



News at Donnybrae

Winter 2022


DONNYBRAE

 ANOTHER DENNIS FAMILY
COMMUNITY

Construction Updates

As always, we are excited to see the strides we are making in construction at our Donnybrae site where a strong community is starting to take shape.

In addition to current works taking place within Stage 13, we are excited to announce the commencement of work on Stages 10, 11 and 12. These stages span around the coveted conservation area which provides a great outlook of the existing wetland.

The Hayes Hill Boulevard Branch Sewer has now been completed and final assessments have commenced. The 624m gravity sewer extends along Donnybrook Road and will provide critical servicing for future community developments around the estate.

We are also delighted to let you know that we have made progress in finalising the designs for the much-anticipated Northern Park, the construction of which will commence next year. The park is themed around the season of



harvesting, which will feature fruit trees for residents to relish the produce.

The current entrance statement piece will be moved within the park to provide a unique display. The park will also feature a vantage point to the wetlands and conservation area as well as key play areas for children.

Introducing Aston Park

The Southern Park precinct, located on the corner of Rawson St and Willaroy Boulevard, has officially been named 'Aston Park'. The change has been made in consultation with and approvals from the local council and the Geographic Names Victoria (GNV).

Situated ideally close to Stages 3, 4 and 13, Aston Park has been designed to follow a Dinosaur adventure theme featuring a children's play area, a landscaped lawn, and a garden with preserved local fauna.

Children can enjoy their playtime around the rope courses, swirly slides, inground trampolines, swings, climbing nets and frames. Shaded picnic tables allow residents to relax and enjoy leisure time with their family and friends.

Come visit your very own Aston Park!



Setting up your cosy outdoor firepits

Are the winters keeping you indoors? Why not bring in some much needed warmth by setting up your very own fire pit!

Fire pits are a smart addition to your outdoor space for several reasons. Not only are they the perfect gathering spot for entertaining your friends and family, but they can also be used to cook and grill everything from marshmallows to roasts to the humble Aussie snag. Some styles even function as pizza ovens for some extra culinary chutzpah. Even better, contemporary fire pits come in a wide range of styles, meaning there's guaranteed to be one to suit every budget and lifestyle. Here are our top tips for making sure you choose the right fire pit for you.

WOOD BURNING OR GAS.

The first thing to consider is what type of fuel you want to use. Traditionally, there was only one option for a fire pit – wood! And there's no doubting it does replicate most closely that 'campfire' feel that many people are looking for when they're in the market for a fire pit. A wood fire pit can provide a wonderful campfire feel while being a great choice to do a bit of fire pit cookery, with different types of wood producing very different and delicious flavours. Since wood burning produces a lot of smoke, it may not always be feasible. The alternative is using gas fire pits which though expensive, certainly burn cleaner than their wood burning cousins. On the plus side, they're far more versatile in terms of where you can put them. For example, a gas fire pit can be placed much closer to your house than a wood fire pit and they can be installed in a raised container, alongside a pool, or even in the middle of a water feature.

FREESTANDING OR BUILT-IN?

Traditionally, a residential fire pit tended to be little more than some large bricks or stones surrounding a hole in the ground. Luckily, these days there are far more choices available. Most commercially available models are free-standing and offer both versatility and easy installation, and you can purchase a free-standing fire pit – in either wood or gas burning varieties – for as little as a few hundred dollars. By way of an alternative, a built-in fire pit offers permanence and stability and can be a great choice for the fire pit cookery enthusiast. Plus, it can also be used as a central part of a landscaping theme. For example, stationary fire tables,



with a propane or methanol burner in the centre of the table, are a very popular option as they offer a great deal of functionality and are great for entertaining.

Generally, fire pits don't require professional installation, but if you opt for a model that uses natural gas or requires an electrical connection, make sure you hire a gas fitter and/or electrician to hook it up.

HOW BIG?

