



WOODLANDS

AT PEPPERCORN HILL

Signature Street Front Landscape Range

MAY 2022 - Version 1

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A high quality streetscape will be one of the hallmarks of Woodlands at Peppercorn Hill, and to support this vision, the Developer is offering to landscape the front garden for each Signature Street Lot.

Your front garden will also be maintained by our professional landscape team for 12 months from installation.

Together we will make Woodlands at Peppercorn Hill a beautiful place to live.

1.1 Choose Your Landscape Design

We are pleased to offer eight front garden packages which have been designed by one of Melbourne's leading landscape architects. Select your favourite design - one that will be most complementary to the style of your home and most importantly suit your lifestyle - and our professional landscape gardeners will install and maintain your garden for one year. Please refer to Section 2 of this booklet to view the full range of garden designs, finishes and materials available.

Letterboxes will be provided and installed as part of your front landscape package.

You will have the opportunity to discuss the garden design and with the landscape gardener prior to installation. Section 6 of this booklet contains some handy gardening tips to ensure your garden looks great all year round.

1.2 The Process

1	Contract of Sale executed
2	Settlement of the lot
3	Construct the house (including driveway) in accordance with the approved plans
4	Choose your garden design, complete and submit the Designer Front Landscape Application form along with your Occupancy Permit to Woodlands at Peppercorn Hill Design Panel
5	<p>Prior to works starting:</p> <ul style="list-style-type: none">- A 90mm PVC pipe has been installed under the driveway (for irrigation connection);- All rubbish, rubble, weeds, and vegetation, etc. has been removed;- A suitable grade has been provided across all areas to be landscaped including the completion of compliant retaining walls
6	Contact Woodlands at Peppercorn Hill Design Panel to book in your landscape works
7	Site Inspection with the landscape gardener
8	Landscape garden installation
9	12 months of maintenance by the landscape gardener

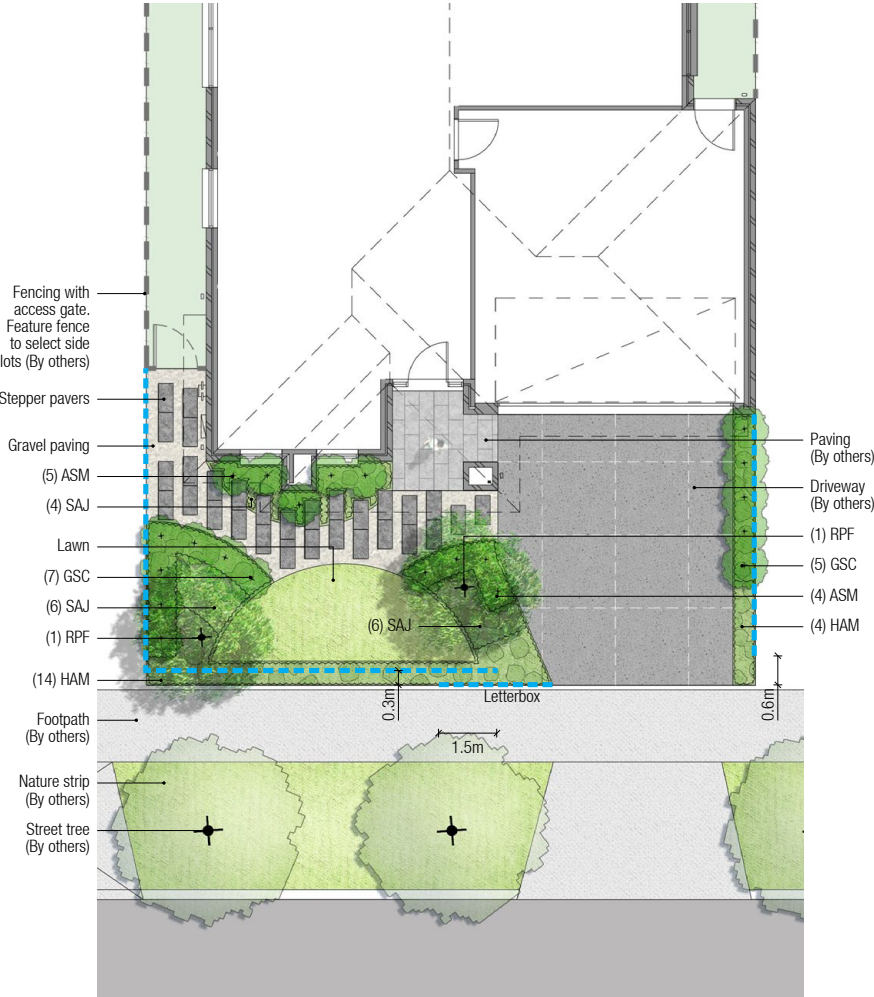
Garden Designs



2.1 Front Garden Type: Organic A

DESIGN CONTEXT

This design features a path which gently winds its way across the garden. The layout and planting design is shaped by large arcs determining the placement of plants and trees offering privacy from the street and an open lawn area. The planting consists of classic native plants with hints of exotic foliage interest.



LEGEND

- Tree planting
- Shrub planting
- Ground cover planting
- Lawn
- Locally sourced grey / white gravel
- Exposed aggregate driveway with saw-cuts (By others)
- Charcoal stepper pavers 600 x 300mm
- Feature fencing to select lots

PLANT IMAGES



PLANT SCHEDULE

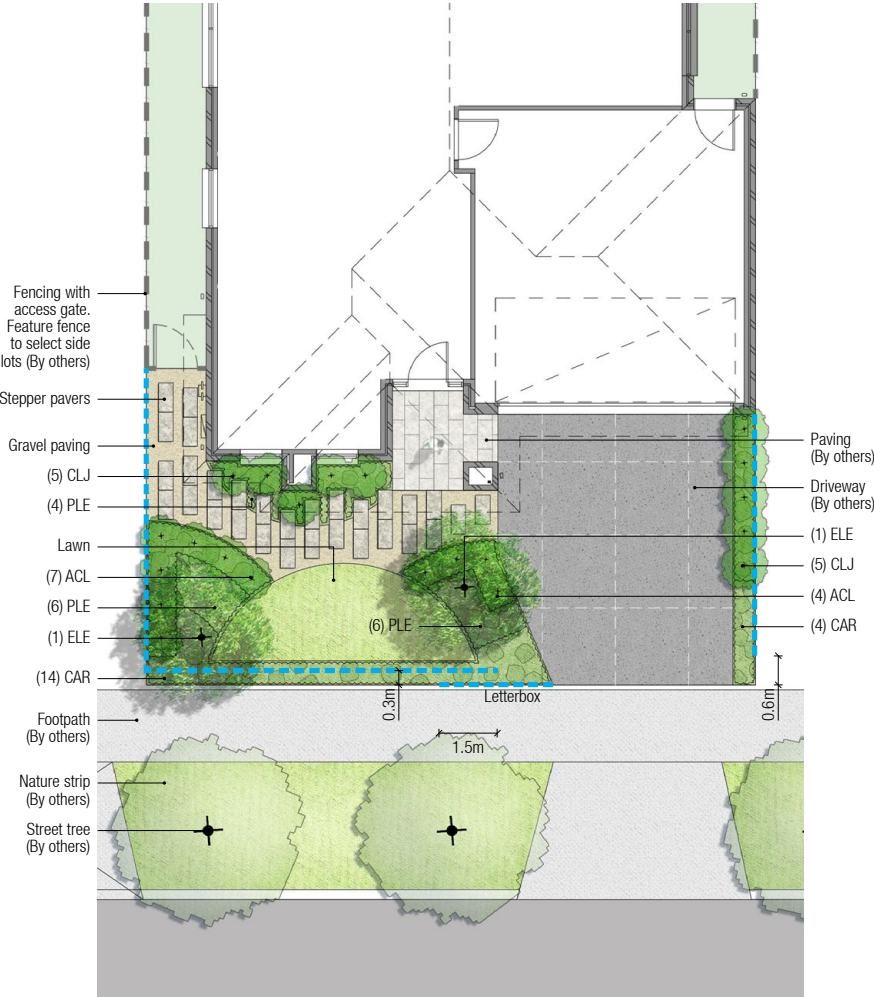
Code	Botanical Name	Common Name	Anticipated Mature H x W	Pot Size	Density	Quantity
Tree						
RPF	<i>Robinia pseudoacacia</i> 'Lace Lady'	Dwarf Robonia	5.0 x 3.0	45L	As Shown	2
Shrub						
ASM	<i>Acmena smithii</i> var 'Minipilly'	Minor Lilly Pilly	2.0 x 2.0	150mm	700 c/c	9
GSC	<i>Grevillea</i> 'Scarlet Sprite'	Grevillea Scarlet Sprite	1.5 x 1.0	150mm	700 c/c	12
Ground Cover						
HAM	<i>Hardenbergia</i> 'Meema'	Hardenbergia Meema	0.5 x 2.0	150mm	3/m2	18
Tufting						
SAJ	<i>Sedum</i> 'Autumn Joy'	Sedum	0.5 x 0.5	150mm	4/m2	16

