

MODEINA SPRING
2023
MESSENGER



Construction update



IMPORTANT WORKS ARE IN PROGRESS ACROSS THE NORTH AND EAST OF MODEINA, NOW UNDER CLEARER SKIES AND SLIGHTLY WARMER CONDITIONS.

Brand new trees have been planted in nature strips within stages 24 and 26, further elevating the community's streetscapes. While the Hydroseeding works, which include applying new grass seeds across a wide area to revegetate and encourage further growth across the area, have also wrapped up.

Crews have worked tirelessly to ensure all works in Stage 33 are now complete. Final council authority inspections, including water, electricity, and compliance, have begun and settlement dates are anticipated to be released by the end of October.

Once settled, new residents will be ready to build their new homes and we look forward to welcoming you to the Modeina community soon.

In Stage 34, civil construction works incorporating drainage, sewer construction, and water works, are now complete. Pavement bulk excavation works within the stage, such as removing ground materials including rock, sand, and other dirt, have now begun in anticipation of laying crushed rock.

YES, WE'RE HAVING A GRAND MAKEOVER

The Modeina Sales Centre is currently undergoing its most extensive renovations since its construction 10 years ago!

Facade and exterior building works are now underway and expected to be finalised at the beginning of September. Visitors can expect to see a brand new Sales Centre with a vastly more modern facade, starring industrial-inspired timber and black cladding as well as updated signage to match.

Interior works will commence shortly thereafter and will carry the timber and a soft, neutral colour scheme throughout.

Inside, brand-new technology will be on-hand to showcase the latest land releases, and house and land packages, as well as an interactive community masterplan.

A state-of-the-art Experience Centre will invite new and prospective Modeina residents to browse the season's latest interior trends, on-theme colours, luxurious materials, and style inspiration for building or decorating their new homes.

For Sales Centre opening hours during this time, head [online to our website](#). Make sure to watch this space for renovation updates as works progress.



APPLY NOW FOR A GRANT OF \$1500⁺



KOROROIT CREEK PLAYGROUND UPDATE WITH BURNSIDE PRIMARY SCHOOL



When creating a brand new playground for Modeina, there's one group you need to canvass for design input – local children!

It's for this reason that a team from MDG Landscape Architects met with thirty Prep to Grade 6 students at Burnside Primary School for intel on what elements they would like to see in the park.

The designers began the session by sharing what a career in playground design involves, before showing the students some designs and letting them vote by placing one pink sticker each on the element they loved the most.

The session was a complete success, with strong enthusiasm and great suggestions from all involved.

With the most votes of the day, a Flying Fox was deemed the winning suggestion, followed closely by a play tower with slides, musical instruments, and a lookout with binoculars.

Though not included in the initial plan for the playground, following the session, a double Flying Fox and a lookout tower with binoculars have been proposed and approved by Council. The playground will also include an all-abilities fun spinner – a favourite amongst students – and play elements that will be incorporated into the central tower.

We want to give a special thank you to all the Burnside Primary students who participated in the brainstorming sessions.

The brand-new Kororoit Creek playground should be open and ready for fun in 2024.

COMMUNITY FUND – APPLY NOW!

CALLING ALL LOCAL COMMUNITY GROUPS IN AND AROUND BURNSIDE!

The 2023 Modeina Community Fund is now open and we invite all not-for-profit groups in the area to apply for a financial grant.

This year is a milestone for Dennis Family Corporation's Community Fund initiative as we celebrate passing \$1 million of financial grants distributed to groups in and around the estates we manage across Victoria and South East Queensland.

Since the establishment of Modeina in 2017, we've donated \$100,000 to local groups benefiting the community in a variety of areas.

We encourage all eligible not-for-profit local groups across Caroline Springs, Burnside and Burnside Heights to apply. Any groups that applied for consideration last year are eligible to apply again. To do so, complete an online application form by 5:00 PM Monday, 11 September.

All applications will be assessed by an independent judging panel and successful applicants will be invited to our presentation evening in early October.

Visit modeina.com.au/community-fund-2023 for more information, eligibility criteria, and to apply.



TOP TIPS FOR A GREAT GARDEN THIS SPRING

SPRING IS RIGHT AROUND THE CORNER AND SOON YOU'LL BE CAUGHT UP IN A FRENZY OF SEED SOWING, GROWING, AND NURTURING YOUR GARDEN AS IT COMES BACK TO LIFE.

