



# News at Donnybrae

Spring 2021



ANOTHER DENNIS FAMILY COMMUNITY

# Donnybrook community groups – put your hand up!

**T**he Donnybrae Community Fund is now open, and 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.

Submissions are open from October 25 until 5pm on November 19, 2021.

Dennis Family Corporation (DFC), the developer of Donnybrae estate, is delighted to be launching the Donnybrae Community Fund for the first time in 2021.

“We take enormous pride in the communities we create and recognise the important role community groups play in connecting people and fostering a sense of belonging within our estates,” shares Dennis Family Corporation Chief Executive, Peter Levinge.

Since 2002, DFC has successfully operated Community Funds across its residential developments, both in Victoria

and Queensland, distributing more than \$850,000 in grants over that time.

“This year we look forward to adding community groups from the Donnybrook area to our long list of deserving Community Fund recipients.”

Previous grant recipients from other DFC estates have included local sporting, support and environmental groups, schools and emergency services.

To be considered for a grant, not-for-profit community groups must operate within Donnybrook or Craigieburn boundaries and meet the eligibility criteria detailed on the application form, which is available on the Donnybrae website: [donnybrae.com.au](http://donnybrae.com.au).

An independent judging panel will assess applications and successful recipients will be notified in late November/early December.

# Introducing Nova Townhomes by SOHO Living

**D**onnybrae together with SOHO Living are proud to present Nova Townhomes, a boutique collection of just eight premium homes in contemporary townhome designs. These stunning 3 and 4 bedroom, 2.5 bathroom, 2 car townhomes have been smartly designed to maximise the use of space.

Overlooking the community’s Northern Park and offering wide open leafy green space on your doorstep, these townhomes are conveniently located close to an abundance of local amenities. The Donnybrae Train Station, parks and playgrounds, plus future schools, shopping precincts and sports facilities will all be within close proximity.

Priced from only \$429,900, Nova Townhomes are a turnkey solution, meaning you can walk in and start living.

These townhomes offer:

- Fixed price, no surprises
- Laminate timber flooring and carpet in nominated areas
- Recessed LED downlights
- European stainless steel appliance
- Stone benchtops in kitchen
- Fencing and front and rear landscaping
- Paving: Coloured concrete to driveway and front path.
- Double garage with remote

And much, much more!

Get in touch today on 1300 303 380 to find out more, but you had better be quick, they are selling fast!

# Let’s help keep Donnybrae beautiful

**C**alling all estate-proud residents! Let’s work together to keep everyone safe and Donnybrae in tip-top shape by keeping an eye out for the following -

**Illegal dumping** - We all know that dumping is illegal. Not only does it encourage more dumping, but it can also damage the environment and impact the visual appeal of our community. So, if you see any rubbish dumped in or around Donnybrae, don’t hesitate to email us at

[info@donnybrae.com.au](mailto:info@donnybrae.com.au) or contact the Council so the matter can be dealt with promptly.

**Nature strips** - Although they’re owned by the Council, nature strips at Donnybrae are also the responsibility of residents. Everyone in our community has a role to play in ensuring the estate’s nature strips are kept clean and tidy so they can provide an effective buffer between pedestrians and private property and, most importantly, keep you safe!

**Lot maintenance** - If you’re yet to build on your vacant lot, please remember it is your responsibility to keep the space tidy and presentable. Mow and cut long grass and keep clear of any rubbish. It’s a great way to enjoy the best possible start with your neighbours!

**Front landscaping** - Attractive, quality front landscaping is integral to a beautiful estate. You can keep your front façade looking its best by tending to your garden, pulling out weeds, and pruning shrubs that are growing straggly or blocking pathways.

# Construction Update

Get set to ROAR!

The appearance of a giant dinosaur in the middle of the Stage 4 park in Donnybrae’s south has everyone stomping their feet and gnashing their teeth in excitement!

Although some delays with the arrival of the equipment did push out the proposed completion date to October/November, seeing the giant play installation in situ has confirmed that it was definitely worth the wait.



The shelter and BBQ area, concrete works, soft rubber fall and remaining planting are also rapidly taking shape, and Donnybrae residents can look forward to the park opening in the very near future.

In welcome news for purchasers in **Stage 8**, civil construction works are almost complete and we anticipate Statement of Compliance to be issued by early November. Titles will then be issued, with settlement on properties to follow.

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.

**Stage 9** civil construction work continues, with subgrade improvement and capping occurring in October.

# Design Guidelines

**D**esign Guidelines ensure your new community is built to a high standard and looks visually appealing, both now and in the years to come. They help us realise our vision for Donnybrae and maximize the value of your investment, complementing the estate's natural setting and enhancing the overall quality of what will become a thriving community that residents can be proud to call home.

