



News at Donnybrae

Winter 2021



DONNYBRAE



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Keenan's Donnybrae slam dunk

When it comes to the property game, Keenan Gorski is making all the right moves. Having just secured his first block of land in Donnybrae, he shares his experiences as a first home buyer and what attracted him to Donnybrae.

"My brother had already purchased a block in Donnybrae two years ago and had a great experience. I was looking to buy a lot in the same estate as I had heard good things about it," Keenan reveals.

Keenan works as a boarding supervisor at a private college and currently lives at home with his parents. He is also a talented basketballer who played for Queens College in New York for three years on an athletic scholarship and now plays locally in Wallan.

"I live in Whittlesea and my job is in Kilmore, so buying a lot in Donnybrae was close enough to my parents' house, my work and very close to the station into the city. It was a great location - the cost and the location were key selling points for me."

It could be that his basketball skills honed his ability to see an opening and



act quickly to score a winning deal.

"Being a first home buyer I was looking for the cheapest lot I could get, however there was one that hadn't been sold yet that was a bigger lot and opposite a park. I weighed up the pros and cons for a while between a smaller block and the bigger block next to the park. The bigger block was in my price range and had vastly more potential in terms of resale value, living space and comfortability. It was an offer that I could not refuse."

The lot overlooks Donnybrae's Stage 10 park.

"I am an active individual so I will enjoy using the local outdoor facilities. I am also walking distance from the

Donnybrook station, so I can get into the city or anywhere with ease without having to drive."

While Keenan hasn't chosen the home he will build as yet, he has time to have a good look at what's available and also save some extra money before the land titles.

"My land settlement date is mid-2022, then the house needs to be built, so I probably won't be moving in until 2023."

When asked about the buying process, Keenan says he was surprised at how easy it has been.

"It is a lot easier than I thought it would be. I am learning a lot as I go which is great and I have found the Donnybrae staff very helpful."

He is also quick to recommend the estate to others.

"100%! I am very happy with the staff that helped me and the location of the estate so I would highly recommend Donnybrae to others."

"I am super excited to own my first home and I want to thank Liliana [Donnybrae's Sales Consultant] for helping start this journey."



Keenan's parents were his justifiably proud supporters on the day he signed the contract.



Construction update

While 2021 has certainly had its challenges to date, it is also proving very productive at Donnybrae. Sales are at their highest level since the project launched, and our estate is looking greener than ever.

Stages 1-7 are all now beautifully landscaped, with the southern park located in Stage 4 due for completion in August. The Donnybrae team is excitedly planning a special family event to celebrate the official opening



of the southern park - stay tuned for a 'save the date' and updates.

Civil construction work on Stage 8 is advancing well and will achieve an important milestone with the imminent completion of kerb and channel installation. Stage 9 civil construction has also commenced, with sewer works now underway.

In terms of sales, Stages 10, 11 and 12a all sold out in record time. Stage 12b was released at the end of July via the Eventbrite balloting system - a first for Donnybrae - and is also selling well.

Landowners are reminded that plans for all homes need approval from the Design Review Panel (DRP) before construction can commence. While the DRP will only issue approvals once the land is titled, submitting applications early ensures these can be processed promptly.

Design Guidelines benefit everyone by encouraging visually appealing and cohesive streetscapes that will create



the unique Donnybrae 'look'. For more information about Donnybrae Design Guidelines, including some great new videos that explain some of the key concepts, visit: donnybrae.com.au/design-guidelines

As always, do not hesitate to get in touch with Liliana Fierro-Martinez and the team at the Donnybrae Land Sales Centre if you have any questions or would like more information.



Meet Ali Haidari - Sales Associate

Ali started his career at Dennis Family Corporation (DFC) as a Marketing Intern through the Doxa Youth Foundation, Doxa Cadetship Program. Doxa is a charitable organisation the Dennis Family Corporation has supported for many years. The Doxa Cadetship Program is a multi-year program for undergraduate university students taking them throughout their degree and into their professional working world.

Combining his Doxa Cadetship with his third-year university placement requirements at DFC, Ali commenced working full-time as a Marketing Assistant at DFC on the completion of his Bachelor of Business Marketing (Applied).

Whilst working for the Developments Marketing team, Ali had several opportunities to assist in the sales offices at the DFC residential estates across Melbourne. This process helped Ali realise his passion and interest in the sales process, and when an opportunity presented itself

in the Sales team for a Sales Associate, he immediately put his hand up for the role.

In his Sales Associate capacity Ali loves that he has the opportunity to assist and support customers with their land or house and land purchase, and understanding that for many, especially first home buyers, it can be a very daunting process. He finds the chance to help customers through their home buying journey and support them to achieve this substantial, and unforgettable milestone extremely rewarding.

Always up for a chat, Ali works across the Donnybrae, Manor Lakes, Modeina and Westbrook Sales Offices, answering phones, greeting and supporting customers, so be sure to pop in and say hello to Ali next time you pass by the Donnybrae Office.

