

MODEINA AUTUMN 2024 MESSENGER





CONSTRUCTION UPDATE

Earthworks are underway within **Stage 32** in preparation for the installation of sewer and drainage connections.

In **Stages 33** and **34**, young trees have been planted along the nature strips, adding to Modeina’s lush streetscapes. The grassland reserve in **Stage 33** now has permanent fencing installed to protect the native vegetation.

Reserve landscaping works in **KC5** have commenced and are anticipated to wrap up before the end of 2024. These works will include a continuation of the shared path, bench seating, garden beds, grassed areas.

Final designs for the **KC4** reserve are almost complete along with Council approvals.

The **KC4** site is the final reserve for the development and links the **KC2** and upcoming **KC5** walking and exercise paths



EARTHWORKS ARE UNDERWAY WITHIN STAGE 32 IN PREPARATION FOR THE INSTALLATION OF SEWER AND DRAINAGE CONNECTIONS.

to create a loop of approximately 3 km around the estate.

RUBBISH DUMPING

A friendly reminder to all current and prospective residents to stay vigilant around the estate, as vacant lots and building sites can be a magnet for rubbish dumping.

It is strongly recommended that vacant lot owners arrange site fencing before construction begins.

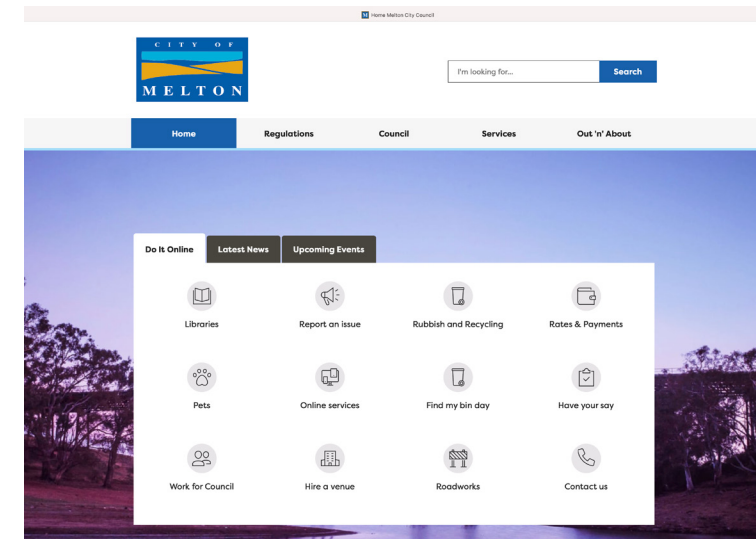
The dumping of hard rubbish on vacant lots is considered littering and is illegal. Offenders may be fined a minimum of \$370.

You can book a hard waste collection on the [Melton City Council Website](#).

Alternatively, visit the Melton Recycling Facility at 33 Ferris Road, Cobblebank. The site includes three services, including

a Permanent Drop-off Site, Resale Shop, and Transfer Station. Learn more about the facility [here](#).

If you see anyone illegally dumping hard rubbish on a vacant lot, you can report the incident to **Melton City Council** [here](#).





INTRODUCING **ALIHaidari** MODEINA SALES ASSOCIATE

MEET ALI HAIDARI, THE MODEINA SALES ASSOCIATE
WELCOMING YOU THROUGH THE DOORS AT THE
MODEINA SALES CENTRE

What led you to become a Sales Associate with Dennis Family Corporation and how long have you been a member of the team?

I joined the Dennis Family as a marketing intern, but quite often I would visit our Sales Centres and help the Sales teams as well. This provided me with the opportunity to meet our clients and learn more about their home-buying journey from their perspective.

I really enjoyed the face-to-face interactions with clients and wanted to help them achieve their milestones of buying a new home. So, I decided to join the Sales Team around three years ago.

What are the main tasks of a Sales Associate at Modeina?

The main tasks include welcoming clients and giving them a rundown of the estate; taking them on site to show them the location of the available lots; giving clients a call and assisting them with any questions. Then also liaising with Conveyancers, builder partners and other teams here at DFC. As well as advertising and organising house & land packages.

What is the most rewarding part of your job?

Buying a block of land can be a very daunting and overwhelming process, but it is also a very exciting time for our clients. There are so many emotions involved when buying land for your first home, forever home or even investment property. When I help our clients to find the right lot, one that meets all their requirements and they've gone through the process to secure it, there's a moment when they smile knowing it's now their land. That moment is the most rewarding part of my job.