Our new Design Guidelines video series has been developed as an accessible introduction to key factors to consider when designing and building your new home.

We'll be emailing the videos directly to all of our current and future residents, or you can check them out on the Donnybrae website: [donnybrae.com.au/design-guidelines](https://donnybrae.com.au/design-guidelines).

# Spring Makeover: Outdoor Living Spaces

**A**fter hibernating inside over the colder months, it's time to embrace outdoor living again and focus on getting your entertainment and living spaces ready for the warmer months.

The key idea behind creating a seamless connection between indoor and outdoor living spaces is to ensure that there's an easy passage between the two zones and to continue your personal style across these spaces.

So, what are some elements to focus on when preparing an outdoor living area for spring?

## REVISIT YOUR FURNITURE NEEDS

Great outdoor furniture should bring comfort, purpose and functionality to the outdoor alfresco areas of your home. Your outdoor spaces should offer the perfect balance between relaxation and entertainment. Think about your requirements and how the space needs to function - do you need seating, table and chairs for eating or a mixture of both, and can your space accommodate your needs?

## SPRUCE IT UP

Entertainment areas get high usage over the warmer months, so should have a good clean in preparation for the warmer months and become part of your regular cleaning schedule after that.

Always opt for easy care furniture pieces that can take whatever the elements throw their way, such as durable all-weather timber, rattan, cane and fabrics. Give soft furnishings a wash or replace them as part of your spruce up. Low-cost cushions are available in stores such as Bunnings, Kmart and Target.

## DOUBLE DUTY

What is the vision for this space? Apart from a place to sit and eat, what else does it need to provide you or your family, and how will you create that mood? Is it a quiet place to read a book, a workspace for the summer or a play area for the kids?

Outdoor spaces can tend to be light and airy, so they often need something to define the space. An outdoor floor

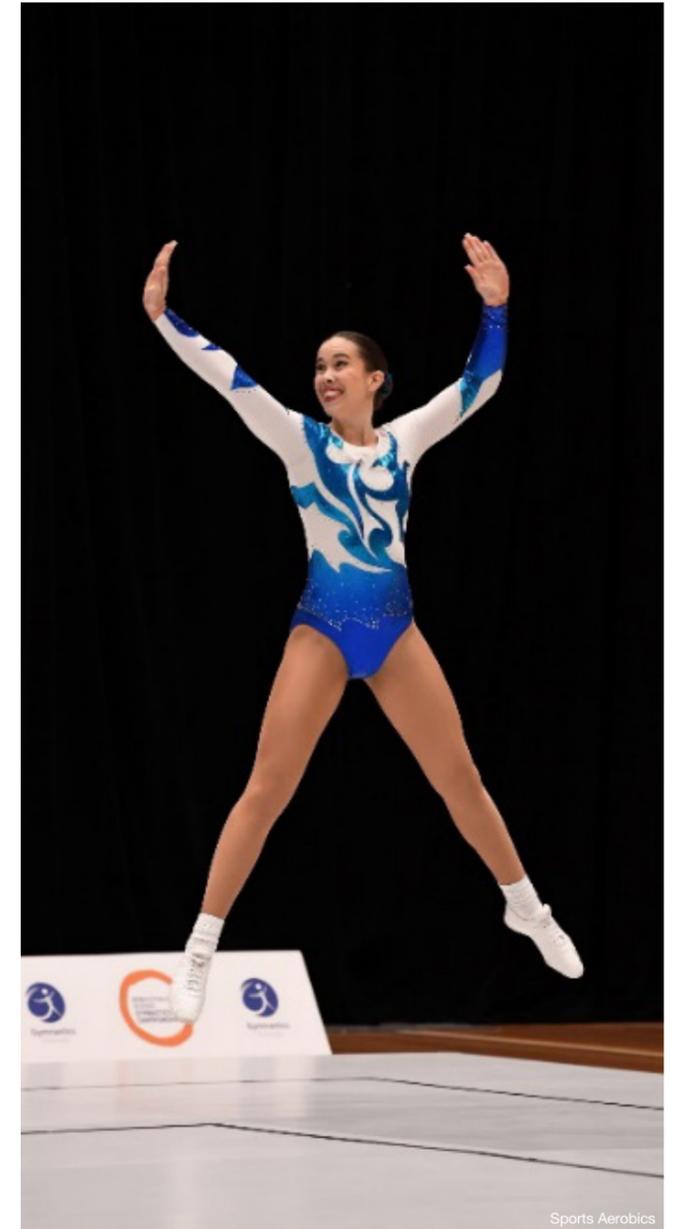
rug or two can bring cohesiveness to your outdoor area, and scattered plants around the area can also help create a defined space and create nooks for reading and relaxing.