Decorating and organising tips for winter

These small changes do not need to be expensive, so think about items you already have that you could give a quick makeover, such as painting a basket, vase or side table in a colour that you love.

ORGANISING SPACES

Winter is a great time for a thorough clean throughout the house. Cleaning out pantries, linen cupboards and wardrobes are a great starting point.

Swap out your summer clothes for your winter wardrobe and at the same time do a quick sort and cull items that no longer fit, you haven't worn for some time or no longer love. You can look at selling these, swap with a friend or give to charity. The same applies to linen cupboards - swap, sell or donate to local pet charities who are always looking for towels and sheets.

Clean out the pantry and throw out anything that is past its use by date. Another great idea is to decanter items into containers, you can see what you have more clearly and are less likely to have wasted food items.

Other great areas to focus on when you have some downtime are desk areas, bookshelves and paper clutter. Don't forget a good dust on tops of cabinets, walls and skirtings.

IT ALL MAKES SCENTS

Using scented candles and diffusers are a wonderful way to engage our senses and assist our health and wellbeing during the winter months. Burning quality fragranced candles can uplift and energise, and using essential oils are a great way to ward off sniffles and keep rooms smelling fresh during winter when more people and pets are inside.



As the days get shorter and colder and we embrace the idea of being warm and cocooned inside, here are some essential winter decorating and organising tips for your home that might inspire.

LAYER IT UP!

Just like layering up our clothes during winter, we can also do the same with our homes. Adding an additional layer of soft furnishings during the winter months gives a space a sense of warmth and homeliness. Using a beautiful basket to hold some additional cushions or throws when needed will remove the opportunity for clutter.

Adding extra winter layers of soft furnishings like rugs, cushions and throws also help to soften hard surfaces, reduce noise, and add a warmer tone into the home.

MAKE IT PERSONAL

Your home is a reflection of you, not the latest trends, so incorporate colours and patterns that make you smile and feel uplifted. A splash of colour via scatter cushions or a bright vase of flowers goes a long way to adding colour into a space on a dreary day, or moving some furniture around freshens up a space.





Winter vegetable and chickpea masala

Full of hearty vegetables and lentils, this warming stew is perfect for chilly winter nights.

INGREDIENTS (SERVES 4)

- ¼ cup extra virgin olive oil, plus extra for drizzling
- 1 brown onion, finely chopped
- 2 garlic cloves, finely chopped
- 2 tbs finely grated ginger
- 2 tsp curry powder 1/8 tsp cayenne pepper
- ½ small butternut pumpkin (about 700g), peeled, seeded, cut into 1.5cm pieces
- 400g can crushed tomatoes
- 2 cups salt-reduced vegetable stock
- 2 x 400g cans chickpeas, rinsed, drained
- 3 French shallots, thinly sliced
- 2 medium sweet potato, chopped into 1.5cm pieces
- 1 can lentils drained.
- 2 teaspoons almonds (for garnish)
- 2 cups Jasmine rice.

METHOD

1. Heat half the oil in a large saucepan over medium heat. Add the onion and cook, stirring frequently, for 5 mins or until onion begins to caramelize. Add garlic, ginger, curry powder, cayenne pepper and 1 tsp salt. Cook, stirring, for 1 min or until aromatic.
2. Add the pumpkin, sweet potato, tomato, stock, lentils and chickpeas to the onion mixture. Bring to a simmer. Cover and cook, stirring occasionally, for 20 mins or until the pumpkin is tender. Season.
3. Meanwhile, add rice and 1 tsp salt to a pot of boiling water. Cook for 12 mins under tender. Transfer to a serving bowl. Sprinkle with almonds.
4. Serve masala with the rice.

Love our local libraries

Looking for something to keep yourself and the whole family occupied without having to leave home? The answer is in a book!

Winter is the best possible time to curl up with a good book, and Donnybrae residents are spoilt for choice when it comes to local libraries - Craigieburn Library is just over 15-minutes' drive south, while Whittlesea Library is just over 15-minutes' drive north.

Lockdowns and restrictions are no barrier to accessing their services - both offer extensive virtual libraries of online resources, including eBooks, eAudiobooks, eMagazines, eNewspapers, streamed movies and databases for online Learning. For FREE!

Both libraries also boast full calendars of live and virtual events to suit different ages, interests and language groups, including the ever-popular Storytime sessions.

Craigieburn Library is located in the Hume Global Learning Centre, near Craigieburn Junction, and won the Public Library of the Year Award in 2014 for its modern construction and use of open and flexible space. It offers study areas and meeting spaces, public PCs and WiFi, gaming consoles and a dedicated

children's area. The library also houses collections in English, Arabic, Hindi, Nepali (for Junior readers), Punjabi, Sinhala, Tamil, Turkish and Urdu.

