

MANOR TALK

Pg 4

Four interior
design trends

Pg 7

Ngarri Primary
School

Pg 9

Fire safety in
Winter – CFA

Pg 13

Lasagna
soup recipe



Hello again and welcome to your winter 2024 community newsletter

↗	Construction update	Pg 3
↗	Interior design trends	Pg 4
↗	Ngarri Primary School	Pg 7
↗	Local birdlife	Pg 8
↗	Fire safety in winter	Pg 9
↗	Five things to do in Bacchus March	Pg 10
↗	Planting in winter	Pg 12
↗	Lasagna Soup recipe	Pg 13
↗	Manor Lakes Community Fund	Pg 14
↗	Family and friends referral program	Pg 15

Construction update



1	Manor Lakes Boulevard Park	<p>As winter has well and truly settled in, progress in the Manor Lakes estate continues with exciting developments, including the soon to be opened Manor Lakes Boulevard Park.</p> <p>Located west of the Sales Office and opposite the future Village town centre, the park features basketball and netball courts, a children’s running track, BBQ areas with family seating, and a fenced dog park. Crews worked tirelessly to deliver a family-friendly location for community members and visitors alike to enjoy.</p>
2	Landscaping	<p>Crews completed streetscaping works in Stage 201, installing trees and lining nature strips to ensure the future prosperity of the streets in line with the estate’s high-quality landscape design.</p> <p>Crews are currently working on landscaping in the Village Wetlands. Once complete, the wetlands will include extensive planting, walking paths along the perimeter, and a boardwalk, with these works expected to finish in December 2024.</p> <p>Residents can already enjoy the temporary landscaping surrounding the future town centre, adjacent to the Village Wetlands, which was completed in July. The landscaping and carpark surrounding the Manor Lakes Display Village are now complete.</p>
3	Roads and drainage	<p>In Stage 202, crews are carrying out sewer and road drainage works. Road works will commence shortly, including road boxing and the placement of capping material, with an expected completion date of January 2025.</p> <p>In Stage 203, crews have started sewerage works, with road drainage to follow. The stage remains on track for completion in March 2025.</p>
4	Display Village	<p>Just a short walk from the Manor Lakes Sales Office and Good Manors café, eight display homes are available for touring—four designs from Carlisle Homes, two from Mimosa Homes and two from Central Property. The remaining display homes are anticipated to open in early 2025.</p>

- 1 Back to black
- 2 Western Gothic
- 3 Australiana
- 4 Retro

Warm up your home with these four interior design trends



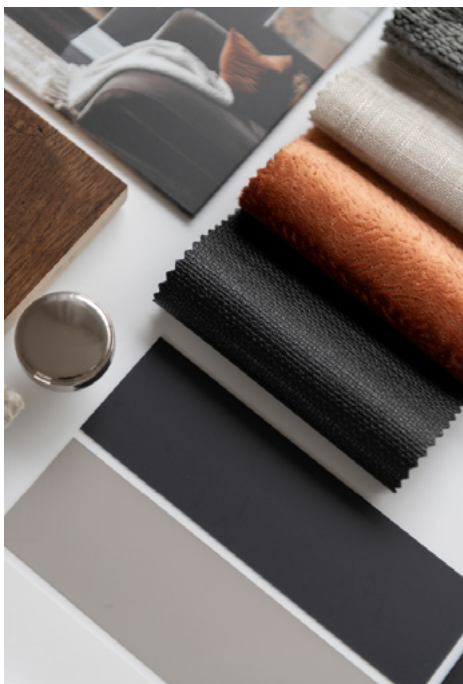
Our homes become sanctuaries and spaces for entertaining as we shelter from the cool weather. Style your space with the latest trends to liven your interior. This season's four trends combine a wide range of colours, textures, and patterns.

Whether you are inspired by the modern aesthetic of Back to Black, the patterns of Retro, the tones of Australiana, or the traditional style of Western Gothic, each style is perfect for the cooler season.

