

PEP
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CORN
HILL



DESIGN
AND SITING
GUIDELINES

DECEMBER 2018 VERSION 2

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PART ONE

THE VISION FOR PEPPERCORN HILL

Located in Donnybrook, 38 kilometres north of Melbourne, Peppercorn Hill is set to be one of Victoria's landmark master planned communities.

Spanning 370 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 and a commercial precinct.

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 who embrace the same values and aspirations.

Peppercorn Hill is being designed and delivered by the Dennis Family; the award-winning developer of

landmark communities, including Manor Lakes, Westbrook and Modeina. At Dennis Family, we place family at the centre of all of our developments – that's what makes them so liveable.

1.2 The Aim of the Guidelines

The aim of the Peppercorn Hill Design & Siting Guidelines (**Guidelines**) is to provide the framework to achieve a high standard of housing design with an identifiable degree of visual cohesion that supports the vision for Peppercorn Hill.

The Guidelines are in effect at Peppercorn Hill to make sure that:

- An identifiable degree of visual cohesion and colour between houses and other built elements is achieved;
- Houses are designed to provide cohesion between neighbouring lots;
- Residential amenity is protected;
- Attractive gardens, streetscapes and parklands are created.

All development must comply with these Guidelines. In exceptional circumstances, variations to the Guidelines will be considered provided that there is a positive contribution to the project 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 design Guidelines for Peppercorn Hill will also evolve over time.

1.3 Design Approval Process and Building Permits

All purchasers and owners of lots must have their plans approved by the Peppercorn Hill Design Panel whose approval may be withheld in its absolute discretion notwithstanding compliance with the Guidelines. Early contact with the Peppercorn Hill Design Panel is encouraged so that unnecessary delays are avoided.

Construction of houses, related works or ancillary structures on any lot at Peppercorn Hill cannot commence until the Peppercorn Hill Design Panel has approved the plans in their entirety. Separately, any relevant planning or building regulations must be addressed by your Building Surveyor and 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 building approval cannot be granted until the Design Panel has approved the plans.

The Guidelines do not replace the Building Regulations or the Whittlesea Planning Scheme. Purchasers of lots at Peppercorn Hill should contact their Building Surveyor to ensure house designs comply with all relevant statutory requirements. Adherence to the Peppercorn Hill Design Guidelines and approval by the Peppercorn Hill Design Panel, does not constitute building approval. Further approval will need to be sought from your Building Surveyor, to ensure compliance with the Whittlesea Planning Scheme and Building Regulations.

1.4 Number of Dwellings per Lot

Only one dwelling may be constructed on a lot.

A lot must not be further subdivided.

1.5 Timeframe for Dwelling Construction

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

1.6 Approval Procedure for Plans

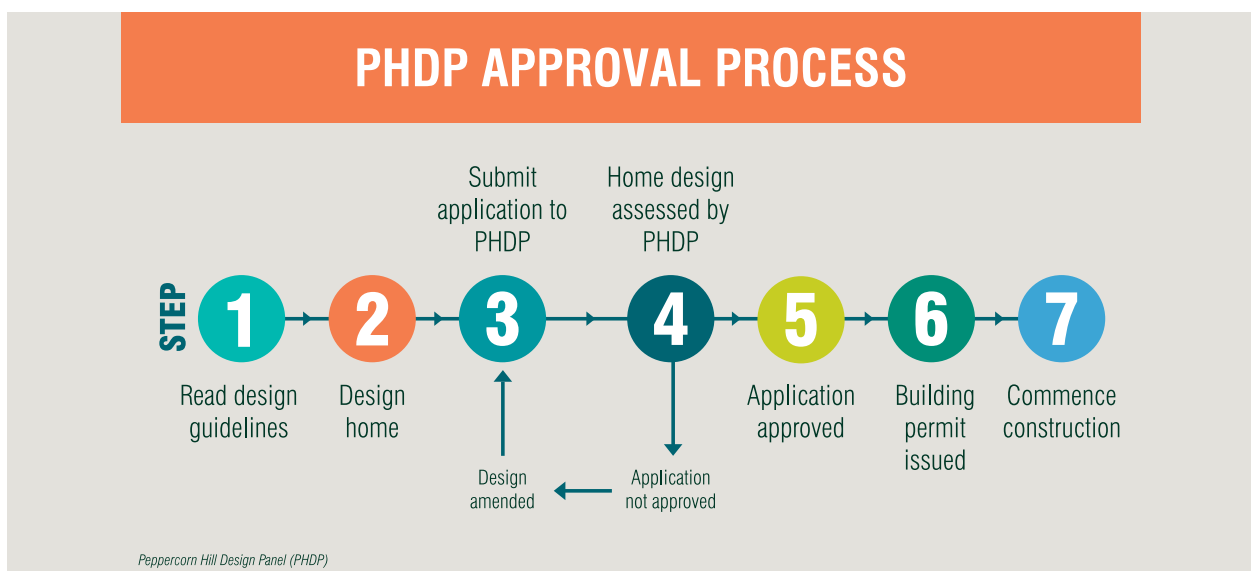
The Peppercorn Hill Design Panel will provide information and advice to purchasers and builders at Peppercorn Hill regarding the Guidelines. In particular, advice can be provided at the initial concept plan stage and at the preliminary selection of materials, colours and

