

MODEINA SUMMER 2025 MESSENGER





CONSTRUCTION UPDATE

As construction works recommence after summer break, crews are set to begin the final Kororoit Creek project and further residential stages.

Stage 32 internal stage works are complete.

Authority compliances are in progress, with Statement of Compliance and Titles expected in the coming weeks.

Construction of **Point Park** along Kororoit Creek has commenced. The construction team is proceeding apace with bulk earthworks.

Concrete paving was scheduled to commence towards the end of January 2025.

FINAL KOROROIT CREEK STAGE IN THE WORKS!

Construction on the final Kororoit Creek stage is commencing soon.

Point Park, otherwise known as **KC4**, is the final instalment that links to the other reserves via a shared path that continues around the entire estate.

The park will feature brand-new amenities including a shelter structure, picnic tables, bench seating, BBQ, water tap, and fitness station.

A range of new play equipment will be available, featuring a play tower and slides, bird nest swing, junior and toddler swings, a spinning carousel, various climbing structures, a flying fox, and musical instruments.

“This final instalment of the Creekside reserve will link the shared path and provide Modeina residents with a unique space for relaxation, recreation, and socialising,” commented **Robert Karwacki, Modeina Project Officer**.

“**Point Park** will enable residents to be more physically active, feel closer to nature and provide relief from the noise, pace, and hard surfaces of the urban environment.”

Like previous Kororoit Creek stages, **Point Park** will complement other reserves by preserving as much natural flora as possible with further native and drought-tolerant species. Unlike previous stages, **KC4** will contain more hardscape amenities.

Point Park will be accessible through the shared path in **KC2 (Stage 24)** or **KC5 (Stage 34)**. Additional access points will be available once construction in Mona Crescent, Oracle Crescent, and Topia Place is complete.

Point Park is anticipated to be completed in September this year.



BORAN RUSINOVIC

(13/02/72 – 09/11/24)



REMEMBERING BORAN RUSINOVIC

The Modeina team is saddened by the recent passing of former colleague Boran Rusinovic at just 52 years of age following a courageous battle with cancer.

Boran was a valued member of the Dennis Family Corporation's Land Sales team for nine years, spending his final two years at Modeina, before his illness forced him to cease work in April.

"It's just so sad and such a devastating loss," DFC's Victorian Sales and Marketing Manager, Caroline Dwyer commented.

"Boran was larger than life and one of the real characters of our business. He made a huge impact on his colleagues and customers at both the estates where he was based. To have been with us for close to a decade tells you that he not only enjoyed his role as a Sales Consultant but was also extremely good at it."

Sales Consultant Cheryl Pearson delivered a touching eulogy in tribute to her friend and former colleague during the mass.

"Boran lived life to the full," Cheryl remarked.

"He absolutely loved the company and the people. At the same time, he was the perfect example of someone who worked to live, not lived to work."

The Dennis Family Corporation and Modeina team extend their condolences to Boran's family. His sunny and gregarious personality will be greatly missed by everyone who knew him.



If living close to family and friends is important to you, invite them to join the Modeina community!

Simply refer a family member or friend to buy land at Modeina and you will each receive a \$1,000 debit card* once you both settle.

Simply follow these steps:

1. Follow the link to enter your details. Once complete, choose your preferred sharing method.
2. Your family member/friend will enter their details to join our referral program.

3. A Modeina team member will contact your family member or friend to update them on the latest land releases and news at Westbrook.
4. If your family member/friend purchases a lot at Modeina, you could each be eligible to receive a \$1,000 debit card*.

It's our way of saying 'welcome' to the Modeina community!

Head to the Modeina website for more information!

*Terms and Conditions apply.

GREAT BEACHES IN VICTORIA

This could be argued for as long as it takes to walk Victoria's world-famous coastline.

Our beaches are as diverse as they are numerous. Some battered by the swell coming up from the Antarctic, the feared wind of the Great Australia Bight, secluded by giant rock formations or a calmed by convenient point on the shoreline.

It's hard to be disappointed here where the ocean meets the land.