As gardeners, the cusp between late winter and early spring is full of anticipation – garden beds that lay bare throughout the colder months are suddenly full of potential as you begin thinking about what to grow.

Right now, it's time to replenish beds, pots, and planters with soil conditioners and a little extra mulch.

REFRESH YOUR SOIL

Ensure your soil is ready for new plants by turning it over with a pitchfork, raking it out, and clearing any weeds that may have grown over the winter.

Follow this by incorporating well-rotted manure or compost into the soil and adding a sprinkle of organic fertiliser, such as chicken manure pellets. If you have a compost bin, use your leftover food scraps or store-bought compost to add nutrients to the soil. Remember to add the compost or manure a few weeks before you begin planting, so it has time to marry with your soil and won't burn the roots of your new plants.

GET MULCHING

Mulching is a must in early spring as it delivers multiple benefits to your garden beds and pots.

Once your soil is well-nourished and moist from the compost or manure, add a thick, generous layer of mulch to conserve the damp conditions and fend off weeds.

To prevent rot, don't forget to avoid the space immediately around the stems and trunks of each plant.

PLANTING IN POTS

If you're adding new plants to pots, start by covering any holes with small pieces of flyscreen which will allow adequate drainage without letting too much soil loose each time you water.

Use spare tiles beneath your pots' edges to keep them elevated for improved drainage. Fill the inside with a premium potting mix, packing down gently as you go.



If you're only topping up your pots, start by aerating the existing soil and scooping some out to make way for healthier earth. Finish off your pots with premium potting mix, compost, or worm castings for beneficial bacteria, microbes, and fungi.

Now is the best time to re-pot any plants that may have outgrown their previous homes. Remove your plant along with any leftover soil, trim off any unruly roots, re-plant in the new pot, top with new healthy soil to encourage further growth, and feed with a water and seaweed solution.

WHY CHOOSE PLANTER BOXES

Like pots, planter boxes are great options for gardens with limited space or are great additions to larger yards to protect new plants from existing root systems.

Get your new planter box started by covering your drainage holes with flyscreen and packing them with a premium potting or planter box mix and some compost sprinkled on top, followed by a light mulch to prevent moisture loss.

When topping up your existing planter boxes, ensure the dirt levels don't exceed the space two centimetres from the top. Add and aerate new compost by turning it over with your spade.

To re-awaken your plant's roots and encourage better water movement, aerate your planter boxes regularly.

THE CORRECT WAY TO PLANT VEGETABLES

Before you begin preparing your garden beds, consider their position in your yard.

For veggies, seek out a spot that gets full sun or at least six hours of direct sunlight per day.

Consider planting your seeds in a raised bed – between three and six centimetres high is recommended.

If you've dug into your garden and found less than ideal soil, don't panic. Poor earth can be easily improved by adding organic matter to correct the pH levels and allow for improved nutrient intake.

If you're simply topping up your garden beds for spring, check the pH of your soil, add organic matter, and complete the process with two centimetres of sugar cane mulch.

HOMEMADE VS. COMMERCIAL SOIL

When beginning any new gardening project, it's always a safer option to purchase soil and compost. Nurseries and landscape yards sell bagged products in bulk and will often include the option of delivery directly to your door.

Generating a compost ecosystem from scratch that will adequately nurture new plants, may take years. To give your plants the best opportunity for growth, leave two centimetres at the top of your pots and beds for commercial soil or mulch, or homemade compost.

Getting your garden ready for spring needn't be a chore. Before you begin planting, get your soil in the best possible state to get growing again after winter.

START NOW TO GET A HEAD START ON SPRING AND SEE YOUR GARDEN IN THE BEST SHAPE IT'S BEEN ALL YEAR.



CAROLINE SPRINGS SWIM SCHOOL

Have fun, make friends, and learn new skills this spring by joining one of the exciting aquatic programs at Kingswim Caroline Springs. Located around five minutes from Modeina, Kingswim offers swimming lessons for adults and children from twelve weeks old.

Swimming classes for children are available at all ages, providing foundational skills for babies to competitive opportunities for adolescents. At the foundational level, babies learn guided by parents before graduating to lessons at the independent level undertaken with a qualified swimming instructor, and finally to the graduate stage and in the pool by themselves.

Looking for a challenge? Kingswim's Fast Track School Holiday Swimming Program is a four-day intensive opportunity designed to teach young children essential water survival skills. The Fast Track program is only available in the September school holidays.

