

# Manor Talk

WHAT'S NEW

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A GUIDE TO

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COMMUNITY

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AUTUMN RECIPE

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Manor Lakes

ANOTHER DENNIS FAMILY COMMUNITY

# Construction update

As always, it's been a busy few months of construction across Manor Lakes estate.

Construction has continued on track throughout Manor Lakes' latest neighbourhood, The Village, and brand new works are underway surrounding the Display Village. Aided by wet conditions, garden and landscape works throughout these locations are flourishing.

**[TO WATCH THE LATEST CONSTRUCTION UPDATE CLICK HERE](#)**

Or visit [manorlakes.com.au/construction/home](http://manorlakes.com.au/construction/home)

In February 2024, titles were achieved for Stage 201 in The Village. Landowners may now commence construction pending the settlement of their lot. Streetscaping works in Stage 201 will finish at the end of April.

Also in The Village, construction for Stage 202 commenced in April, with an expected completion date in January 2025.

Wetland civil works in Stage 190 have been completed and landscaping works have commenced. These include extensive planting, perimeter walking paths, and a boardwalk across the wetland, due to be finalised in December.

Landscaping works in the open space surrounding the Manor Lakes Display Village are underway. The works include adjacent carpark landscaping and roll-out turfing.

There are six homes now open in the Display Village, including four from Carlisle Homes located at 3-9 Alberga Way and two from Mimosa Homes at 3-5 Cooma Street.

The Display Village is located directly West of the Manor Lakes Sales Centre and Good Manors café. By May, the carpark, and surrounding landscaping will be complete.

All builders in the Manor Lakes Display Village will be open in early 2025.

The Manor Lakes Boulevard District Reserve is anticipated to open in June. The park will feature fitness and sporting amenities, including basketball and netball courts, a children's running track, BBQ areas with family seating, and a dog park with fencing.

# Thanks for Another Egg-cellent Day

Over 2,750 Manor Lakes residents came together on Saturday, 30 March for the annual Easter Egg Hunt Event. The day began with a stunning morning and afternoon, boasting a sunny 25°C, setting the perfect backdrop for a highly anticipated day in the Manor Lakes community calendar.

The Easter Egg Hunt is a ticketed event; the response was overwhelming, with 1,530 registrations. This set the stage for a lively gathering, with an estimated 1,600 residents and friends participating in the Easter Egg Hunts.

The highlight of the day was the Egg Hunts, which saw eager participants scouring the grounds in search of small chocolate eggs. In the spirit of fairness and fun for all, the hunts were divided into five different age categories, catering to everyone from toddlers to teens.

While waiting for their turn, onlookers were treated to complimentary hot coffee and warm hot cross buns. While younger residents enjoyed the Lollypop Hill playground as they waited for their chance to collect eggs.

Before and after their hunts, families captured precious memories at the Easter Bunny photo zone and face painting stations offered a range of Easter-themed designs. Easter craft activities sparked creativity and imagination, while music and dance performances kept spirits high throughout the event.

A big thank you to all Manor Lakes community members who made this event another successful day! We can't wait to celebrate again next year.



# Welcome Gill Banez

## Senior Project Manager



Gill Banez joined the Manor Lakes Project Team in November 2023.

A civil engineer by trade, Gill began his career in a consultancy, servicing land subdivision clients before shifting his career to developments, working for Delfin Lendlease in Caroline Springs.

Since then, he's worked in numerous land development roles; his most recent was in land acquisition. *'It's nice to come back into something that was the essence of why I started my career: to build,'* says Gill.

Gill works closely with Barbara Oh, who was promoted to Project Director in July 2023. *'My role supports Barb in all aspects of the project: through the delivery process, the day-to-day construction and everything else in between,'* Gill says.

It's the variety of his role that Gill enjoys most. *'One second I'm doing a desktop exercise, crunching numbers, and next I'm on-site at a construction meeting, and next I'm speaking to the sales team about what the market's responding to.'*

Though it's well-known that Manor Lakes is spoiled with benefits, it's the community's events and amenities, including the parks, the cafes, and the walking trails that stand out to Gill. *'Manor Lakes appeals to so many people,'* he says. *'Dennis Family have got this willingness to cater to a broad cross-section of buyers: buyers with different budgets, who are ready to buy now, and who are ready to buy later versus buyers wanting to purchase just a block of land or buyers wanting to buy a house and land package.'*

While boasting about Manor Lakes's incredible offerings, Gill mentioned that Manor Lakes Boulevard District Park is soon to open. The park will feature a playground, fitness equipment, a small running track, a netball court, and a basketball court. *'I'm a massive basketball person, so I can see myself out there with a coffee, spending time with my kids,'* Gill says. When he's not hard at work, you can find Gill coaching his two sons in basketball. *'My biggest challenge is keeping them off screens and iPads at the moment, so I do that by getting out on the weekends and playing basketball with them at every chance.'*



# Community Fund Recipient Profile Holly Moeke, Team Aotearoa NZ

The Pacific Cup is an official rugby tens and sevens tournament that holds six nations: New Zealand, Australia, Samoa, Tonga, Fiji, and the Cook Islands. The Team Aotearoa NZ delegate and her nation are coming off a massively successful year. But winning isn't the Pacific Cup's greatest honour.