Sorrento



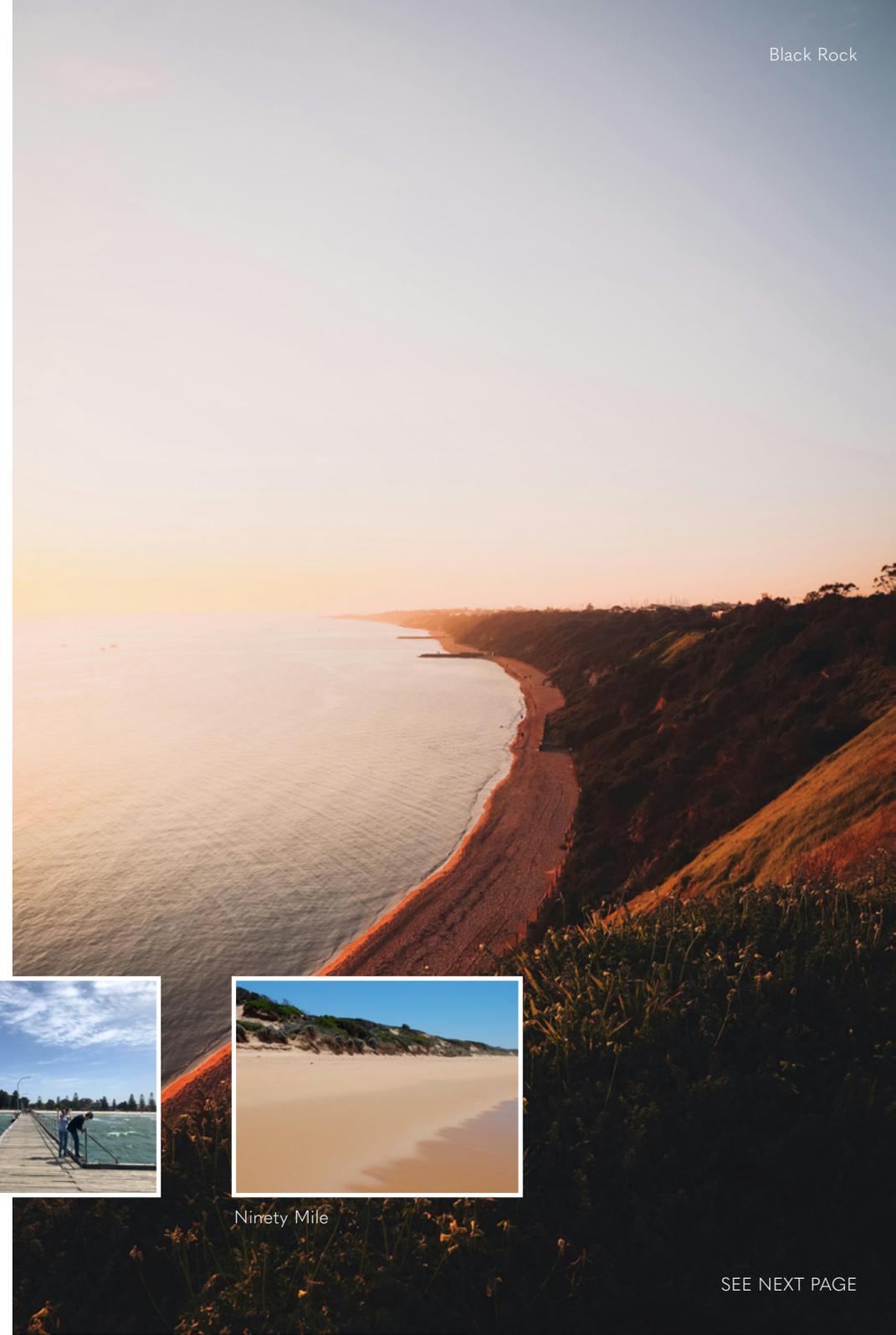
Fairhaven



Altona



Ninety Mile



GREAT BEACHES IN MELBOURNE

Elwood Beach, Elwood

Just around the bend from St. Kilda beach

This one is peaceful, accessible and still in the heart of Melbourne.

Post-swim, get lunch or drinks at Elwood Bathers.

Travel time from Modeina: **59 minutes**

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Sandridge Beach, Port Melbourne

A hidden beach known only to the locals where you can view cruise ships docked at Station Pier to your left and huge cargo ships heading Melbourne's port on your right.

Travel time from Modeina: **36 minutes**

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Altona Beach, Altona

The closest beach to Modeina. Altona beach is also walking distance to Altona train station on bustling Pier Street with all its restaurants.

Walk out on the pier, wade in the shallow water or play games on the expansive foreshore.

Travel time from Modeina: **35 minutes**

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GREAT BEACHES

WEST OF MELBOURNE

Fairhaven Beach, Fairhaven

Fairhaven Beach is expansive and emblematic of the coastline along the Great Ocean Road.

Time your visit with the Fairhaven Surf Lifesaving Club's restaurant hours to have an early dinner while the sun sets over the ocean.

Travel time from Modeina: **1 hour and 43 minutes**
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Torquay Front Beach, Torquay

Round the point from the rugged back beach, this gentler side of the famous surfing town is great for the whole family. Also closer to the fish and chip shop.

