



WOODLANDS

AT PEPPERCORN HILL

Design Guidelines

MAY 2022 - Version 1





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Part 1.0

The Peppercorn Hill Vision

Peppercorn Hill Estate looking north west - Artist impression



At Peppercorn Hill, we are connected for life.

Living at Peppercorn Hill means being part of a community which is connected for life to the opportunities and experiences available throughout the development.

We are preserving and enhancing its unique natural elements, we are building neighbourhoods that support and connect our inclusive, diverse and vibrant community with a shared sense of pride and accomplishment.

Located in Donnybrook, 30 kilometres north of Melbourne, Peppercorn Hill is set to be one of Victoria's landmark master planned communities.

Spanning 430 hectares on rich, historic landscape, the development will comprise approximately 5,000 homes and more than 50 hectares of parklands. It will provide residents with key amenities, such as schools, retail, sporting facilities and a commercial precinct, with Woodlands being a precinct within the greater Peppercorn Hill community.

At Peppercorn Hill, we have considered the site's natural and historical features, whilst remaining future focused; never losing sight of residents' ever-changing needs.

We are committed to creating a community which is thriving, healthy and diverse. Our community will be safe and connected for our residents to share their values and aspirations.

Peppercorn Hill is being designed and delivered by Dennis Family; the award-winning developer of landmark communities, such as Manor Lakes, Westbrook and Modeina to name a few. At Dennis Family, we place family at the heart of all developments - that's what makes them so special.

1.1 The Aim of the Guidelines

The aim of the Woodlands at Peppercorn Hill Design Guidelines (Guidelines) is to provide the framework to achieve good quality design outcomes that support the Peppercorn Hill Vision.

The Guidelines are in effect at Peppercorn Hill to ensure:

- an identifiable degree of visual cohesion and colour between dwellings
- residential amenity is protected; and
- attractive gardens, streetscapes and parklands are created.

The Guidelines have been created to provide opportunity for creative design and not to impose a standard solution for every lot at Peppercorn Hill. The Guidelines allow for a range of building materials, colours, siting and garden solutions, so that the dwelling will contribute to the unique and positive identity of Peppercorn Hill, enhancing its current and future appeal.

All dwellings must comply with the design requirements established in these Guidelines. In exceptional circumstances, variations to the Guidelines will be considered, provided there is a positive contribution to the Peppercorn Hill Vision.

As Peppercorn Hill grows and evolves over time, distinct precincts will be established that take inspiration from the site's natural and historical features. As such, the Guidelines for Peppercorn Hill will also evolve over time.

1.2 Design Approval Process and Building Permits

All purchasers and owners of lots must have their plans approved by the Design Panel appointed by DFC (Woodstock) Pty Ltd (Design Panel), whose approval may be withheld, notwithstanding compliance with these Guidelines.

Early contact with the Design Panel is encouraged so that dwelling construction can commence as soon as possible.

Construction of dwellings, related works or ancillary structures on any lot cannot commence until the Design Panel has approved the plans in their entirety.

Separately, any relevant planning or building regulations must be addressed by your Building Surveyor, noting that additional requirements may also apply with respect to fencing consents, right of way and other restrictions on title.

Only a Registered Building Surveyor can issue a building permit and a building permit cannot be issued until the Design Panel has approved the plans.

Registered Memorandum of Common Provisions (MCP) are applied at Peppercorn Hill, as listed in the Restrictions on the Plan of Subdivision. The MCP's will simplify the process of securing building approval by putting in place a common set of rules that will take precedence over certain sections of the Building Regulations and set out the requirements for compliance with these Guidelines.

These Guidelines do not replace the Building Regulations or Planning Scheme. Purchasers of lots at Peppercorn Hill should contact their Building Surveyor to ensure house designs comply with all relevant statutory requirements, including the MCPs and Plan of Subdivision requirements.

Adherence to the Guidelines and plan approval by the Design Panel, does not constitute the issuing of a building permit.

Refer to Diagram A for further detail on the Design Approval Process.

1.3 Approval Procedure for Plans

The Design Panel will provide information and advice to purchasers and builders regarding design requirements. In particular, advice can be provided at the initial concept plan stage and at the preliminary selection of materials, colours and finishes stage. The Design Panel will endeavour to approve plans in the shortest possible time, and generally, within ten business days.

Design approval is at the absolute discretion of the Design Panel. No claims can be made against Council, DF (Woodstock) Developments Pty Ltd, DFC (Woodstock) Pty Ltd or their nominated representative with respect to any decision of the Design Panel or actions taken by purchasers in connection with the Guidelines.

Plans should be emailed to:

peppercornhilldesignpanel@denniscorp.com.au

If you are unable to email a set of plans, contact the Peppercorn Hill team on **1300 266 291** for information to facilitate the mailing of plans.

Refer to Part 7.0 Design Panel for details of plans and information to be submitted.

1.4 Timeframe for Dwelling Construction

The construction of a dwelling must commence within 12 months of settlement and must be completed within 24 months of settlement.

