
MANOR TALK

SPRING EDITION 2021



Manor Lakes

ANOTHER DENNIS FAMILY COMMUNITY



IT'S A VILLAGE FEEL FOR THE LATEST PRECINCT AT MANOR LAKES

With a strong emphasis on sustainability, community and nature, the latest precinct offering at Manor Lakes will evoke a 'village feel' with open spaces including future amenity such as The Village Reserve, The Village Green, The Village Wetland, plus a strip retail and town centre, a community centre and meeting place.

At its heart will be the Village Green, an expansive open space with play equipment for all ages, open space to come together and tree lined streets that provide pathways to other areas within The Village.

It will be a pedestrian friendly, walkable neighbourhood with signature tree lined streets and walking paths that have been designed to create a modern village type feel where neighbours become friends.

The Village wetlands will be a contemplative space with a cross section of walking trails and boardwalks that will be a welcome respite from our busy daily lives and a place to stop and enjoy the natural environment.

A dog park will allow for our furry best friends to play in a safe, fun and secure space. The space will also allow residents to meet regularly and foster a strong sense of community.

The Village will offer a range of lot sizes, as well as townhomes and other housing options that will suit all budgets and the latest designs from Australia's biggest home builders.

The future Village Town Centre will allow residents to live, play and shop within their pedestrian friendly neighbourhood. It will also provide access to public transport links to the established amenity already within Manor Lakes and beyond.

Playing host to a range of community events throughout the year, The Village will welcome residents from all parts of Manor Lakes and strengthen bonds.

Residents in The Village will have access to all the established amenities within Manor Lakes, so there's no waiting for anything. Schools, transport, community centres and retail centres are just minutes from the doorstep.

Disclaimer: Actual lots, stages facilities, amenities, infrastructure and their configuration are subject to statutory approval and may change.

For a limited time, Manor Lakes' newest neighbourhood is offering a range of exclusive house and land packages by some of Australia's leading home builders.

Ranging in size from 400m² to 572m², all of these lots are available with only a 5% deposit and packages will come complete with:

- Front landscaping and front fencing
- 12 months maintenance on your front landscaping and
- A \$1,000* gift card to help you decorate your new home!

To find out more about The Village call the Manor Lakes sales office on 1300 334 524, or visit www.manorlakes.com.au.





WYNDHAM COMMUNITY GROUPS — PUT YOUR HAND UP!

The 2021 Manor Lakes Community Fund is now open, and local not-for-profit groups in the Wyndham area are invited to apply for a financial grant of \$1,500 to support their local community project.

Since commencing in 2003 the Manor Lakes Community Fund, an annual initiative by Dennis Family Corporation, has distributed more than \$330,000 to local community groups in the Wyndham area, with previous recipients being from local sporting, support and environmental groups, schools and emergency services.

Now open and closing Tuesday, 12 October at 5pm the program recognises the instrumental role community groups play in connecting people and fostering the community spirit.

“Dennis Family Corporation is proud to support the local communities in areas where we operate our business. We believe their efforts greatly contribute towards the liveability of our estates. We look forward to rewarding many more deserving applicants this year,” notes Dennis Family Corporation Chief Executive, Peter Levinge.

To apply for a grant, applicants must be a not-for-profit group operating within the Wyndham City Council municipality for a minimum of 12 months. An application form can be obtained online at:

www.manorlakes.com.au/manor-lakes-community-fund-2021

HALLOWEEN SPOOKTACULAR 2021! JOIN IF YOU DARE...

**Despite what COVID-19 throws our way,
the show must go on!**

Continuing the success of last years Halloween event, in which over \$5,000 was donated to the Starlight Children's Foundation, Andy and Maria our resident Halloween enthusiasts, along with the Manor Lakes team have planned for some fabulously gruesome and spooktacular events!

“Halloween at Manor Lakes is something we enjoy doing. A lot of work and effort goes into it each year, but it's the community response that makes it all worthwhile” says Andy Price.

This year the event will again be centred around resident homes and streets, but nevertheless it will be just as much fun. There's also best dress pet competitions, raffles, colouring contests and other activities that residents can get involved with. And this year, we have added in a Spooktacular Treasure Hunt.