Hand in hand with a decision about whether to go with a freestanding or built-in option, you will also need to work out what size is going to best suit your needs. So, determining where your fire pit is going to go and how you plan to use it is probably a good place to start. Smaller designs like fire bowls are ideal for compact backyards and are often portable for placement versatility. But if you want to make a bolder statement, then a larger stationary fire pit table may be just the ticket. The best thing to do is consider just how you intend to use your fire pit, how much space you really have and how much time and money you want to spend on purchasing one.

THE LOOK.

Finally, it's important to think about what look you're after because this can dramatically change the look and feel of your entire outdoor space. Fire pits come in all kinds of shapes and sizes and can be crafted from several different materials. You could opt to keep things sleek with a matte black design, or add some shimmer and shine with silver, copper, or bronze styles instead. Decorative details like ceramic tiles, mosaic surfaces, and themed cut-outs can also lend extra charm.

Whichever option you ultimately choose, your fire pit is guaranteed to add a fantastic touch to your landscape and allow you to personalize your very own outdoor space just the way you like it.

Winter Recipe - Fresh Basil Pesto

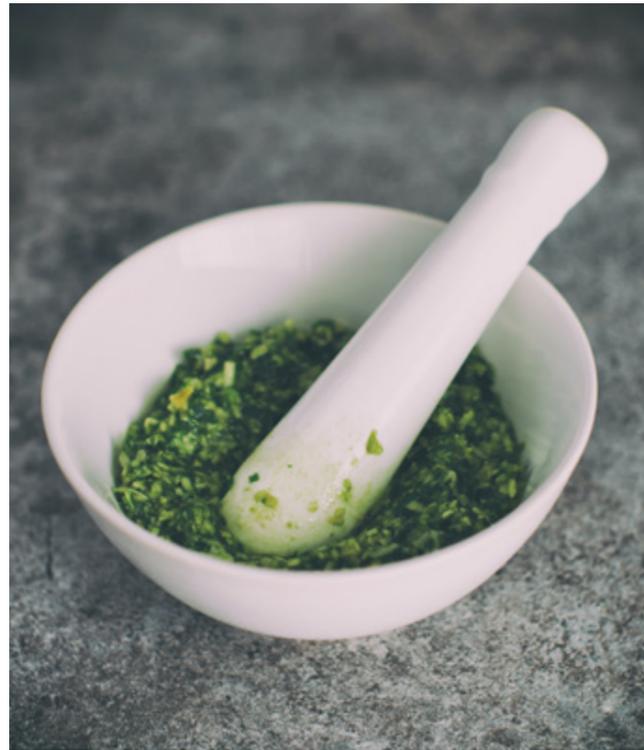
Here's a delicious Pesto recipe that you can make with freshly grown basil. Basil leaves have both anti-inflammatory and digestive properties while being a great herb for the winter, helping keep cold and flu at bay.

INGREDIENTS:

- 1 ½ Cups – Fresh Basil leaves (Destemmed)
- 45g (1/4 cups) – Pine nuts
- 2 small pieces – Garlic cloves, halved
- 5 tbsp – Olive Oil
- 60gms (3/4 cup) – Parmesan, shredded
- 1 tsp – Pepper, ground (Optional)
- 1 tsp - Zest of Lemon (Optional)

METHOD:

1. Preheat the oven to 180°C. Spread the pine nuts over the baking tray. Bake in the oven for 5 mins or until toasted. Remove from oven and set aside for 10 minutes to cool.
2. Place the pine nuts, basil, garlic, and parmesan in the bowl of a food processor and process until finely chopped. With the motor running, gradually add the oil in a thin steady stream until well combined. Optionally, you can add some ground pepper and lemon zest to add a nice wintery warmth to the pesto.



Visit the Marnong Market



Fancy going to a Farmers Market to get some fresh produce for your winter cooking. The monthly [Marnong market](#) has now returned, running on the 4th Saturday of every month till December.

Visiting the Marnong Market is a great idea if you want to do some fantastic shopping, get involved in neighbourhood events, and socialise with your loved ones, neighbours, or friends. A hot cup of coffee, delicious food, and a leisurely stroll through the market stalls are a few of the activities you can enjoy.

