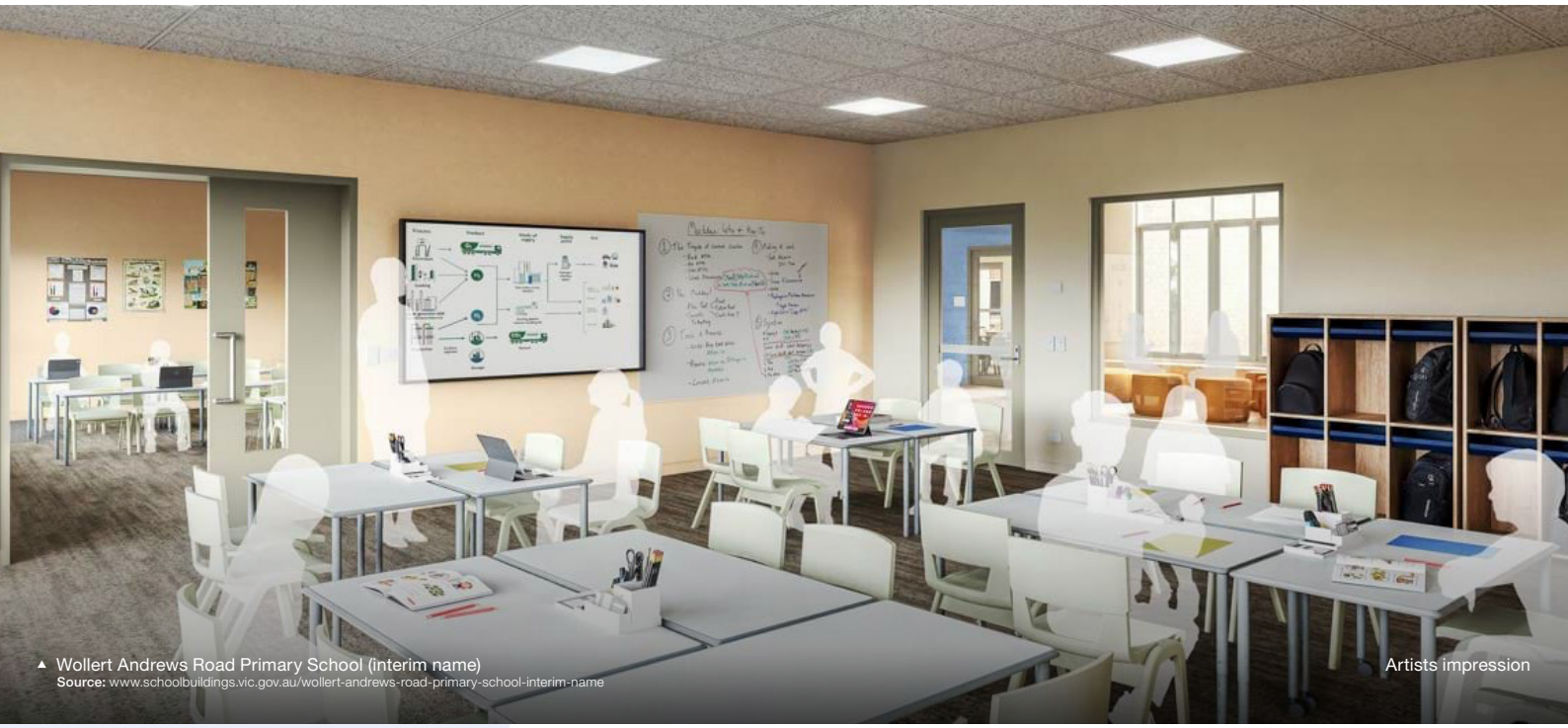
Proximity to schools supports both sustainable living and simplifies life for busy families. Resilient Melbourne's 2020 report[2], "Creating Resilient 20-Minute Neighbourhoods in Greenfield Growth Areas," demonstrates that educational facilities within walking or cycling distance allow working parents to significantly reduce drop-off

