



# News at Donnybrae

Spring 2022



ANOTHER DENNIS FAMILY  
COMMUNITY

# Construction Updates

It is always exciting to update the community about the strides being made across Donnybrae as construction continues at a rapid rate and the population continues to grow.

Across Stage 13 significant pieces of work are progressing well. The water main works are now complete and the steady progress across the sewer system in recent months

will see these works completed shortly. And finally, a key milestone will be reached next month when the electrical cabling will commence.

Stages 10, 11, and 12 are now undergoing bulk earthworks and Stage 10 will also see sewer work commence soon.

There is exciting news for purchasers in Stages 14-16. The civil works in these stages have now been tendered with the anticipation of construction beginning by the end of the year.

The Hayes Hill Boulevard Branch Sewer, vital to providing critical drainage support to the estate, has completed its final assessments and awaiting Acceptance of Works from the water authority.

# Neighbour Connect Day shines

With each passing day, the Donnybrae community continues to grow as we welcome new families building their dream homes across the estate. With so many new faces moving in each month, now is a great time to meet and get to know your neighbours.

To help facilitate this, Neighbourhood Watch Group along with several other local community organisations conducted the Donnybrae Neighbour Connect Day, on Saturday, September 3, at Aston Park. Residents were able to learn about the available local

services in the area, whilst enjoying the opportunity to socialise and mingle.

The event saw over 125 residents in attendance, along with the Victoria Police, the Whittlesea Council, and the Country Fire Authority. Local clubs and groups such as the Donnybrook Cricket Club, Prace at Donnybrook, and the Boomerang Bags Whittlesea also participated to help promote engagement and reinforce the feeling of community across Donnybrae.

As part of the celebration, and to add to the fun, Dennis Family Corporation (DFC) made sure there were plenty of family-friendly activities to partake in, including face painting, lawn games and a fun show with a bubbleologist. Better Days Yoga also conducted a yoga class helping residents relax and connect whilst indulging in some healthy asanas.

Made available compliments of DFC, the community enjoyed favourites such as wood fired pizzas, gelato, and hot beverages across the day.

Speaking to the Donnybrae Sales team, Mr Royston, a resident at Donnybrae



announced how excited he was to meet his fellow community members and take part in the fun event.

“Yet another awesome event! It was nice to meet the community and the people that work hard to keep us safe. Loved having a chat with the local police and firemen. The wood fire pizzas were the best I have ever had, wish I could do a few more rounds,” he said.

Check out the Connect Day highlights reel at [donnybrae.com.au/donnybrae-neighbour-connect-highlight-reel](https://donnybrae.com.au/donnybrae-neighbour-connect-highlight-reel)



# Get a boost from the Donnybrae Community Fund!

The 2022 Donnybrae Community Fund is now open, and local not-for-profit groups in the Donnybrook area are invited to apply for a financial grant of \$1,500 to support their local community project.

Now in its 20th year of successfully operating Community Funds across its residential developments in both Victoria and Queensland, Dennis Family Corporation has distributed more than \$950,000 in grants during this time.

Donnybrae estate launched its first Community Fund in 2021 and provided \$21,000 worth of grants to 14 not-for-profit groups. We are delighted to be running the Donnybrae Community Fund for a second year and hope that 2022 will be even more successful as the Donnybrook area continues to grow!

**SUBMISSIONS OPENED ON SEPTEMBER 12 AND CLOSE AT 5 PM, OCTOBER 10, 2022.**

“The Donnybrae Community Fund has assisted a broad cross-section of Donnybrook, Craigieburn and Wollert

communities to help make many programs and projects possible. We are proud to continue to support local communities by providing financial assistance in areas where we operate our business,” said Dennis Family Group Director, Grant Dennis.

“Our Community Fund presentation nights have become an annual highlight for us and the many not-for-profit groups that we assist. This year we look forward to adding even more community groups from around the Donnybrae estate area, to our long list of deserving Community Fund recipients,” confirms Grant.

An independent judging panel will assess applications and successful recipients will be notified in October.

To apply for a grant, applicants must be a not-for-profit group operating a service within the boundaries of Donnybrook, Craigieburn and Wollert. An application form can be obtained online at [donnybrae.com.au/donnybrae-community-fund-2022](https://donnybrae.com.au/donnybrae-community-fund-2022)

# What makes Donnybrae so unique, according to Sales Associate, Vesna Gajzer

**A**lways ready to greet people with a smile and a warm welcome, Vesna Gajzer brings an enviable knowledge of the Australian property industry to her role as Donnybrae's Sales Associate, priding herself on providing buyers with comprehensive and genuine advice, and offering them exceptional customer service and support during the sales process.

We ask her about her work with Dennis Family Corporation and what she thinks makes Donnybrae so special.