Design Approval Process

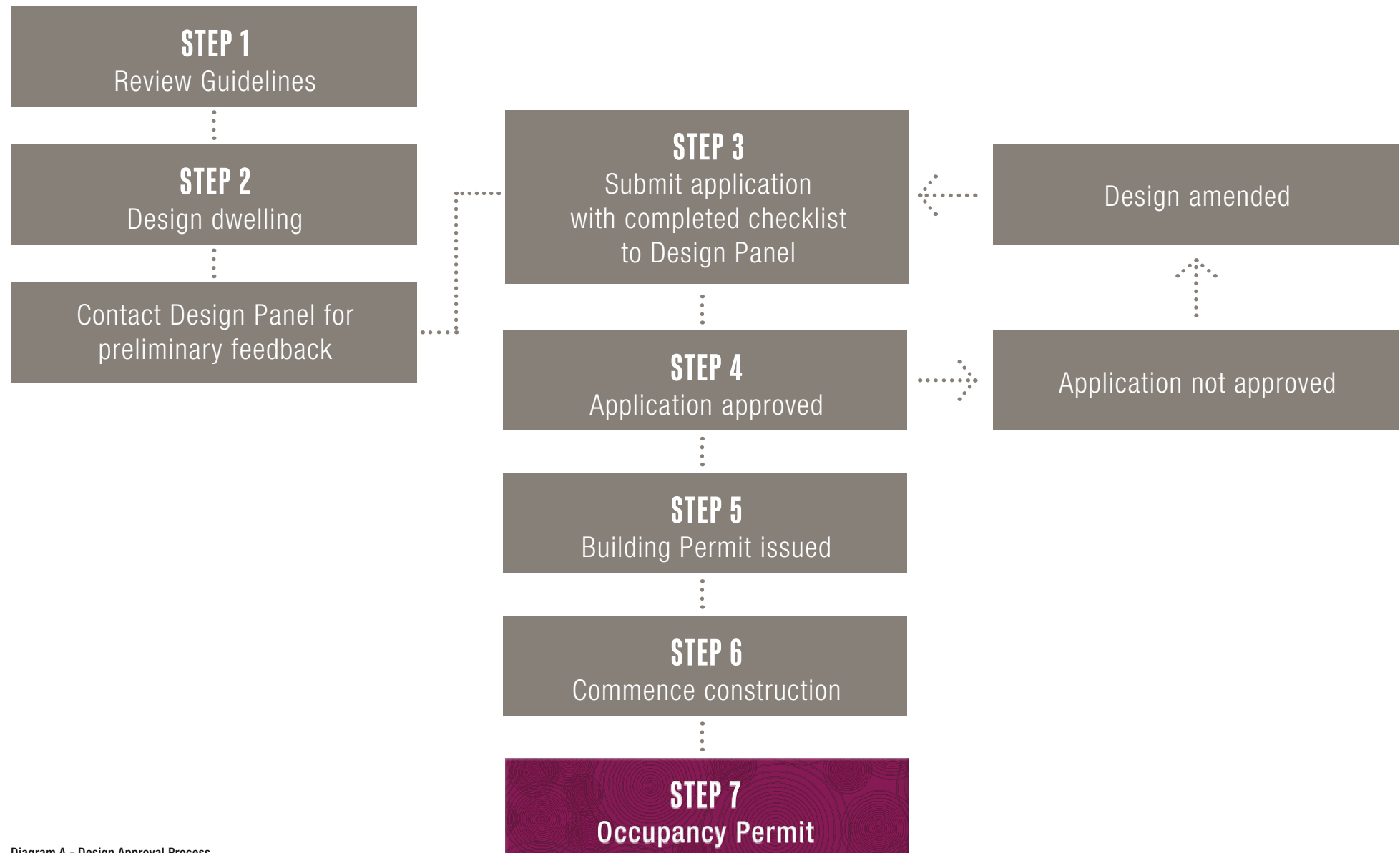


Diagram A - Design Approval Process

Part 2.0

Lot Classification

2.1 Number of Dwellings per Lot

Only one dwelling can be constructed on a lot, and further subdivision of a lot is not permitted.

2.2 Minimum Floor Area

Irrespective of lot size (excluding Small Lot Housing Code (SLHC) lots), the area of a dwelling (excluding porticos, verandahs, garages and alfresco areas) cannot be less than 150m².

2.3 Small Lot Housing Code

SLHC lots are identified as such in a Restriction on the Plan of Subdivision and are less than 300m² in area.

SLHC lots are required to comply with these Guidelines and the SLHC, or alternatively may choose to comply with a Planning Permit secured by a separate Planning Permit process.

Where there is a conflict between these Guidelines and the SLHC, the SLHC shall take precedence to the extent of any such conflict.

Your Building Surveyor will guide you through the approvals process under the SLHC or the alternative Planning Permit process.

2.4 Building Envelopes


All lots, excluding SLHC lots, are subject to building envelopes. Development of these lots must be in accordance with the building envelope plan as contained in the MCP.

2.5 Bushfire Attack Level Lots

Lots at Peppercorn Hill may be included within a Bushfire Prone Area under the *Building Act 1993* and hence subject to a Bushfire Attack Level (BAL) assessment.

Owners and builders are encouraged to investigate if this requirement applies and if applicable, design and site their dwelling to suit the relevant BAL level as determined by their Building Surveyor.





Part 3.0

Design Principles
for all Dwellings

3.1 Design Principles for All Dwellings

The design vernacular for Peppercorn Hill is Contemporary Australian. Designs mimicking period styles such as Edwardian, Federation, Colonial, Georgian, neo-classical, French Provincial and Victorian will not be approved.

Second hand, portable buildings, caravans, relocated dwellings and kit dwellings are not permitted to be constructed at Peppercorn Hill and will not be approved. Caravans cannot be used for accommodation on a lot.

Dwellings constructed of secondhand materials are not permitted, however the Design Panel, in its sole discretion, may consider the use of secondhand bricks as part of an contemporary design response.

3.2 Principal Street Frontage

The Principal Street Frontage is defined as:

- For lots with only one street frontage, the Principal Street Frontage shall be that frontage.
- For lots with two street frontages, the shorter street frontage shall be the Principal Street Frontage and the other street frontage shall be the Secondary Street Frontage.
- If the two street frontages are of equal length, then the purchaser should contact the Design Panel to determine which street frontage will be designated as the Principal Street Frontage for the purposes of the Guidelines.

3.3 Principal Façade

The Principal Façade is the façade addressing the Principal Street Frontage.

The Principal Façade must be articulated to prevent a flat or nondescript façade. Articulation may be achieved in a variety of ways, including stepping back elements of the façade, the inclusion of bay windows and balconies, verandahs and porches, feature panels and through the incorporation of architectural elements.

For the Principal Façade, a distinctive second component to that of the façade's primary component of a minimum area of 30% of the Principal Façade is required. Elements that can be considered as part of the second component include:

- a) Alternate materials to that of the primary material; or
- b) Features of primary material of contrasting colour. In addition, window and door frames and garage doors may be required, at the Design Panel's absolute discretion, to be of contrasting colour to the colour of the primary component; or
- c) A combination of a) and b) above, to achieve the second component minimum area requirement.

If in doubt about whether your Principal Façade design will comply with the distinctive second component requirement, it is strongly recommended that you contact the Design Panel for advice.

Eaves of at least 0.45 metres (excluding gutters and fascias) are required for the Principal Façade, including entrance porticos and the like. The eaves must wrap around corners by at least 3 metres (unless the wall is on a boundary), and the full length of the Secondary Street Frontage for corner lots.

The main entry to the dwelling must be incorporated in the Principal Façade.

No lightweight infill panels over windows, doors, and garage doors will be allowed, except where part of an approved feature design, or where the infill is a rendered lightweight panel finishing flush with the surrounding surface of the façade that is to be of a matching render finish.

Features which, in the opinion of the Design Panel, may detract from the appearance of a dwelling from the street, including blank walls, small windows, obscure and tinted glass or reflective, frosted or patterned film, window security shields, canvas and metal awnings, will not be approved.

3.4 Duplication of Principal Façade in the Streetscape

A dwelling must not have a Principal Façade design or colours that are the same or very similar to that of a home within 3 lots either side or on the opposite side of the street as illustrated in the below diagram. Where a conflict arises, preference will be given to the first submitted set of plans.

This requirement does not apply where integrated terrace style dwellings are proposed.

Refer to Diagram B below for further detail.

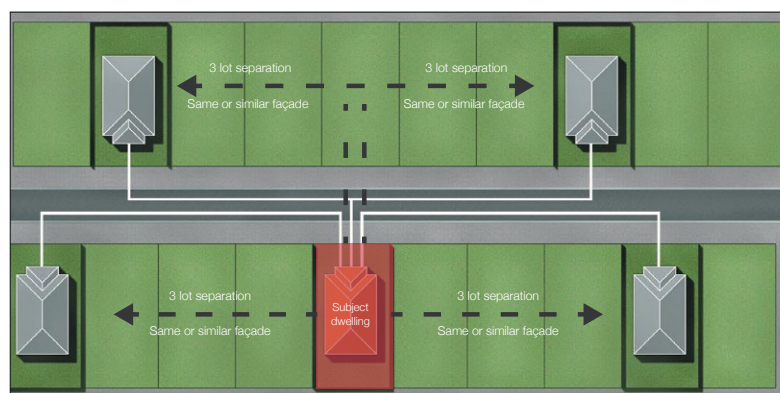


Diagram B - Duplication of Principal Façade Diagram

3.5 Setbacks

For all lots, other than those where the SLHC is to be adopted, the front, side and rear setbacks must comply with the MCP's, including the Building Envelope Plan.

Allowable encroachments into the setbacks are nominated in the MCP's.

Garages must be set back a minimum of 5 metres and be at least 0.5 metres behind the Front Building Line.

For all lots, other than those where the SLHC is to be adopted:

- Only one side boundary may have a zero setback; and
- Garage and other walls which are not directly on a boundary are to be set back at a minimum of 1 metre. Directly on a boundary is defined as having a 0mm offset from that boundary.

Refer to Diagram C below for further detail.