Many well-known local businesses

such as Portia's Plants, Anja's Scones, Rosemont Delights, Doggy Devoted, and Rollies Doughnuts are on site offering their goods and services, along with a wide choice of artisan products, handicrafts, and food vendors. Buying at the market is a good way to help support local businesses.

Entry to the market is free. Pets are not allowed within the market; however, assistance dogs are permitted.

Need we say more! Here's to enjoying some local winter flavours at the next Marnong market.

Value shopping for groceries this winter

A 2021 survey of supermarket shoppers by Canstar Blue found that an average Australian household spends approx. \$153 per week on groceries. With prices on a constant increase, this average is only going to rise. But this is nothing a bit of planning cannot solve. Here are some simple measures to help you cut down costs while enjoying a nutritious meal.

STAY SEASONAL

Buying seasonal is the best way to limit your grocery spend, especially when buying fruits and veggies. Nature has a funny way of giving us exactly what we need for each season. Hence seasonal produce is always tastier while being full of the required nutrients to help cope with the weather conditions and keep illness away. Seasonal produce is also available in abundance and therefore is fresh and priced lower. Asian greens, carrots, pumpkins, potatoes, pears, apples, and citrus fruits are in season currently, giving you an excellent choice of products that you can include on your menu.

SWITCH AND SWAP

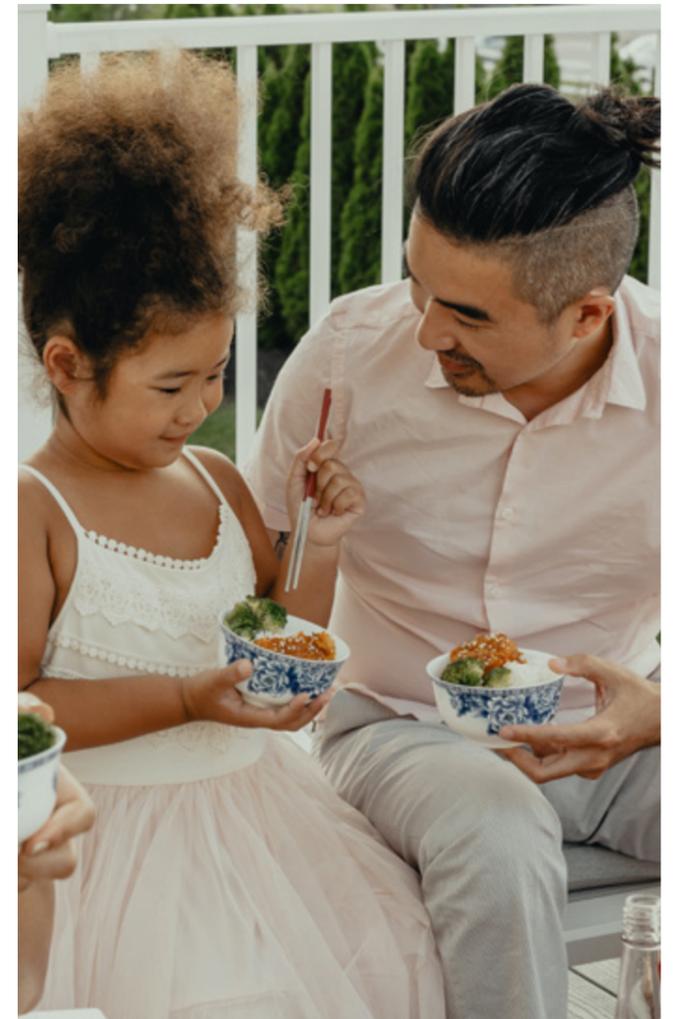
When thinking of saving on food items, another brilliant idea is to switch and swap wherever possible. For instance, if a recipe needs broccoli which is currently expensive, you can replace it with broccolini which is available both fresh and cheap. Simple switchovers such as using frozen blueberries instead of fresh blueberries or using canned beetroots instead of fresh beetroots are also great choices. You can buy these items when on sale and store them as they last longer.

