



News at Donnybrae

Autumn 2022


DONNYBRAE

 ANOTHER DENNIS FAMILY
COMMUNITY

Construction Update

The residential precincts across Donnybrae continue to take shape with construction progressing at a rapid pace across the estate.

There is some exciting news for owners in Stages 8 and 9 with all civil works on this section of the site now completed, and we have also received the Statement of Compliance for the same. Streetscape works across these stages are being finalised and are expected to commence in the upcoming weeks.

Land titling for these stages is also now complete, which means landowners can now commence submitting applications for approvals for their home plans to the Donnybrae Design Review Panel.

Design guidelines benefit everyone by encouraging visually appealing and cohesive streetscapes that will create the unique Donnybrae 'look'. To understand how these



guidelines work, please feel free to check the help videos available on <https://donnybrae.com.au/design-guidelines>.

The construction contract for Stage 13 has now been awarded and physical site works will commence shortly.

Work has been progressing well and as per schedule on the Branch Sewer Hay Hill Boulevard with completion expected to be completed in June 2022.

Time for a household clean-up?

There's nothing like a change of season to spur us into cleaning mode. Be it a general household clean from top to toe, or a full garage clean out to create more space and move along those unwanted, broken or unused bits and pieces.

Each financial year the City of Whittlesea provides households with a variety of waste disposal options for household items that are broken or cannot be reused. If your unwanted household items are reusable and in good condition, please donate or sell unwanted household items.

WHAT TO DO BEFORE YOU BOOK?

Check your items are suitable for collection - if it's unwanted, has a plug, cord, or battery, it's e-waste and no longer

accepted in any bin and won't be picked up. To recycle fluorescent light globes, household batteries, mobile phones and accessories, cameras and accessories, printer cartridges and x-rays take them to one of our community recycling stations. For more information visit:

<https://www.whittlesea.vic.gov.au/waste-environment/bins-and-waste/hard-rubbish-collection>

HOW TO BOOK A HARD WASTE COLLECTION

Book your free hard waste collection by calling 9217 2170 with the details of the items to be collected. Your collection date will then be confirmed.

A standard hard waste collection equals 2 large hard waste items (e.g. a mattress and 2-seater couch) and 2 small hard waste items (e.g. boxes of odds and ends).

Place your hard waste material neatly on your nature strip the night before collection, ensuring it is contained and will not blow or wash away. Your waste material must be able to be easily lifted by 2 people to shoulder height.

Extra items that you place out for collection but do not mention when making your initial booking will not be collected.



Meet the newest member of the Donnybrae team!

Sam Hewa is the newest addition to the Donnybrae team, having commenced as a sales consultant at the end of 2021.

Aside from his mission to help all different types of buyers to find the perfect block of land on which to build their dream home, Sam is endeavouring to learn how to ask "How are you?" in as many languages as possible!

While Sam brings more than 15 years of accumulated experience in real estate sales, customer service, banking and finance, accountancy, documentation, and compliance, and planning and coordination to the role, he has focused his career on real estate property and land sales since 2010.

His exposure to selling off-the-plan apartments, townhouses and house and land packages, as well as listing and selling established properties, mean he is a wealth of knowledge when it comes to all things property.

Sam migrated from Sri Lanka 12 years ago, so he also

relates well to many of Donnybrae's customers who come from all over the world.

In his life away from work, Sam likes to play badminton and tennis, as well as going for bike rides with his family and dog, Kiki. He follows Essendon in the AFL and is a keen supporter of the annual Royal Children's Hospital Good Friday Appeal.

WHAT DOES SAM LOVE MOST ABOUT DONNYBRAE?

"The opportunity to be part of the team creating a thriving boutique community. Also being able to help clients throughout their buying process - finding the right block of land, choosing the builder, and building their dream home. There's nothing more enjoyable than witnessing the development of a great community within a short period of time, and when people proudly call it home!"

Be sure to pop into the Donnybrae land sales office soon and ask Sam "How are you?" in your chosen language!