Selecting furniture pieces that can double as storage for cushions, kids' bits and pieces and an ottoman can be used for additional seating if needed, or pop on a tray for extra space for food and drinks when a casual feel is required.

## LIGHTING AND COLOUR

Lighting is a great way to provide ambience depending on the occasion. Additional lighting such as an outdoor festoon can be added to standard inbuilt ceiling lights to add an additional element and create layers. Many offer solar power for easy installation.

Choosing a colour palette for base pieces provides you with the opportunity to mix and match as required depending on the season, or add accents or splashes of colour to make the area pop using cushions, accent pieces and textiles.



# Virtual family fun

**D**onnybrae kids and families got active and had fun without having to leave home through a series of live Zoom events over September and October.

Sports Aerobics, Dance Jam and Karate sessions had everyone high-kicking in their living rooms to get the blood pumping. Two scrumptious cooking classes then managed to step drooling participants through creating fun and easy desserts and WFH/study snacks to help them lick lockdown.

Attendees also had the opportunity to chat with and ask the instructors questions at the end of each session.

It was terrific to see Donnybrae residents logging into the sessions. But don't panic if you missed out on the fun - sessions are now available on the Donnybrae blog to replay wherever and whenever you like: [donnybrae.com.au/online-classes-kids](https://donnybrae.com.au/online-classes-kids)

And don't forget to keep an eye on your emails, the blog or Facebook [facebook.com/DonnybraeEstate](https://facebook.com/DonnybraeEstate) for future events.

# Spring grazing platter

**G**razing platters are a great, low-stress alternative for when family and friends pop by, or if you just want a casual quiet afternoon lunch or dinner alternative.

The secret to a grazing platter is to try and minimize big open spaces on your platter and the theory of 'more' rather than 'less' always works well when putting one together.

## WHAT TO INCLUDE?

The great thing about a grazing board is that you can customise to your tastes and the season. The trick is to offer variety through texture, colours and flavours, covering meats, cheeses, crackers and breads, fruits and vegetables, along with condiments to accompany your selections. Here are some ideas to include, but really the choices are endless, including hot and cold foods.

## CHEESES

Include a mix of hard cheeses and soft cheese and even some spreadable cheeses if you wish. Cheeses can be cut into bite-sized pieces or cut into different sizes to add variety. Popular cheeses to include are cheddars, Swiss, Gruyere, Bleu, Camembert, Brie, Stilton, Gouda and don't forget to add in some cheese knives as needed.

## MEATS

A selection of smoked meats such as salamis, ham,

prosciutto, chorizo, and softer options such as pate provide a good mix.

## BREADS AND CRACKERS

It's nice to use a mixture of artisan breads alongside sturdy crackers and toasts, to complement the variety of cheeses, meats and dips.

## FRUITS AND VEGETABLES

Look to use local seasonal fruits and vegetables in an array of colours and flavours where possible. You can also use a selection of dried fruits and nuts to accompany your cheese options. Go-to options are grapes, cherry tomatoes, strawberries, blueberries, apples and pear segments, carrot sticks, celery and cucumber.

## CONDIMENTS

Don't forget a selection of condiments that can be housed in a selection of bowls. All year-round favourites include olives, quince paste, pickles, dips and mustards and chutneys.

Start with your bowls in the middle of your tray and carefully layout groups of your items in place until your tray is covered. Add knives, toothpicks and tongs as needed. You'll now have the perfect grazing platter for any occasion!

# Land sales office – COVID-19 update

**T**he 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.

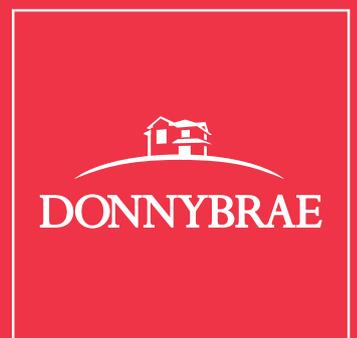
Call 1300 303 380 or email [info@donnybrae.com.au](mailto:info@donnybrae.com.au) for more information.



**Donnybrae Estate, Land Sales Centre:**

**Open daily 10am – 5pm 875 Donnybrook Rd PH: 1300 303 380 [donnybrae.com.au](http://donnybrae.com.au)**

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