For interior inspiration and to see these colour palettes in person, visit the Inspiration Centre at the Manor Lakes Land Sales Office.

Sales Office

218 Manor Lakes Boulevard, Manor Lakes VIC 3024
(On the corner of Ison Road and Manor Lakes Boulevard)
Open daily from 10am—5pm



Warm up your home with these four interior design trends

1 Back to black

The colour black is returning to the world of interior design. In response to the surge of big colour trends and Maximalism, Back to black brings back a moody atmosphere with a modern twist.

When including black on large surfaces the rest of the space needs to be balanced with contrast in other objects, such as a large artwork on the wall, coloured cushions or a large floor rug.

Soften the dark tones with rich textures such as velvet, linen, and boucle.

To elevate the Back to Black look, select hardware accents in aluminium, polished chrome, or nickel to introduce a sleek, modern edge without overpowering the warmth of the overall design.

2 Western Gothic

The Western Gothic trend blends vintage American charm with rugged country aesthetics to create nostalgic and dramatic spaces. Neutral taupes and creams are a warm and versatile backdrop to highlight the rich, contrasting accents central to this trend.

Blood red and mid-blue accent colours bring depth and vibrancy to the design, reminiscent of the dramatic hues in Western landscapes. You can inject these bold colours into spaces by painting walls and cabinetry or decorating your large furniture pieces with bright cushions and blankets.

Patterns like floral and houndstooth are key to this trend, adding layers of visual interest and a touch of whimsy. Break up patterns with large plain objects like a plain fabric bedhead, wooden cabinet or a large mirror.

Leather and faux leather pieces introduce warmth when used in rich brown tones. Pair dark woodgrains with antique hardware in shades of brass and aged gold for a vintage feel to the space.



Warm up your home with these four interior design trends

3 Australiana

For an interior design trend inspired by national flora, look no further than Australiana. This palette draws from the colours of Australian landscape, flora, and fauna to create spaces that feel grounded and calming.

Tones like eucalyptus green, warm white, and sandy beige are complemented by deeper forest greens, pastel pinks and apricots, with pops of pink and yellow.

Sustainable and locally sourced woods of jarrah, spotted gum, and Tasmanian oak add warmth and authenticity to the design. Try introducing native Australian floral artwork or dried flower arrangements to your interiors for tactile decor.

4 Retro

Inspired by the mid-20th century, the Retro trend evokes nostalgia and fun through bold colours and playful patterns.

The palette includes mustard yellow, lime green, burnt orange, and pink. These shades are often paired with subdued tones to balance the look.

Patterns play a significant role with geometric shapes, polka dots, patterns and florals. Introduce patterns throughout your interior with tiles, wallpaper, and tablecloths.

When accessorising, think vintage posters, retro clocks, and knick-knacks. Retro furniture features sleek lines and organic shapes in wood or wood-look panels. Fill your rooms with furniture in walnut—a rich-toned hardwood—paired with tiled or terrazzo benchtops for sleek, on-trend pieces.



Ngarri Primary School

At 8 AM in the Ngarri Primary School teachers' lounge, staff are only hanging around long enough to make a piece of toast or pour a coffee. Then they're off across the playground to start the day. The outdoor speakers play "Happy" by Pharrell Williams, signaling the start of the school day.

Founding Principal Honey Stirling is the last to find a cup in the kitchen for her morning coffee, talking to me as it comes together. "It's very much about the community seeing the school as the heart as well," Honey says. "I want to build relationships with my students, I want to know who they are."

Enrolment numbers at the primary school on Holyoake Parade surged from around 230 in 2023, when it opened, to 525 students in 2024. This was expected, albeit a dramatic increase, as the school was built to handle a young and growing local population. Students and their parents see Honey both inside and outside school, making her a constant part of the community.