Travel time from Modeina: **1 hour and 29 minutes**
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Bay of Islands Beach, Peterborough

Parks Victoria does not recommend swimming but it is a great sightseeing experience.

The small beach is nestled between the picturesque cliffs and spectacular rock formations battered by the sea.

Look out for the Hooded Plovers that nest in the dunes.

Travel time from Modeina: **2 hours and 58 minutes**
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GREAT BEACHES

EAST OF MELBOURNE

Ninety Mile Beach, Golden Beach

This extensive natural wonder is ideal for beach fishing, swimming, long walks, and relaxing.

“The beach lies on the edge of a long slender sand dune with an uninterrupted vista of endless sand that stretches as far as the eye can see” – Parks Victoria

Whales and dolphin can sometimes be spotted from the shoreline. The surrounding waters are rich with smaller marine animals like octopuses, brittle stars, crabs and other coral species. Off the coast Great White Sharks will come in to feed on snapper.

If making the trip, take time to explore the massive network of coastal lakes and lagoons that make up the Gippsland Lakes.

Travel time from Modeina: **3 hours and 37 minutes**

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Squeaky Beach, Wilsons Promontory

Named for the sound heard when you walk on the sand. According to Parks Victoria, as the grains of quartz sand are compressed under your feet they create a high-pitched squeak.

The shallow clear water of the beach makes it ideal for swimmers of all ages.

Bring some sunflower seeds with you. Crimson rosellas hang around the Tidal River General Store and will eat the seeds out of your hand, or off your shoulder with a little encouragement.

The Prom is also home to a large wombat population that will wander around the camping grounds looking for food.

Travel time from Modeina: **3 hours and 43 minutes**

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GREAT BEACHES EAST OF MELBOURNE

Sorrento Front Beach, Sorrento

Anyone not swimming can relax among the shade of the Norfolk Island Pine trees and watch the Queenscliff-Sorrento ferry arrive or depart.

Just a short walk up the hill to Sorrento's famous high street.

Travel time from Modeina: **2 hours and 9 minutes**
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BE CAREFUL:

Surf lifesaving clubs are not patrolling all beaches. Given the position of Victoria's coastline our beaches can be dangerous. Even with surf lifesaving clubs at many of the popular beaches, surfers are warning and saving thousands of people each year at more secluded beaches.

If you're visiting a beach for the first time, ask a local about the conditions before you get in.

Where possible, swim between the flags.

[Summer Safety – Surf Lifesaving Victoria](#)





THE ZAKKO FAMILY IS MOVING TO MODEINA

Anmar Zakko is 38 years old, married with 3 children. He's a Christian Australian, originally from Iraq.

Since he moved to Australia eight years ago, he's been living in St Albans, working as a house painter and now a builder.

Now, the Zakko family is moving to Modeina.

Why did you start looking for a new home?

Like everyone, I looked for land to build my dream home. As we say, we should settle down in a home that suits us, and I saw that Modeina would be that place.

It's a beautiful, attractive and quiet area where my wife's family has lived for 6 years, and we are always visiting.

What do you remember about your first visit to Modeina?

When I first visited the office, we met Cheryl. She welcomed us as if we already knew her.

She is wonderful and very kind. We are very grateful to her for all the assistance since we first met.

Who did you talk to when considering buying at Modeina? Family, friends, sales consultants, real estate agents?

No one just my family and I made the decision and went straight to the office.

What would you say to other people considering Modeina as a place to live?

We always talk about this and tell all our friends and relatives to build a house in Modeina.



Modeina is home to Burnside Primary School

If you have young children and are considering a local primary school, contact them [here](#).

BACK TO SCHOOL

Among the Victorian Summer, students will be heading back to school for the academic year.

Use our back-to-school checklist to make sure you've thought of everything.

Below are the official Victorian Government dates, however dates may vary slightly depending on schools.

Don't forget to book in a holiday during the breaks if you can!

Term 1

Start: **28 January**

(students start 29 January in government schools)

End: **4 April**

Term 2

Start: **22 April**

End: **4 July**

Term 3

Start: **21 July**

End: **19 September**

Term 4

Start: **6 October**

End: **19 December**

CHECKLIST

Items	Admin
<ul style="list-style-type: none">- Labels for clothing (uniform, sports, bags) and school supplies.- Uniform – shirt, shorts/skirt, hat, shoes (check size and polish), socks, school accessories- School bag – lunchbox, drink bottle, coat- Stationery – see list of supplies from your school- Misc – helmet, ice pack, umbrella- Lunch prep and snacks	<ul style="list-style-type: none">- Haircut- Afterschool sports registration- Before and after school care- School dates in diary- Medical forms- Check routine for morning and afternoon- Agree on school paperwork process



Neighbourhood Watch
Let's watch out for each other

NHW

SAFE PLATES EVENT



The annual Neighbourhood Watch (NHW) “Protect your Plates Pop-up” event was held on Sunday, 19 January at Bunnings Caroline Springs.