*Plant heights and sizes indicative only and subject to solar orientation, maintenance, soil condition etc.

2.2 Front Garden Type: Organic B

DESIGN CONTEXT

This design features a path which gently winds its way across the garden. The layout and planting design is shaped by large arcs determining the placement of plants and trees offering privacy from the street and an open lawn area. The planting consists of classic native plants and shrubbery.



LEGEND



PLANT IMAGES



PLANT SCHEDULE

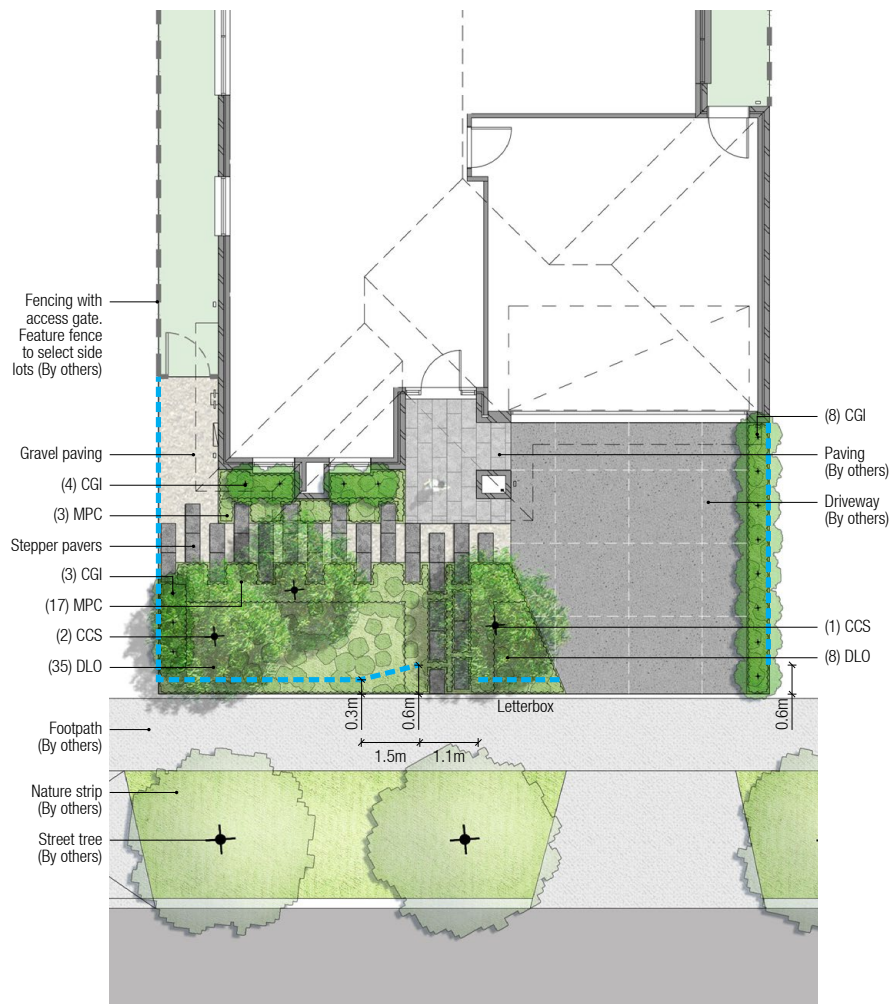
Code	Botanical Name	Common Name	Anticipated Mature H x W	Pot Size	Density	Quantity
Tree						
ELE	<i>Eucalyptus leucosylon</i> 'Euky Dwarf'	Yellow Gum Dwarf	6.0 x 4.0	45L	As Shown	2
Shrub						
ACL	<i>Acacia cognata</i> 'Limelight'	Limelight Wattle	1.0 x 1.0	150mm	700 c/c	11
CLJ	<i>Callistemon 'Little John'</i>	Little John Bottlebrush	1.0 x 1.0	150mm	700 c/c	10
Ground Cover						
CAR	<i>Carpobrotus rossii</i>	Pigface	0.4 x 3.0	150mm	3/m2	18
Tufting						
PLE	<i>Poa labillardieri</i> 'esdale'	Tussock Grass	0.6 x 0.45	150mm	4/m2	16

*Plant heights and sizes indicative only and subject to solar orientation, maintenance, soil condition etc.

2.3 Front Garden Type: Lush A

DESIGN CONTEXT

This design features a staggered paver path with lush and layered planting. The combination of dense and textured shrubbery and feature trees creates a lush garden outlook while providing privacy from the street. The planting consists of layered evergreen native planting.



LEGEND

- Tree planting
- Shrub planting
- Ground cover planting
- Locally sourced grey / white gravel
- Exposed aggregate driveway with saw-cuts (By others)
- Charcoal stepper pavers 600 x 300mm
- Feature fencing to select lots