When it came time to choose a language other than English (LOTE) for the school, Honey asked the school community. "We sent out a survey, and now our language is Spanish, voted in by the community."

This approach fosters a sense of ownership and ensures the school reflects its community's needs and aspirations.

During a typical school tour with Honey, she'll pick up side conversations with students, without breaking the flow. Inside one of the learning houses, she explains, "This is made up of science, technology— Good morning, darling. Sorry, no—art, and food classes, along with three classrooms."

Walking past classrooms and into the new sports stadium, we're surrounded by the noise of students, many of whom greet Honey as they pass. "We do hire it out," Honey tells me, "and that money goes towards playgrounds, like our fundraising." She emphasises, "It's not about making money, it's about providing a community service for everyone."

Honey believes in spending today's money on the current students. "I'm very much of the mind that today's money should be spent on the children at our school today, it's their money."

The next challenge? Playgrounds. "The school came with playgrounds, but we've doubled in size, so now we don't have enough playground space for our students." Currently, Ngarri Primary

School is fundraising to buy more playground equipment. Honey points out the equipment the school has already purchased, and the temporary games set up in the open space for recess or lunchtime. The school offers various break clubs run by teachers, ranging from art and writing to sports, running, and dance.

Having lived in Wyndham for over 20 years, Honey feels a deep connection to the community. "When I talk about how this is our community, I'm a part of that. I can say those things because I live here, shop at the local stores, and believe in this community. "When I seek donations for fundraising, I feel I have more credibility because I live and work here."

Did you know?

Ngarri Primary School is named after "Ngarri," the Wadawurrung word for she-oak, an Australian native flowering plant species. The name, chosen after a community consultation process, symbolises the deep connection between the school and the local heritage.

Local birdlife

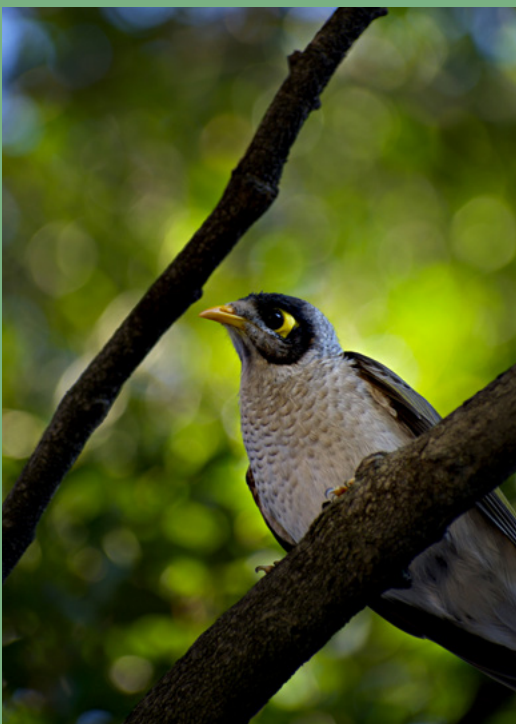
Local suburbs are home to iconic native bird species like Australian Magpies and Magpie Larks, commonly referred to as Peewees, which thrive in open spaces where they forage for food. Native honeyeaters like the White-plumed Honeyeaters are also here, snacking on flowering plants in suburban Melbourne.

But you may have noticed another species becoming more common — Noisy Miners are moving in. Called a “bully bird”, sometimes driving out other native species, they’re easy to spot by their grey body and black crown and cheeks, with a yellow bill. They’re “bold and curious birds and one of our most controversial backyard birds,” according to BirdLife Australia. Since the 1980s the changing suburban landscape across our city has been particularly favorable to Noisy Miners.