This free event encourages residents to change their number plate screws to a tamper-proof, one-way alternative.

These screws require a specific tool for removal, acting as a deterrent for thieves, saving money for car owners, and enhancing the security of vehicles.

NHW Victoria Community Engagement Officer Arsh Singh said it's a good opportunity for residents to get their one-way plate screws and reduce number plate theft.

“In 2024, **23,734** number plates were stolen in Victoria, making it the highest recorded number of plates stolen. That's more than 65 plates a day,” remarked Arsh.

“With the protect your plates pop-up, residents of Modeina can grab their free anti-theft screws from NHW and install them on their number plates to deter crooks.”

Residents enjoyed a Bunning sausage while Neighbourhood Watch volunteers removed and replaced their screws.

“These screws are easy to install with a normal flat-head screwdriver but can be difficult to be removed, thanks to its design,” noted Arsh.

The screw removal tool can be located at a Victorian Police Station or your local NHW Group, and at RACV Workshops soon.

If you discover your number plates have been stolen, Arsh recommends reporting the theft to your local police via the Police Assistance Line (PAL) **131 444** and following these steps:

Standard Number Plates:

“If your standard number plates are reported as stolen or seized by the police, they cannot be replaced or reissued,” said Arsh.

“Instead, you will need to purchase new plates with a different combination of letters and numbers. To do this, visit a VicRoads Customer Service Centre with proof of identity.”

Personalised Plates:

“If your personalised number plates are stolen or seized, they can be replaced or reissued. To do this, visit a VicRoads Customer Service Centre with proof of identity.”

In the meantime, Arsh suggests keeping your doors and windows locked and ensuring your garage is locked and vehicles inside are secured.

“Residents should make sure they are never leaving any belongings inside the car and are always locking their cars, even if they are parked inside a locked garage,” he stated.

“Following basic crime prevention advice can help residents feel more secure.

For more information, visit the [Crime Prevention](#) page on the NHW website or take the [How Safe Is My House quiz](#) to learn more about home security.





SUMMER PAVLOVA

WITH SEASONAL FRUITS

INGREDIENTS:

For the base:

- 6 eggs, store-bought and cold
- 1 ¼ cups caster sugar
- 2 tbsp cornstarch
- 1 tsp white vinegar
- ½ tsp vanilla extract

For the topping:

- 300 ml thickened cream, refrigerated
- 2 tbsp icing sugar, sifted
- Seasonal pitted fruit of your choice (mango, strawberries, raspberries, nectarine, peach, passionfruit)

METHOD:

1. Preheat your oven to 135 degrees Celsius. Grab a large sheet of parchment paper and draw a large circle (9-inch circumference) in the centre. Alternatively, you can use a silicone baking sheet. Set aside.
2. Place a large glass bowl in the fridge. This is important for whipping the cream topping.
3. Separate egg whites and egg yolks into two bowls, taking care to remove all yolk from the whites.
4. Beat egg whites until stiff. Gradually add caster sugar, 1 tablespoon at a time, beating well after each. Once all sugar is added, beat meringue until thick, glossy, and opaque.
5. Fold in cornstarch, vanilla extract, and vinegar.
6. Add the meringue mixture to the baking paper circle, careful to lightly lift the mixture into a cake-like shape.
7. Bake in the preheated oven for 1 hour. The pavlova should be dry and sound hollow when lightly tapped. Let cool completely on a wire rack, before carefully transferring to a serving plate.
8. Add thickened cream to the refrigerated bowl and beat with an electric or hand whisk until stiff peaks form (cream clings to whisk and peaks stand straight).
9. Cover the meringue with the whipped cream.
10. Next, layer with seasonal fruit of your choice. Try mango, strawberries, raspberries, and blueberries to your taste.
11. Enjoy!

The pavlova is a beloved dessert, most associated with Christmas festivities in the South-Pacific.

While its origins cause a light-hearted squabble between Australians and New Zealanders, everyone can agree the pavlova is a delicious crowd-pleaser.



Modeina Land Sales Centre

Open from Saturday - Wednesday, 10am - 5pm

6 Lexington Drive BURNSIDE VIC 3023

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MODEINA



ANOTHER DENNIS FAMILY COMMUNITY