Why is Modeina such a great place to live?

It's a boutique community where most of our residents are owner-occupiers who look after their homes and the community as well.

We're surrounded by the beautiful Kororoit Creek, and amenities like CS Square (Caroline Springs Shopping Centre) and Burnside Hub Shopping Centre are within less than a five minute drive.

There are many primary and secondary schools close by with Burnside Primary School situated within the estate.

Easy access to public transport and medical facilities makes Modeina one of the best estates in Melbourne.

What advice do you have for new homeowners in Modeina?

Here at Modeina, we offer an exclusive front landscaping package and maintenance for one year (including the nature strip) so please take advantage of this incentive as it makes the whole neighbourhood look beautiful.

Reach out to us when your house is almost complete and ready for you to move in.

To find out more visit: modeina.com.au/landscaping-offer.

Secondly, if you've seen anything within Modeina that's being damaged and needs fixing, please report it via the [Snap Send Solve](#) app and help us make the community a safe and clean place.

We look forward to welcoming you to the community.

What is your favourite thing about the new Sales Centre?

We have installed Mapovis, an interactive digital map that's the size of a dining table, in our Sales Centre. It's very handy for us to show visitors what lots are available and where they sit on our masterplan. It also helps us to locate the amenities nearby and show how far they are.

However, my all-time favourite thing in the new Sales Centre is the mini fridge with water and soft drinks. So please pop by to say hello and enjoy your free drink on us!

WRAPPING UP

A WONDERFUL EVENT SEASON AT MODEINA



On Saturday, the 23rd of March, the vibrant community of Modeina came together for the annual Easter Egg Hunt event.

Despite the damp and cloudy weather, approximately **680** residents and friends joined in on the egg hunts, marking a fantastic **60 percent** increase in participation from the previous year. An estimated crowd of **1,800** passed through the festivities throughout the day.

The Easter event, a tradition in Modeina, offered activities for attendees of all ages.

From a craft stall to whimsical face painting sessions, there was no shortage of entertainment. Complimentary hot drinks and warm hot cross buns added to the festivities.

The Easter Egg Hunt was not the only highlight on Modeina's event calendar.

In February, Jungle Jam captivated approximately **1,500** attendees with its vibrant festivities. From thrilling carnival rides to African dancing and drumming performances, the event was a resounding success.

Local organisations, including the Neighbourhood Watch and the Men's Shed, were at the event in a show of their commitment to local wellbeing.

In March, the annual Movie Night – held in collaboration with Burnside Primary School – drew a record crowd of around **700** movie enthusiasts.

Families enjoyed warm evening conditions and a screening of the beloved Super Mario Bros movie, accompanied by complimentary popcorn and choc-top ice creams.

Modeina's Open Day in mid-March provided an opportunity for residents and prospective homeowners to mingle over canapés and refreshing summer spritz drinks. Attended by **50** people, the event delivered meaningful connections and offered insights into the vibrant lifestyle enjoyed within Modeina.

We'd like to extend a big thank you to all who attended and contributed to the success of the events. The sense of community and shared joy exemplified the essence of Modeina's spirit, reaffirming its reputation as a tight-knit and welcoming neighbourhood.

THE TRANSFORMATION OF BURNSIDE HEIGHTS RECREATION RESERVE OVAL 2

Sport lovers, get excited!

Big things are happening at Burnside Heights Recreation Reserve Oval 2. Melton City Council, Sport and Recreation Victoria, and the Burnside Springs United Cricket Club have joined forces to revitalise the Burnside sporting hub and recreational facilities.

The project began in October 2023 and is expected to be completed in May 2024. The Recreation Centre and Oval are located to the north of Modeina, separated only by Kororoit Creek at Freelands Dr, Burnside Heights 3023.

During construction, Oval 2 and its surroundings will be fenced off for safety reasons. The redevelopment of Burnside Heights Recreation Reserve will create a space that nurtures community engagement, encourages active lifestyles, and embodies the spirit of Burnside Heights.

For further progress updates, head to the Melton City Council [website](#).



A SAFER CAROLINE SPRINGS INTERSECTION

SAY GOODBYE TO TRAFFIC JAMS!

If you've ever been stuck in traffic at the **Caroline Springs Boulevard and Rockbank Middle Road Roundabout**, you're not alone.