Dr Jacinta Humphrey, Postdoctoral Researcher, ICON Science at RMIT University, said that these birds naturally inhabit the edges of forests and woodlands. “They thrive in open areas with tall, mature trees—conditions that Melbourne’s parklands abundantly provide.” Dr Humphrey thinks that their more recent surge in numbers is from a gardening trend in the 1980s, when people were encouraged to plant native flowering plants in their backyard. “People just planted heaps of Grevilleas and these native shrubs that have really showy flowers and they’re all marketed as being bird-attracting. And we think that’s really helped noisy miners take off because it’s a perfect food source for them.” “We’ve just created huge areas of really perfect habitat for them, and they’ve jumped on that and just gone gangbusters,” Dr Humphrey said. “Suddenly we have hundreds upon thousands of them turning up in the city.”

Help the local birdlife!

- 1 **Plant Native Shrubs and Trees:** Choose native plant species that provide natural food sources and shelter for birds. Avoid plants like Grevilleas that primarily attract Noisy Miners and instead opt for denser, spikier vegetation that offers protection for smaller birds.
- 2 **Create Diverse Layers in Gardens:** Develop a layered garden landscape with ground cover, mid-level shrubs, and canopy trees. This variety helps to cater to different species of birds at different heights and provides more comprehensive habitat options.
- 3 **Maintain Water Sources:** Provide clean water sources for birds to drink and bathe, especially during the warmer months. Ensure these water sources are kept clean to prevent the spread of disease among bird populations.
- 4 **Avoid Using Pesticides:** Chemicals used in gardens can harm birds directly or reduce their food sources. Opt for natural pest control methods to keep both plants and visiting bird species safe.
- 5 **Keep Cats Indoors:** Domestic cats are a significant threat to local wildlife, including birds. Keeping cats indoors, or at least restrained while outside, can dramatically reduce the risk to native birds.
- 6 **Install Bird Nesting Boxes:** Provide safe nesting sites for birds by installing bird boxes in your garden. Ensure these are suitable for native species you aim to attract.



The Wyndham Vale Fire Brigade is temporarily located at 455 Ballan Rd, Wyndham Vale, VIC 3024.

[View in Google Maps ↗](#)

Fire Safety in Winter CFA



We caught up with the Captain of the Wyndham Vale Fire Brigade Trevor Weston recently to learn about Winter Fire Safety and to find out about the new home for the Wyndham Vale Fire Brigade.

Despite the cold and wet weather, fire safety is as important in winter as any other season. “Organisation-wide, we know that winter often presents us with an increase in house fires,” Trevor said. “We are here to provide any advice on fire safety matters at any time for people in the Manor Lakes and Wyndham Vale community.”

The Wyndham Vale Fire Brigade is run by a crew of 47 operational firefighters and eight non-operational members—all are volunteers with a diverse professional background, including students, paramedics, hairdressers, and tradespeople. “We also have a number of retired people who contribute significantly to the brigade,” Trevor said.

Trevor’s Tips for Winter Fire Safety

1. Ensure your smoke alarms are working.
2. Keep clothing and furniture away from heat sources, including heaters and radiators, open flames, and electrical equipment.
3. Maintain electrical equipment and ensure it is kept in good condition and replaced regularly.
4. Open fires, whether inside or outdoors, must always be supervised, well-maintained and not too close to structures or fences.

A New Home for the Wyndham Vale Fire Brigade

Established as a stand-alone brigade in 2011, the Wyndham Vale Fire Brigade provides the suburbs of Manor Lakes, Wyndham Vale, and surrounds with emergency fire and rescue services year-round.

The brigade operates under the banner of the Country Fire Authority and is in the final stages of securing land for a fit-for-purpose station on Armstrong Road.

Captain of the Wyndham Vale Fire Brigade Trevor Weston anticipates “increased and improved amenities” for his team. “This new station will be a significant improvement and more contemporary compared to the ‘temporary’ location that we are currently in,” Trevor said. The new location will allow the brigade to serve the community, recruit new members, and deliver training and education to the team and the broader community.

Funding for the new station was secured eight years ago to facilitate the construction of meeting and training rooms, office space, a large backyard, and three engine bays. A larger turn-out room will be included to hold the crew’s equipment for quick access in an emergency. The single-storey station will not include a fire pole.