Visit the Manor Lakes Spooktacular page www.manorlakes.com.au/halloween-spooktacular-manor-lakes-2021 for more details and make sure you follow the Manor Lakes Halloween page www.facebook.com/ML.Halloween/ and Manor Lakes www.facebook.com/MLEstate for riddles and competitions.





SPRING MAKEOVER: OUTDOOR LIVING SPACES

After 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 the key elements to focus on in 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 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 replacement 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 powered 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



SEED LIBRARY FOR SPRING

The Wyndham Seed Library aims to build food resilience and promote sustainable gardens by supporting the local community to share seeds and grow their own produce and habitat gardens.

Growing from the Seed Library is a great way for children and young people to learn about the life cycle of plants and sustainable gardening.

Seed library members can collect 3 seed packets per month from either our Point Cook or Manor Lakes Seed Library locations for free. For more information visit www.wyndham.vic.gov.au/seedlibrary

BLONDES AND BRUNETTES PAMPER PLACE — KEEPING MANOR LAKES BEAUTIFUL

The garage at 37 Manor Lakes Boulevard may look like a regular garage, but inside is a chic world of transformation... and Harpreet Kaur is the virtuoso whose hairdressing and beauty therapy skills rejuvenate and transform over 500 regular clients!

We asked Harpreet to share a snippet about her business...

Where is Blondes and Brunettes Pamper Place located?

I have council approval to operate from our garage at 37 Manor Lakes Boulevard. The space is fully set up as a salon, complete with comfortable and stylish hairdressing chairs, large mirrors and wash basins.

When did you begin operating in Manor Lakes?

In Jan 2016, six months after we moved into our new home in Manor Lakes.

Number of employees?

Just me! Clients enjoy the privacy of my salon.

What is something people probably won't know about Blondes and Brunettes Pamper Place?

I am a hairdresser but I also offer beauty services, such as waxing and threading, and ear piercing.

What can customers find at Blondes and Brunettes Pamper Place that they won't find anywhere else?

As far as I know, there is nobody else in the area offering ear piercing.

All of my customers tell me I am very good at threading. I take a lot of care to create a nice eyebrow shape and also keep the procedure painless. I have customers travelling to me from other suburbs just to have their eyebrows done because they love what I do.

They also tell me that I am a lot cheaper – they get a better service and pay less. I have lower overheads working from home which helps me to keep the price down.

What is your favourite type of treatment for clients?

I love restyling! I love helping customers who want a change to transform their look with colour and a good haircut. When they leave here feeling really happy with their new look it makes me feel really proud. I love my job!

"I am also particularly good with blonde colouring treatments."

How long have you been a hairdresser?

I've been a hairdresser for 12 years. I completed my training when I first moved to Australia and was living in South Australia.

I've always had an interest in the hair and beauty industry. I actually started learning to do beauty treatments when I was in year 10 or 11 at school and would practice on my friends!

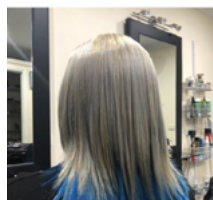
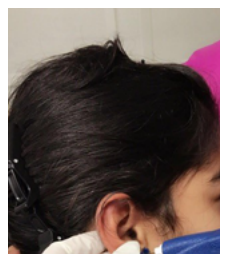
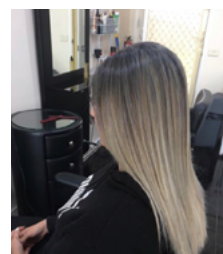
What impact has COVID-19 had on your business and the way you operate?

I have not been able to operate at all. It has had a huge impact, not only on me but also on my customers. I have over 500 regular clients who are all so desperate for lockdown to end so they can have their hair and treatments done. They keep ringing me asking when they can come back!

What are your 3 favourite things about Manor Lakes?

1. I really like the entrance to Manor Lakes – it looks so lovely with the waterfall.
2. Manor Lakes has a lot of amenities already and it's still developing. The shopping centre is just a one to two minute walk away and all of our basic needs are covered right here.
3. The Lakeside area is beautiful. We love walking around the lake. It's so peaceful.

Visit Blondes and Brunettes Pamper Place on Facebook or phone 0478 937 037.



