

MODEINA^{SUMMER} 2024 MESSENGER



MODEINA
ANOTHER DENNIS FAMILY COMMUNITY



CONSTRUCTION UPDATE

In **Stage 33**, new permanent fencing has been erected to protect the native grassland reserve and trees have been planted along nature strips within the stage to complement the surrounding natural resources. Hydro-seeding works also continue to progress in Stage 33 encouraging further grass and plant growth.

Conservation continues in Kororoit Creek Reserve **Stages 2 and 3** with the planting of native vegetation to commence after summer. The plants selected are drought-tolerant and require minimal upkeep in line with Council requirements and to ensure the longevity of the natural reserve.

Works in **Stage 34** are complete and final electrical, council, and water authority inspections are underway. Titles are anticipated to be released in early to



EXCITING NEW DEVELOPMENTS HAVE BEGUN FOR 2024, INCLUDING UPDATES TO RESERVES AND FURTHER CONSTRUCTION.

mid-February 2024. Once settled, the land will be ready for new residents to build.

Works in **Stage 32** are expected to commence in February 2024.

NATURE STRIPS

A reminder to all Modeina community members that it is the responsibility of the resident to maintain the quality of nature strips to ensure your home and estate remain well preserved and presented, and are kept looking their best.

Melton City Council does not perform nature strip mowing; it is standard Council policy that the nature strips are maintained by the home occupant for all street-fronting property.

RUBBISH DUMPING

Vacant lots and building sites can be a magnet for rubbish dumping. We ask all

current and prospective residents of Modeina to stay vigilant.

As a preventative measure, we recommend that vacant lot owners arrange fencing for their lot before construction begins.

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



SALES CENTRE REFRESH

THE BRAND NEW MODEINA SALES CENTRE FEATURES A COMPLETE DESIGN AND CAPABILITIES RENOVATION BOTH INSIDE AND OUT.

After a façade refresh in September 2023, the exterior has been transformed with an industrial-inspired colour palette of black cladding, timber, and fresh landscaping. Bright new signage has also been updated. New landscaping includes native plants and a quiet seating area – the perfect place to relax and contemplate your new home.

The concept carries through inside with timber and soft neutral tones, and a brand new Experience Centre welcomes existing and prospective residents to Modeina.

New comfortable sitting and meeting areas provide additional usable space to the centre, which caters to new and existing homeowners.

The interior showcases a virtual and interactive process that includes the ability to inspect the masterplan, view individual lots and housing options, exclusive landscaping packages from Ian Barker Landscaping, amenities, brochures, and pricelists, and everything Modeina has to offer.

Browse interior design inspiration as you enjoy a coffee on us in our Inspiration Corner. Discover the season's latest trends and tones, luxurious materials, and style inspiration for building or decorating their new home interiors, all available to browse, compare, and compile an emailable Personalised Experience Pack to send to yourself.

You can find the Modeina Land Sales Centre at 6 Lexington Drive, Burnside.

Open Saturday – Wednesday 10am – 5pm.





SEVENTEEN LOCAL NOT-FOR-PROFIT GROUPS WERE AWARDED A SHARE OF \$25,500 AT THE SIXTH MODEINA COMMUNITY FUND EVENING.

This year's event marks 21 years of Community Funds and over \$1 million distributed across Dennis Family Corporation's residential estates in Melbourne and Queensland since the inaugural event in the early 2000s.

Hosted by Executive GM of Developments, Peter Ryan, at the Burnside Community Centre, the event is an annual highlight for the company and local community.

"Dennis Family Corporation takes enormous pride in the communities we have developed and recognises the vital role community groups play in connecting people and

fostering a sense of belonging within our estates," remarked Mr Ryan.

"It's fitting then that we celebrate such a successful year of progress in Modeina by awarding grants to 17 diverse not-for-profit community groups who each contribute to making our estate and its surrounding community a vibrant and rewarding place to live," added Mr Ryan.