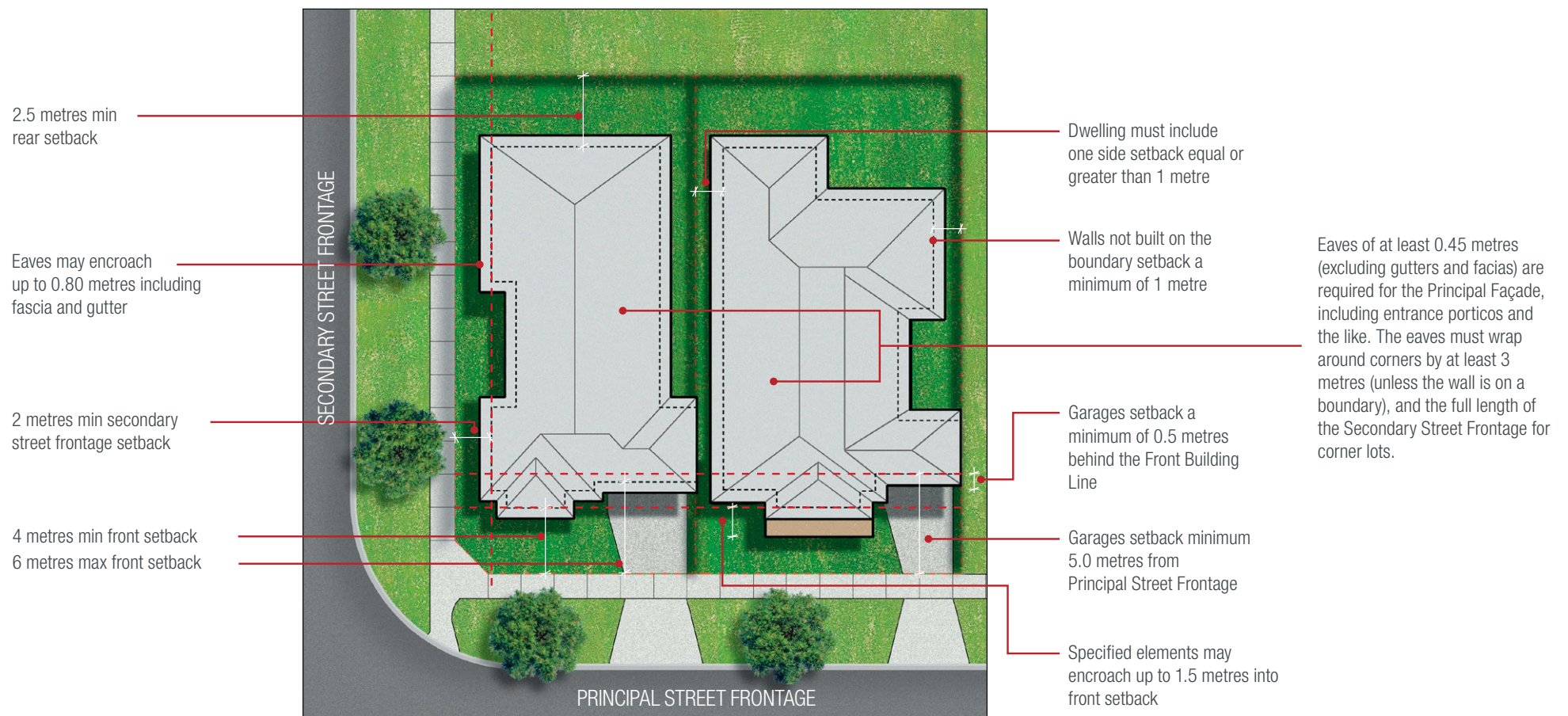


Diagram C - Setbacks

3.6 Corner Lots

Dwelling façades on corner lots must be designed to address both the Principal and Secondary Street Frontages, and the use of consistent architectural elements across these façades is required.

Architectural elements used in the Principal Façade must be replicated within the first 3 metres of the façade facing the Secondary Street Frontage. Other alternative treatments can be submitted to the Design Panel for consideration.

For double storey dwellings located on corner lots:

- the side wall on the first level facing the secondary street must not be constructed less than 900mm from the ground level wall that faces the secondary street; or
- the side wall must not be constructed with less than 30% glazing for the area of the wall and the remainder of the wall must be constructed in contrasting material finishes.

No lightweight infill over windows, doors and garage doors will be allowed along the Secondary Street Frontage, except where part of an approved feature design, or where the infill is a rendered lightweight panel finishing flush with the surrounding surface of the façade and is of a render finish.

Features which, in the opinion of the Design Panel, may detract from the appearance of a dwelling from the street, including blank walls, small windows, obscure and tinted glass or reflective, frosted or patterned film, window security shields, canvas and metal awnings, will not be approved.

Flat façades and blank walls must be avoided. Dwellings which do not satisfactorily address both street frontages will not be approved by the Design Panel. Diagram D below provides examples to illustrate appropriate and inappropriate corner lot treatments.

Eaves of at least 0.45 metres are required for the full length of the façade addressing the Secondary Street Frontage or public space.

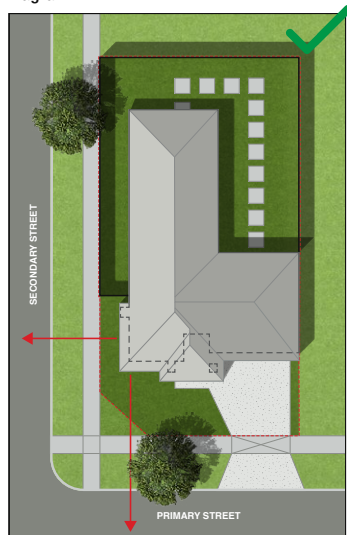
Habitable room windows must overlook the Principal and Secondary Street Frontages and external services must not be visible from a street or a public space.

Allowable encroachments into the setback from the Secondary Street Frontage are nominated in the MCP.

Dwellings on lots that are less than 300m² must comply with the requirements of the SLHC.

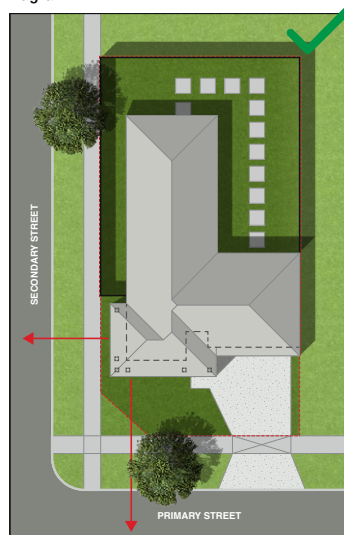
If in doubt about whether your dwelling design will comply with corner lot requirements, it is strongly recommended that you submit a preliminary design to the Design Panel for comments and advice.

Diagram 1



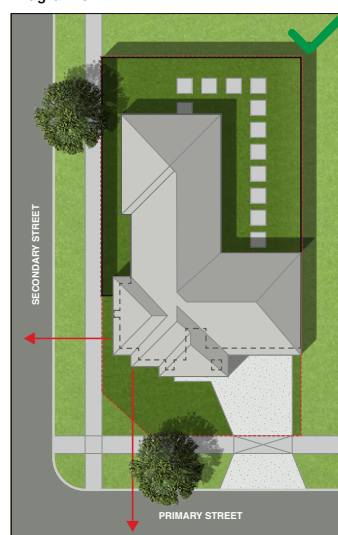
Aligned and corner bay windows help address both street frontages

Diagram 2



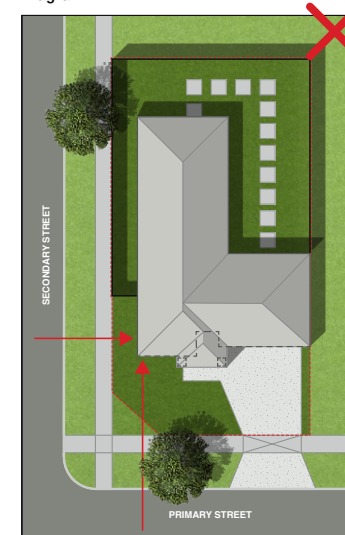
Utilise wrap around verandahs

Diagram 3



Design for a stepped façade

Diagram 4



Flat façade does not address the primary and secondary street frontages

Diagram D - Corner Lot Diagram

3.7 Ceiling Height

The ceiling height of all single storey dwellings must be a minimum of 2.7m above finished floor level.