Water safety is essential for Australians of all ages, which is why Kingswim also offers lessons for adults at three levels:

- Basic: For adults with minor or no previous swimming experience.
- Intermediate: A great option for adults looking to improve their skills.
- Advanced: Ideal for swimmers aiming to refine their techniques and endurance.

Aquatic exercise (also known as Aquacise) is a safe and approachable opportunity for pregnant women and the elderly, as well as for rehabilitation. Not only does it help to maintain body mass, but it also burns calories at a higher rate than land-based movement. Kingswim Aquacise is conducted in a high-energy, group environment.

Whether you're looking to protect your kids around the water as summer approaches or rediscover a past hobby, get in touch with Kingswim Caroline Springs and learn more about their programs by [visiting the website](#).



BURNSIDE CHILDREN'S & COMMUNITY CENTRE

Searching for somewhere to host your next birthday or celebration? We know the perfect place – the Burnside Children's & Community Centre. Located on the corner of Montmartre Boulevard and Lexington Drive, the centre is available seven days a week with three generously sized rooms for hire.

With a standing capacity for 250 guests, the Community Hall is the ideal space for large receptions, celebrations, group fitness activities, conferences, and cultural events. Lined with wooden flooring, the room includes a kitchen and kitchenette with a large oven, dishwasher, large fridge, and cooktop. Audiovisual equipment including microphones, a projector screen, and a sound system are available in the room at no additional cost. The room is pre-set with tables and chairs – enough to accommodate eighty seated guests comfortably.



For mid-sized events, the Community Room is available for hire. Celebrate alongside fifty-six seated guests with the capacity for ten tables and fifty chairs. Small kitchen facilities can also be found in the space including a microwave, fridge, and instant hot water tap. Lino flooring below makes this the perfect room for group fitness and dance activities, parties, and conferences.

Hold your next business function, small meeting, or study group in the Meeting Room. Tables and chairs accommodate up to twelve seated guests or twenty-four standing. Complimentary audiovisual equipment, including a television, projector screen, and whiteboard, is free to use and instant hot water facilities make coffee breaks a breeze.

Please note that no open-flame candles or alcohol is permitted on the premises.

Opening hours vary during the week:

- Sunday – Thursday: 8am – 10pm • Friday – Saturday: 8am – 11.30pm

For booking rates and to schedule a time at the Community Centre, head online to the [Melton City Council website](#) or call 03 9747 5200.

WHAT'S FOR DINNER?

WARM LAMB AND LENTIL SALAD

Ingredients:

- 400g lamb backstraps
- 350g lentils, canned
- 400g beetroot, canned
- 1 large head of broccoli
- 150g baby spinach leaves
- 1/2 red onion
- 2 tablespoons red wine vinegar
- 1 tablespoon dried oregano
- 3 tablespoons olive oil
- 2 teaspoons honey
- Salt and pepper
- 2 bay leaves
- Salt and pepper to taste

Instructions:

1. Lightly coat the lamb backstrap in 1 teaspoon of olive oil before rubbing it with sea salt, pepper, and dried oregano. Add the sliced red onion, diced beetroot and drained lentils. Gently combine for 3 minutes or until heated through. Add the vinegar and honey.
2. Heat 1 tablespoon oil in a pan over high heat and fry the lamb for 8 minutes, 4 minutes on each side, or to your liking. Once cooked, remove the lamb and loosely cover it with aluminium foil to prevent cooling while you prepare the rest of the ingredients (around 4 minutes).
3. Thinly slice the red onion and set aside. With the same pan that cooked the lamb, set the heat to low and add one tablespoon of olive oil.
4. Rinse, drain, and cut the broccoli head into small florets. Add broccoli to a large bowl. Slice the lamb to preference (thinly sliced is most suitable) and toss with broccoli and spinach to combine. Add the beetroot and lentil mix and lightly toss again. Season to taste with salt and pepper.
5. Serve on four plates and enjoy immediately.



Make the most of spring lamb with this warm salad featuring beetroot, baby spinach and lentils.

Serves: 4 | Prep Time: 15 minutes | Cook time: 15 minutes



Modeina Sales Centre open from
10am - 5pm, Saturday to Wednesday
6 Lexington Drive BURNSIDE VIC 3023
1300 724 723 | modeina.com.au

MODEINA



ANOTHER DENNIS FAMILY COMMUNITY

That's my kind of place