

PEPPERCORN HILL NEWS LETTER

SPRING 2018



WHAT'S GOING ON AT THE HILL:

FAMILY &
FRIENDS



MEET
THE TEAM



VIVID
DīWALI



WORKS
UPDATE



SPRING HAS WELL AND TRULY SPRUNG, AND THERE'S PLENTY HAPPENING AT PEPPERCORN HILL RIGHT NOW.

Here's our round up of all the latest news from Peppercorn Hill, along with some great suggestions for things to do and see in and around Donnybrook in the coming months.



It's not just the temperature that's been getting warmer over the last couple months! Things have definitely been heating up at Peppercorn Hill. Demand for new land and homes in popular Donnybrook shows no sign of abating if sales at the estate are anything to go by.

Well over 130 lots have sold since sales commenced in May this year and Dennis Family Corporation CEO, Peter Levinge, is not surprised.

"The strong demand for Peppercorn Hill is being propelled by a number of factors. The estate is conveniently placed to access both existing and planned amenities in the local area, with medical, education, retail and employment facilities in nearby Craigieburn and Epping."

He adds, "Melbourne's CBD is also easily accessed via the nearby Hume Freeway or Donnybrook Railway

Station, making the estate an attractive proposition for people who work in the city but are seeking a quieter, more relaxed lifestyle in natural surroundings."

Peppercorn Hill's large town centre will feature a supermarket, neighbourhood community facilities, childcare facilities, eateries and select retail stores. There are also two schools proposed and the substantial sports and recreation grounds will provide Peppercorn Hill's youngest residents with space to play.

Our latest stage releases feature a mix of popular lot sizes allowing for a broad range of house designs that make Peppercorn Hill perfect for families of any size.

To discover more about Peppercorn Hill visit **peppercornhill.com.au**, contact **Deb Teazis on 0428 026 180** or visit the Peppercorn Hill Land Sales Office, 1145 Donnybrook Road, Donnybrook, open 7 days from 10am – 5pm.

An aerial photograph showing a long stretch of a road under construction. The road is flanked by green fields. Several construction vehicles, including excavators and trucks, are visible along the road. The text 'DONNYBROOK ROAD INFRASTRUCTURE WORKS WELL UNDERWAY' is overlaid in large, white, bold letters.

DONNYBROOK ROAD INFRASTRUCTURE WORKS WELL UNDERWAY

Early 2018 has already seen the completion of potable water and gas mains to the estate's first few stages. Construction of key infrastructure works along Donnybrook Road, on the estate's southern boundary, are now well underway. Additionally, the Donnybrook Road Branch Sewer project has also commenced along the front of the estate, with works expected to continue into 2019.

These key enabling works are an essential process towards unlocking development works at Peppercorn Hill ahead of titles issuing.

PEPPERCORN HILL IS FAMILY AND FRIENDS

Refer a family member or friend to life at Peppercorn Hill and you'll both enjoy the benefits!

If having friends and family close by is important to you, why not invite them to live at Peppercorn Hill too? As the Peppercorn Hill community flourishes, it'll be nice to know that family and friends are close by.

Invite a friend or family member to consider life at Peppercorn Hill and if they purchase a block of land, **you'll each receive a \$1000 debit card** when their block of land settles. It's our way of saying thank you for being part of the Peppercorn Hill community.

Terms and conditions apply, visit the Peppercorn Hill website [HERE](#) for more information.



VIVID DIWALI WHITTLESEA ON THIS SUNDAY!

From 12noon to 9pm on Sunday,
28 October get ready for Vivid Diwali, the
Whittlesea Festival of Lights.

Symbolising the victory of light over darkness and good over evil,
the popular Indian Diwali Festival is traditionally celebrated with
family and friends, with gifts exchanged, delicious food and sweets
devoured, buildings decorated with lights and candles, new clothes
worn, prayers chanted and fire crackers lit.

Sponsored by Peppercorn Hill, this year's Vivid Diwali event is the
perfect opportunity to bring along your family and friends and enjoy
a fun-packed day featuring a host of activities and entertainment
including a live DJ, Bollywood Dancing, performances on the
Multicultural Stage, Carnival Rides, Pony Rides, Food Stalls, Henna
Tattooing, Sweets Stalls and Face Painting, plus a fireworks display
at 8.30pm and much, much more. Even better, entry is free!

For more information visit www.vividdiwali.eventbrite.com to register.

Event location & time: 12pm, City of Whittlesea,
25 Ferres Boulevard, South Morang, VIC 3752



The poster is for the Vivid Diwali Whittlesea Festival of Lights. It features a central image of a family (a man, a woman, and two children) dressed in traditional Indian attire, holding lit firecrackers. The background is dark red with golden fireworks and light patterns. At the top, logos for 'Seashell The Events Capital', 'Dharmy Singh RESTAURANT & FUNCTION VENUE', and a small Diwali-themed logo are displayed. Below these, the word 'PRESENT' is written in white. The main title 'Vivid Diwali' is in a large, elegant script, with 'WHITTLESEA Festival of Lights' underneath it. Two yellow starburst graphics on the sides announce 'FIREWORKS @ 8:30 PM' and 'FREE ENTRY'. At the bottom, the venue 'Council Grounds, 25 Ferres Boulevard, South Morang' and the date 'SUNDAY 28th OCTOBER 2018, 12PM-9PM' are listed. A list of activities follows: LIVE DJ | BOLLYWOOD DANCING | CARNIVAL RIDES | CAMEL RIDE | PONY RIDE | FOOD STALLS | HENNA TATTOO | SWEETS STALL | FACE PAINTING | MULTICULTURAL STAGE. Below this, contact information for stalls and sponsorship is provided: 'For Stalls & Sponsorship Call Nishtha : 0401 623 656 | Raj : 0411 429 598'. The bottom section features logos for the Platinum Sponsor (Peppercorn Hill), Gold Sponsor (Metricon and Costco Wholesale), and Community Partner (Oorja).

