

Your Community Update.



Deanside Village

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Welcome to your community update.

Welcome to our new Deanside Village Community Update.

It's been an exciting period at Deanside Village, with the community continuing to grow and more families choosing to call it home. As new homes are completed and residents settle in, we're pleased to share the latest news and updates from across the project.

Behind the scenes, our team continues to work closely with our partners and contractors to deliver the vision for Deanside Village – a connected community that brings together open green

spaces, future everyday convenience, local services and a strong sense of community.

In this edition, you'll find the latest construction updates, discover our refreshed look, learn about our partnership with Burnside Heights Football Club, meet a few local businesses, and find helpful reminders to keep Deanside Village looking its best.

We look forward to continuing to keep you informed as the community evolves and encourage you to stay connected with us via our social channels for regular updates.

Doug Vallance
Development Director
Moremac Property Group



A fresh look for Deanside Village.

You may have noticed Deanside Village has recently introduced a refreshed look and feel across our website, signage, social media and communications.

This update was designed to better reflect Deanside Village as it continues to grow, shaped around everyday living, open green spaces, future convenience and a strong sense of local connection.

As part of this process, we listened to feedback from residents, purchasers and the broader community to understand what matters most: clear communication, visible progress, connection to local amenity and a stronger sense of place.

The refreshed Deanside Village brand brings this together through updated photography of the amenity already in place, alongside refreshed visuals that help residents and purchasers see what's here now and what's still to come.

While the look may have evolved, our commitment remains the same: delivering a thoughtfully planned community where residents can feel connected, informed and proud to call Deanside Village home.

PROGRESS

Construction update.

There has been continued progress across Deanside Village, with works advancing across key stages, future open space and the town centre precinct.

Current stages under construction.

Stage 23

COMPLETION & INSPECTION WORKS

Council and service authority inspections are now progressing, with documentation being finalised to support the Statement of Compliance for the stage.

Titles are currently anticipated for **August 2026.**

Stage 24

SEWER & DRAINAGE

Installation of sewer and drainage to service the development of the stage is now underway.

Titles are currently anticipated for **Q2 2027.**

Stage 25

PLANNING

Stage 25 is currently in planning, with documentation being prepared ahead of physical works commencing on site.

Titles are currently anticipated for **Q4 2027.**

New parks and open space.

Moremac is preparing to commence works on a new 14,000m² casual sports park in the coming weeks. Once complete, it will provide residents with more space to play, gather and enjoy the outdoors.

The park is expected to feature a smaller format cricket oval and pitch, as well as space for soccer and casual recreation. Works are anticipated to commence alongside Stage 25 civil works, with further updates to be shared in the coming months.

Works on the linear reserve and waterway are now progressing. This future community space that extends through Stages 17–22 will feature beautifully landscaped surrounds, peaceful reflection areas, connected walking paths and inviting pocket parks for residents to enjoy.

Designed to enhance Deanside Village’s connection to nature, the reserve will provide additional opportunities for recreation, relaxation and community connection, while supporting the long-term sustainability and character of the neighbourhood. Completion is anticipated for mid-2027.

The delivery of open space remains an important part of the Deanside Village vision, helping create a community that supports active and connected lifestyles.



THE ARBOUR STAGE 23

Town centre update.

Plans for the Deanside Village Town Centre, owned and developed by Oreana, continue to progress.

Stage 1 will include a gym, childcare centre and three specialty shops, with confirmed operators including Anytime Fitness and Aspire Early Education.

Planning is also progressing for Stage 2, including the future supermarket, with Oreana currently in discussions with potential operators.

We look forward to sharing further updates as more information becomes available.

Future school updates.

Education remains an important part of the long-term vision for Deanside Village, with future school sites planned within and around the community.

A future **Catholic primary school**, catering for Prep to Year 6, is planned within the community. This site is owned by Melbourne Archdiocese Catholic Schools and is currently in medium-term planning, with an anticipated opening between **2030 and 2032**, subject to funding, approvals and delivery timelines.

A future **government primary school** is also planned on Halcyon Road. This site is controlled by the Victorian State Government, with all decisions regarding its development to be managed by the Department of Education and subject to government planning, funding and delivery timelines.

Visit www.vic.gov.au/education for more information.



DEANSIDE VILLAGE

Explore buying options.

Whether you're looking for your first home, your next family home or a place to put down roots in Melbourne's growing west, Deanside Village offers a range of buying options to suit different lifestyles and budgets.