This spot is currently one of the busiest intersections in the City of Melton, causing frustration and safety concerns for drivers, cyclists, and pedestrians.

But good news: plans are underway to install traffic lights at this roundabout, aiming to ease congestion, improve traffic flow, and enhance safety for all road users.

Further updates will include removing the existing roundabout, expanding and realigning the road, and installing the much-needed traffic signals.

Plus, new landscaping and public lighting will be introduced to give the area a fresh new look.

Construction kicked off in late November 2023, so expect to see some action happening soon.

For details about detours or further project updates, head over to the [Melton Conversation project page](#).





HOW JASPER IS BUILDING HIS FIRST HOME IN MODEINA

“THE PERFECT BLEND OF BUSH AND BURBS!”

Meet Jasper, a 20-something creative who grew up in Deer Park, Burnside, and Caroline Springs, just a stone’s throw away from Modeina.

Jaspar found himself at a crossroads familiar to many young Australians: navigating the prospect of homeownership amidst increasing property prices.

Working, saving money, and earning interest through the pandemic and years since created an opportunity for him to get into the property market.

“My savings were compounding and my income increasing, so it was more a case of keeping at it until I had enough for a deposit,” Jasper said.

What he wanted in a home priced him out of the established market, he looked into the possibility of buying land to build on, a decision encouraged by the financial incentives available.

“The first home buyers stamp duty exemption also worked more effectively this way, whereas if I had purchased established in the same price bracket, I’d be out of pocket a considerable amount.”

Modeina is a picturesque haven between established suburbs, set on the Kororoit Creek, winding around the eastern edge.

“The information centre was warm and inviting, and the staff on deck was very friendly and pretty well informed with all the questions I had!” Jasper said.

“When I did a drive-through, the most memorable thing was the creek view and the walkways adjacent to the creek – just beautiful. The perfect blend of bush and burbs! I also noticed on-street parking for the more main-ish roads, this was great as the roads don’t get blocked up with parked cars, which is something a bit more subtle but very much appreciated on my end!”

While navigating the process of land acquisition, Jasper mentioned it to friends and family who weighed in before he forged ahead.

“For big things like this (property purchase), I’m already relatively risk averse,” Jasper said.

“So, when I had decided to buy land and it came time to purchase that specific block, I just went ahead and did it!”

Opting for land and then building a house meant Jasper could be specific about features that matter to him.

Hardwood floors, rake ceilings, and four, rather than three bedrooms are all on his list after visiting display homes.

“From a personal standpoint, I’m also close to family and friends that live in these surrounding suburbs which is important to me.

Being surrounded by established suburbs and not being too far out from the city really sets Modeina apart,” Jasper said.

“You can tell there’s a lot of thought and planning that’s gone into Modeina, and that’s something I appreciate”.



PET REGISTRATION



A reminder to all Modeina pet owners: dogs and cats aged three months or older, must be microchipped and registered with Melton City Council.

This is a legal requirement in Victoria, following the Domestic Animals Act 1994.

All registrations must be renewed annually before 10 April to avoid penalties.

You can register your new pet online through the Melton City Council website.

Please note that all cats registered must be sterilised.

If your pet is already registered with another council, an Animal Transfer must be completed. Print and complete the necessary Animal Transfer form, available on the Melton City Council website.

All registrations incur a State Government Levy of \$4.39, included in the registration fee.

This Levy is used to fund pet ownership educational programs and to pay for services like collecting stray and feral animals and operating the Melton animal pound.



THROW AWAY YOUR EMPTY CONTAINERS FOR CASH!

Stop throwing away your empty drink containers and start returning them for money!

You can now return your drink containers for 10 cents each to the Burnside Hub Shopping Centre carpark. There you will find four [CDS Vic Reverse Vending Machines](#).

On 1 November 2023, the Victorian Government commenced their CDS Vic, container deposit scheme.

The scheme allows Victorians to redeem vouchers, donations, cash, and electronic payments for returning eligible cans, bottles, and cartons.

The refund options include:

- **Vouchers:** Generated instantly, vouchers can be used at participating stores, including your local supermarket. They can also be exchanged for cash in stores.
- **Cash:** Instantly receive your refund in cash when you return your containers to the Burnside Reverse Vending Machine.

- **Electronic Payment:** You can redeem your refund via electronic payment method with the CDS Vic app. Any payment generated will be paid to a nominated bank account.