Community groups from the Caroline Springs, Burnside, and Burnside Heights area were encouraged to apply in late July, with the application process concluding on 11 September. The successful groups were awarded a grant for their future projects and to aid in the success of the community.

Any groups that may have missed out are encouraged to apply to the 2024 fund.

CONGRATULATIONS TO THESE COMMUNITY GROUPS:

Aintree Football Club
 Brookside Preschool
 Burnside Heights Football Club
 Burnside Kindergarten
 Burnside Springs United Netball Club
 Caroline Springs Cricket Club
 Caroline Springs RSL
 Caroline Springs Scout Group
 Family Care Fellowship
 INChurch
 Lions Club
 Rotary Club
 Socio Cultural Club
 St Mary's Syro-Malabar Parish Melbourne West
 Utsav Malayalee Samaj Inc
 Western (VIC) Tamil Seniors Club
 Westside Strikers Football Club

COMMUNITY FUND

SPOTLIGHT TESTIMONIAL



PROMOTING FUTURE SUCCESS IN THE LOCAL COMMUNITY IS AT THE HEART OF THE MODEINA COMMUNITY FUND.

As one of the successful Fund recipients for 2023, Nicole Buck from the Caroline Springs Scouts Group understands the importance of giving back, *"This grant provides valuable resources for the Caroline Springs Scout Group to deliver a service we would otherwise not be able to."*

Opened in 2010 and operating out of the Caroline Springs Scouts Centre, the scout group is a non-profit youth organisation with a focus on community, mental health, equality, inclusiveness, and the environment.

"The grant also benefits families who may not have the financial means to purchase equipment," adds Nicole.

The Caroline Springs Scout Group is run exclusively by well-trained volunteers, who organise weekly programs in addition to camps and hiking on weekends. Scouts are allocated into five age groups from five years old to over eighteen.

"Fundraising is very time-consuming; thus, our community organisation uses grants as a major source of funding to provide our valuable volunteers with a gift of time," Nicole said.

The group aims to encourage the physical, intellectual, social and spiritual development of young people, helping them lead constructive roles within their community and to be responsible, contributing citizens now and into the future. Scouts of all ages take part in a wide variety of community events, fundraising opportunities and enjoyable activities designed to educate and excite.

This year's grant will go towards camping equipment, ensuring that every Scout can get involved.

"The ten new sleeping bags and five additional tents will help create a more inclusive and supportive environment for all our youth," Nicole said.

"The sleeping bags are for welfare, while the additional tents will help us accommodate more youth on our camping trips."

Caroline Springs Scout Group is very thankful for the continued support Modeina and the Dennis Family provide to the youth of our local community."

To learn more about Caroline Springs Youth Group, or to get involved, visit their [Facebook page](#) for more information.

POOLS

FOR SUMMER



MAKE WAVES WITH A BACKYARD SWIMMING POOL

The best summers are spent in an inground, backyard pool; they make it easy to cool off and enjoy the water without leaving the comfort and convenience of your backyard.

Once you've selected the perfect location for a backyard pool, the next important step is choosing the perfect shape.

POOL MATERIALS: WHICH ONE IS RIGHT FOR YOU?

Inground pools can be built with a range of materials, however concrete, tile, fibreglass and vinyl are the most popular choices for Australian backyards.

Concrete has long been a solid choice for pool construction as it is malleable when wet and can conform to any shape. As a pool base, concrete is also durable and resilient, maintaining its original quality over long periods.

Tile, whether glass, stone or porcelain, is a great way to add colour to a standard backyard pool. Pool tiles and grout are engineered to withstand strong chemicals, are easy to maintain, and feel smooth underfoot.

Fibreglass is a modern and practical material with an algae-resistant, smooth surface.

Unlike other pools that are built on-site, fibreglass pool shells are constructed externally for a seamless installation process.

Vinyl makes for a soft and customisable backyard pool finish. Not only can it mould to any shape, but it's also algae-resistant and less expensive than other materials to install.