[1] www.vu.edu.au/about-vu/news-events/news/mapping-the-childcare-deserts-childcare-accessibility-in-australia
[2] www.planning.vic.gov.au/__data/assets/pdf_file/0029/653258/Living-Locally-20MN-in-Greenfield-Growth-Areas.pdf

> "BY PRIORITISING ACCESSIBLE EDUCATIONAL CENTRES FROM EARLY CHILDHOOD THROUGH SECONDARY LEVELS, MASON QUARTER IS INVESTING NOT ONLY IN IMMEDIATE ECONOMIC VITALITY BUT ALSO IN THE LONG-TERM SUCCESS AND WELL-BEING OF ITS RESIDENTS."

▲ Wollert Andrews Road Primary School (interim name) and early learning and childcare centre
Source: www.schoolbuildings.vic.gov.au/wollert-andrews-road-primary-school-interim-name

Artists impression



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> PROPERTIES LOCATED WITHIN THE CATCHMENT AREAS OF WELL-REGARDED SCHOOLS TYPICALLY COMMAND PREMIUM PRICES AND EXPERIENCE STRONGER VALUE GROWTH OVER TIME.

and pick-up times, creating valuable pockets of reclaimed time in their daily schedules. This accessibility not only benefits individual families but also contributes to broader community goals, reducing car dependency easing traffic congestion, lowering the environmental impact of daily commutes, and promoting physical activity through active transportation. These combined benefits create a greener, healthier, and more convenient lifestyle that enhances the overall livability of the community.

Wollert Andrews Road Primary School principal Leanne Tingwell noted, "Wollert Andrews Road Primary School will be a game-changer for local families, providing a high-quality education within walking distance. Our integrated education precinct will simplify daily routines, reducing the need for multiple drop-offs and making early learning and childcare more accessible for working parents."

PROPERTY VALUES

For property investors and homeowners alike, proximity to quality educational facilities has long been recognised as one of the most significant factors influencing property values. Properties located within the catchment areas of well-regarded schools typically command premium prices and experience stronger value growth over time. This "school premium" reflects the high priority families place on accessing quality education for their children. Domain's 2023 School Zone Report[3] cited that annual house price growth in 50% of primary and 47% of secondary school zones has surpassed comparable suburbs, with most seeing up to 10% more growth.

Educational infrastructure represents a long-term government commitment to an area. Unlike some amenities that may come and go, schools tend to become permanent fixtures in a community, providing investors with confidence in the area's future prospects.

[3] www.domain.com.au/research/school-zones-report/2023/

> FOR FAMILIES CONSIDERING MAKING MASON QUARTER THEIR HOME, THE DEVELOPMENT OF THESE EDUCATIONAL FACILITIES SIGNALS A COMMUNITY THAT PRIORITISES LEARNING AND CHILD DEVELOPMENT.

Schools also act as community hubs that bring residents together and foster a sense of belonging. This community cohesion contributes to neighbourhood stability and desirability, which in turn supports property values.

LOOKING FORWARD

As construction progresses on the Wollert Andrews Road Primary School and early learning and childcare centre, Mason Quarter residents can look forward to having top-tier education on their doorstep. This integration of residential and educational facilities creates lasting value, not just in property terms, but in the quality of life and opportunities available to all community members.

For families considering making Mason Quarter their home, the development of these educational facilities signals a community that prioritises learning and child development. For investors, it represents another compelling reason to view Mason Quarter as a development with strong long-term growth potential.

In a rapidly growing area like Wollert, where community infrastructure must keep pace with population growth, Cedar Woods continues to demonstrate its commitment to creating not just houses, but homes within thoughtfully planned, sustainable communities where education sits at the heart.

To learn more about Mason Quarter and the development of the Wollert Andrews Road Primary School and Early Learning Centre, visit **cedarwoods.com.au/mason-quarter** or call the Cedar Woods Mason Quarter sales office on **0490 293 342**.