Any aluminium, glass, plastic, and carton drink containers are returnable, along with their lids. There's no need to flatten the containers and it's better not to as the vending machines cannot accept them crushed.

All business owners interviewed noted the Reverse Vending Machines as a positive addition to the Shopping Centre, including Dave, owner of the popular **Burger Road** (Burnside) restaurant.

"All business owners around here are using the machines, including us. They're really good," says Dave.

"We particularly use them to recycle our cans and bottles."

It's not only Burnside business owners using the machines, as Dave has noticed his customers making use of them.

By recycling your drink containers, you are creating a circular economy for Melbourne's recycled materials.

These single-use containers are returned, collected, and remade into single-use containers, which can again be returned, repeating the cycle, and reducing litter to help maintain our environment.

Find the Burnside Reverse Vending Machines in the Burnside Hub Shopping Centre carpark at 15/25 Westwood Drive.

Containers can be returned between **8am** and **7pm**, every day, 363 days of the year (closed Christmas Day and Good Friday).

For customer service, call **1800 237 842** or email customerservice.vic@tomracleanaway.com.au



HUNDREDS OF THOUSANDS OF NOISY MINERS

Local suburbs are home to iconic native bird species like Australian Magpies and Magpie Larks, commonly referred to as Peewees, which thrive in open spaces where they forage for food.

Native Honeyeaters like the White-plumed Honeyeaters are also here, snacking on flowering plants in suburban Melbourne.

But you may have noticed another species becoming more common – Noisy Miners are moving in.

Labelled a “bully bird”, sometimes driving out other native species, they’re easy to spot by their grey body and black crown and cheeks, with a yellow bill.

They’re *“bold and curious birds and one of our most controversial backyard birds,”* according to BirdLife Australia.

Since the 1980s the changing suburban landscape across our city has been particularly favorable to Noisy Miners.

Dr Jacinta Humphrey, Postdoctoral Researcher, ICON Science at RMIT University, said that these birds naturally inhabit the edges of forests and woodlands

“They thrive in open areas with tall, mature trees – conditions that Melbourne’s parklands abundantly provide.”

Dr Humphrey thinks that their more recent surge in numbers is from a gardening trend in the 1980s, when people were encouraged to plant native flowering plants in their backyard.

“People just planted heaps of Grevilleas and these native shrubs that have really showy flowers and they’re all marketed as being bird-attracting. And we think that’s really helped noisy miners take off because it’s a perfect food source for them.”

“We’ve just created huge areas of really perfect habitat for them and they’ve jumped on that and just gone gangbusters,”

Dr Humphrey said.

“Suddenly we have hundreds upon thousands of them turning up in the city.”

HELP THE LOCAL BIRDLIFE

- 1. Plant Native Shrubs and Trees:** Choose native plant species that provide natural food sources and shelter for birds. Avoid plants like Grevilleas that primarily attract noisy miners and instead opt for denser, spikier vegetation that offers protection for smaller birds.
- 2. Create Diverse Layers in Gardens:** Develop a layered garden landscape with ground cover, mid-level shrubs, and canopy trees. This variety helps to cater to different species of birds at different heights and provides more comprehensive habitat options.
- 3. Maintain Water Sources:** Provide clean water sources for birds to drink and bathe, especially during the warmer months. Ensure these water sources are kept clean to prevent the spread of disease among bird populations.
- 4. Avoid Using Pesticides:** Chemicals used in gardens can harm birds directly or reduce their food sources. Opt for natural pest control methods to keep both plants and visiting bird species safe.
- 5. Keep Cats Indoors:** Domestic cats are a significant threat to local wildlife, including birds. Keeping cats indoors, or at least restrained while outside, can dramatically reduce the risk to native birds.
- 6. Install Bird Nesting Boxes:** Provide safe nesting sites for birds by installing bird boxes in your garden. Ensure these are suitable for native species you aim to attract.

SPOTLIGHT ON LOCAL BUSINESS



Byblos Market owner Saad started Byblos at Burnside Hub six years ago. He arrived in Australia from Lebanon in the early 2000s.

Today he continues to run the store, employing his 19 year old son and other staff to service the increasing numbers of customers coming in to get their groceries.



Mandarins, oranges and apples are currently in season, sourced from Melbourne Fresh Fruit and Vegetable Market in Epping.

Saad also recommends jujubes, a little-known fruit in Australia that, like Byblos Market, takes its name from the Greek language.

“Like a red date, they’re new in the market and some of our European customers, they know – when they see them, they love them,” Saad said.