Community funding has allowed the brigade to include additional, essential features, such as more bathrooms, a larger meeting room, outdoor event space, and a storage shed. Since its inception in 2003, the Manor Lakes Community Fund has supported the Wyndham Vale Fire Brigade annually.

“This grant assists us incredibly in being able to fund the purchase of vital equipment that we are able to use to deliver services to the community,” Trevor said. “As we continue to progress the construction of our new station, we will be undertaking a number of fundraising activities to support this work and would encourage the community to consider supporting these activities where they can.”

Only a 40-minute drive from Manor Lakes is Bacchus Marsh, the ultimate location for a day trip. Whether you're there for a scenic drive or to explore the diverse hiking trails, Bacchus Marsh has something for everyone. The town and its surroundings showcase the best of Victoria thanks to its blend of natural and historical attractions.

Whether you love to immerse yourself in local history or adventure through the local state parks, there's something for everyone at Bacchus Marsh. So, pack your bags and gather your family to discover all that this town has to offer.

Five things to do in Bacchus Marsh over a weekend

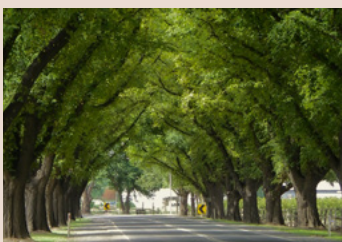
1 Bacchus Marsh Heritage Trail

Delve into the history of Bacchus Marsh by following the Bacchus Marsh Heritage Trail. This trail takes you through the town centre, beginning with the Avenue of Honour and continuing across Main Street, Gisborne Road, and Grant Street.

Along the way, you'll encounter historic landmarks such as the Bacchus Marsh Court House, the Railway Turntable and Station, and the Chicory Kiln—all emblematic of the Victorian Gold Rush and the state's historical heritage.

[View in Google Maps ↗](#)

2 The Avenue of Honour



The Avenue of Honour marks the eastern entrance to Bacchus Marsh. Lined with mature elm trees, the avenue is a tribute to the Australian soldiers who served in the First World War.

This scenic drive is particularly picturesque in summer and spring when all the leaves have come in and during autumn, when the foliage has changed colour. The Avenue of Honour runs along Bacchus Marsh Road from the Western Freeway exit and ends in town.

[View in Google Maps ↗](#)

3 Dine Locally



Once you've worked up an appetite, head to Main Street—it's there that you will find The Courthouse Hotel. This child-friendly establishment stands on the corner of Court House Place and Main Street opposite the Bacchus Marsh Court House for which it's named. The hotel offers a range of dishes to suit the whole family and dietary needs.

Main Street is home to a range of restaurants representing an array of cuisines, including Vietnamese, Thai, and Middle Eastern. Pop into Baby Black Espresso Bar for a treat or to caffeinate before your next hike. Their menu includes a vast range of lunch and brunch options, plus a cabinet of baked goods. If you're on the run, order ahead or takeaway.

[The Courthouse Hotel Website](#) ↗

[View in Google Maps](#) ↗

[Baby Black Espresso Bar Website](#) ↗

[View in Google Maps](#) ↗

4 Werribee Gorge State Park



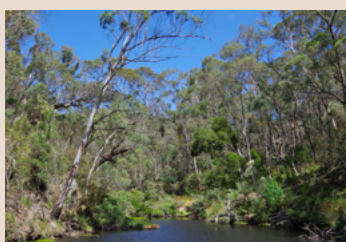
Werribee Gorge State Park is a natural haven—ideal for bush-walking, picnicking, swimming, and rock climbing. The park boasts a variety of paths suitable for all ages and abilities, from the shorter loops to the challenging 13 km Centenary Walk.