3.8 Roof Pitch and Design

A minimum roof pitch of 22.5 degrees is required for double storey dwellings and associated garages.

A minimum roof pitch of 25 degrees is required for single storey dwellings and associated garages.

Skillion, flat and curved roof profiles or a reduced roof pitch will be considered when part of an architectural design.

Roof designs that present a gable end to the Principal Street Frontage as part of a composite roof design are permitted.

However, dominating gable ends will not be approved.

3.9 Garages, Driveways and, Paths and Parking

3.9.1 Garages

Carports are not permitted at Peppercorn Hill.

Garage doors are a major visual element of the streetscape. Accordingly, doors facing a street frontage are required to be panel lift or sectional and must be of a material and colour which complement the Principal Façade.

Custom garage doors will be considered at the Design Panel's absolute discretion.

Roller doors or clear panel inserts are not acceptable for garage doors facing the Principal or Secondary Street Frontage. Roller doors are not acceptable for garage doors facing rear laneways.

Refer to Table 1 below for further garage requirements.

3.9.2 Driveways and Paths

The driveways and paths must be clearly identified on the plans submitted to the Design Panel for approval.

Approved finishes for driveways and paths include:

- Exposed aggregate concrete finishes, or
- Stamped or stencilled coloured concrete.

Plain, uncoloured concrete is not permitted.

The driveway width must match the crossover width at the title boundary.

A 0.5 metre landscaped buffer must be installed between the driveway and the side property boundary for the entire length of the driveway.

All driveways must be constructed prior to occupancy.

Only one driveway and crossover will be permitted for each lot.

In some circumstances, changes to the position of crossover will be considered. Any changes will require approval of the Design Panel (whose approval can be withheld at its absolute discretion) and Council. If the crossover is proposed to be relocated, permission must be sought as part of the dwelling plan application under these Guidelines.

The purchaser is responsible for all costs associated with removing the existing crossover, relocating existing services, constructing the new crossover, and reinstating the affected area (including landscaping) and meeting any requirements of Council.

3.9.3 Parking of Vehicles and Trailers

The parking of commercial and utility vehicles including trucks, vans and trailers, boats and caravans are to be accommodated within or behind the garage and must not be visible from the street.

Lot Frontage	Garage Required
Less than 10.5 metres	Single or tandem
10.5 metres - 12.49 metres	Single, tandem or double (garage must be at least 0.5 metres behind the Front Building Line)
12.5 metres - 17.99 metres	Double (garage must be at least 0.5m behind Front Building Line)
18 metres +	Double or triple (triple to provide an additional setback of at least 0.5 metres to the front of the garage and a change to the roof form)

Table 1 - Garage Specifications

Note: If lot shape is irregular, the frontage measurement can be taken at a 4-6 metre setback from the front boundary (irregular lots: lots whereby a difference in front and rear boundary occurs, at the Design Panels absolute discretion).

3.10 Fencing

Front fences are only permitted on selected lots as depicted on the building envelope plan in the MCP.

Fencing costs and any associated approval requirements are the responsibility of lot owners and all fencing must be completed within 60 days of the issue of a Certificate of Occupancy.

As per Diagram E below and unless otherwise specified, all side and rear fences must be timber paling, capped and lapped with 150mm plinth board and 125mm x 125mm exposed cypress posts and cannot exceed 2 metres in height.

Side wing fencing and gates must complement the height and style of the side fence.

Side boundary fencing, with the exception of boundary fencing to the Secondary Street Frontage of a corner lot, is to be setback a minimum of 1 metre from the Front Building Line.

On corner lots, other than where the SLHC is being adopted, the fence along the Secondary Street Frontage must be setback from the Front Building Line by a minimum of 3 metres or directly behind corner treatment.

3.10.1 Front Fences, Feature Fencing and Estate Entry Fencing

Front Fences, Feature Fences and / or Estate Entry Fences are identified on the Building Envelope Plan in the MCP, and these fences will be constructed by the Developer.

Lot owners cannot remove or change the appearance of Front Fences, Feature Fences or Estate Entry Fences without the written approval of the Design Panel. Lot owners are responsible for maintaining any Front Fences, Feature Fence or Estate Entry Fence on their boundary in good order.

3.11 Retaining Walls

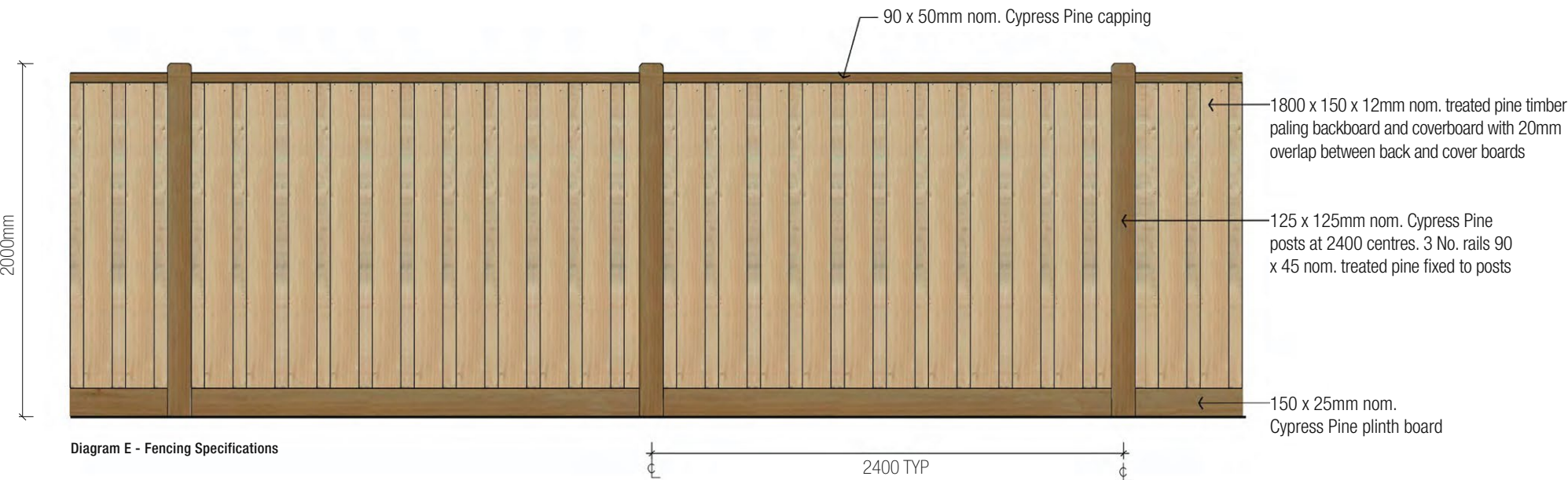
Retaining walls should make a positive visual contribution to the streetscape. Their design should provide a safe environment to both cars and pedestrians accessing the lot and using the street.

Retaining walls are to be constructed of brick, rendered masonry or rock, complementing the materials used on the Principal Façade of the dwelling.

To minimise the overall height and bulk of retaining walls, they must not exceed 1 metre in height, unless they are terraced to allow for landscaping. A planted strip with a minimum width of 500mm is to be provided between each terraced retaining wall.

Concrete or timber plinth/sleeper retaining walls are not permitted to be constructed forward of the front building line of the dwelling.

Retaining walls on the secondary frontage with a fence constructed above are not permitted.