The Market is named after the Lebanese city Byblos, perched on a sandstone cliff about 40 km North of the capital Beirut by car.

The Greek name of the Lebanese town became the source of the English word “Bible.” Byblos was a place where papyrus was exported. The city name influenced the name of the material and the religious text known as “the papyrus book.”



Byblos was settled in the Neolithic era, around 10,000 years ago, when humans began to use agricultural techniques.

The city is said to have been originally founded by fishermen and remains one of the oldest continuously inhabited towns in the world.

burnsidehub.com.au/stores/food/byblos-market



WHAT'S FOR DINNER?

HEARTY BEEF AND VEGETABLE LASAGNE

This vegetable-packed lasagne with meat is a delicious and nutritious meal that the whole family will love. It's a perfect combination of flavours and textures. It's a great way to incorporate vegetables into your kid's day. This recipe uses cottage cheese in the Bechamel sauce, for a tasty tang and protein boost.

See next page for recipe



INGREDIENTS:

- 500g beef mince
- 1 onion, finely chopped
- 2 cloves garlic, minced
- 2 tbsp olive oil
- 800g canned diced tomatoes
- 2 tbsp tomato paste
- 1 tsp dried oregano
- 1 tsp dried basil
- Salt and pepper to taste
- 250g lasagne sheets
- 2 zucchinis, thinly sliced
- 1 eggplant, thinly sliced
- 200g button mushrooms, sliced
- 1 red bell pepper, thinly sliced
- 1 yellow bell pepper, thinly sliced
- 250g ricotta cheese
- 1 cup grated mozzarella cheese
- 1 cup grated Parmesan cheese
- Fresh basil leaves for garnish (optional)

BECHAMEL SAUCE INGREDIENTS:

- 2 tablespoons unsalted butter
- 2 tablespoons all-purpose flour
- 1 1/2 cups milk
- 1 cup cottage cheese
- Salt, pepper, and nutmeg to taste

COOK THE MEAT SAUCE

1. Preheat your oven to 180°C, fan-forced.
2. Thinly chop your vegetables and set aside for the assembly stage.
3. In a large frypan or skillet, heat the olive oil. Add the chopped onion and minced garlic, and sauté with a wooden spoon until translucent. This should take 3 minutes.
4. Add the beef mince and cook until browned, about 5-6 minutes. Break the chunks with your wooden spoon as you stir.
5. Add in the diced tomatoes, tomato paste, and dried herbs. Season to taste. Allow the mixture to simmer for 15-20 minutes, stirring occasionally, until it thickens. Taste and adjust seasoning if necessary.

PREPARE THE BECHAMEL SAUCE

1. In a saucepan, melt the butter until it begins to foam. Once melted, add the flour.
2. Stir continuously with a whisk for 2 minutes or until the mixture forms a roux and turns a light golden colour.
3. Slowly add in the milk and continue stirring until the mixture thickens and simmers.
4. Once thickened, add in the cottage cheese. Stir the mixture well until the cottage cheese is fully incorporated into the sauce. Season to taste.
5. Once the mixture is smooth and lump-free, remove it from the stove.

ASSEMBLE THE LASAGNE

1. Lightly grease a baking dish. Spread a thin layer of meat sauce on the bottom.
2. Arrange a thin layer of lasagne sheets on top, just overlapping where necessary. Next layer your thinly chopped vegetables, meat sauce, and bechamel sauce. Repeat this process until your baking dish is filled or all the ingredients are used. Make sure to finish with a thick layer of bechamel sauce.
3. Sprinkle a thin layer of grated mozzarella and Parmesan cheese on top of the lasagne.
4. Cover the lasagne with aluminium foil. Bake in the oven for 30 minutes.
5. Remove the foil and bake for an additional 20 minutes, or until the cheese is golden brown. Remember that these times are approximate and may vary depending on your oven.
6. Once baked through, allow the lasagne to rest for 5 minutes before serving. Enjoy!

SERVES: 4 PEOPLE

PREPARATION AND COOKING: 2 HOURS

This dense meal doesn't take any shortcuts, so save time by gathering all the equipment you will need early to streamline the process.



Modeina Land Sales Centre

Open from Saturday - Wednesday, 10am - 5pm

6 Lexington Drive BURNSIDE VIC 3023

1300 724 723 | modeina.com.au

MODEINA



ANOTHER DENNIS FAMILY COMMUNITY