Introducing Neighbourhood Watch at Donnybrae

At Donnybrae, we believe that a connected community is a happier, safer community. That's why we have teamed up with Neighbourhood Watch Victoria as one of their "Building Community Together" partners to launch Neighbourhood Watch at Donnybrae.

Since 1983, Neighbourhood Watch (NHW) has been encouraging, advising and educating Victorians on how to protect themselves from crime; keep themselves, their family, their home and belongings safe, and get to know their neighbours and feel part of their community.

And now Dennis Family Corporation (DFC) is embracing the opportunity to enter a partnership with Neighbourhood Watch to assist residents in each of its Victorian residential estates to establish their own NHW groups.

"We pride ourselves on creating communities and homes where families can grow and prosper," explains Peter Ryan, DFC's Executive General Manager – Developments. "And getting to know your neighbours and involved in the local community is key to fostering a strong sense of community spirit".

"It also increases the likelihood that people will look out for each other and take note of anything that appears out of the ordinary. In short, it makes an estate feel friendlier and safer".

Vibeke Pedersen, Community Engagement Project Co-ordinator for Neighbourhood Watch Victoria, concurs: "At Neighbourhood Watch we know that a connected community is a happier, safer community. We are proud to have Dennis Family Corporation, one of Victoria's most reputable residential property developers, as a partner in our Building Community Together program. Both organisations share a passion for community".

"How do we do it? We share our tips and suggestions on getting to know your neighbours, such as taking their bins in, and saying hi when you have the chance. It's these small interactions that help you feel more connected, and, as a result, feel safer".

The 'Building Community Together' partnership will see DFC contribute \$7,500 per estate to establish an NHW group when it reaches the stage where there are enough residents living in the estate to make it viable.

The funds will cover the costs of NHW implementing a series of events and activities that will get the groups off to a flying start, including:

- Distributing an online survey to all residents to evaluate their perception of crime, sense of safety, and knowledge of their neighbours.
- Holding three Community Focus Sessions addressing the issues of Community Wellness: Country & Culture, Health & Fitness, Environment & Infrastructure, Safety & Crime Prevention, Hobbies & Lifestyle.
- Supporting residents who are interested in running an NHW event, forming a new group or an event or program as identified in the community workshops.
- Establishing a dedicated NHW Facebook Page. According to Vibeke, the beauty of NHW is that getting involved is very easy.



"Anyone is welcome – participants just need to be willing to work alongside their neighbours and fellow community members to help make the place they live safer and friendlier. How much time they give is totally up to each individual".

"We believe this partnership will deliver tangible benefits for our residents and be a great asset for each estate, helping both to grow and prosper," Peter concludes.



Artist impression

Contemporary townhome living at Donnybrae

Donnybrae together with Nostra are proud to present Ambrosia - a collection of eight stunning residences at Donnybrae.

Built with an architecturally designed and modern exterior, these homes are beautifully complimented by well-crafted and spacious interiors providing the very best of turn-key and easy living without compromising on quality.

Located in stage 16 of Donnybrae and close to everything that this boutique address has to offer, the Ambrosia Release is the perfect choice for those looking for a low maintenance home without compromising on space and comfort.

With all of the challenging decisions associated with building a new home already made for you, these stunning 4, 3 and 2 bedroom, 2.5 bathroom, plus garage homes have been smartly designed to maximise the use of space.

What's more, they're priced from only \$435,890*

These homes are a full turnkey offering and include:

- Fixed price, no surprises.
- Flooring to nominated areas throughout the home.
- Gas ducted heating and cooling.
- 60mm Stainless steel Technika appliances.
- Full front and rear landscaping including fencing, driveway, letterbox, and clothesline.
- Remote control garage door.
- 25-year structural guarantee.
- Plus, much more!

With just 8 available across a two-part release, they are sure to sell fast, so get in touch today on 1300 303 380 to find out more.

*Prices are not fixed and may be altered as a result of building variations, provisional costs, regulatory requirements or other circumstances – refer to your respective contracts and see independent advice. Images are an Artist Impression only and is subject to change. Terms and Conditions apply.