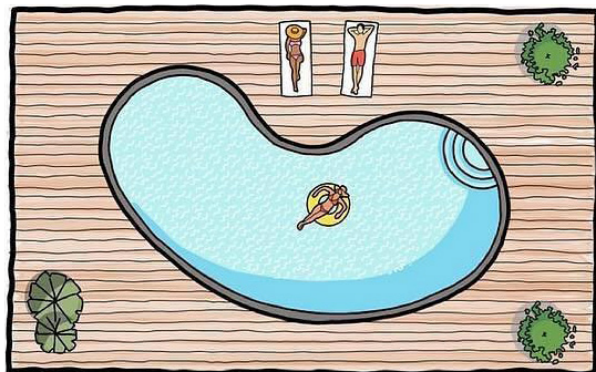
CHLORINE VS SALINE VS FRESHWATER

Now that you've selected the perfect shape and material, the next step is selecting the water variation that would be most appropriate for your family.

Chlorine is a widely used chemical that is extremely effective in killing germs and disinfecting water. A traditional chlorine pool is a cost-effective choice for any backyard pool. Continued maintenance is essential, particularly if your pool is in regular use.

Saline pools are easier to maintain and require fewer chemicals. A permanent filtration system within the pool recycles salt water, converting it into chlorine. While chlorine pools can carry a distinctive smell, saline pools are odourless and less harmful to clothing.

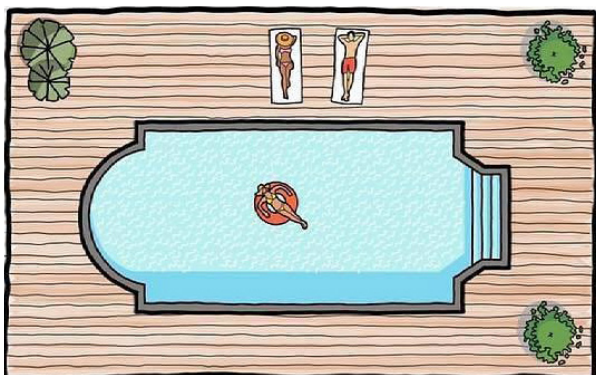
Freshwater pools contain the lowest level of chemicals of the three options, making them gentle on skin, hair and eyes. These pools are sanitised thanks to silver and copper ionisation. Copper prevents algae, while silver eliminates bacteria.



KIDNEY AND FIGURE 8

Just like its namesake bean, the kidney is a curved and slightly bent pool shape.

Although an unconventional choice for swimming laps, a kidney pool is ideal for small backyards. Its round edges soften the look of conventional suburban backyards and suit a range of landscapes.



ROMAN AND RECTANGULAR

Add a touch of sophistication to your backyard with a Roman or rectangular pool.

While they bear a strong resemblance to rectangular pools, Roman-shaped pools include curved alcoves at one or both ends. Shallow stairs can be built into these spaces for safe and easy pool access. The conventional rectangular pool is an ideal choice for a variety of uses and backyards.



FREEFORM

The only limit to a freeform pool is your budget and space.

As the name suggests, freeform pools can be built in whichever shape is suitable for your garden.



ALWAYS STAY SAFE AROUND WATER

BEFORE YOU'RE READY TO DIVE INTO YOUR BRAND-NEW POOL, MAKE SURE YOUR WHOLE FAMILY IS UP TO DATE ON POOL SAFETY.

CPR classes are an essential first step to ensuring your family is safe all summer. Never leave children unattended around water and never overestimate your swimming abilities.

A bespoke pool is your never-ending key to fun all summer long. Selecting the perfect shape, material, and contents will leave your family smiling for many years to come.



SPRINKLER SYSTEMS

FOR SMALL BACKYARDS

The grass is always greener with a fuss-free watering routine.

Small backyards don't require heavy-duty watering – a small attachment could be all you need.