PLANT IMAGES



PLANT SCHEDULE

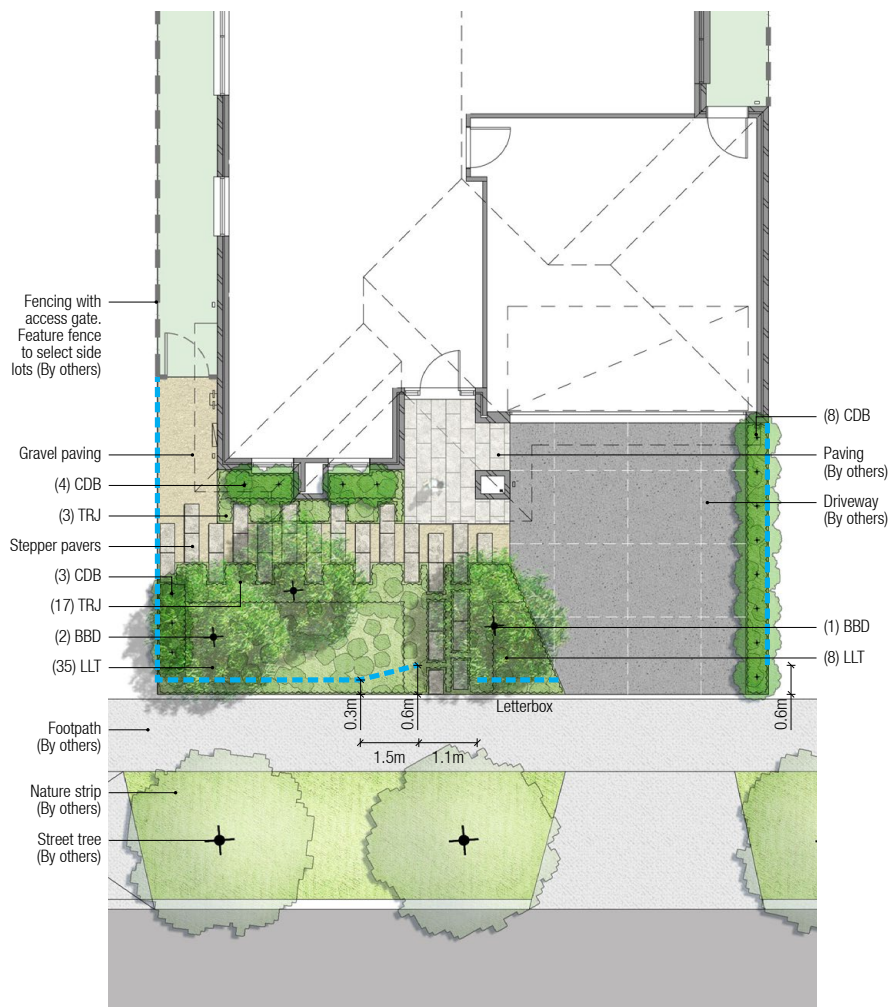
Code	Botanical Name	Common Name	Anticipated Mature H x W	Pot Size	Density	Quantity
Tree						
CCS	<i>Corymbia citriodora</i> 'Scentuocus'	Dwarf Lemon Scented Gum	7.0 x 3.0	45L	As Shown	3
Shrub						
CGI	<i>Correa glabra</i> 'Ivory Lantern'	Dwarf Correa	0.75 x 0.75	150mm	700 c/c	15
Ground Cover						
MPC	<i>Myoporum parvifolium</i> 'Broad leaf form'	Creeping Boobialla	0.1 x 2.0	150mm	3/m2	20
Truffing						
DLO	<i>Dianella revoluta</i>	Tucker Bush Blueberry Lily	1.0 x 1.5	150mm	4/m2	43

*Plant heights and sizes indicative only and subject to solar orientation, maintenance, soil condition etc.

2.4 Front Garden Type: Lush B

DESIGN CONTEXT

This design features a staggered paver path with lush and layered planting. The combination of dense and textured shrubbery and feature trees creates a lush garden outlook while providing privacy from the street. The planting consists of flowering native foliage vegetation.



LEGEND

- Tree planting
- Shrub planting
- Ground cover planting
- Locally sourced sandy / yellow gravel
- Exposed aggregate driveway with saw-cuts (By others)
- Sandy coloured stepper pavers 600 x 300mm
- Feature fencing to select lots

PLANT IMAGES



PLANT SCHEDULE

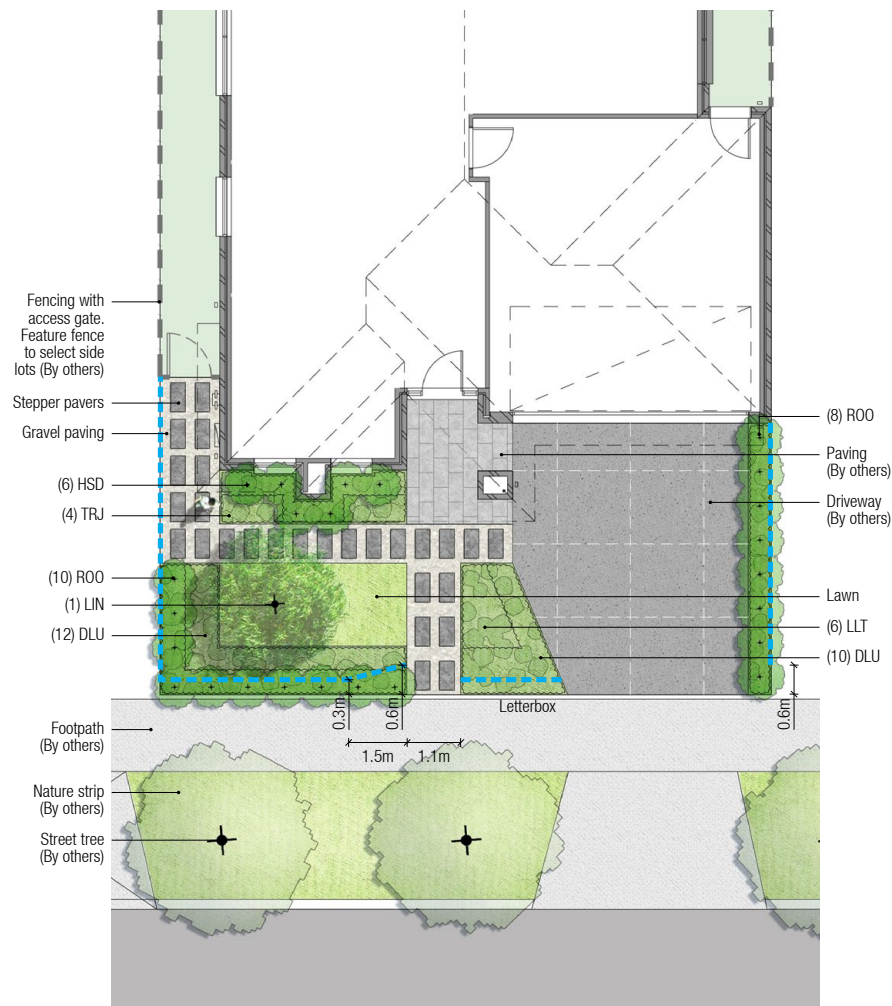
Code	Botanical Name	Common Name	Anticipated Mature H x W	Pot Size	Density	Quantity
Tree						
BBD	<i>Brachychiton populneus x acerifolius 'Bella Donna'</i>	Grafted Brachychiton	5.0 x 4.0	45L	As Shown	3
Shrub						
CDB	<i>Correa 'Dusky Bells'</i>	Correa 'Dusky Bells'	1.0 x 1.0	150mm	700 c/c	15
Ground Cover						
TRJ	<i>Trachelospermum jasminoides</i>	Chinese Star Jasmine	0.5 x 5.0	150mm	3/m2	20
Tufting						
LLT	<i>Lomandra longifolia 'Taniika'</i>	Fine Leaf Spiny Headed Mat Rush	0.5 x 0.6	150mm	4/m2	43

*Plant heights and sizes indicative only and subject to solar orientation, maintenance, soil condition etc.

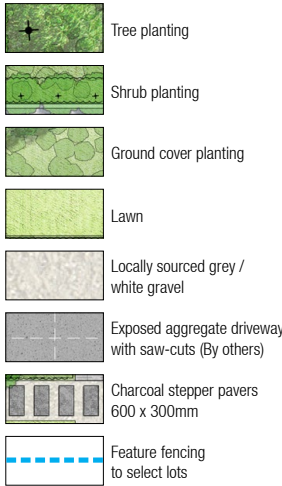
2.5 Front Garden Type: Formal A

DESIGN CONTEXT

This design features a low hedge along the frontage and sides to surround the garden in greenery. The symmetrical and well-defined edges is demonstrated through the plant selection and feature tree while providing a secluded open lawn area. The planting consists of varying heights and textured plants with flowering shrubbery for interest.