3.12 External Fixtures

As per Diagram F below, external fixtures must be positioned to minimise their visibility from the street or public view. All external fixtures are to be shown on the house and site plans that are submitted for approval to the Design Panel.

Clotheslines and Garden Sheds

Clotheslines and garden sheds must not be visible from the street or public view.

Roof Mounted Solar Hot Water and Photo-voltaic Panels

These panels must not be mounted facing the Principal Street Frontage, however, on corner lots, panels may be located on the roof facing the Secondary Street Frontage.

External Hot Water Services and Ducted Heating Units

These units and associated plumbing must not be visible from the street or public spaces.

Air-conditioning and Evaporative Cooling Units

Air-conditioning / condenser units must be located below the fence line, screened from public view and be suitably baffled to reduce noise.

Roof mounted evaporative cooling units must be located below the roof ridgeline and at the rear of the dwelling, be low profile / sloping base and the colour must match the roof colour.

Exposed plumbing and waste piping is not permitted on any façade.

Television Antennae

Free to Air TV Services is available with OptiComm Fibre to the premises. An external TV antenna should not be necessary.

If a television antenna is required, it must be positioned to minimise visibility from the street or public spaces. All other telecommunications, including satellite dishes are not permitted.

Window Security

Window roller security shutters are not permitted .

Rainwater Harvesting Tanks

Rainwater harvesting tanks should not be visible from the street and are to be of a material and colour, which complements the dwelling.

Garbage Bins

Garbage bins storage is to be provided for each dwelling out of public view.

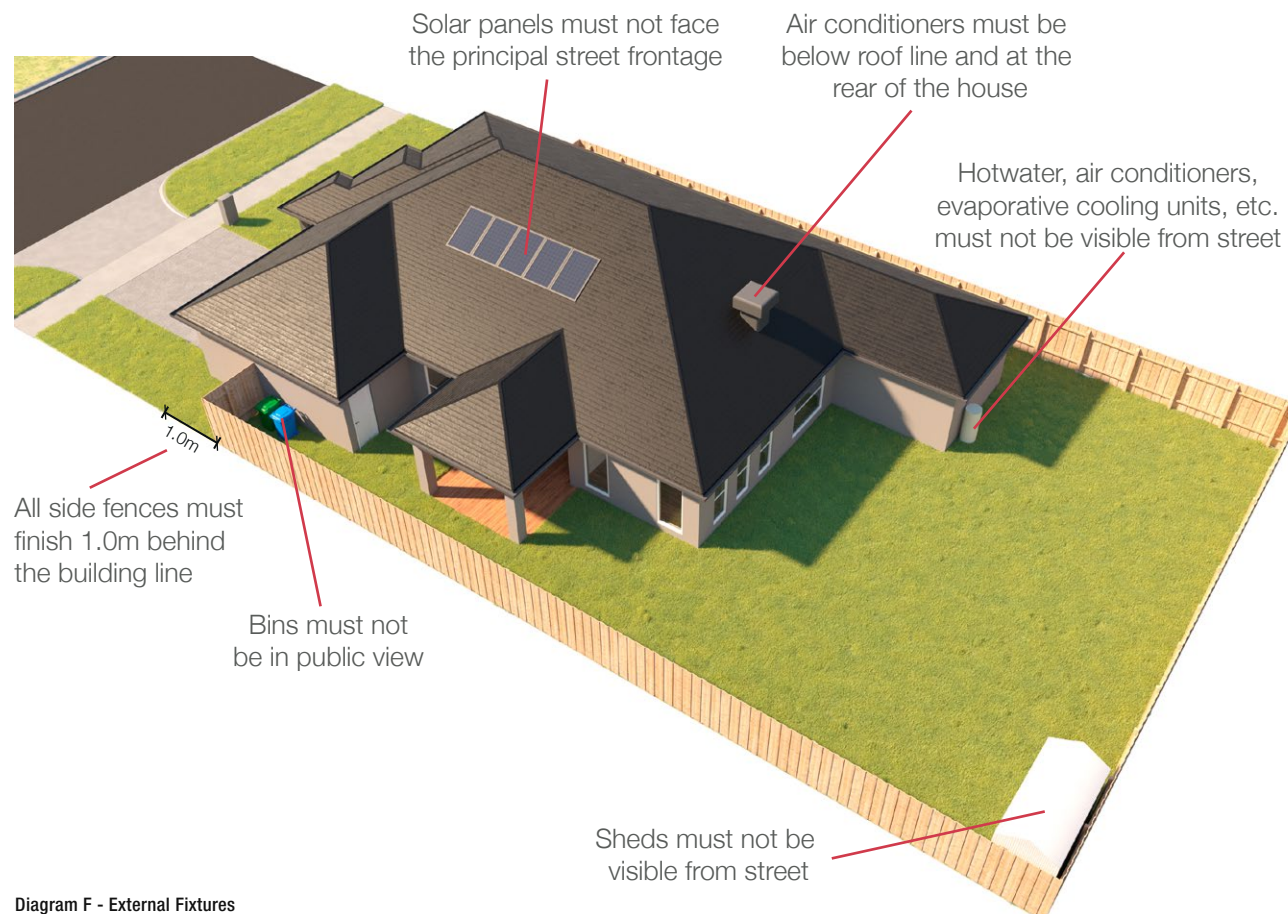


Diagram F - External Fixtures

Letterbox

Letterboxes must be positioned on the front boundary adjacent to the driveway with the house number clearly displayed. Letterboxes must be a column design that should be carefully selected to complement the Principal Façade of the dwelling.

As per Diagram G below, temporary, ornamental or single post supported letterboxes are not permitted. The location, style and colour of the letterbox must be provided on the plans submitted for approval.



Diagram G - Letterbox Styles



Part 4.0

Materials
and Colours

4.1 General

The materials and colours of the external walls and roofs of dwellings will have a major impact on the visual quality of dwellings at Peppercorn Hill.

Features, which in the opinion of the Design Panel, may detract from the appearance of a dwelling from the street, including blank walls, small windows, obscure, tinted, reflective, frosted and / or patterned glass or film, window roller security shields, canvas and metal awnings, will not be approved.

4.2 Materials

For the Principal Façade, a distinctive second component to that of the façade's primary component of a minimum area of 30% of the Principal Façade is required. Elements that can be considered as part of the second component include:

- a) Alternate materials to that of the primary material; or
- b) Features of primary material of contrasting colour. In addition, window and door frames and garage doors may be required, at the Design Panel's absolute discretion, to be of contrasting colour to the primary component; or
- c) A combination of a) and b) above, to achieve the second component minimum area requirement.

If in doubt about whether your Principal Façade design will comply with the distinctive second component requirement, it is strongly recommended that you contact the Design Panel for advice.

Special emphasis (feature panels, rendered finishes etc.) must be placed on the elevations that address streets and public spaces.

Roof materials must have a non reflective finish, and be concrete or terracotta tile, slate, or powder coated metal (e.g. Colorbond). Galvanized steel and vivid or light colours are not permitted on the roof.

Plans submitted to the Design Panel for approval must include a schedule of wall, trim and roof materials and colours. The Australian Standard Reference Number for the colour selected must be included for identification.

4.3 Colours

The preferred colour palette for use at Peppercorn Hill is earth tones.

Refer to Diagram H below for examples.

Vibrant colours are not permitted for use in the façade or body of the dwelling, roofing or for fencing however, may be considered by the Design Panel when used to accentuate architectural elements.

Trim colours must complement the main body of the dwelling.

Gutter and downpipe colours are to match the roof colour or complement the main body of the dwelling.

Darker roof colours are preferred as they anchor the building to the ground plane, blending a sense of dignity and smartness to the appearance of the dwelling.