With that in mind, here are some of the best systems for your compact lawn or garden.

OSCILLATING SPRINKLERS

The back-and-forth fanning motion of oscillating sprinklers mimics the natural movements of rain and ensures the water covers a medium-sized rectangular portion of the lawn.

As these sprinklers leave little opportunity for adjustment, they're best suited to conventionally shaped lawns. Make sure to select a spray reach that is appropriate for the size of your lawn or garden.

CIRCULAR AND ROTARY SPRINKLERS

Circular sprinklers deliver an easy 360-degree spray and are ideal for providing your garden with even water coverage.

Like circular sprinklers, many rotary sprinklers include an adjustable length, so their circulating water coverage can vary to suit the size of your garden. Some attachments also offer a variety of movement speeds.

POP UP SPRINKLER

Save water with a pop-up sprinkler thanks to less runoff and adjustable water coverage. Pop-up sprinklers are suitable for irregular blocks as many connections feature a variety of angle functionalities, so they can be located

anywhere – even within proximity to paths and windows.

BUTTERFLY SPRINKLER SYSTEMS

Butterfly sprinklers are ideal for gardens with low water pressure as their fast-spinning movement propels the water for maximum coverage.

Coverage is important, so before purchasing a butterfly sprinkler, understand which areas of your lawn you would like watered – and select a unit that will cater to your needs.

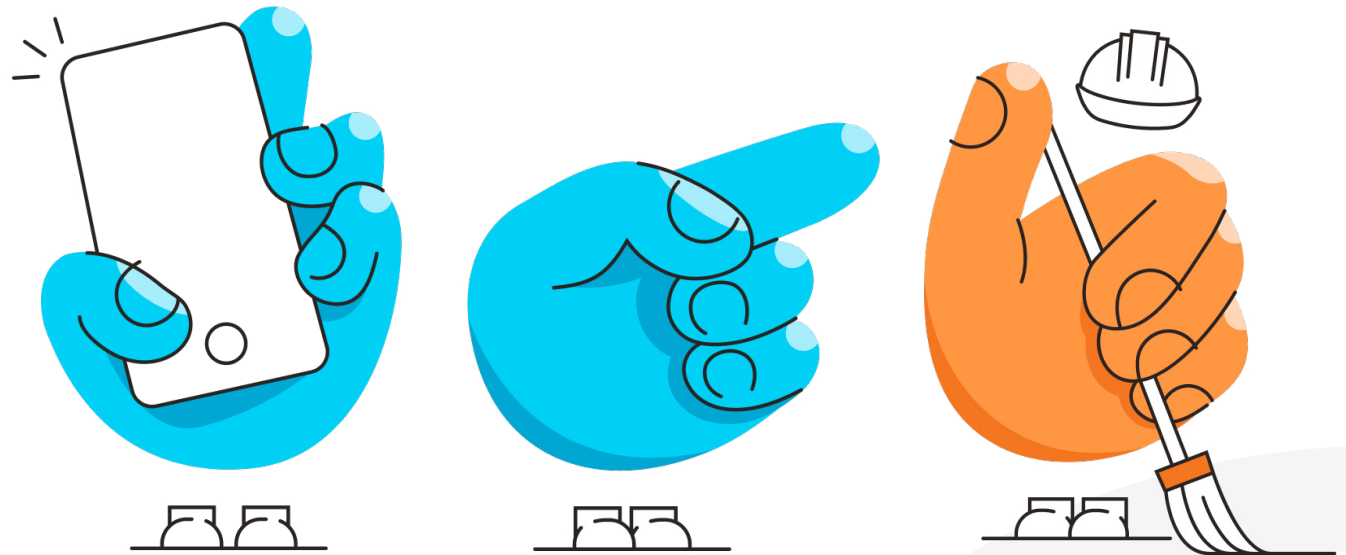
IRRIGATION WATER SYSTEM

Prevent the over watering of your garden with a surface irrigation water system. Surface drip irrigation is ideal for suburban backyards as it provides plants with direct watering at the root and doesn't require a laborious installation process. These systems can be purchased at your closest hardware store and watering your small backyard by the end of the day.