LEGEND



PLANT IMAGES



PLANT SCHEDULE

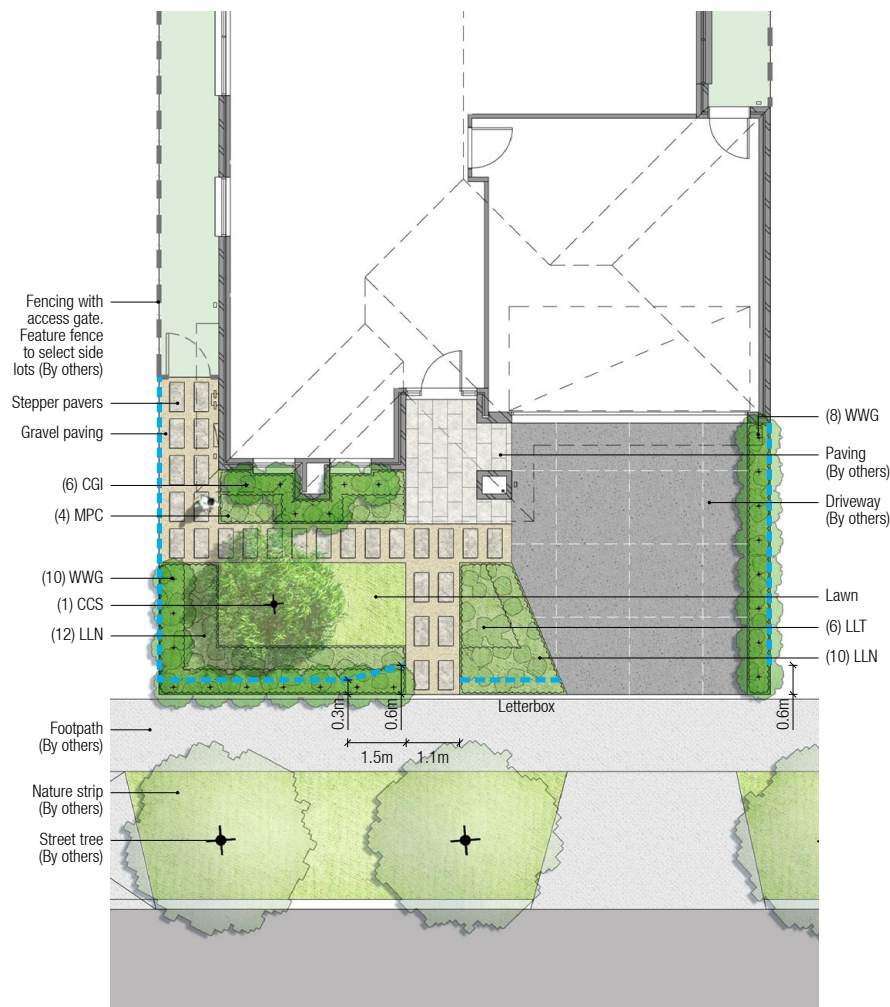
Code	Botanical Name	Common Name	Anticipated Mature H x W	Pot Size	Density	Quantity
Tree						
LIN	<i>Lagerstroemia indica 'Natchez'</i>	Natchez Crepe Myrtle	6.0 x 3.0	45L	As Shown	1
Shrub						
HSD	<i>Hebe 'Snowdrift'</i>	Snowdrift Hebe	1.0 x 1.0	150mm	700 c/c	6
ROO	<i>Rosmarinus officinalis</i>	Rosemary	1.5 x 1.5	150mm	700 c/c	18
Ground Cover						
TRJ	<i>Trachelospermum jasminoides</i>	Chinese Star Jasmine	0.5 x 5.0	150mm	3/m2	4
Tufting						
DLU	<i>Dianella 'Lucia'</i>	Lucia flax	0.5 x 0.5	150mm	4/m2	22
LLT	<i>Lomandra longifolia 'Tanika'</i>	Fine Leaf Spiny Headed Mat Rush	0.5 x 0.6	150mm	4/m2	6

*Plant heights and sizes indicative only and subject to solar orientation, maintenance, soil condition etc.

2.6 Front Garden Type: Formal B

DESIGN CONTEXT

This design features a low hedge along the frontage and sides to surround the garden in greenery. The symmetrical and well-defined edges is demonstrated through the plant selection and feature tree while providing a secluded open lawn area. The planting consists of varying heights and textured evergreen native plants.



LEGEND



PLANT IMAGES



PLANT SCHEDULE

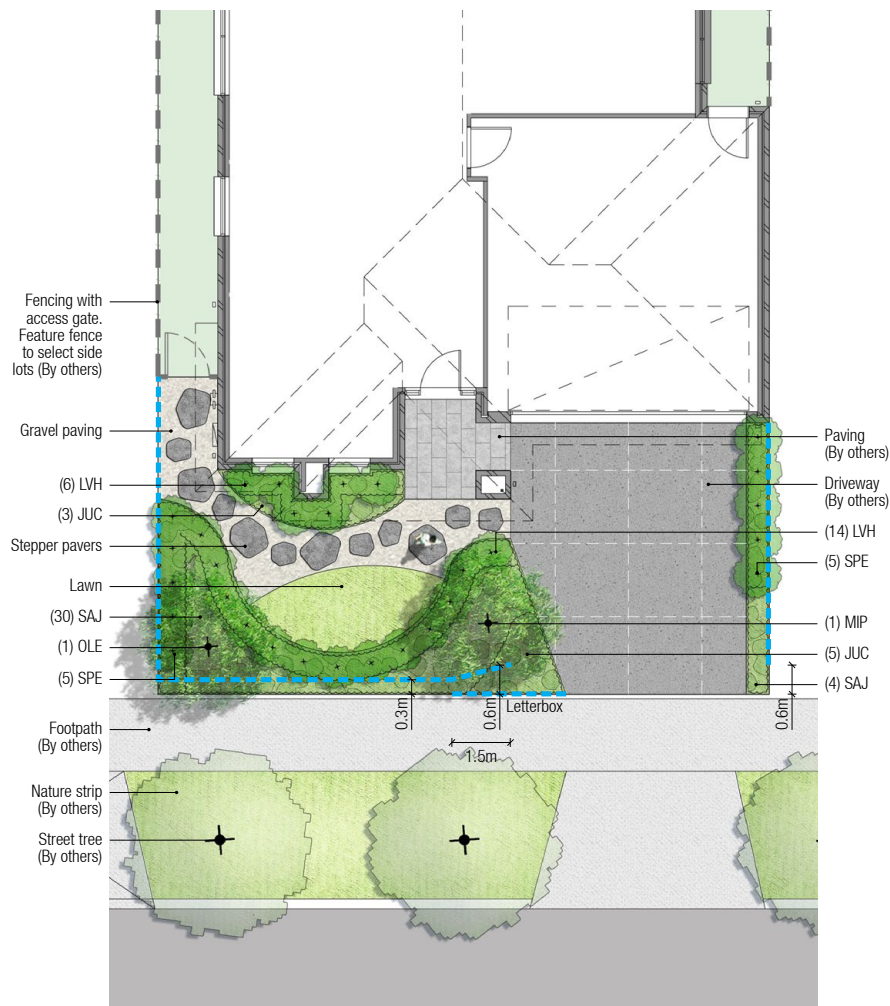
Code	Botanical Name	Common Name	Anticipated Mature H x W	Pot Size	Density	Quantity
Tree						
CCS	<i>Corymbia citriodora</i> 'Scentuosus'	Dwarf Lemon Scented Gum	7.0 x 3.0	45L	As Shown	1
Shrub						
CGI	<i>Correa glabra</i> 'Ivory Lantern'	Dwarf Correa	0.75 x 0.75	150mm	700 c/c	6
WWG	<i>Westringia</i> 'Wynabbie Gem'	Wynabbie Westringia	1.5 x 1.25	150mm	700 c/c	18
Ground Cover						
MPC	<i>Myoporum parvifolium</i> 'Broad leaf form'	Creeping Boobialla	0.1 x 2.0	150mm	3/m2	4
Tufting						
LLN	<i>Lomandra longifolia</i> 'Nyalia'	Mat Rush	0.8 x 1.0	150mm	4/m2	22
LLT	<i>Lomandra longifolia</i> 'Tanika'	Fine Leaf Spiny Headed Mat Rush	0.5 x 0.6	150mm	4/m2	6

*Plant heights and sizes indicative only and subject to solar orientation, maintenance, soil condition etc.