SUPPORTING MANOR LAKES LOCALS

The Manor Lakes community is so full of life and opportunity, so if you are a small business and would like to share your story and showcase your business, we are happy to help.

Send us a message with your name, phone number, a brief description of your business and we will be in touch to learn more. You can email your details to info@manorlakes.com.au.





KINDNESS ROCKS

Inspired by the, flyhighbillie charity, walk for a kinder world, Manor Lakes will be running a series of very special events from 1st to 30th November.

Because, through kindness we can make a difference!

There are plenty of fun activities planned and Manor Lakes is encouraging the community to join the 'Manor Lakes Team' and raise money for this worthy charity. And for every dollar our community raises, Manor Lakes will match it.

So come on, let's get walking...

Join the team by following this link.

www.fundraise.flyhighbillie.org/fundraisers/manorlakes



WALK FOR KINDNESS

Join the Manor Lakes Team and let's start walking! Share the link with family and friends and ask them to sponsor your walking efforts. And remember, for every dollar our community raises, Manor Lakes will match it. We'll also be giving away random prizes to those that join and start walking. Join the team with this link: fundraise.flyhighbillie.org/fundraisers/manorlakes



PAINTED ROCKS CONTEST

Walk, run, bike around Manor Lakes, and find painted rocks.

We will be hiding 200 painted rocks in key locations around Manor Lakes.

Prizes to be won when you find a specially marked rock...more details coming soon

Contest runs between 10th November to 30th November



CHALK DRAWING CONTEST

Contest open to all Manor Lakes residents.

Grab some chalk and draw a picture of kindness or write a message of kindness for everyone to enjoy as they walk around the neighbourhood.

Residents must upload a photo and submit it via private message to the [Manor Lakes Facebook page](#).

Contest runs between 15th November to 30th November.



COLOURING CONTEST

Print out your preferred page/s and submit via private message to the Manor Lakes Facebook page or email info@manorlakes.com.au.

Contest runs between 1st November to 30th November.

Fly high billie is a registered charity dedicated to promoting empathy and compassion in children to reduce mental health issues. They achieve their goal by promoting random acts of kindness, school resource books, cards and other positive initiatives that encourage children to explore ideas of adding acts of kindness to their daily lives.





Lakeside Stage 52 works in progress

CONSTRUCTION UPDATE

It's been a busy few months for construction works in Manor Lakes!

In Lollipop Hill, purchasers in Stage 177 are no doubt excited to be finalising settlements after titles were issued on September 9. 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. For more information about Design Guidelines, visit: www.manorlakes.com.au/design-guidelines

Civil construction recently commenced in stages 174a, 178 and 179, with earthworks now complete and sewer and drainage reticulation works underway.

Along with new walkways and paths, residents have been enjoying the completed landscaping along Lollypop Creek and the wetland in stage 168, which opened to the public in August.

Landscaping along Lollypop Creek in stage 169 and 175, and the Stage 175 park is nearing completion and awaiting final authority approval before being opened to the public.

In Lakeside, civil construction is progressing well across stage 52, with earthworks, sewer, drainage and water main installations complete. Road Pavement works are also progressing, with kerb and channel being laid. It is anticipated that works will commence on Stage 62 and 63 in October.

The Manor Lakes team was incredibly excited to launch our newest precinct, The Village, in September. Civil construction in stage 182, which is an extension of Manor Lakes Boulevard,

is nearing completion — feature bluestone pavers and the final layer of asphalt are the main items remaining. Stage 182 landscape works and temporary landscaping works in the future town centre and the Dog Park are expected to commence December 2021. In stage 195, excavation for sewerage infrastructure is underway.

The much-anticipated Ison Road/Ballan Road intersection works are progressing well, which on completion will open up the main arterial route into the northern section of Manor Lakes estate. Ison Road construction works are largely complete, whilst Ballan Road works have recently commenced under traffic management.

Initial site preparation for landscaping works along Ison Road between Lakeside and The Village was commenced in September, and landscaping is expected to be complete by November.

Internal access roads in the Wyndham Vale Station Precinct are also largely complete and asphalt works in progress. Ballan Road works, which will provide direct access to the station and this precinct via Commuter Boulevard, recently commenced.



Stage 182 — The Village