Community fun at Donnybrae

It's been a busy couple of months at Donnybrae with families getting out and about and making most of the sunshine before the cooler weather takes hold.

To celebrate the opening of the new Dinosaur-themed playground, in Stage 4, the Dennis Family Corporation recently hosted a big Family Fun Day around the park. It was an action-packed afternoon filled with activities for the whole family. Families might have thought they had been transported back to prehistoric times as they watch Dinosaurs from Dinomaniacs roam throughout the park and took part in other dinosaur inspired activities including balloon art, and Dinosaur-themed arts and crafts classes.



The community also enjoyed plenty of family favourites with face painting, a petting farm, a roving bubbleologist and the ever-popular DJ Dagogo who had everyone up and moving with a variety of dance lessons. Those who needed some extra energy, or just a sweet treat also enjoyed free ice-creams and mini doughnuts to keep them going.

Our recent Easter Egg Hunt at Donnybrae certainly showed us how much the community loves a good Easter Egg Hunt, and a Hot Cross Bun! It was wonderful to see the community come together to celebrate the fun of Easter in the estate.

Of course, an Easter celebration wouldn't be complete without a visit from the Easter Bunny and some photo opportunities, and across the day everyone had on their sharpest eyes as they participated in the Easter Egg Hunts split into different age groups to ensure maximum fun. Whilst the kids played and hunted for chocolatey egg treats across Donnybrae's Southern Park, the adults were kept busy whilst they watched with a complimentary hot drink and delicious Hot Cross Bun.

After the egg hunts concluded the fun continued with dancing lessons and arts and crafts to keep everyone busy well into the afternoon.



New community centre for Donnybrook

Donnybrook residents will enjoy a new community centre thanks to a funding boost from the state government.

The government will provide Whittlesea council with \$2 million from the Growing Suburbs Fund and \$709,500 from the Living Libraries Infrastructure Program for the Patterson Drive Community Centre.

The centre will include three kindergarten rooms, maternal and child health consultation suites, community kitchen and community hall, as well as a lounge and multipurpose activity spaces, which will house a library service and a range of community programs.

Yan Yan MP Danielle Green said it was great to see the government investing in Donnybrook's first community centre.

"The Patterson Drive Community Centre project will be an incredible asset for this growing area," she said.

"Thanks to this funding, Donnybrook families, children and community members will be able to access the services they need, close to where they live".

Plum delicious! (serves 4)

Plums are plentiful this time of year and are rich in antioxidants helpful in reducing inflammation and also having a positive effect on bone health. They are a good source of Calcium, Magnesium, Potassium and Vitamins A, C and K, so feel free to indulge guilt-free!

As the nights start to get darker earlier and the cold air begins to creep in, here is a delicious, easy dessert that is hassle-free and ready in minutes. The combination of plums and the perfect accompaniment of vanilla infused rice pudding is sure to be a favourite across the whole family.

PLUM COMPOTE

- 400g plums
- 1 cinnamon quill or ¼ teaspoon of cinnamon powder
- 1/4 cup caster sugar
- 1 teaspoon vanilla extract
- 1/4 cup water

RICE PUDDING

- 1 cup white medium grain rice, cooked to packet instructions
- 2 tablespoons cornflour
- 1 cup milk
- 300ml thickened cream
- 1 egg, beaten
- 1 teaspoon vanilla extract



METHOD

1. For the plum compote, place cinnamon, vanilla and caster sugar in a pan with 1/4 cup of water, stirring gently until well combined, add in the plums.
2. Bring to the boil over medium-high heat, then reduce heat to low and simmer for 8-10 minutes until the plums are soft and the liquid has turned to a syrupy consistency. Turn off the heat and set aside.
3. To make the rice pudding, combine cooked rice, cornflour, milk, cream, vanilla and beaten egg in a saucepan over a low to medium heat.
4. Cook for 5 minutes, stirring gently until thick and creamy. Divide evenly into 4 bowls and serve topped with plum compote.



Donnybrae Estate, Land Sales Centre:

Open Saturday - Wednesday 10am - 5pm 875 Donnybrook Rd PH: 1300 303 380 donnybrae .com.au

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