With future open space, planned schools, growing local amenity and the future town centre all forming part of the broader community vision, Deanside Village is designed to support connected, everyday living.



THE ARBOUR

Land now selling.

The Arbour at Deanside Village is framed by green open space, a creek and wetland, with a future sports field at its heart.

It's an ideal setting for families and residents who value room to move, time outdoors and a stronger connection to the natural landscape, while still being part of the wider Deanside Village community.

Stage 25A lots range from 392m² - 512m².

House & land packages.

Deanside Village offers a range of house & land packages from leading builders, giving purchasers the opportunity to choose a home design that suits their needs, lifestyle and budget.

From family-friendly floorplans to low-maintenance options, house & land packages provide a simple pathway to building in an established and growing community.

If you would like more information or are interested in our latest releases.

Please contact:

Tina Knights
Senior Sales Professional
0477 110 056



3 2 2

LOT 2412
DELTA 21
METRICON

From \$709,350*



4 2 2

LOT 2408
VALLA 25
BOUTIQUE HOMES

From \$749,400*



4 3 2

LOT 2413
MARION 34 MK2
METRICON

From \$862,230*



4 2 2

LOT 2409
GRANADA GRAND 37
CARLISLE HOMES

From \$965,000*

Townhomes by Maple Living.

For purchasers looking for a low-maintenance option, Deanside Village also offers a selection of contemporary townhomes by Maple Living.

Designed for modern living, these homes combine functional floorplans, quality finishes and low-maintenance outdoor spaces suited to a range of buyers.

Located within the growing Deanside Village community, the townhomes offer future residents the opportunity to enjoy connected, everyday living with future open space, local amenity and the planned town centre all forming part of the broader community vision.

4 bedroom townhomes are now selling from \$627,000*



*Price is correct as of August 2026. Subject to availability.



COMMUNITY PARTNERSHIP

Burnside Heights Football Club.



Deanside Village is proud to support Burnside Heights Football Club and its work in creating opportunities for local players, families and young people to connect through community sport.

Known as the Bears, Burnside Heights Football Club plays an important role in the local area, supporting junior development, Auskick, girls' and women's teams, and pathways for players of all ages.

Club President Scott Seward said the partnership with Deanside Village has helped the club continue to grow both on and off the field.

"Our Club is incredibly fortunate to partner with Deanside Village, developed by Moremac," Scott said.

"As we continue to build the Club on strong values, standards and culture, Deanside Village has been the perfect partner to join us on this journey. We share a united vision of fostering growth and connection within our local community, and we sincerely thank Deanside Village for its continued support of the Bears."

"Deanside Village's support has allowed our club to create greater opportunities for our players, particularly through our junior programs, while continuing to grow our Auskick and female junior development programs."

"Through Deanside Village's commitment to community engagement and local sport, we've been able to expand the programs and services we deliver to our community and provide more opportunities for players and families to be involved at the Bears."

Deanside Village by Moremac is proud to support local organisations that bring people together and help strengthen the community.

If you'd like to get involved or learn more about the club, visit their website www.bhfcbears.com.au

LOCAL

Business spotlight.

Creating a strong, connected community is about more than the places we live. It's also about the people, businesses, and experiences that bring us together. Supporting local businesses helps keep our community vibrant, welcoming, and full of personality, while also giving residents opportunities to enjoy fun activities, thoughtful gifts, and family-friendly outings right here in Deanside.

This winter, there are plenty of local favourites to explore. Here are a few we think Deanside Village residents will love.



Witchmount Estate Winery.

557 LEAKES RD, BONNIE BROOK
(03) 9747 1055
www.witchmountestate.com.au

Located in nearby Plumpton, Witchmount Estate Winery offers a beautiful local escape, bringing together vineyard views, landscaped outdoor spaces, peaceful lake outlooks and a welcoming events and dining experience.

Witchmount Estate also hosts a range of seasonal events, from high tea experiences to dining events and venue showcases, making it a great place to spend an afternoon with friends, celebrate a special occasion or enjoy a weekend outing close to home.

Whether you're stopping by for a tasting, booking in for lunch, attending an upcoming event or simply discovering one of the region's most picturesque local venues, supporting destinations like Witchmount Estate Winery is a great way to support local.

To see what's coming up this winter, visit the Witchmount Estate events page.



Pecks Road.

SHOP A6/1-7 CAROLINE SPRINGS BLVD, CAROLINE SPRINGS
0423 582 755
www.peckroadcheatmeals.com

Located in nearby Caroline Springs, Pecks Road has become a local favourite for artisan doughnuts, specialty coffee and feel-good treats worth making a little trip for.

