

Manor Talk

COMMUNITY

**Spooktacular
Halloween is
scary good!**

WHAT'S NEW

**Bunnings
Approved for
Manor Lakes**

A GUIDE TO

**Spring
Gardening**

SPRING RECIPE

**Warm Lamb
& Lentil Salad**

Construction update

Aided by favourable weather, considerable progress has been made on works across several stages in different precincts at Manor Lakes over recent months.

Lakeside

In Stages 53 and 157, all street landscaping has been completed and housing construction has commenced.

The Village

Progress on the construction of the Village precinct continues to take shape at a rapid rate, with many recent advancements including landscaping in Stages 182B and 213A having been finalised. Civil construction in Stages 190 and 197 has been completed and titles issued for both stages.

Wetland construction in Stage 190 is under way, with civil works expected to be completed by the end of this year and landscaping scheduled to occur over the first half of 2024.

Road construction in Stages 191 and 198 has finished on site and will be accessible shortly following final clearance and issuing of titles, whilst Stage 199 has reached practical completion but is presently going through the final phase of auditing and testing, with titles to follow in early January 2024.

Landscaping works for the park within Stage 197 are being completed in November and residents can look forward to enjoying this latest community greenspace prior to Christmas.

Landscaping is also continuing to progress on Manor Lakes Boulevard's District Reserve and is expected to be finalised around mid next year. Amenities will include a natural timber playground, double Flying Fox, basketball and netball court, fitness equipment, a small running track, BBQs and seating, and a dog park.



Also looking ahead, with civil works having been completed on the Display Village, the construction of display homes will progress through 2024 towards an anticipated opening in September next year.

Lollipop Hill

The Lollypop Creek pedestrian bridge is open and the accompanying creek landscaping work around the bridge project has been completed.



Celebrating Eleven Spooky Years with Andy & Maria

While the rest of Melbourne identifies spring as flowers and better weather, Manor Lakes residents know there's more to October – their annual Halloween “Spooktacular” event! To celebrate 11 years of the festivities, we caught up with Manor Lakes’ very own king and queen of Halloween, Andy and Maria Price.

Since settling in Manor Lakes in 2012 and feeling encouraged by the strong sense of community within the estate, the Canadian expats and trained teachers began decorating the front of their home for Halloween which quickly sparked a competition with their neighbours. *“The friendly rivalry became a unified effort to share an engaging splash of spooky to our street,”* says Andy.

Soon, hundreds of trick-or-treaters were knocking on their door. Seeing the positive stir their decorations caused, others followed suit and what began as a friendly competition between two houses has quickly evolved into a popular event that sees thousands of people in attendance from Manor Lakes and beyond. *“Now we have an event that brings thousands of people from many suburbs to partake in the festivities, complete with food trucks, pirate ship, projections, animatronics and more,”* Andy enthuses.

For the past eight years, Dennis Family Corporation has collaborated with Maria and Andy to help support the event through marketing promotion, event infrastructure and around 90 kilograms of lollies to be handed out to trick or treaters throughout the night.

After seeing the success of the event grow, Andy and Maria were inspired to make it a charity fundraiser and included a gold coin donation to go towards the Starlight Children's Foundation – an organisation that seeks to bring happiness to sick kids.

“It was merely the increase in the numbers of people coming to see the display over the course of the first three years that inspired us to make it a charity event,” states Andy. *“We kept thinking that if everyone who came to see the display donated just a gold coin what a difference that could make to others in need,”* he adds.

Through in-person gold coin donations and online channels, the event raises thousands of dollars each year.

“We’d love to see even more houses get involved and to appreciate the opportunity that a community event presents to get to know one’s neighbours and contribute to the positive growth that these events promote,” Andy comments.

“It’s also a fantastic way to get to know your neighbours better and build a strong sense of connectedness.”

Spooktacular Halloween is scary good!

Somehow, the Manor Lakes Halloween “Spooktacular” seems to just get bigger and better each year.

Now in its 11th year, an estimated gathering of close to 10,000 residents, families and friends assembled in high spirits on a cool evening on Tuesday, 31st October for the much-loved annual event.

Few other communities anywhere can claim to embrace Halloween as enthusiastically as Manor Lakes and go to the same level of effort to create such a festive atmosphere.

Once again, this year, Dennis Family Corporation collaborated with the founders and hosts of the initiative, local resident couple and Halloween enthusiasts Andy and Maria Price, to ensure a non-stop evening of entertainment for everyone, with the main hub of activity centred around “Dalrymple Cemetery”.

There were several costume competitions for Halloween goers to participate in along with a colouring in competition. In keeping with Halloween tradition, lollies could be found in abundance for trick-or-treaters and food trucks were also on hand to serve delicious crowd favourites.



This year’s event also featured a surprise performance by Bloco dance group, with all performers dressed in a variety of festive costumes they kept the crowd entertained as they made their way down Dalrymple Boulevard with dancing and percussion instruments, and an LED light installation for unique selfies and family photos.

A massive shout-out to everyone who entered the competitions and provided gold coin donations in support of the Starlight Children’s Foundation. It is anticipated that this year’s overall fundraising effort will collect approximately \$10,000 for the charity.

We can’t wait to see you all for another super Spooktacular Halloween in 2024!





Kingswim Makes a Splash!

Since opening its doors on 4 September, the new Kingswim has proved a huge success with a higher rate of pre-enrolment sign ups than expected.

The 900m², \$5 million project took 11 months to build and is located adjacent to the existing childcare centre in the car park off Manor Lakes Boulevard at Manor Lakes Central. The swim school features the latest facilities with family change rooms and separate change areas plus a building design that maximises natural daylight and includes three rainwater tanks and drought tolerant landscaping.