## How long have you been a member of the Donnybrae sales team?

"I joined the Donnybrae sales team in July 2018. So, I've been in the role just over 4 years now."

## What is the best thing about your job?

"I really enjoy assisting and guiding people through the whole buying process – especially young families and couples who are super excited about the prospect of owning their first home. I've gone from looking at cows and sheep in paddocks – and the occasional kangaroo in the first couple of years, to now watching a new community properly start to take shape, which is also really exciting and rewarding."

## What are the best things about Donnybrae?

"The dinosaur-themed Austin Park is fantastic. I always love seeing



so many families and children enjoying the space and forming new friendships with each other. It's probably one of the best places on the estate to really observe Donnybrae's friendly and welcoming community in action."

## Who will Donnybrae most appeal to?

"All types of buyers have been drawn to Donnybrae and purchased land in our estate. But as we're now welcoming more and more new residents and evolving into a close-knit community, I think Donnybrae's appeal is probably strongest with first home buyers and young families wanting to live close to friends and family in the area."

## What sets Donnybrae apart from other estates nearby?

"Donnybrae is a boutique project with no major thoroughfares through

the estate, which appeals to many of our residents because it helps foster that real sense of community. Having said that, we're in close proximity to all essential amenities including the Donnybrook train station, which is within walking distance; the Hume Freeway; not to mention plenty of future schools and retail centres. Another advantage of the estate's smaller size is that most construction is already largely completed, and the community has been established much sooner, whereas most of the other nearby estates are much larger and will have construction going on for quite a few years to come.

## Favourite things to do in and around Donnybrook?

Well, my number one favourite thing to do is enjoy a great meal and glass of wine at the Marnong Estate Winery while taking in the amazing views! But there's plenty of options no matter what your hobbies and interests! Nature lovers will enjoy walks and picnics at Yan Yean Reservoir Park, Toorourrong Reservoir Park, and Plenty Gorge Park. If retail therapy is your thing, head straight to Pacific Epping Shopping Centre or Craigieburn Central. Funfields Water Park is the perfect place to entertain the kids in summer, and golf-lovers will enjoy playing a round at the nearby Mandalay, Whittlesea, and Growling Frog Golf Courses.

# Setting up your outdoor space for the warmer weather

**T**he weather around us is changing, the days are getting longer, and the sun is shining brighter and warmer. Having stayed indoors throughout Winter, it is now time to get out and enjoy the outdoor spaces in your homes as Spring returns.

Here are a few things you could do to spruce up your alfresco, patios and balconies for Spring.

**Refresh your garden** – Clean up those dry leaves and weeds and trim the hedges to make way for some new growth. Consider adding some statement pots and planters to add personality to your garden and bring in some colour with low cost seedlings which will be flowering in no time. Alternatively, you can also create some unique pots and planters using some DIY activities to add some colour and texture to your old pots.

**Clean up and add some cheerful colour** – Time to clean and pack away any accessories from your outdoor fireplace and put away your Winter weight warmer blankets and throws. Invite some new colours to your outdoor area by adding some flowering plants or by adding some coloured accessories such as bold and bright cushions.

You could also add a beautiful bird bath to attract local bird species whilst providing some hydration to their parched beaks in the warmer months. Consider applying a fresh coat of varnish to the deck or a layer of colour to the fence or wicker furniture to make it feel fresh and new.

**Add some shade** – Having some shade options in your outdoor living setup will help ensure that you utilise the space more. A folding garden umbrella can be a terrific addition to your open spaces, being both affordable and easy to install. If you have a covered alfresco, another option is to add some stylish outdoor blinds to make it more inclusive and cosier.

**Get the Lights on** – Incorporating warm, cosy, and ambient lighting into your outside spaces will entice your family back outdoors. And, with Halloween just around the corner and Christmas not far away, adding some lights will create a festive ambience. Subtle lighting such as string fairy lights or warm toned solar or LED bulbs will create a welcoming new look for your outdoors whilst highlighting your home's architectural or garden features.



**Furniture changeup** – Spring provides the best time to sit out for those morning teas and family lunches over the weekends. So why not invest in some comfortable weather-resistant furniture to provide a cosy sitting area for you and your families? Incorporate pieces that will complement your current space and entertaining need such as cosy sofas and relaxed outdoor dining options. Alternatively, you could also move around furniture within your home to change the look and feel of the outdoor space.

It is always a clever idea to refresh your home as the seasons change. These small yet affordable changes can help provide a fresh look to your outdoor spaces to enjoy the warmer days. Happy Spring!