2.7 Front Garden Type: Sensory A

DESIGN CONTEXT

This design features an informal windy path and enclosed open lawn area surrounded by a sensory garden. The planting design is filled with varieties of shrubbery that offer a stimulating experience of sight, smell and touch. The planting consists of vibrant exotic plants and shrubbery.



LEGEND

- Tree planting
- Shrub planting
- Ground cover planting
- Lawn
- Locally sourced grey / white gravel
- Exposed aggregate driveway with saw-cuts (By others)
- Charcoal stepper pavers 500 - 750mm dia.
- Feature fencing to select lots

PLANT IMAGES



PLANT SCHEDULE

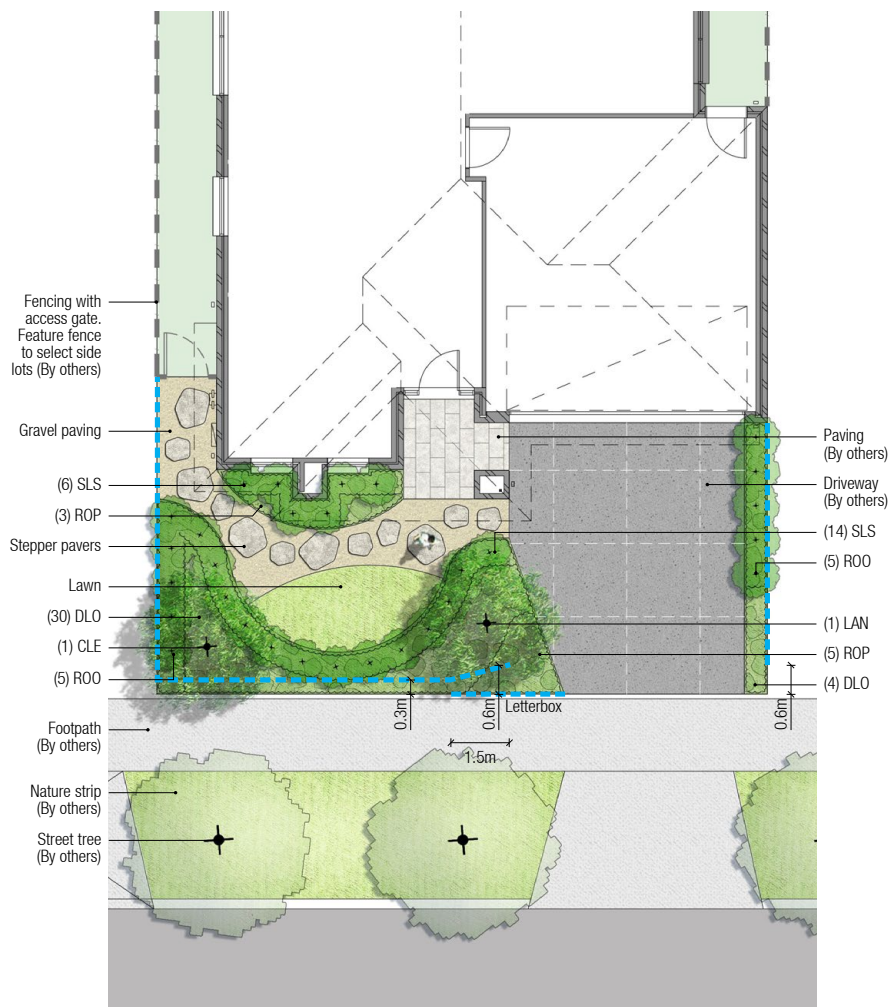
Code	Botanical Name	Common Name	Anticipated Mature H x W	Pot Size	Density	Quantity
Tree						
MIP	<i>Malus ioensis 'Plena'</i>	Betchel Crab Apple	6.0 x 4.0	45L	As Shown	1
OLE	<i>Olea europaea 'Kalamata'</i>	Kalamata Olive	6.0 x 2.0	45L	As Shown	1
Shrub						
LVH	<i>Lavandula angustifolia 'Hidcote'</i>	Hidcote Lavender	0.8 x 0.6	150mm	700 c/c	20
SPE	<i>Syzygium paniculatum 'Elite'</i>	Elite Brush Cherry	1.0 x 1.0	150mm	700 c/c	10
Ground Cover						
JUC	<i>Juniperus conferta</i>	Shore Juniper	0.3 x 2.0	150mm	3/m2	8
Tufting						
SAJ	<i>Sedum 'Autumn Joy'</i>	Sedum	0.5 x 0.5	150mm	4/m2	34

*Plant heights and sizes indicative only and subject to solar orientation, maintenance, soil condition etc.

2.8 Front Garden Type: Sensory B

DESIGN CONTEXT

This design features an informal windy path and enclosed open lawn area surrounded by a sensory garden. The planting design is filled with varieties of shrubbery that offer a stimulating experience of sight, smell and touch. The planting consists of flowering textual planting and shrubbery.



LEGEND

- Tree planting
- Shrub planting
- Ground cover planting
- Lawn
- Locally sourced sandy / yellow gravel
- Exposed aggregate driveway with saw-cuts (By others)
- Sandy coloured stepper pavers 500 - 750mm dia.
- Feature fencing to select lots

PLANT IMAGES



PLANT SCHEDULE

Code	Botanical Name	Common Name	Anticipated Mature H x W	Pot Size	Density	Quantity
Tree						
CLE	<i>Citrus Limon 'Eureka'</i>	Lemon	4.0 x 3.0	45L	As Shown	1
LAN	<i>Laurus nobilis</i>	Bay tree	6.0 x 3.0	45L	As Shown	1
Shrub						
ROO	<i>Rosmarinus officinalis</i>	Rosemary	1.5 x 1.5	150mm	700 c/c	10
SLS	<i>Salvia leucantha 'Santa Barbara'</i>	Mexican Bush Sage	0.9 x 1.0	150mm	700 c/c	20
Ground Cover						
ROP	<i>Rosmarinus officinalis prostratus</i>	Prostrate Rosemary	0.5 x 0.5	150mm	3/m2	8
Tufting						
DLO	<i>Dianella revoluta</i>	Tucker Bush Blueberry Lily	1.0 x 1.5	150mm	4/m2	34

*Plant heights and sizes indicative only and subject to solar orientation, maintenance, soil condition etc.

3.0 Landscaping Materials

LANDSCAPE DESIGN STANDARDS

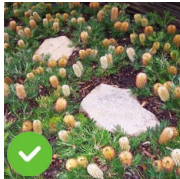
Paths

Paths are to be composed of stepping stones set in granitic gravel or planting. Acceptable path materials are:

- Crushed granite (Granitic Gravel, Lilydale Toppings, Tuscan Toppings or similar approved -minimum 75mm compacted depth)
- Precast concrete stepper pavers - minimum 40mm depth
- Natural stone stepper pavers - minimum 20mm depth

Where possible, materials should be locally sourced.