*'It's about representing your nation, your culture, your heritage, your whanau, and going out there and playing'* Holly says. One thing is missing from Team Aotearoa NZ at The Pacific Cup. *'We were the only nation that didn't have a marquee,'* says Holly.

On a family friend's recommendation, Holly applied for a 2023 Manor Lakes Community Fund grant and, along with 19 other local groups, was successful. *'So, this year I want to get a big black, personalised marquee that says, 'Team Aotearoa NZ.'* As well as the marquee, Holly plans to purchase traditional gifts for her team. *'In Māori culture, males are given a necklace, called a Taonga, as a gift,'* she says. *'We bought necklaces for the males and earrings for the females.'*

*'At each of the final games, an individual from each team is The Wairua Award—selected by the coaches and managers,'* she adds. *'It's our Spirit award for the person who showed sportsmanship, represented their nation, and showcased their talent on and off the field.'*

## The Pacific Cup

Each side consists of 12 men's and women's teams, ranging in age from Juniors (under 12) to Seniors. *'We opened our doors to females in 2022 and had around 90 participants; for this season we had 127,'* says Holly.

Though the competition begins in October, Holly is already hard at work as the team delegate. One of her major tasks is onboarding coaches. One coach who's made a great impact on the nation is Ross Walker. The players affectionately refer to Ross as Koro, meaning 'grandfather'—a title of respect in the Māori language. With his experience in girls' tag and rugby in Victoria, Holly knew he'd be the perfect coach to lead the Girls Under 14 and 16 teams. *'He's the coach that brought in most of our female players,'* explains Holly.

A commemorative uniform will be worn by the girl's teams to honour Ross's impact on Team Aotearoa NZ. Held at Endeavour Hills, Holly describes the annual October tournament as a 'huge day' with live cultural performances and a DJ.

The most rewarding part of being a team delegate for Team Aotearoa NZ? *'Seeing the kids and whānau supporting their nation in a game we love while proudly wearing the uniform,'* says Holly. *'And to watch the mana in their eyes when performing our Haka!'*

# Display Village Opening Soon

Exciting updates are coming to Manor Lakes with the arrival of six brand-new display homes from Carlisle Homes and Mimosa.

Carlisle Homes is showcasing four designs from their Affinity Collection and T-Range and Mimosa Homes has two homes on display for people to tour.

Carlisle homes opened on Saturday 30th March, on Alberga Way, the four Carlisle Homes designs include Montpellier Grand 46, Granada Grand Living Deluxe 42, Domaine Grand 40, and Walton Grand 29.

Mimosa opened a week later on Saturday 6th April, on Cooma Street, visitors can walk through the Beechworth 328 and Armadale 278 designs.

The display homes are a welcome addition to the offering at Manor Lakes, west of the Sales Office, which is currently wrapping up landscaping works. In between visiting the new display homes, stop by the Sales Centre to learn more about the neighbourhood including new developments.

Pick up a coffee at the Good Manors Café on your way to visit the display homes, which overlooks the Manor Lakes Boulevard District Reserve scheduled to open mid-June 2024.

**The official opening date of the Display Village is anticipated for early 2025. Keep an eye out for updates as new builder partners progressively open over 2024!**



# Realise Your Home Ownership Dream with Homes Komplete

Create the future you've always wanted with the new Homes Komplete Range, proudly designed and built by Dennis Family Corporation, located within Manor Lakes' latest precinct, The Village.

These homes sit on 350m<sup>2</sup> block, with 3-4 bedrooms, with ample space for families to grow. Ideal for first home buyers, each home prioritises high-quality finishes and incorporates contemporary affordable living.

These homes are modern, functional, and low-maintenance with several façade designs to select from and internally, either a Warm or Cool colour scheme—a colour schedule that will continue across future releases.

Each floorplan includes two living areas, and alfresco space, three and four bedroom designs including a master with ensuite and walk in robe, and a main bathroom. These homes also include a double garage, with direct access into the home.