PLAN YOUR MENU

Menu planning is the key to managing your food budget. By pre-planning your menu, you can minimise waste and make the best use of your available resources. Additionally, you can prepare your food for two evenings in advance and freeze it, saving time and money. Another advantage is the decrease in impulsive purchases at the shop. With your meal planned, you can keep to the list and buy only what you need, adhering to your budget.

SHOP FORTNIGHTLY AND BUY ONLINE

With fresh produce and bakery items, it is not always possible to buy a monthly stock, given their short shelf life. Also, it is always more nutritious to eat fruits and veggies fresh. But buying weekly can mean more runs to the supermarket and therefore more expenses. Consider fortnightly shopping or shopping online.



MAKE LOTS AND BAKE IN BULK

Being able to cook just once per week as opposed to several times is a terrific way to save time and money. You won't have to shop as often, which reduces impulse buys and when you cook in quantity, everything can be prepared at once and frozen for later use. Simply zap it in the microwave or on the stovetop when you want to use it; no pots or pans are required.

These are a few of our suggestions to help you reduce and save on your next grocery bill. A few simple changes that not only aid in reducing your expenses but also the allied costs on fuel and energy, all while keeping you at your healthiest best.

Finding our peaceful, cosy space

Reggie Cruz and his family can't wait to become part of the Donnybrae community. Having recently secured a lot within Stage 15, they have finally found their own peaceful place in Melbourne's outer north to call home.

Reggie, a first home buyer, was looking for a cosy place that could meet his requirements of peace and quiet while providing the best of amenities. Presently renting in Reservoir with his wife Maureen and their two young daughters aged 9 and 11, Reggie began searching for small close-knit community estates with medium-sized lots in the north and found exactly what he was looking for at Donnybrae.

"We were recommended Donnybrae by a friend who was one of the earliest residents. On visiting the estate, we loved that Donnybrae was a small estate and provided the right blend of peace and calm with easy access to great amenities," Reggie comments.

"The lot sizes were right for us and had a good frontage and ticked a lot of boxes for us. We were particularly attracted to the lots which face the conservation area and were lucky enough to secure the one we wanted," he adds.

Reggie, who works in the banking sector and his wife



Maurine who works in retail, need to travel to the city for work. Therefore, finding an estate like Donnybrae that provides proximity to public transport while being easily accessible by road was one of their priorities. The couple also likes that the estate has great future schools and recreational facilities available close by for their daughters.

The family, who hail from the Philippines had a great buying experience and are looking forward to making Donnybrae home.

"Being a first home buyer and relatively new to Australia, I was quite uncertain about the whole buying process. But the staff at Donnybrae made us feel welcome and guided us every step of the way, making it a swift and happy experience overall," Reggie says.

"Once all formalities are done, we are planning to build a single storey, four bedroom house that will meet the needs of our growing family."

With his family's future planned at Donnybrae, Reggie has already recommended the estate to some of his friends with a view to them also joining the young community.

"It would be wonderful for us to be together at Donnybrae," he concludes.

Family and Friend Referral

Share in \$2K* with our Family and Friend Referral Program!

If you think having friends and family close by is important, then why not invite them to live at Donnybrae too!

If you're a purchaser at Donnybrae and you refer family and friends to Donnybrae and they purchase land, you could each be eligible to receive a \$1,000* debit card. It's our way of saying thanks, and welcome to the community.

But hurry, the promotion finishes on 30th September 2022. Your friend or family member needs to have signed a contract for the purchase of land before the offer ends. It's that easy, and it's open to all purchasers at Donnybrae.

* Terms, Conditions and Exclusions Apply. For more information and full T&Cs, please visit www.donnybrae.com.au/family-and-friends-referral-program

What better way to:

- Have friends and family living close by.
- Live in a close-knit, boutique community.
- Be conveniently close to the Donnybrook Train Station.
- Enjoy the convenience of future shopping, schools, restaurants, cafes, and sporting facilities on your doorstep.

With limited lots available, now is the time to secure you and your family's future at Donnybrae! Plus, 5% land deposits are also available at Donnybrae for a limited time*, making it even easier to purchase your dream lot.



Donnybrae Estate, Land Sales Centre:

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

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