Stone Stepper Pavers



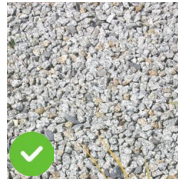
Natural Stone Stepper Pavers set amongst groundcovers or granitic gravel

Concrete Stepper Pavers



Exposed Aggregate Concrete Stepper Pavers set in granitic gravel

Granitic Gravel



Granitic Gravel Path

Red Rock



Brightly coloured materials, pebbles and feature pavers are not acceptable

White Pebbles



Feature Pavers



Garden Edging

To keep the edges of the garden beds and paths neat and easy to maintain, steel or timber edging must be installed. For straight, neat lines use 25mm thick timber edging because it will not warp over time and become unsightly. Use steel edging to create a smooth curve. Facetted curves are not acceptable. Acceptable garden edging is:

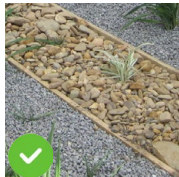
- Mild steel edge with welded square-section tube and stake 900mm apart flush with adjacent paving surfaces
- 25mm treated pine with stakes 900mm apart flush with adjacent paving surfaces

Curve Steel Edging



Steel edging to creates a smooth curve

Straight Timber Edging



32mm wide timber edging creates straight, neat lines

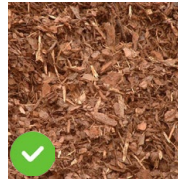
Mulches

A minimum 80mm mulch layer to garden beds helps to smother weeds and reduces water usage by decreasing evaporation. In the current climatic conditions, mulches are a sensible alternative to lawns. Acceptable mulch materials are as follows:

- Organic pine mulch in colour natural

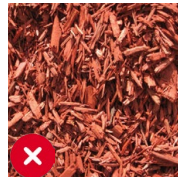
Organic mulch should be recycled and sourced locally. It should be relatively fine, free from contaminants, and mid-brown in colour.

Natural Coloured Organic Mulch



Natural coloured pine bark mulch

Coloured Mulch



Brightly coloured mulch and pebbles are not acceptable

Pebbles

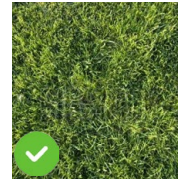


Lawn

Lawn areas are to present in a neat and tidy manner with the lawn height to be kept between 40 and 75mm. Acceptable lawn types are as follows:

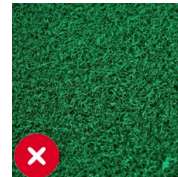
- warm season lawn (pre-grown turf) such as 'Kikuyu' species (or approved equivalent)

'Kikuyu' Lawn



Kikuyu lawn is hardy, low maintenance and presents well throughout the year

Artificial lawn



Artificial lawn is not acceptable

Irrigation

Each dwelling must have an automatic irrigation system in their front garden (including pump and timers etc. required in order for the system to function as designed). All irrigation systems must be drawn from the water tank system (by owner). Drip emitter irrigation systems within garden beds and lawn areas are preferred (spray systems are not permitted). The irrigation system should be set on a timer for minimum water use (night operation).

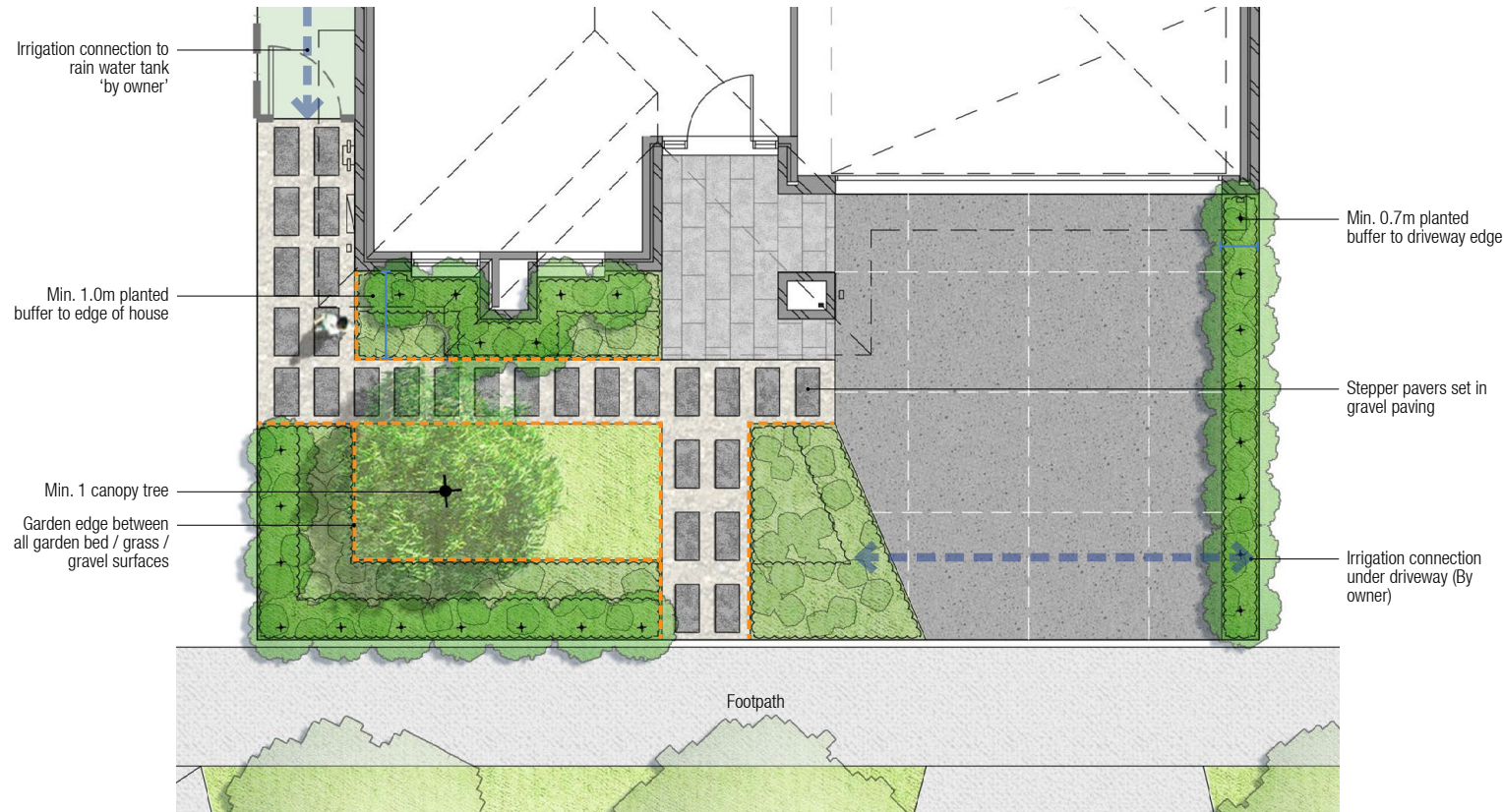
4.0 Minimum Landscaping Requirements

The minimum landscape requirements for front gardens are as detailed below. Each front garden must have the following:

- ☐ 1 semi-mature tree (min. 1.5m high)
- ☐ Shrubs and groundcovers installed in accordance with the schedule (min. 150mm pot size diameter)
- ☐ 80mm depth of mulch to all garden beds (keep mulch away from base of plants)
- ☐ 200mm minimum depth of topsoil to garden beds; 100mm depth of topsoil to natural lawn areas (if lawn is used)
- ☐ An automatic irrigation system connected to rain-water tank
- ☐ If lawn is used, then install pre-grown warm season turf (Kikuyu species or approved equivalent)

The above list outlines the minimum requirements. Refer to the Landscape Design Standards which outline the approved materials, mulches and lawn that can be used in your front garden.

In addition to the above, the minimum requirements outlined in the plan below must be adhered to for all front gardens.