Highlights include Needles Beach, a small watering hole perfect for swimming, and Blackwood Pool, the largest pool in the gorge and a natural refuge for platypuses. The rugged terrain of the Werribee Gorge State Park can be hazardous in certain weather conditions, so always check the weather reports before visiting. The park is open 24 hours a day, seven days a week and entry is always free.

Address—204 Myers Rd, Pentland Hills VIC 3341

[View in Google Maps](#) ↗

5 Lerderderg State Park



Lerderderg State Park is another fantastic destination for nature enthusiasts. The Lerderderg Gorge Circuit is a challenging 8 km route recommended for experienced hikers. For a less steep climb, take the route anti-clockwise. Dogs are not allowed on this route, but they are welcome on leashes in other areas of the park.

O'Briens Crossing offers a more moderate hike, with a scenic picnic area to rest. The 14 km route takes around four hours to complete. Find Lerderderg State Park north of Bacchus Marsh, to the west of Gisborne Road.

[View in Google Maps](#) ↗

Get your garden ready this winter



Gardening often takes a backseat until the cold weather subsides. However, Australian winters are milder, marked by sunny days and cold nights. Despite low soil temperature, it's still a perfect time to plant! But what should you be planting?

Winter is the best time to plant flowering annuals. Annuals may have a shorter lifespan than perennials, but they bring a burst of colour and vibrancy to your garden. The full life cycle of a flowering annual lasts a year, from seed to flowering. To enjoy a blooming garden come next winter, start planting your annuals in late winter to early spring.

Types of Annuals

Annuals can be divided into two groups based on their preferred growing conditions. Consider planting Lobelia, Coleus, Foxglove, Primula, Polyanthus, Pansy, Viola, Honesty, Cineraria, and Bedding Begonia in shaded areas. These plants thrive without direct sunlight and can brighten up the darker corners of your garden.

On the other hand, Coleus, Petunia, Cosmos, Marigold, Paper Daisy, Sweet Pea, Corn Cockle, Flanders Poppy, and Queen Anne's Lace are ideal for areas with full sun. These annuals will flourish in the sunlight to provide a stunning display of colours.

Seeds or Seedlings?

When it comes to planting annuals, you have the choice between seeds and seedlings. Some annuals are easy to grow from seeds, making them a cost-effective option. When planting seeds, ensure you sprinkle them onto the soil and cover them with a thin layer of dirt. Water the area thoroughly to encourage germination. Alternatively, certain annuals require more care and will fare better when started as seedlings—increasing the likelihood of success.

Soil and Planting Conditions

Whatever you decide, plant your annuals in soil with ample drainage and lots of organic matter. Most annuals require slightly acidic soils. However, certain varieties like

Dianthus, Gypsophila, and Sweet Peas need more lime in the soil to boost alkalinity. Preparing the soil with the right pH balance is crucial for the health of your plants.

Once annuals begin sprouting their first leaves, thin them out so they have ample space to grow and thrive. Crowded plants can compete for nutrients and water, hindering their growth. Using liquid fertilisers boosts plant growth and can even extend the lifespan of annuals. Fertilisers rich in nitrogen, phosphorus, and potassium will provide the essential nutrients that annuals need to flourish. Regular feeding will ensure strong growth and a longer blooming period.

Embrace the milder Australian winter and get started on planting those vibrant annuals. By the time spring arrives, you'll be rewarded with a stunning array of colours and blooms that will make your garden the envy of the neighbourhood. Happy planting!

This comforting combination of two hearty winter meals—soup and lasagna—is packed with protein, carbs, and vegetables. Store this soup in the fridge for up to three days for a delicious meal-prep idea.