finishes stage. The Peppercorn Hill Design Panel will endeavour to approve plans in the shortest possible time, and generally, within ten working days.

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

Plans should be emailed to: peppercornhilldesignpanel@denniscorp.com.au

Refer to Section 8 "Information Checklist" for details of plans and information to be submitted.



PART TWO

LOT CLASSIFICATION

2.1 Building Envelopes

Some Lots are affected by Building Envelopes. Development of these lots must be in accordance with the Building Envelope shown on the Plan of Subdivision.

2.2 Small Lot Housing Code

If your lot is less than 300 square metres in area, it must comply with the requirements of the Small Lot Housing Code and these Guidelines or, alternatively, comply with a Planning Permit secured by a separate Planning Permit process. Where there is a conflict between these Guidelines and the Small Lot Housing Code, the Small Lot Housing Code shall take precedence except for fencing requirements.

A copy of the Small Lot Housing Code can be obtained from your Building Surveyor or the City of Whittlesea.

Your Building Surveyor will guide you through the approvals process under

the Small Lot Housing Code or the alternative Planning Permit process.

2.3 Bushfire Attack Level (BAL) Lots

Lots in 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 the house to suit the relevant BAL level as determined by their Building Surveyor.

2.4 Landmark Lots

Lots designated as 'LL' (Landmark Lots) on the Plan of Subdivision are located in high profile positions within the estate and it is particularly important that the homes constructed on these lots reflect the high standards of the estate. Therefore, the quality of

the architecture and landscape design on these lots is of particular importance. These lots may be located on street corners, adjacent to parkland or may be highly visible from within and from outside the development.

Particular attention must be paid to the design and siting of housing on these lots. In addition to any other requirement, houses on Landmark Lots must be designed to address the street frontage(s) and address any abutting or adjacent public space and incorporate:

- Large windows overlooking any public space
- A roof pitch of 25 degrees for single storey homes and a roof pitch of 22.5 degrees for double storey homes
- A minimum ceiling height of 2.7 metres for single storey homes
- A balcony at the first floor level addressing the principal frontage if a two storey house is proposed
- Eaves of at least 0.45 metres to front façade, which must wrap around corners by a minimum of 3 metres
- Awnings, porches and/or verandahs to provide interest and articulation to the façade
- A minimum 30% secondary material on principal façade.

PART THREE

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 homes and kit homes are not permitted to be constructed at Peppercorn Hill and will not be approved.

Dwellings constructed of second hand materials are not permitted, however the Peppercorn Hill Design Panel, in its sole discretion, may consider the use of second hand bricks as part of an attractive design response.

3.2 Principal Façades

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 the secondary street frontage

- If the two street frontages are of equal length then the purchaser should contact the Peppercorn Hill Design Panel to determine which street frontage will be designated the principal street frontage for the purposes of the Guidelines.