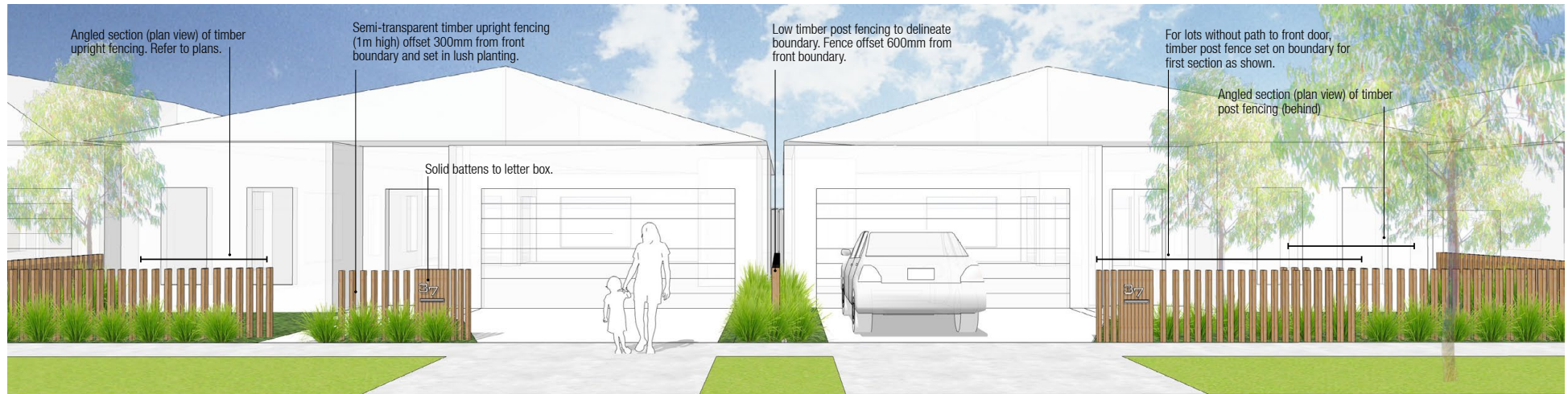


Standard Lot – Typical Minimum Requirements (layout will vary depending on chosen design)

5.0 Front Fencing

DESIGN CONTEXT

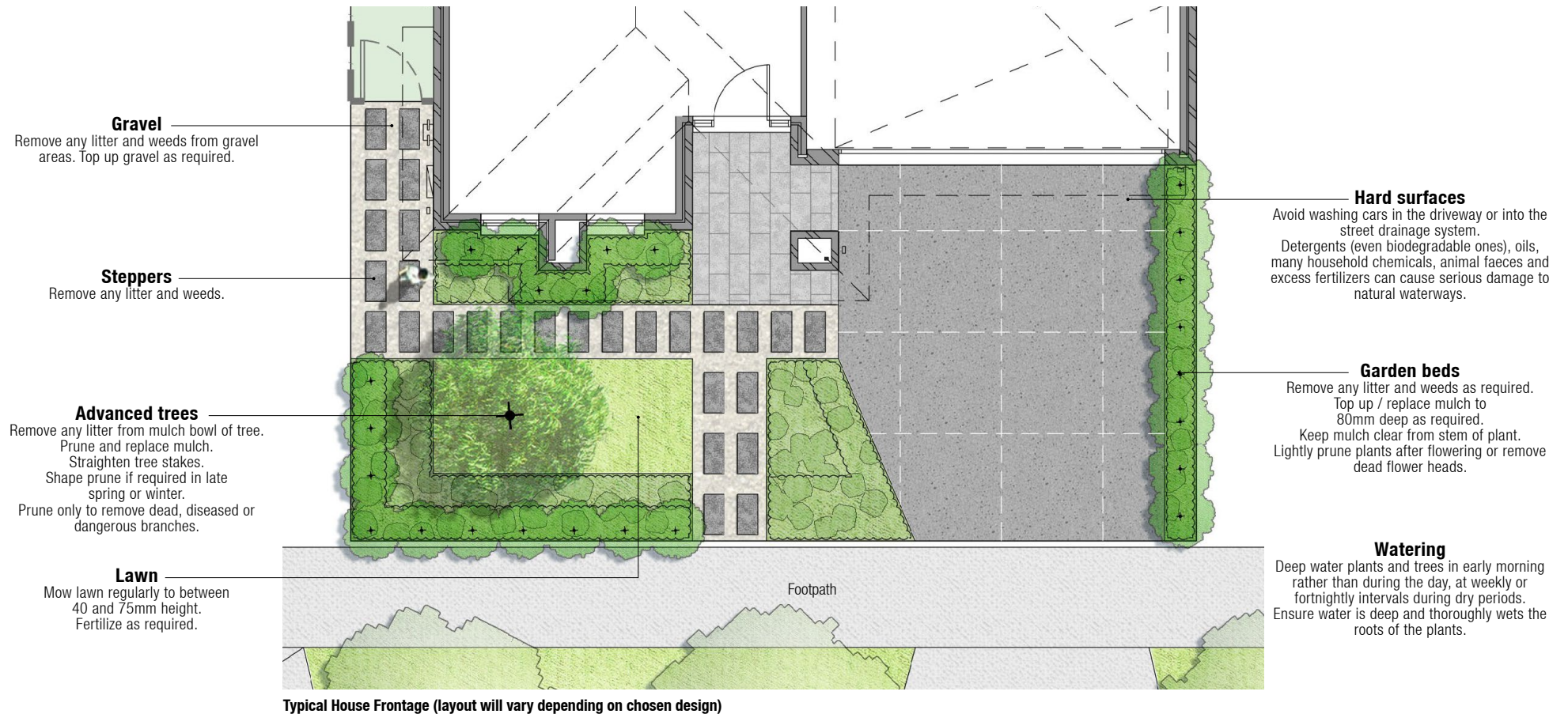
Feature timber front fences proposed for select lots within the Woodlands Precinct.
Timber used as repeating element to unify streetscape and create subtle separation to roadway.



Please note that the information contained on this conceptual landscape plan is to be used as a guide only and is not guaranteed. Any indicative specifications for planting, paving, fencing etc. depicted on this plan are indicative only and subject to change without notice in accordance with the provisions of the Contract of Sale, Dennis Family Corporation (DFC) and its related entities, consultants and agents do not warrant the accuracy of any information provided on this plan and do not accept any liability for negligence, any error, misrepresentation, discrepancy in that information or reliance thereon. In addition it is the responsibility of the builder / builder's structural engineer to review the planting proposed and design the housing slab accordingly. Any required permits related to fencing and all other works are also to be sought by the builder. Layouts for planting designs are typical only and will need to be adapted by the builder / home owner to suit the actual size and layout of the individual lot.



6.0 Garden Care



Please note Maintenance of completed gardens 12 months after installation is the responsibility of the lot owner. Information contained on this page is intended as a guide only and property owners are reminded that plant growth and performance is dependent on a wide range of conditions beyond the control of Dennis Family Corporation (DFC) and DFC makes no guarantee as to the sustainability of any species or cultivar. All information provided is believed to be correct and given in good faith. DFC disclaims all liability for any loss suffered as a result of reliance on the matters set out in this offer. DFC takes no responsibility for the maintenance of the landscaping works 12 months after installation. The owner will be responsible for maintenance. The owner is also responsible for maintenance of the nature strip. Contact City of Whittlesea Council for further information on maintaining your nature strip.

7.0 Signature Street Front Landscape Application

The following checklist will ensure that your garden design is assessed in a timely manner.

Complete and attach a copy of the Signature Street Front Landscape Application to your dwelling application and submit it online to: peppercornhilldesignpanel@denniscorp.com.au

If your garden design selection is approved and you meet the pre-installation requirements, the Design Panel will endeavour to notify you within 10 business days.

Anticipated date of Occupancy Permit:

.....

Owner to complete

I / We certify that the information in the attached application is true

Signed

Name in print

Date.....