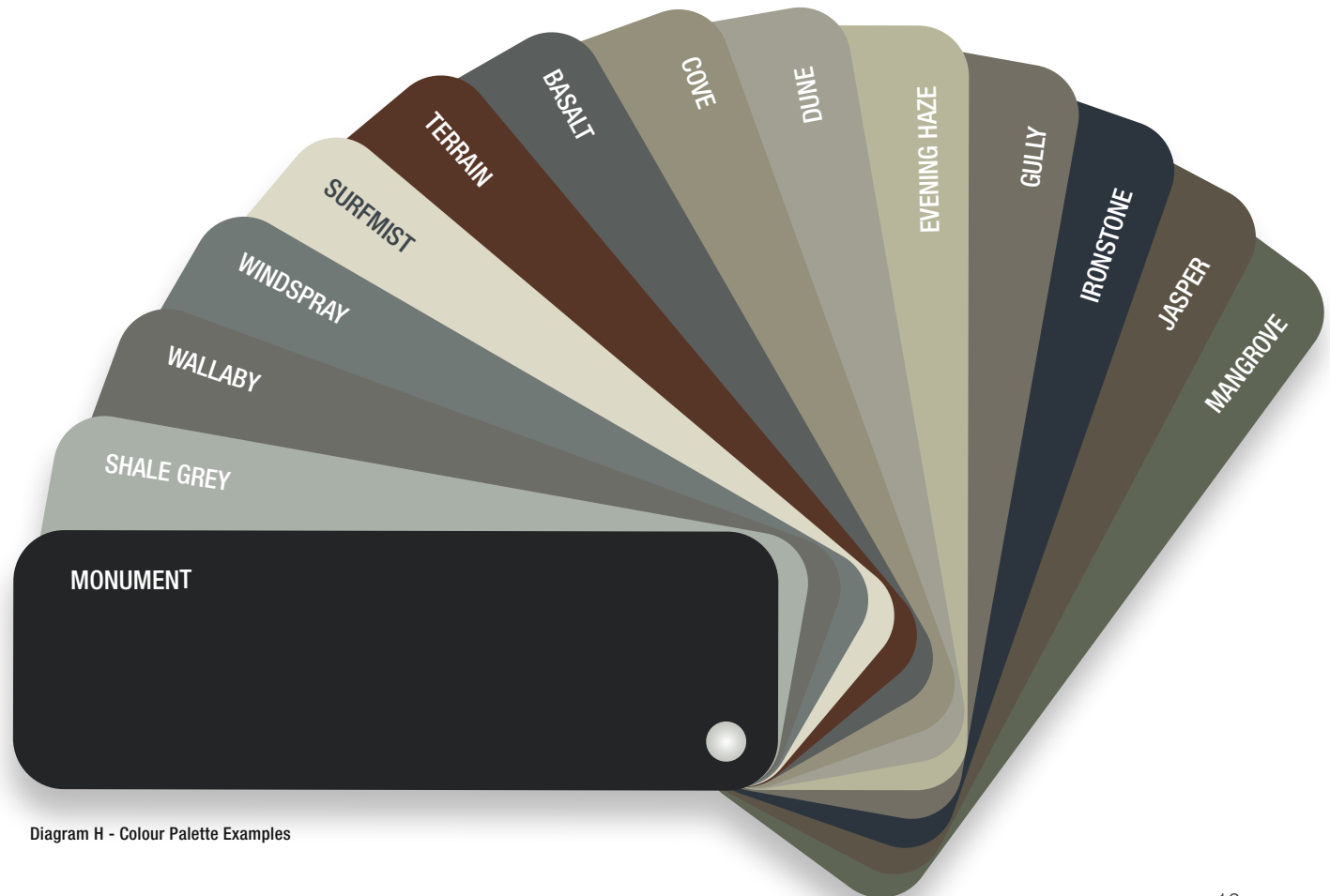


Diagram H - Colour Palette Examples



Part 5.0

General Items

5.1 Telecommunications

Peppercorn Hill will be provided with “fibre to the home” infrastructure via an agreement with Opticomm, offering access to high-speed broadband internet, telephone, digital “free to air” television and pay television, as well as possible future services such as IPTV, home security, video on demand and more.

It is important to ensure that your home is capable of connecting to the Opticomm fibre network and your home is wired to enable the delivery of the digital services available on the network.

Details on how to correctly wire your dwelling and the process for arranging connection to the Opticomm fibre network are available at:

www.opticomm.net.au

Phone: **1300 137 800**

Email: **info@opticomm.net.au**

The fibre cable will be installed in the street, however you will need to arrange to extend the cable to an appropriate connection point in your dwelling. This will require a wiring configuration which is consistent with these services, and which may require a dedicated power supply for the telecommunications equipment.

5.2 Maintenance and Builder Debris

Councils Local Laws require owners to maintain their vacant land in a safe and tidy condition.

Settled lots within Peppercorn Hill must be regularly maintained. This includes, but is not limited to the following:

- Mowing of grass including nature strips / verges, including Secondary Street Frontage for corner lots; and
- Removal of litter, rubbish and other debris.

A temporary fence to the property boundary must be installed once construction commences.

Council requires all building debris to be contained within the property boundaries and within a refuse receptacle with a fixed, closed lid.

You must ensure your builder complies with the City of Whittlesea’s requirements and empties bins as and when required.

5.3 Signage

The advertising of builders during the construction of a dwelling will be limited to one sign per lot, unless the Design Panel gives prior approval. The promotion of dwellings for sale during construction is not permitted.

5.4 Recycled Water

Connection to the recycled water infrastructure is a requirement of Yarra Valley Water.

All dwellings must incorporate dual plumbing for the use of recycled water in toilet flushing and garden watering.



Carlisle Homes - Baldwin Façade



Part 6.0

Garden Landscaping

6.1 General Requirements

The vision for Peppercorn Hill places emphasis on the landscape quality of parks, streetscapes and private gardens. Appropriate front and side street garden (for corner lots) design, material and plant selection forms a key part in realising the Peppercorn Hill Vision.

Garden designs should complement the Australian Contemporary architecture and support the Peppercorn Hill Vision for preserving and celebrating the natural heritage of the surrounding landscape.

For all lots within Peppercorn Hill, front and side street gardens (for corner lots) must be installed within 6 months of the issue of the Occupancy Permit of your dwelling. If this is issued between 1 November and 31 January, landscaping must be completed by no later than 31 May (allowing for landscapes to be installed outside of the summer months).

6.3 Signature Street Garden Landscaping

A high-quality streetscape will be one of the hallmarks of Woodlands at Peppercorn Hill. To support this vision the Developer is offering to landscape signature streets within the Woodlands development. Along Signature Streets, the front gardens will be installed by a professional landscape gardener, appointed by the developer. Your front garden will also be maintained by our professional landscape team for 12 months from installation.

Simply choose a design from the eight individually themed gardens that will be most complementary to the style of your home and most importantly, suit your lifestyle. Together we will make Woodlands a beautiful place to live. For further details, refer to the Signature Street Front Landscape Range brochure.