# Spring Vegetable Lasagne

## INGREDIENTS:

- 12 x Instant Lasagne sheets.
- 30 grams – Butter.
- ¼ cup – Plain Flour.
- 1 ½ cups – Milk.
- 1 cup – Frozen peas.
- 1 bunch – Asparagus, trimmed and thickly sliced.
- 2 x Zucchini, cut into ribbons.
- 2 x Spring onions trimmed and finely cut.
- 2 x large tomatoes thinly sliced.
- 1 bunch – Spinach (English or baby), trimmed.
- 250 grams – fresh ricotta.
- 2/3 cup – Basil leaves, chopped.
- 1 cup – Pizza cheese, grated.
- Salt and Pepper to taste

## METHOD:

1. Preheat oven to 200°C/180°C fan forced.
2. To prepare the white sauce, in a small saucepan, add butter and melt over medium heat. To this add flour and cook for 1 minute, stirring regularly. Remove from heat and gradually stir in milk, mixing till all ingredients are combined. Return to heat. Stir and cook for a further 3 minutes until sauce boils and thickens. Turn off and season with salt and pepper.
3. In a medium saucepan, boil some water with salt. Add the asparagus, zucchini and onions and blanch for about 2 minutes. Remove with a slotted spoon and dry it on a paper towel to remove excess water. Into the same pan add the spinach and blanch for a minute or until wilted. Remove with a slotted spoon. Squeeze out excess moisture when cool enough to handle. Roughly chop.
4. Cover the base of a 20cm x 28cm, ovenproof dish with 2/3 cup of the prepared white sauce. Layer 1/3 lasagne sheets trimming to fit. Layer asparagus mixture, peas and 1/3 of the ricotta cheese. Top with 1/3 of the remaining lasagne sheets, 1/2 spinach, and 1/2 remaining ricotta cheese. Repeat the process once more. Garnish with some tomatoes, basil leaves and pizza cheese.
5. Bake for 45 minutes

# Energy efficient appliances for your home

**A**s you move into your new home, you might also be considering buying updated appliances for your home.

The Australian Government's 2022 [guide](#) to Environmentally Sustainable Homes states that household appliances account for an average of 25% of total residential energy consumption across Australia. Fridges, freezers, clothes dryers, televisions, and home entertainment equipment are among the many contributors to these mounting expenses. Many of these appliances last for over five-eight years, some even ten. Whether you are buying new appliances or replacing old ones, it is a good exercise to review each appliance, understand its features, and be able to make an informed decision to reduce energy consumption and allied costs.

With so many choices available in the market, how do we judge which one is right for our needs and ensure we buy the most energy efficient appliances for our homes? Here is a quick guide:

## CHECK THE ENERGY LABELS

The government's Equipment Energy Efficiency Program provides two types of labels for large appliances - energy consumption labels and star rating labels, which are applicable to air conditioners, televisions, computer monitors, dishwashers, refrigerators, freezers, washing machines and dryers.

The energy consumption labels show the annual consumption under standard test conditions, while the star ratings help you to compare the energy efficiency of similar models with the same size and ability. You can check both these ratings and compare appliances and their brands using the [Energy rating App](#) before you make your decision. The star rating calculations are updated periodically which can mean that a 5-star model from the 2000s could now only score 2 or 3 stars. Hence, it is recommended to check the latest ratings and calculation metrics to help choose models with better energy efficiency.

## IS THE SIZE, RIGHT?

Larger models with a similar star rating as the smaller model use comparatively more energy, thereby increasing running costs. When selecting an appliance, consider the lifetime cost and not the continuous operating costs as



this might quickly exceed the original purchase price. It is also advised that you change your older machines to newer models, as they would be more energy and water efficient. The size of the appliance should also be defined by the space within your home. For instance, a bigger television in a smaller room would consume more energy for picture pixelation as compared to a model size suited to the room.

## IS IT SMART?

We are currently living in the world of smart appliances. Buying smart appliances for your home provides more control in your hands while helping you be more energy efficient. Many smart devices include sleep or auto-off features that ensure they turn off automatically, helping to optimise energy usage while maintaining performance. Smart appliances can also be connected to smart devices which help you control their usage remotely, giving you the power to turn them off when not in use. You can also connect your smart appliances to smart metres or home energy management systems to help monitor their usage and energy costs, helping you plan your use accordingly.

## UNDERSTANDING THE FEATURES

Your appliance's energy consumption is also influenced by the functions it includes. While some built-in features can help save energy, they can also be a disadvantage. For instance, an LED or OLED television is more energy efficient as they use screens with backlighting and can provide good viewing experiences even with reduced brightness while a fridge with an icemaker may use more energy than other normal models. It is always a good option to consider the various features and their benefit to you and select appliances that help you save on energy costs.

So, a few simple, yet effective energy efficient considerations prior to purchasing will help you save money now and into the future.



**Donnybrae Estate, Land Sales Centre:**

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

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