Lasagna soup, like a hug in a bowl

Ingredients

2 tablespoons olive oil

1 large onion, finely chopped

3 cloves garlic, minced

500 grams beef mince OR
1 cup (200 g) dried lentils, rinsed

2 medium carrots, diced

2 celery stalks, diced

1 red capsicum, diced

1 litre of beef OR vegetable stock

800 grams diced tomatoes

2 tablespoons tomato paste

1 teaspoon dried oregano

1 teaspoon dried basil

1 teaspoon dried thyme

Pinch of red chilli flakes (optional)

Salt and pepper, to taste

8 lasagna sheets, broken into pieces

1 cup (250 gram) ricotta cheese

½ cup (50 gram) grated Parmesan cheese

1 cup (100 gram) shredded mozzarella cheese

Method

Heat the olive oil in a large pot over a medium heat.

Add the chopped onion and cook for 5 minutes or until softened. Add the garlic and cook for an additional 2 minutes.

Add the beef mince to the pot and cook until browned, breaking it up with a spoon as it cooks.

Add the diced carrots, celery, and red capsicum, and cook for another 5 minutes.

Stir in the diced tomatoes, tomato paste, stock, oregano, basil, and thyme. Season to taste.

Bring the mixture to a boil. Once boiling, reduce and let the mixture simmer for 15 minutes.

Add the broken lasagna sheets to the pot. Simmer for 12 minutes, or until the pasta is cooked, stirring occasionally.

Mix the ricotta cheese and grated Parmesan cheese in a small bowl.

Once the pasta is cooked, add half the mozzarella cheese to the mixture and stir until melted.

Serve the soup in bowls or large mugs.

Add half a tablespoon of the ricotta and Parmesan mixture to the top. Enjoy!



To make it vegetarian

Substitute the 500grams mince with 200grams lentils and easily swap 1 litre of beef stock for vegetable stock.

Add the rinsed lentils to the pot instead of the mince, and simmer for 30 minutes or until the lentils are tender.

The 2024 Manor Lakes Community Fund will open shortly with local not-for-profit groups in the Manor Lakes area invited to apply for a financial grant of \$1,500 to support their community project. Submissions open on September 1 and close at 5pm, September 30, 2024.



The Manor Lakes Community Fund is an initiative of the Dennis Family Corporation, the developer of the Manor Lakes estate. This year is a milestone for the Community Fund initiative as we celebrate 22 years of successfully operating Community Funds and distributing over \$1 million in financial grants to not-for-profit groups and organisations across estates we manage in Victoria and Queensland.

Manor Lakes estate launched its first Community Fund in 2003 and has since provided over \$440,000 in grants across the community. Last year, 20 local not-for-profit groups were each awarded \$1,500.

The Dennis Family Corporation takes great pride in giving back to the communities we've created, and the not-for-profit initiatives that foster important connections and support the sense of belonging within our estates. The intention of the Community Fund is to give back and support local groups on an ongoing basis.

An independent judging panel will assess applications and successful recipients will be notified early October.

Keep an eye on social media and the Manor Lakes website for when applications open.



Family & friends referral program

Love living at Manor Lakes? Make the community truly yours by inviting friends and family to live in the neighbourhood. Refer a friend or family member to purchase land at Manor Lakes, and once you both settle, you'll each receive a \$1,000 debit card*.

Here's how it works

- 1 Enter your details at manorlakes.com.au/family-and-friends-referral-program. Once you've completed this, share the link via email or text message to your friend or family member.
- 2 After you've shared the link, your friend or family member will be invited to enter their details and join our friends and family referral program.
- 3 A Manor Lakes team member will contact your friend or family member and keep them updated on the latest news and land releases at Manor Lakes.
- 4 After purchasing and settling on land at Manor Lakes, you and your friend or family member will each receive a \$1,000 debit card*.

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

Offer ends 30th November 2024, or when the maximum number of allocated referrals has been reached, whichever comes first.

For more information, head to the Manor Lakes Sales Office at 218 Manor Lakes Boulevard.

Open 10am—5pm daily
Call 1300 334 524
Visit manorlakes.com.au

Sales Office
218 Manor Lakes Blvd
Manor Lakes

Visit manorlakes.com.au
Call 1300 334 524