Known for its colourful doughnut creations, fresh sandwiches and playful take on café classics, it's the perfect spot to visit when you're after something sweet, a hot morning coffee, or an easy weekend bite.

Whether you're picking up a box to share with the family or treating yourself after a busy week, supporting local businesses like Pecks Road is a small way Deanside Village residents can help keep our neighbourhood connected, vibrant and full of flavour.



The Sugar Gum Hotel.

2 GOURLAY RD, HILLSIDE VIC 3037
(03) 9449 0455
www.sugargumhotel.com.au

Located just a short drive from Deanside Village, the Sugar Gum Hotel has long been a local favourite for relaxed family meals, casual catch-ups and easy weekend dining. With a welcoming bistro, outdoor spaces, live music, indoor play areas for children and a menu of pub classics, it's an easy choice for families looking to get out and enjoy themselves year-round.

Whether you're gathering with friends, celebrating a special occasion, or enjoying a no-fuss dinner close to home while the kids stay entertained indoors, supporting local venues like the Sugar Gum Hotel is a simple way Deanside Village residents can help keep the surrounding community connected, lively and full of local spirit.



Keeping Deanside Village at its best.

As Deanside Village continues to grow, we ask all residents and purchasers to help keep the community looking its best.

A well-presented community benefits everyone and helps maintain the quality, character and appeal of the community

NATURE STRIPS AND FRONT GARDENS

Moremac maintains nature strips for the first two years after land titles. After this period, ongoing upkeep becomes the responsibility of residents.

Regular mowing, watering, and keeping these areas tidy not only helps your property look its best, but also contributes to a well-kept streetscape and a welcoming neighbourhood for all.

FENCING GUIDELINES

Fencing costs are a shared cost between neighbouring residents. Side and rear fencing to be 1.8 metres in height above the natural ground level, be capped, and constructed with lapped timber palings with exposed posts on both sides.

Fencing of the side property boundary must begin no closer than 1 metre from the front building line, and side gates must

complement the architectural character of the dwelling and must not be higher than 1.8m above the natural ground level.

For corner lots, side fencing must be set back a minimum of 4m from the front of dwelling or the length of the first habitable room, whichever is greater, to ensure the corner treatment is visible from the street.

Fencing must be constructed within 30 days of the issue of the Occupancy Permit.

RUBBISH & WASTE

Please ensure that all rubbish and green waste is disposed of properly in your bins or at designated recycling and waste facilities.

Avoid leaving rubbish in public areas, parks, or nature strips, and report any illegal dumping to Melton City Council or via the Snap Send Solve app. Proper waste disposal keeps our community clean, safe, and enjoyable for everyone. If you notice dumped rubbish in streets, parks, or other public areas, report it promptly.

Quick reporting helps the council act fast and maintain our neighbourhood's appearance.

Awards and recognition.

Moremac Property Group has once again been recognised for excellence in creating great communities, achieving back-to-back national honours at the UDIA Awards for Excellence.

These consecutive national wins show the consistent care and attention Moremac puts into every community. That same focus is at the heart of Deanside Village creating a neighbourhood that's connected, full of green space, and a genuinely great place to call home.



ALIRA AT BERWICK

Alira at Berwick was first celebrated with the 2025 UDIA Victoria Best Residential Subdivision Award, and then went on to take out the 2026 UDIA National Best Residential Subdivision Award; a huge achievement for the project and a testament to thoughtful planning, design, and sustainability.



THE POINT AT POINT LONSDALE

The year before, The Point at Point Lonsdale also earned national acclaim, winning the 2025 UDIA National Award for Excellence – Residential Subdivision following its state-level success.

Community directory.

Here are some useful contacts and services for Deanside Village residents and purchasers.

Emergency

EMERGENCY: 000

VICTORIA POLICE – CAROLINE SPRINGS POLICE STATION

Phone: (03) 9361 4700
Email: carolinesprings-uni-oic@police.vic.gov.au
www.police.vic.gov.au/caroline-springs-police-station

FIRE RESCUE VICTORIA

Phone: 1300 367 617
www.frv.vic.gov.au

AMBULANCE VICTORIA

Phone: 000
www.ambulance.vic.gov.au

Health Services

MELTON HEALTH HUB (WESTERN HEALTH)