Even homes with low water pressure can benefit from irrigation watering as organised drippers control the rate of water delivered to each plant.

Enjoy spending time in your backyard, without the hassle of chores thanks to a simple sprinkler system.

Snap Send Solve



HAVE YOU HEARD OF SNAP SEND SOLVE?

They help to keep shared spaces safe, clean, and enjoyable to be in.

If you've spotted damage or something that needs fixing within your neighbourhood, you can alert local 'solvers' by using the Snap Send Solve App and website. Solvers include local councils, water authorities, power companies, government organisations, telcos, universities and much more!

Across Australia and New Zealand, their free App and website make it easy to notify the right people about issues that need a little attention.

And then makes it even easier for them to get right down to solving.

From fixing swings and moving branches to mapping flood zones and the tiniest of street libraries, with your help they are always in the know.

Graffiti, potholes, overgrown vegetation and abandoned shopping trolleys – they do it all. Snap Send Solve are bettering shared, public spaces.

HAVE YOU FOUND SOMETHING THAT NEEDS ATTENTION WITHIN MODEINA?

Report issues affecting your community to local councils, utilities and more.

From getting potholes filled to encouraging better parking, send a snap in under 30 seconds.

VISIT [SNAPENDSOLVE.COM](https://www.snapendsolve.com) TO START SNAPPING!



WHAT'S FOR DINNER?

CHICKEN AND RAINBOW SUMMER SALAD

See next page for recipe



INGREDIENTS:

- 2 chicken breast fillets (skinless)
- 2 tablespoons extra-virgin olive oil
- 1 cup pesto
(freshly made or store-bought)
- 3/4 cup mayonnaise
(choose dairy-free if required)
- 1/4 cup pine nuts
- 1/2 teaspoon salt
- 1/2 teaspoon black pepper
- 2 tablespoons basil (fresh)
- 1 cup red cabbage, shredded
- 1 cup sliced red cherry tomatoes
- 1 cup shredded carrot
- 1 cup cucumber, chopped to preference
- 1/4 cup corn
- 1 green onion, diced
- 1/4 cup sliced red onion
- 1/4 cup fresh mint, chopped

COOK THE CHICKEN:

- 2 chicken breast fillets (skinless)
- 1 tbsp olive oil

Cut the chicken breast evenly into small cubes or strips.

Heat the oil in a pan over medium to high heat. Add the chicken and cook for 3 minutes or until browned. Flip and cook on the other side for 7 minutes or until cooked through. Cut a piece in half to ensure it is cooked through. If necessary, cook for an extra minute.

Once cooked, remove from heat and rest for 5 minutes until serving.

TOAST THE PINE NUTS:

You will need:

- 1/4 cup pine nuts

Using a dry frying pan (absolutely no oil), heat slightly over medium-high heat. Add the nuts and gently shake to spread them for even toasting.

Shake the pan as you go to prevent the nuts from burning.

Remove the pan from the heat after 3 minutes or until slightly browned. Rest them in a bowl to cool or add them to your salad immediately.

MAKE THE DRESSING:

- 1 cup pesto
- 1 tablespoon olive oil
- 1/3 cup mayonnaise

Blend the pesto, olive oil, and mayonnaise until the mixture is well combined. Set aside.

COMBINE AND SERVE:

Wash and prepare all the salad ingredients and add them, along with chicken and pine nuts, to a large bowl. Next, drizzle over the dressing or serve on the side. Toss to combine.

ENJOY!



Modeina Land Sales Centre

Open from Saturday - Wednesday, 10am - 5pm

6 Lexington Drive BURNSIDE VIC 3023

1300 724 723 | modeina.com.au

MODEINA



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