6.2 Minimum Garden Requirements for All Lots

Landscaping of the front and side street garden (for corner lots) should include the planting of lawn, suitable trees and shrubs. The following are minimum standards that should be met for the front garden of all lots:

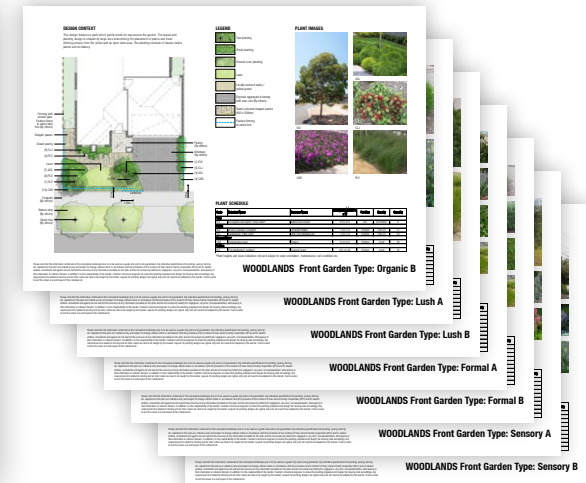
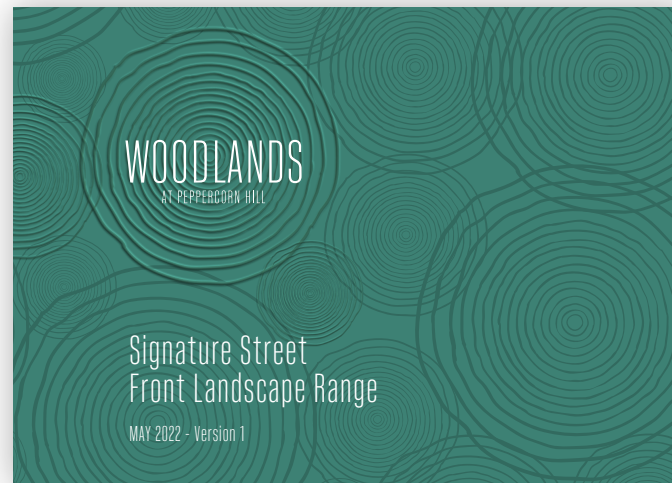
- A garden bed at least 0.5 metres wide must be provided between the driveway and the side property boundary;
- It is recommended to install 90mm PVC conduit pipe under the driveway to facilitate the installation of automated irrigation systems;
- Remove all rubbish, rubble and weeds;
- Grade and shape garden beds and lawn areas;
- Install 200mm depth of topsoil to all garden bed areas;
- Install shrubs and / or ground covers;
- Install 80mm depth of mulch to all garden bed areas;

- Install 100mm depth of topsoil to lawn areas;
- Install warm season lawn (pre-grown turf), such as Kikuyu species. Artificial lawn is not permitted; and
- Install at least one tree (minimum 1.5 metres high).

Table 2 below provides the required percentage of your front garden to be allocated to lawn, plants paths and driveway in order to satisfy the garden requirements of these guidelines.

Lot Frontage	Hardscape Maximum	Softscape Minimum
14 metres or less	55%	45%
16 metres or less	50%	50%
18 metres or less	45%	55%
20 metres or more	40%	60%

Table 2 - Hardscape and Softscape Specifications





Part 7.0

Design Panel

The Design Panel welcomes enquiries about the Guidelines and encourages you to discuss your preliminary plans to avoid unnecessary delay due to non-compliance.

The Design Panel can provide advice about appropriate materials and colours for your dwelling and will help you finalise your plans so that they comply with the Guidelines.

7.1 Dwelling Approval

All house plans require approval from the Design Panel.

The following plans and information are required to achieve design approval:

- Application form and Information Checklist;
- Site plan, showing:
 - dwelling and garage footprint;
 - dimensioned setbacks from all boundaries;
 - driveway and path locations, materials and colours; and
 - fencing location and height.
- Floor plan/s with all dimensions;
- All elevations;
- Sectional drawings of the dwelling;
- Details of external elements (garage wall on boundary details etc.); and
- Schedule of materials and colours, including a table detailing percentages of each material.

Other features to be shown:

- Details of any cut and fill proposed to create the building platform and driveway, final levels and any retaining wall proposed; and
- The location of external fixtures:
 - clothesline;
 - garden shed(s);
 - solar water heater / photo-voltaic panels;
 - external hot water service, ducted heating unit;
 - television antennae (if required);
 - satellite dishes;
 - air conditioner / evaporative cooling units;
 - rainwater harvesting tanks;
 - letterbox location and image; and
 - retaining wall location(s) height(s) and materials.

Application documents must be emailed to:

peppercornhilldesignpanel@denniscorp.com.au

If you are unable to email a set of plans, material and colour schedules and the completed Information Checklist, contact the Peppercorn Hill team for further information.

If your plans comply with the Guidelines, the Design Panel will endeavour to approve your plans within 10 business days.

In addition to the Design Panel approval, you will be required to obtain a Building Permit from your Registered Building Surveyor prior to the commencement of construction.

Woodlands Design Guidelines apply to the siting and design of dwellings within Woodlands at Peppercorn Hill.

The following Information Checklist will assist the Design Panel in assessing compliance against the Guidelines.

The Guidelines Information Checklist is also available to download online at:

www.peppercornhill.com.au/design-guidelines

Peppercorn Hill Lot Details

Lot Number

Street

Total Site Area

Total Internal Floor Area (inc. garage)

Number of Stories

Number of Bedrooms

Owner details

Full name

Mailing address

Phone

Mobile

Email

Builders Details

Contact name

Company

Mailing address

Phone

Email

Design Details

House type

Façade type

We certify that the information in the attached Application is a true and accurate representation of the home I / we intend to construct.

In the event that changes are made to the proposed plans, I / we undertake to resubmit this Application for approval of such changes.

Signed

Name in print

Date

Submission Requirements	YES	NO	Submission Requirements Continued	YES	NO
Minimum floor area					
Is the area of the dwelling at least 150m ² ?	<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> Window security shields 	<input type="checkbox"/>	<input type="checkbox"/>
Small Lot Housing Code			<ul style="list-style-type: none"> Canvas and metal awnings 	<input type="checkbox"/>	<input type="checkbox"/>
Is the SLHC being applied to the dwelling?	<input type="checkbox"/>	<input type="checkbox"/>	Is the requirement for no lightweight infill panels over the Principal Façade windows, doors and garage doors achieved?	<input type="checkbox"/>	<input type="checkbox"/>
Building Envelopes			Is the garage door panel lift / sectional?	<input type="checkbox"/>	<input type="checkbox"/>
Building envelopes noted on site plan?	<input type="checkbox"/>	<input type="checkbox"/>	Are plumbing waste pipes etc. visible from the street?	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> If yes, does the proposed dwelling fall within the Building Envelope, including allowable encroachments (show on site plan) 	<input type="checkbox"/>	<input type="checkbox"/>	Eaves of at least 0.45 metres (excluding gutters and fascias) are provided on the Principal Façade, including entrance porticos	<input type="checkbox"/>	<input type="checkbox"/>
Bushfire Attack Level Lots			Do the eaves wrap around corners by at least 3 metres	<input type="checkbox"/>	<input type="checkbox"/>
Does the dwelling suit the relevant BAL level as determined by their Building Surveyor?	<input type="checkbox"/>	<input type="checkbox"/>	Feature material requirements are met	<input type="checkbox"/>	<input type="checkbox"/>
Design Principles for All Dwellings			Duplication of Principal Façade in the Streetscape		
The design vernacular for Peppercorn Hill has been met	<input type="checkbox"/>	<input type="checkbox"/>	Checked by Design Panel	<input type="checkbox"/>	<input type="checkbox"/>
Principal Street Frontage			Setbacks		
The Principal Street Frontage is defined	<input type="checkbox"/>	<input type="checkbox"/>	Setbacks and allowable encroachments checked (refer to BEP and MCP)	<input type="checkbox"/>	<input type="checkbox"/>
Principal Façade			Proposed front dwelling setback noted on site plan	<input type="checkbox"/>	<input type="checkbox"/>
Façade of dwelling has articulation	<input type="checkbox"/>	<input type="checkbox"/>	Portico/Porch/Balcony front setback noted on site plan	<input type="checkbox"/>	<input type="checkbox"/>
Main entry of dwelling addresses the principal street frontage	<input type="checkbox"/>	<input type="checkbox"/>	Side setback noted on site plan	<input type="checkbox"/>	<input type="checkbox"/>
Does the dwelling have detracting features visible from the street? (such as:)			Rear setback noted on site plan	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Flat façades 	<input type="checkbox"/>	<input type="checkbox"/>	Garage front setback noted on site plan	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Blank walls 	<input type="checkbox"/>	<input type="checkbox"/>	Wall on boundary is checked and sited with 0mm or 1m setback on site plan (200mm offsets will not be approved)	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Small windows 	<input type="checkbox"/>	<input type="checkbox"/>	Is the 2m setback from the Secondary Street Frontage achieved?	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Obscure, tinted or reflective glass 	<input type="checkbox"/>	<input type="checkbox"/>			
<ul style="list-style-type: none"> Frosted or patterned film 	<input type="checkbox"/>	<input type="checkbox"/>			

Submission Requirements Continued

YES

NO

Corner treatment (for corner lots only)

Is the dwelling on a corner lot?