Situated in the Whittlesea Community Activity Centre, Whittlesea library includes an outdoor courtyard with a vegetable garden and room for children to play, making it a delightful spot for families who like to sit and read to their children. It also features a dedicated lounge area for teenagers, complete with a television and couches, where gaming is often enjoyed. For those looking for a place to study, Council rooms can be booked through the library.

Need more incentive to leave the house mid-winter? Whittlesea Library has a warm, welcoming fireplace!

There's so much to love about our local libraries.

For more information about Craigieburn Library visit: humelibraries.vic.gov.au

For more information about Whittlesea Library visit: yprl.vic.gov.au

Super v Mortgage? Where should you put surplus cash?

The last 18 months have highlighted the importance of future-proofing your financial security. But if you're lucky enough to have a little cash left in the bank at the end of each month, working out the best place to put it can be confusing.

Aside from depositing it into a savings account, most of us will choose to pay down our home loan or top up our superannuation.

So, which is the better option? Well, the short answer is... it depends. There's no one-size-fits-all answer to this question. Both options have their pros and cons, and a lot depends on your personal situation.

Check out the Donnybrae Blog for an insightful discussion about the considerations when weighing up where to put your extra cash.

Winter in the garden

Think there's nothing to do in the garden in winter? Think again. Winter is the perfect time to set the scene for a spring burst of colour, scent and flavour!

IT'S ALL ABOUT PREPARATION

Pruning, weeding and composting – winter is a great time to prune straggly trees and bushes into shape, clean up the garden and dig in some well-rotted compost to boost your soil's fertility and improve drainage.

Outdoor pot plants also benefit from soil being replenished or repotting, ready to maximise spring growth and keep them healthy. Replacing the top soil in pots containing fragile varieties can be enough to rejuvenate the plant.

PLANT BARE-ROOTED VARIETIES

Dreaming of a garden filled with glorious deciduous and fruit trees and roses? They are best planted bare rooted, during their winter dormancy, which is right now.

SOW THE SEEDS FOR A PRODUCTIVE CROP

While brassicas (broccoli, cauliflower, cabbage and brussels sprouts), broad beans and spinach seeds can all be planted right now, it is still a bit cold outside to plant many of our favourite summer vegetable crops. However, tomato, chilli, capsicum and eggplant seeds can all be started now in seed trays indoors on a warm windowsill, or in a small greenhouse, so they are at the perfect stage to transplant outside when the weather is a bit warmer. Your efforts will be rewarded with a bigger, earlier crop of those delicious home-grown veggies!

GO NATIVE

Unlike non-native varieties, indigenous plants are often at their best in winter and have adapted to suit the local environment, making them more resilient and sustainable. They are also magnets for local wildlife, attracting birds, bees and butterflies to your garden.

The City of Whittlesea has a fantastic Indigenous Gardening Guide and a Sustainable Gardening Guide - both are packed with ideas to get you started. Visit whittlesea.vic.gov.au and search for 'Gardening Guides'.

DON'T FORGET YOUR INDOOR PLANTS

On the chilliest days you can be tending your garden, even if it's just your indoor greenery. While indoor plants will probably need less water over winter, heating can dry them out. Check regularly by pressing your fingers into the soil and give them a top up if it's dry. Avoid leaving them sitting in a saucer of water to prevent root rot.

It can be a lot darker inside during winter, so you may need to consider temporarily moving your plants to a location with more natural light until the days get longer and brighter.

Just like your shelves, indoor plants can get coated with dust. Wipe larger leaves with a clean, damp cloth (free of chemicals), or use a spray bottle to give finer foliage a regular mist of water to help keep foliage clean so your plants can breathe. Misting will also help counter the drying effects of central heating.

HAVE A PLANNING DAY

We get it – sometimes all you want to do is stay inside with a hot cuppa! Why not use this time to research and map out your dream garden or garden renovation. Then you will be ready for action as soon as both you and your garden are ready to emerge from winter hibernation.

Land sales office - COVID-19 update

The health and wellbeing of our staff and customers are always our number one priority and the Donnybrae Land Sales Office continues to operate within current restrictions and COVID Safe guidelines.

As restrictions can change quickly, we advise checking our website for the latest updates.

Our team is always available to assist you via email, phone, SMS and video calls, and you are welcome to arrange private appointments.

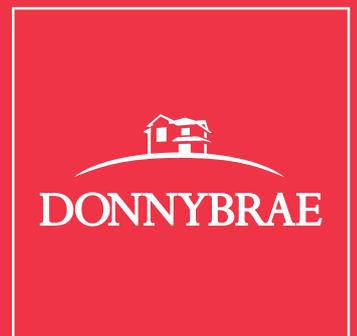
Call 1300 303 380 or email info@donnybrae.com.au for more information.



Donnybrae Estate, Land Sales Centre:

Open daily 10am – 5pm 875 Donnybrook Rd PH: 1300 303 380 donnybrae.com.au

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