Have fun, make friends, and learn new skills by joining one of the exciting aquatic programs at Kingswim Manor Lakes. The brand new swim school offers lessons for adults and children from twelve weeks old and additionally serves the suburbs of Hoppers Crossing, Werribee, Tarneit, and Wyndham Vale.

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.

Kingswim also offers lessons for adults at three levels:

Basic:

For adults with little to 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 Manor Lakes and learn more about their programs by [visiting the website](#).

Bunnings Approved for Manor Lakes

Dennis Family Corporation's (DFC) retail and commercial arm, Ranfurly Asset Management has responded to the continued growth of Melbourne's western corridor with a development application to Wyndham City Council approved on 12th September for a new 13,500 sqm Bunnings Warehouse along with ancillary uses, including large format retail and restaurants at DFC's Manor Lakes estate.

The proposed DIY, garden, and hardware store is to be located adjacent to the Manor Lakes Central Shopping Centre, between Armstrong Road and Ballan Road, Manor Lakes.

"We would like to thank the Wyndham City Council for their support and are excited to bring this project to life for the Manor Lakes community. It will cement the precinct as a key retail and lifestyle asset for the area," commented Ranfurly Asset Management CEO, Cameron Male.

"Manor Lakes Central boasts over 75,000 visitations per week and is established as a retail and commercial focal point not only for the local community but for the surrounding population," he continued.

"This development will generate construction jobs and inject increased dollars into the local economy with additional spend by workers and consumers alike."

Ranfurly Asset Management has developed and manages the 21,000 sqm Coles and Kmart anchored Manor Lakes Central shopping centre, along with a further six retail precincts and large format centres within Victoria.



Artist Impression

Over \$400,000 Distributed to Local Community Groups

Twenty local not-for-profit groups from in and around Manor Lakes were awarded a share of \$30,000 at the Manor Lakes Community Fund presentation evening on Wednesday 25 October.

An annual initiative of Dennis Family Corporation, the developer of Manor Lakes estate, this year marks the 21st year of the Manor Lakes Community Fund, with over \$470,000 distributed to the local community since its inception in 2003.

The Dennis Family Corporation has successfully operated Community Funds across its residential estates both in Victoria and South East Queensland since 2002. This year, they were proud to celebrate distributing more than \$1.2 million in grants to date, to provide invaluable financial support to hundreds of local not-for-profit groups and organisations.



This year's presentation evening was held at the Dennis Family Corporation's Manor Lakes estate, with Dennis Family Corporation CEO, Peter Levinge on hand to congratulate each of the successful groups. Eligibility for the \$1,500 funding extended to not-for-profit groups operating in the Manor Lakes, Wyndham Vale, and Werribee areas, with an independent judging panel awarding grants to a variety of organisations.

Congratulations to all successful groups. All community groups within the eligible areas are encouraged to apply in 2024.





Warm Lamb and Lentil Salad

Ingredients

400g lamb backstraps
 350g lentils, canned
 400g beetroot, canned
 1 large head of broccoli
 150g baby spinach leaves
 ½ red onion
 2 tablespoons red wine vinegar
 1 tablespoon dried oregano
 3 tablespoons olive oil
 2 teaspoons honey
 Salt and pepper

Method

1. Lightly coat the lamb backstrap in 1 teaspoon of olive oil before rubbing it with sea salt, pepper, and dried oregano.
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. Add the sliced red onion, diced beetroot and drained lentils. Gently combine for 3 minutes or until heated through. Add the vinegar and honey.
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.

Top Tips for A Great Garden This Spring

Spring has sprung 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 winter and spring fills many gardeners with anticipation – garden beds that lay bare throughout the colder months are suddenly full of potential as you begin growing new buds.

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 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 healthy 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 subpar 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.



Victoria's Gas Substitution Roadmap

What is happening?

Starting 1 January 2024, the Victorian State Government will mandate that new dwellings, apartment buildings, and residential subdivisions requiring planning permits be all electric, phasing out new gas connections. This will be implemented through an amendment to the Victoria Planning Provisions and all planning schemes. It applies to both greenfield and infill sites across Victoria.

This policy will affect the construction of new dwellings requiring planning permits for the dwelling but will not impact:

- new dwellings that do not need a planning permit
- existing homes with existing gas connections
- renovations and extensions to existing dwellings

Why is the Victorian Government doing this?

The Victorian Government is seeking to speed up the transition to renewable energy and has set ambitious emissions reduction targets. By 2035, its goal is to achieve a 75-80% reduction in emissions. In 2022-23, renewable sources accounted for 38% of Victoria's electricity generation, highlighting the state's commitment to a cleaner energy future.

How does this affect customers at Dennis Family Corporation (DFC) estates?

It is important to understand that DFC's current Victorian development projects are covered by existing planning permits, so will continue to provide the reticulated gas network beyond 1 January 2024.

DFC will continue to deliver the reticulated gas network while we are permitted to, whilst also taking into consideration future consumer sentiment and demand for gas which are likely to continue to evolve with technological change over time. Gas therefore remains an option at existing DFC estates in Victoria for current customers, irrespective of which builder you choose to construct your home.

Are there any exceptions to DFC's position?

Future Victorian development projects that DFC commences and future medium density precincts within existing estates beyond 2024 could potentially be impacted by the change. In any such instances where gas may not be available at DFC developments in the future, this information will be communicated to customers at the time of market release.

Do I have choice?

DFC land sales customers can opt to not connect to the reticulated gas supply in favour of all electric when building their home at any time. If you wish for an all electric home, you should advise your home builder.

What about my BBQ and LPG?

This change has no impact on the use of Liquefied Petroleum Gas (LPG or "bottled" gas) for outdoor barbeques.



Further information

For more details about Victoria's gas substitution roadmap visit:

planning.vic.gov.au

energy.vic.gov.au