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If so:

Architectural elements used in the Principal Façade is replicated within the first 3 metres of the façade facing the Secondary Street Frontage. Does the dwelling address both Frontages by using similar features on each elevation? (such as:)

- Materials
- Windows
- Architectural features
- Roof / wall articulation

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Habitable room window overlooks Principal and Secondary Street Frontages

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External services are not visible from public realm

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Does the dwelling have detracting features visible from the Secondary Street? (such as:)

- Flat façades
- Blank walls
- Small windows
- Obscure, tinted or reflective glass, frosted or patterned film
- Window security shields
- Canvas and metal awnings

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Minimum requirements for double storey dwellings located on corner lots

The side wall on the first level facing the secondary street is not constructed less than 900mm from the ground level wall that faces the secondary street or;

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The side wall is not constructed with less than 30% glazing for the area of the wall and the remainder of the wall is constructed in contrasting material finishes

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Eaves of at least 0.45 metres is provided for the full length of the façade addressing the Secondary Street Frontage or public space

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Submission Requirements Continued

YES

NO

No lightweight infill over windows, doors and garage doors along the Secondary Street Frontage

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Ceiling Height

Minimum ceiling height of 2.7m above finished floor level is achieved for single storey dwellings

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Roof Design

Roof pitch of min 22.5 degrees achieved for double storey dwellings including associated garages

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Roof pitch of min 25 degrees achieved for single storey dwellings including associated garages

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Minimum 450mm verge is provided for approved gables

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Are gable ends to the Principal Street Frontage as part of a composite roof design?

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Are gable ends non-dominating?

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Garages, Driveways and, Paths and Parking

Garages

Front-loaded garage is fully enclosed

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Front loaded garage integrated into main roof of dwelling?

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Garage is setback 0.5m behind the front building line

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Are garage doors sectional or panel lift?

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Garage door material and colour compliments the dwelling

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Driveways and Paths

Driveways and paths are clearly identified

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Driveway finishes / material mentioned on colour schedule

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One crossover and driveway per Lot noted on site plan

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The driveway width matches the crossover width at the title boundary

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A 0.5 metre landscaped buffer is installed between the driveway and the side property boundary for the entire length of the driveway including dimensions and note

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Submission Requirements	YES	NO	Submission Requirements Continued	YES	NO
Parking of Vehicles and Trailers					
Is parking of a recreational vehicle and trailer required?	<input type="checkbox"/>	<input type="checkbox"/>	Roof mounted evaporative cooling units are not visible from the public realm	<input type="checkbox"/>	<input type="checkbox"/>
If yes, will it be accommodated so it is not visible from the street?	<input type="checkbox"/>	<input type="checkbox"/>	Colours complement the roof colour	<input type="checkbox"/>	<input type="checkbox"/>
Fencing			Low profile / sloping base unit	<input type="checkbox"/>	<input type="checkbox"/>
Front fence (refer to BEP and MCP)	<input type="checkbox"/>	<input type="checkbox"/>	Exposed plumbing is not visible from public view (gutters and downpipes are accepted)	<input type="checkbox"/>	<input type="checkbox"/>
All side and rear fences are timber paling, capped and lapped with 150mm plinth board and 125mm x 125mm exposed cypress posts and cannot exceed 2 metres in height	<input type="checkbox"/>	<input type="checkbox"/>	Television Antennae		
Wing fence and gate height, distance and specification noted on site plan	<input type="checkbox"/>	<input type="checkbox"/>	OptiComm connection provided (an external TV antenna should not be necessary)	<input type="checkbox"/>	<input type="checkbox"/>
Do the side wing fences complement the height and style of the side fence?	<input type="checkbox"/>	<input type="checkbox"/>	External TV antenna if required is positioned to minimise visibility from the street or public spaces	<input type="checkbox"/>	<input type="checkbox"/>
Secondary Street Frontage fence setback 3m or directly behind corner treatment	<input type="checkbox"/>	<input type="checkbox"/>	Rainwater Harvesting Tanks		
Retaining wall			Not visible from the Principal and secondary Street Frontages	<input type="checkbox"/>	<input type="checkbox"/>
Is the material composition criteria met?	<input type="checkbox"/>	<input type="checkbox"/>	Letterbox		
Heights, lengths, material, and location of retaining walls noted on site plan	<input type="checkbox"/>	<input type="checkbox"/>	Letterbox located adjacent to driveway at front of the property	<input type="checkbox"/>	<input type="checkbox"/>
Retaining walls over 1m in height are terraced with 0.5m landscape buffer	<input type="checkbox"/>	<input type="checkbox"/>	Letterbox design is compliant	<input type="checkbox"/>	<input type="checkbox"/>
Retaining wall on boundaries comply	<input type="checkbox"/>	<input type="checkbox"/>	Colour of letterbox provided on colour schedule	<input type="checkbox"/>	<input type="checkbox"/>
External Fixtures			Material And Colours		
Clotheslines and Garden Sheds			Materials Options:		
Not visible from the Principal and secondary Street Frontages	<input type="checkbox"/>	<input type="checkbox"/>	Alternate materials to that of the primary material; or	<input type="checkbox"/>	<input type="checkbox"/>
Roof Mounted Solar Hot Water and Photo-voltaic Panels			Features of primary material of contrasting colour. In addition, window and door frames and garage doors may be required, at the Design Panel's absolute discretion, to be of contrasting colour to the primary component; or	<input type="checkbox"/>	<input type="checkbox"/>
Not visible from the Principal Street Frontage	<input type="checkbox"/>	<input type="checkbox"/>	A combination of a) and b) above, to achieve the second component minimum area requirement	<input type="checkbox"/>	<input type="checkbox"/>
External Hot Water Services and Ducted Heating Units			Colours		
Roof mounted units and associated plumbing are not visible from street	<input type="checkbox"/>	<input type="checkbox"/>	No light-coloured roofs	<input type="checkbox"/>	<input type="checkbox"/>
Air-conditioning and Evaporative Cooling Units			Are material and colour schedules provided with application?	<input type="checkbox"/>	<input type="checkbox"/>
Roof mounted evaporative cooling units are located below ridgeline and at the rear of the dwelling	<input type="checkbox"/>	<input type="checkbox"/>	Downpipes, fascia and gutters match the body of dwelling or roof colour	<input type="checkbox"/>	<input type="checkbox"/>

Submission Requirements Continued

YES

NO

General Items

Recycled Water

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Garden Landscaping

Minimum Garden Requirements for All Lots

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The Woodlands at Peppercorn Hill Design Guidelines are also available to download online at:

www.peppercornhill.com.au/design-guidelines

Complete and attach this Coversheet and Information Checklist to your Application, addressed to the Woodlands at Peppercorn Hill Design Panel.

WOODLANDS

AT PEPPERCORN HILL



**DENNIS
FAMILY**
CORPORATION

For further information, please contact
1300 266 291

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