Phone: (03) 9747 7600
www.westernhealth.org.au/location/melton-health-hub

LOCAL MEDICAL CENTRES

WATERVALE MEDICAL CENTRE

Phone: (03) 9307 9161
www.medicalselect.com.au/clinic/watervalemedicalcentre

ACTIVE MEDICAL CENTRE

Phone: (03) 9363 0954
www.activemed.com.au

QUALITAS MEDICAL PRACTICE, CAROLINE SPRINGS

Phone: (03) 8358 0100
www.qualitashealth.com.au/our-practices/medical-practice-caroline-springs

SUNSHINE HOSPITAL

Phone: (03) 8345 1333
www.westernhealth.org.au/location/sunshine-hospital

MATERNAL AND CHILD HEALTH BOOKINGS

Phone: (03) 9747 7287

Education

ASPIRE EARLY LEARNING CENTRE DEANSIDE

Phone: 1800 978 429
Email: deanside@aspireearlyeducation.vic.edu.au
www.aspireearlyeducation.vic.edu.au/deanside/

JOURNEY EARLY LEARNING (CAROLINE SPRINGS)

Phone: (03) 9005 4650
Email: contact@journey.edu.au
www.journey.edu.au/centre/caroline-springs/

PENGUIN CHILDCARE (CAROLINE SPRINGS)

Phone: 1800 517 036
Contact Form: www.penguinchildcare.com.au/enquire-now
www.penguinchildcare.com.au

DEANSIDE PRIMARY SCHOOL

Phone: (03) 8080 5444
Email: deanside.ps@education.vic.gov.au
www.deansideps.vic.edu.au

CHRIST THE PRIEST PRIMARY SCHOOL (CAROLINE SPRINGS)

Phone: (03) 9361 8600
Email: enquiries@ctpcs.catholic.edu.au
www.ctpcs.catholic.edu.au/

SPRINGSIDE WEST COMMUNITY COLLEGE

Phone: (03) 8357 7100
Email: sunbury.downs.sc@education.vic.gov.au
www.springside.west.sc@education.vic.gov.au

SOUTHERN CROSS GRAMMAR (CAROLINE SPRINGS)

Phone: (03) 8363 2000
Email: admin@scg.vic.edu.au
www.scg.vic.edu.au/

YARRABING SECONDARY COLLEGE

Phone: (03) 7033 2444
Email: yarrabing.sc@education.vic.gov.au
www.yarrabingsc.vic.edu.au/

Local Government

MELTON CITY COUNCIL

(03) 9747 7200
melton.vic.gov.au

WASTE COLLECTION AND LOCAL SERVICES

Refer to Melton City Council for current service information
melton.vic.gov.au/Services/Waste-and-recycling

Moremac

DEANSIDE VILLAGE SALES SUITE /SALES ENQUIRIES

Email: enquiry@deansidevillage.com.au
Phone: 0477 110 056

MOREMAC CUSTOMER CARE

Email: support@moremac.com.au
Phone: (03) 9851 3307

DESIGN GUIDELINES

Available via the Deanside Village website
www.deansidevillage.com.au/downloads

RESIDENT UPDATES

Visit the Deanside Village website news page or follow Deanside Village on social media

www.deansidevillage.com.au/news
www.facebook.com/deansidevillage





Your community, your story.

Every resident has a story and we'd love to hear yours.

Whether you're building your first home, upsizing for your growing family, moving closer to loved ones or choosing Deanside Village for its future parks, schools and convenience, your story helps bring the community to life.

We're inviting residents and purchasers to share what drew them to Deanside Village and what they're most looking forward to as the community continues to grow.

Selected stories may be featured in future Community Updates, on the Deanside Village website or across Deanside Village social media.

Share your story with us today.



GET IN TOUCH WITH
US TO BE INVOLVED.



DEANSIDE VILLAGE

LOVE LIVING AT DEANSIDE VILLAGE?

You could be rewarded for introducing a friend or family member to the community.

Through the Deanside Village referral program, eligible residents and purchasers may receive \$1,000* when they refer someone who goes on to purchase at Deanside Village.

Refer a friend. Earn \$1,000.*

It's a simple way to help grow the community with people you know, while sharing the lifestyle and connection that Deanside Village has to offer.

LEARN MORE ABOUT THE REFERRAL PROGRAM

*View full terms and conditions at deansidevillage.com.au

Deanside Village

GROWING
TOGETHER

SALES SUITE

624 – 648 Neale Road

Deanside 3336

enquiry@deansidevillage.com.au

WWW.DEANSIDEVILLAGE.COM.AU

Moremac. Inspiring Places™

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