Garden Checklist

Name:

Lot number & street:

Date of Occupancy Permit:

Lot Particulars

Dwelling construction completed ☐

All rubbish, rubble, weeds, vegetation, etc has been removed from your front garden area..... ☐

Driveway complete - driveway width matching width of crossover ☐

Any footpath/pathway leading to the entry door or any paths in the front area..... ☐

Suitable grade has been provided across all areas to be landscaped..... ☐

Fencing completed ☐

Has 500mm clearance between driveway and side title boundary been provided to enable the installation of garden bed..... ☐

Irrigation Particulars

90mm PVC stormwater pipe has been installed under driveway, offset 1m from front title boundary

for irrigation connection ☐

Garden tap..... ☐

Garden Choice

Garden Design selected (include 1st and 2nd preference):

Organic Garden Design Option A ☐ Lush Garden Design Option B ☐ Sensory Garden Design Option A ☐

Organic Garden Design Option B ☐ Formal Garden Design Option A ☐ Sensory Garden Design Option B ☐

Lush Garden Design Option A ☐ Formal Garden Design Option B ☐

Additional Comments:

.....

.....

8.0 FAQ's (Frequently Asked Questions)

These FAQs answer some of the more commonly raised questions. However, if you have any queries that are not covered in the FAQs you may refer to the website or contact the [Design Panel at peppercornhilldesignpanel@denniscorp.com.au](mailto:peppercornhilldesignpanel@denniscorp.com.au)

My lot requires retaining at the front of the property, will that affect my front landscaping?

Your front landscaping won't be affected if the block requires retaining. However, the compliant retaining wall must be completed prior to the commencement of the landscaping works.

What is included in the landscape maintenance works?

Front gardens will be maintained by our professional landscape gardener for 12 months from installation. Maintenance of your garden includes; mowing of lawn areas (including the nature strip), weeding of garden beds and pruning of shrubs.

Is the nature strip included in the Front Landscaping Package?

No, however the Developer will install grass turf on all nature strips, as part of the normal development works.

Can I install a crushed rock/ gravel nature strip?

No. The Developer will install and maintain a grass nature strip as part of the normal development works.

Can we have artificial turf instead of natural grass through the Garden Package?

Sorry, no.

Is an irrigation system included in the landscape design?

Yes. A drip irrigation system which utilises a timer system is connected to your recycled water.

Can the garden design be modified?

The landscape garden designs are a fixed package. However, minor modifications will be considered to suit your property, provided you consult with the landscape gardener before the works commence. Should you wish to broaden the scope of the landscaping, the landscape gardener will be happy to provide you with a quotation to carry out the additional works. We recommend discussing this directly with them.

When will the garden be completed?

In accordance with The Process table, once all prerequisite works are complete and the Design Panel has been notified, garden installation works including consultation with the landscape gardener will take approximately two months to complete.

Can the landscape design be replicated in properties directly opposite or adjacent to each other?

The same style of garden cannot be installed in properties directly opposite or adjacent to each other. It is recommended you nominate your garden design as early as possible to the Design Panel to avoid missing out on your preferred choice.

9.0 Signature Street Front Landscape - Terms & Conditions

Free landscaping and 12 months garden maintenance is available to eligible purchasers of lots at Woodlands at Peppercorn Hill subject to the Terms and Conditions of this Offer.

1. The dwelling, driveway, pathways and preparatory works must be completed in accordance with the laws, contract of sale, building plans approved by the Design Panel title restrictions, Woodlands at Peppercorn Hill Design Guidelines, and this Offer. The preparatory works that must be completed before landscaping works can commence include:

- installation of a 90 millimetre PVC pipe under the driveway, to enable future irrigation connection/s;
- the provision of the occupancy permit for the dwelling house to the Design Panel;
- the removal of all rubbish, rubble, weeds and vegetation from where landscaping is to be installed;
- the provision of a suitable grade across all areas where landscaping is to be installed and the completion of compliant retaining walls;
- such other works the Developer reasonably requires for the lot in order to facilitate the proper installation of the landscaping.

2. Selection of the preferred garden design from the options available to the Purchaser must be made by completing and submitting the Signature Street Front Landscape application form and checklist along with the Occupancy Permit to the Design Panel.

3. On completion of preparatory works, the Purchaser must notify the Developer in writing so the Developer can make arrangements to inspect the lot to assess the state of the preparatory works.

4. If the Developer considers that the preparatory works have not been completed (acting reasonably) to the extent of meeting the requirements of this Offer or to the extent of enabling the landscaping to be satisfactorily installed, the Developer can request that further works be carried out and completed before the landscaping works commence.

5. Where the preparatory works have been completed to the reasonable satisfaction of the Developer and the Purchaser has made a written selection of its preferred garden design, the Developer will arrange for the landscaping works to be undertaken. Generally, the landscaping works will be completed within 60 days of the Developer having confirmed that the preparatory works have been completed to its satisfaction. However, the Developer reserves the right to undertake landscaping works at times that the Developer considers the garden will have a reasonable likelihood of survival.

6. The Purchaser must ensure that the Developer and/or the Developer's contractors have access to the lot in order to carry out and complete the landscaping works. On the completion of the landscaping works, the Purchaser must allow the Developer and/or Developer's contractors to have access to the lot in order to carry out the necessary maintenance works over the period of 12 months from the completion of the landscaping works. The Developer is not liable for any delay or failure to complete the landscaping works or maintenance works or any damage to the extent those delays or failure to commence or complete those works or damage was caused by or contributed to by the Purchaser or its tenants, occupants, invitees and guests.

7. The Developer reserves the right to modify the garden design selected by the Purchaser to suit the Lot or where there are constraints that impact the installation of the selected garden design, so long as the changes achieve the design intent of the selected garden design.

8. Where the Developer considers that the selected garden design cannot be satisfactorily installed on the lot due to site or weather conditions, the Developer will contact the Purchaser to choose alternative garden design.

9. The Purchaser acknowledges that the security barriers may be erected on the lot when the landscaping works are underway, and the Purchaser agrees that the Purchaser will not move, remove, alter, damage or deface those barriers. The Purchaser agrees to, and agrees to ensure that its tenants, occupants, invitees and guests, comply with any occupational health and safety directives issued by the Developer and/or the Developer's contractors while the landscaping works are underway.

10. Where there is a breach of laws, contract, Woodlands at Peppercorn Hill Design Guidelines, title restrictions and/or occupational health and safety directives by the Purchaser or its tenants, occupants, invitees or guests,

the Developer reserves the right to delay the commencement of landscaping works or withhold the provision of the works until such time the Purchaser has rectified the breach.

Unless indicated otherwise, this offer is only available to the Purchaser named in the contract and may not be used in conjunction with any other offers made by the Developer.

Note:

In this Offer: Developer means DF (Woodstock) Pty Ltd and its successors and permitted assigns from time to time.

Landscaping works mean works to install trees, shrubs, ground cover, garden beds, edging to garden beds, paving or granitic gravel surfaces, letterbox and turf to the lot as nominated in the selected garden design (or alternative garden design, where applicable). It does not include the installation of fencing, retaining or sleeper or feature walls, screens, gates, irrigation piping tank or system, lights, and decorative elements or structure.

Maintenance works mean works to maintain the standard of landscaping installed by the Developer to the standard that existed at the time of installation and includes pruning, weeding, mulching, and shaping of the landscaping elements provided by the Developer. It does not include works involved in the maintenance of landscaping elements provided by, or the rectification of any damage caused by, the Purchaser or its tenants, invitees, occupants or guests.





WOODLANDS

AT PEPPERCORN HILL



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CORPORATION

For further information, please contact
1300 266 291

Photos, maps, plans and descriptions are for illustration only and may differ from final built forms. Information is correct as of publication date but may change due to Government/Council requirements or other reasons. Your contract of sale will set out all binding terms and up-to-date information. Prospective buyers should make and rely on their own enquiries and seek independent legal and financial advice before entering into any binding obligations. DFC (Woodstock) Pty Ltd is the Project Manager for the Peppercorn Hill development. The Peppercorn Hill name and logo are registered trade marks used under licence © 2022. Printed May 2022. Version 1.