Seashell
The Events Capital

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RESTAURANT & FUNCTION VENUE

PRESENT

Vivid Diwali
WHITTLESEA
Festival of Lights

FIREWORKS
@ 8:30 PM

FREE ENTRY

Register at: www.vividdiwali.eventbrite.com

Venue: Council Grounds,
25 Ferres Boulevard, South Morang
SUNDAY 28th OCTOBER 2018, 12PM-9PM

LIVE DJ | BOLLYWOOD DANCING | CARNIVAL RIDES | CAMEL RIDE | PONY RIDE
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PLATINUM SPONSOR
PEPPERCORN HILL

GOLD SPONSOR
metricon
Costco WHOLESALE

COMMUNITY PARTNER
OORJA

MEET THE PEPPERCORN HILL TEAM - DEB TEAZIS

Deb has worked at Peppercorn since the estate first opened its doors and loves working with an amazing team, helping to build one of Melbourne's newest communities from the ground up.

Deb lives nearby in the Kinglake Ranges and loves the peace and quiet of the mountain environment. She shares her home with Coco, a rescue dog, who runs the household. Deb has been a passionate fan of Liverpool FC ever since visiting the Club's home ground, Anfield, as a child.



Growling Frog Golf Course

What are the best things about Peppercorn Hill estate that set it apart from other estates nearby?

Where do I start? An excellent price point, a top developer with a great vision for the new community, easy access to freeways and trains, fantastic future open spaces, parks and community amenities, plus a good choice of local public and private schools. What's not to like!

Who will Peppercorn Hill most appeal to?

Well, all buyers really, whether it's their first, second or third home – with a great range of lot sizes, Peppercorn Hill offers something for everyone.

Favourite places to eat in and around Donnybrook?

My favourite places to eat locally are the Growling Frog Restaurant and Golf Course, the Donnybrook Hotel and Donnybrook Cheese Café, all of which are just down the road from Peppercorn Hill.

Favourite things to do in and around Donnybrook?

Yan Yean Reservoir Park is well worth a visit for picnics and relaxing walks. And golf lovers will enjoy playing a round at the Growling Frog Golf Course. The Mineral Springs Park is also fun. Or a V-Line train will have you into the CBD in no time at all for dinner or a movie.

MEET THE PEPPERCORN HILL TEAM - KYLIE WILSON



Kylie has worked at Peppercorn Hill for just over two months now, although she was also here to assist during the initial releases at the time of the estate's launch. She's a very busy mother of four boys (which includes a set of twins) and as though that wouldn't keep her on her toes enough, she also has an American Bulldog and a Pomeranian. A sports fan, Kylie is a keen St Kilda supporter and enjoys watching Big Bash Cricket in her spare time.

What are the best things about Peppercorn Hill estate that set it apart from estates nearby?

Competitive pricing structure, amazing amenities and a well thought out community that will suit everyone from first home buyers through to empty nesters.

Who will Peppercorn Hill most appeal to?

With the variety of lot sizes as well as competitive pricing, Peppercorn Hill brings diversity to the North, catering for first home buyers and investors and all those that fall in-between.

Favourite places to eat in and around Donnybrook?

The Donnybrook Hotel is a favourite of locals and many people outside of Donnybrook know about area namely due to this establishment. Good pub food at an affordable price, with a welcoming atmosphere, makes it perfect for the local family night out. If you want something a little fancier, the Growling Frog Golf Course offers a finer dining experience for a special meal away from the kids.

Favourite things to do in and around Donnybrook?

There is still a lot of untapped beauty in and around Donnybrook. For my kids, a trip to a conservation reserve is always a hit as well as the numerous new playgrounds around the area. It's an inexpensive way to have a day out with the family. If we are looking for something a little more thrill seeking on a hot day over spring & summer, you can't go past Funfields Water Park in Whittlesea.





PEPPERCORN HILL MASTERPLAN

- A** Future Community Centre
- B** Future Town Centre including Supermarket and Retail Shops
- C** Proposed Government Secondary School
- D** Proposed Non-Government Secondary School
- E** Future Sports Fields and Recreational Space
- F** Future Wetlands
- G** Future Neighbourhood Parks
- H** Heritage Buildings
- I** Hayes Hill
- J** Proposed Primary School
- K** Local Convenience Centre



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DFC (Woodstock) Pty Ltd is the Project Manager for the Peppercorn Hill Estate. Images, plans, maps, measurements and other information is for general illustration purposes only and are not to scale. Actual lots, stages, facilities, amenities, infrastructure and their configuration are subject to statutory approval and may change. The Peppercorn Hill name is a registered trade mark used under licence © 2018.