No detail has been spared internally, with quality stainless steel Technika appliances in the kitchen including a gas cooktop, electric oven, canopy rangehood, and dishwasher as standard. Engineered stone benchtops are durable and ideal for busy families. Engineered stone benchtops can also be found in the ensuite and main bathroom alongside high-quality tapware.

Enjoy this new home year-round thanks to the ducted heating and split system cooling.

Each home includes ample storage space and other essential finishing touches including free-to-air and pay TV points, a telephone point for NBN connection, and a remote-controlled sectional garage door.

Outside, professional landscaping to the front and rear of the home includes a clothesline and letterbox, driveway, and natural timber fencing to the side and rear of the property.

Currently under construction, The Village has been designed to create a modern village feel with a focus on sustainability, community, and nature. Planned amenities for the neighbourhood include a boutique town centre with public transport links and a central Village Green with all ages play equipment and tree lined pathways.

**To learn more about the new Homes Komplete range, visit our Sales Centre today at 218 Manor Lakes Boulevard, Manor Lakes, head to [manorlakes.com.au](http://manorlakes.com.au) or call 1300 334 524.**



Artist Impression



# Cheese Topped Couscous Stuffed Capsicums

## Ingredients

- 4 large red or yellow capsicums
- 1 ¼ cups cous cous
- 1 tablespoon butter
- 1 tablespoon extra-virgin olive oil
- ¼ cup + 1 tablespoon extra-virgin olive oil
- 1 teaspoon Dijon mustard
- ½ teaspoon maple syrup
- 1 tablespoon lemon zest
- 2–4 tablespoons freshly squeezed lemon juice
- 1 small zucchini
- 1 large tomato
- Fresh herbs to taste
- ¼ cup sultanas
- ⅔ cup mozzarella

Couscous is the perfect alternative to a standard weeknight pasta or rice dish. It's easy to prepare and can be paired with a wide range of complementary ingredients. Even the pickiest eaters will love this cheesy-topped meal, served in a fun and nutritious way.

## Method

Preheat oven to 180°C fan forced. Cut the tops off each capsicum. Carefully scoop out the seeds, keeping the structure intact. Arrange the capsicums an equal distance apart in a roasting pan, open side up.

Prepare the cous cous—Bring the water, vegetable broth, or chicken broth to the boil in a saucepan along with butter, and olive oil. Once boiling, stir in couscous. Cover the mixture with a lid and remove from heat. Let it steam for 5 minutes. With a fork, fluff the couscous by gently separating the grains and breaking apart lumps.

In a separate bowl, combine ½ olive oil, mustard, maple syrup, juice, and season with salt and pepper to taste. Pour over the couscous.

Dice zucchini and tomatoes. Fry in a saucepan until soft. Add to the couscous mixture along with sultanas and herbs. Stir to combine.

Divide the couscous mixture equally between the capsicums.

Cover the tray with oil and roast for 30 minutes.

Add the mozzarella to the top of each capsicum. Switch the oven to grill and return the capsicums uncovered for a further 5 minutes or until the cheese has melted.

Once cooked, serve with salad. Enjoy!



# Left-Over Easter Chocolate Cookies

Use your leftover Easter Eggs to create these delectable double chocolate cookies.

Perfect for freezing and enjoying in the next few months!

## Ingredients

- 250g unsalted butter, softened to room temperature
- 1 cup granulated sugar
- 1 cup packed light brown sugar
- 2 large eggs
- 1 teaspoon vanilla extract
- 2 cups plain flour
- ½ cup cocoa powder
- 1 teaspoon baking soda
- ½ teaspoon salt
- 2 cups chocolate—about 4 large hollow eggs or bunnies, or 10 small eggs

## Method

Preheat your oven to 180°C. Line a baking sheet with baking paper.

In a large bowl, whisk together the softened butter, granulated sugar, and brown sugar until light and fluffy.

Add in the eggs one at a time, beating in between, and stir in the vanilla extract.

In another bowl, whisk together the flour, cocoa powder, baking soda, and salt.

Slowly add the dry ingredients to the wet mixture. Mix until just combined.

Add leftover Easter Eggs to a large freezer bag. Break into small pieces. Fold in the Easter Egg pieces until thoroughly combined.

Roll the dough into a ball and wrap it with plastic wrap. Let rest in the fridge for 30 minutes to 1 hour, allowing the flavours to deepen.

After one hour, scoop out the dough onto prepared baking sheets with a tablespoon or ice cream scoop. Leave 5cm in between each scoop.

Bake for 10–12 minutes. Check if the cookies are set by gently pressing on the outside. If the cookies are slightly firm, they're ready.

Remove the cookies and allow them to cool on the baking tray for 5 minutes. Transfer to a wire rack and let them cool completely.

Enjoy!



# When is a Road a Boulevard, a Loop, or a Glade?

Naming roads, both the road name and the type of road (e.g. Swanston Street), is a process that creates a minor legacy. The name will live on long after its construction and become a subtle feature of the local community.

In Victoria, there are 12 principles for choosing the name, the 'Swanston' part, and 54 options for the type of road, including cul-de-sacs and pedestrian-only roads.

## Locations Matter

Names must not duplicate existing roads with 5 kilometres for metro areas, 15 kilometres in regional urban and 30 kilometres for rural or remote locations.

There might be plenty of High Streets and Station Streets, but you won't find them too close together.

## What you won't see in new road names

Cardinal directions are not allowed. Road names with north, east, south or west in them are a thing of the past.



Also no longer used are destination-to-destination names, names longer than 25 characters, three-word names and numbers.

Applications with the definitive article 'the' in them, hyphens or commercial names will also not be seen again.

## Defining The Type of Local Roads In Manor Lakes

With definitions from the Victorian Department of Environment, Land, Water and Planning we can help explain some of the types of roads in Manor Lakes.

**Manor Lakes Boulevard** A wide roadway, well paved, usually ornamented with trees and grass plots.

**Minindee Road** A place where one may ride; an open way or public passage for vehicles, persons and animals; or a roadway forming a means of communication between one place and another.

**Casatta Drive** A wide thoroughfare allowing a steady traffic flow, without many cross streets.

**Clematis Crescent** A crescent-shaped thoroughfare, especially where both ends join the same thoroughfare.

**Grovedale Way** An accessway between two streets. Usually not as straight as an avenue or street.

**Eltham Parade** A public promenade or roadway that has good pedestrian facilities along the side.

**Corinth Street** A public roadway in a town, city or urban area; especially a paved thoroughfare with footpaths and buildings along one or both sides.

**Bregman Esplanade** A level roadway, often along the seaside or a river.

**Whistling Circuit** A roadway enclosing an area.

**Mountain Avenue** A broad roadway, usually planted with trees on each side.

**Yass Court** A short, enclosed roadway.

**Omeo Terrace** A roadway, either open-ended or closed, usually with houses on either side raised above the road level.

**Yellow Gum Way** An accessway between two streets. Usually not as straight as an avenue or street.

**Adon Walk** A thoroughfare with restricted access used mainly by pedestrians.

## A Very Short History of Roads in Victoria

The first road in Victoria dates back to 1801.

It was constructed on Phillip Island by commander John Murry, working for the Government of New South Wales, as the state of Victoria hadn't yet been recognised.

In the years after 1851, when the land area was known to European settlers as the Colony of Victoria, the Gold Rush was in full swing. Roads became a greater priority for everyone in charge.

Though the Colony's attention soon turned to train travel as the primary means of transport development, and road construction and maintenance fell back to the local government.

Following the 1897 arrival of Melbourne's first car, international manufacturers would soon be distributing to Victorians igniting a keen interest in the State's developing road network.

## Facts About Victoria's Road Network from VicRoads

- Approximately 150,000 kilometres of roads are open for general traffic (from major freeways to minor local roads)
- Approximately 50,000 kilometres of other minor roads and tracks in parks and forests exist in Victoria
- Freeways and arterial roads managed by VicRoads total approximately 23,000 kilometres
- Almost all goods in the metropolitan area and more than 80 per cent of goods in country Victoria are transported by road

**Get more information about naming roads, features and locations in Victoria by visiting [Geographic Names Victoria](#).**



## Family and Friend Referral

Grow your community with Manor Lakes' popular Family and Friends Referral Program!

Extended until 31st May 2024, this brilliant incentive is available to existing Manor Lakes purchasers. Simply encourage your friends and family to join the Manor Lakes community to redeem your reward.

It doesn't get any easier!

Refer your friends and family to the Manor Lakes Sales Team; if your family purchases land, you'll each receive a \$1,000 debit card.

It's our way of saying thank you and welcoming new residents to the Manor Lakes community.

To be eligible, anyone you refer must sign a contract for the purchase of the land before the promotion finishes on 31st May 2024.

**For more information, head to the Manor Lakes Sales Centre. 218 Manor Lakes Boulevard, Manor Lakes, Open from 10 am–5 pm daily. Call 1300 334 524 or visit [manorlakes.com.au](http://manorlakes.com.au).**