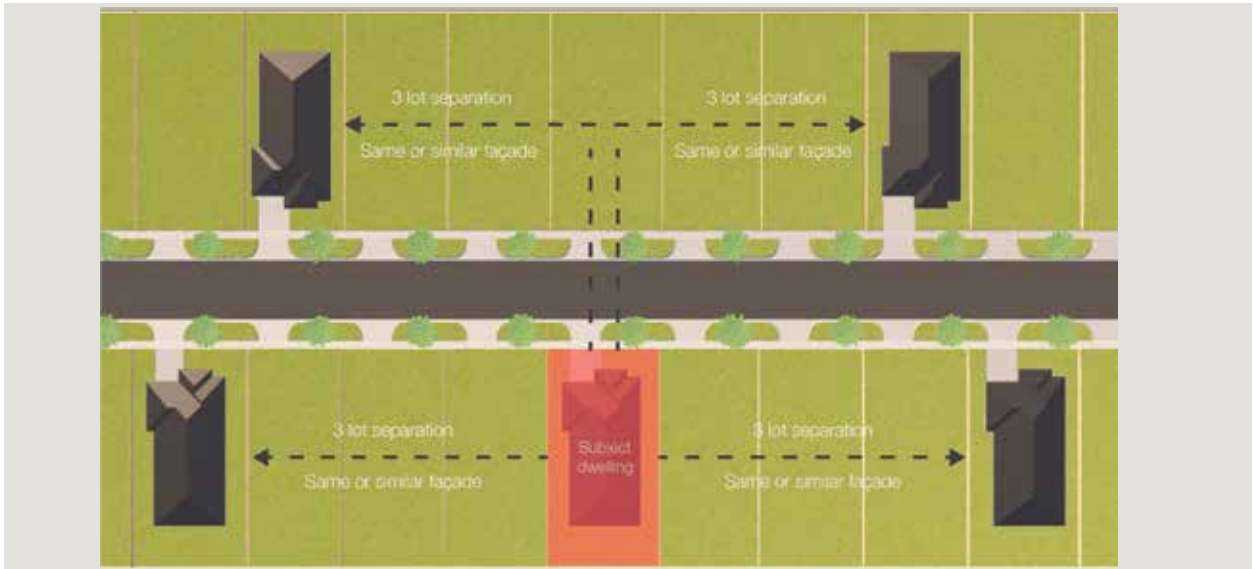
Façades of houses must be articulated to prevent a flat or nondescript front façade. Articulation may be achieved in a variety of ways including stepping back elements of the façade, the inclusion of bay windows and balconies, verandahs and porches, feature panels, rendered finishes and through the incorporation of architectural elements. Any one material cannot comprise more than 70% of the area of the principal façade, unless suitable articulation can be achieved. The use of different coloured render does not satisfy this requirement.

Subject to the architectural design, eaves of at least 0.3 metres are required for the principal façade, including entrance porticos and the

full length of the façade addressing the secondary frontage or public space. The eaves must wrap around corners by at least 3 metres. The main entry of the house must address the principal street frontage.

No lightweight infill panels over windows and garage doors will be allowed on the principal façade except where part of an approved feature design, or where the façade is of a render finish.

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



3.3 Duplication of Front Façade in the Streetscape

A dwelling must not have a front façade design that is 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 above diagram. Where a conflict arises preference will be given to the first submitted and approved set of plans.

This requirement does not apply where attached or terraced style dwellings are proposed.

3.4 Roof Pitch and Design

Unless deemed by the Peppercorn Hill Design Panel to be an essential element of an exceptional architecture design, roof pitches must be a minimum of 22.5 degrees.

Roof designs that present a Gable end to the principal street frontage will not be approved unless part of an entrance portico, feature or exceptional architectural design.

3.5 Front Setback

A minimum setback of 4 metres is required on all lots between the front building line of the house and the front property boundary. Balconies, bay windows, porches, verandahs, pergolas, eaves, fascia and gutters can encroach up to 1.5 metres into the front setback.

The maximum setback on all lots between the front building line of the house and the front

property boundary is 6 metres, unless otherwise approved by the Peppercorn Hill Design Panel.

On corner lots, a minimum setback of 4 metres is required to the front property boundary and 2 metres to the side (secondary) street frontage is required.

Garages must be set back a minimum of 5 metres and be at least 0.5 metres behind the front building line.



Porches, verandahs, pergolas, eaves, fascia and gutters can encroach by up to 1.5m

3.6 Side and Rear Setbacks

Garage and other walls which are not directly on a boundary are to be set back a minimum of 1 metre. The minimum rear setback must be the greater of 2 metres or total width of easement.

3.7 Garages and Driveway

Carports fronting the street are not permitted at Peppercorn Hill. Carports may be permitted behind the garage.

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

Lots with a frontage of 10 metres or less and are single storey must not contain a garage opening that exceeds 2.7 metres.

Lots with a frontage greater than 10 metres and less than 12.5 metres must not contain a garage opening that exceeds 4.8 metres.

For lots with a frontage greater than or equal to 12.5 metres, the total width of garage doors (whether single or multiple doors) facing a street cannot exceed 6 metres.

The Peppercorn Hill Design Panel will consider garage doors of a width greater than 6 metres provided the frontage of the lot is greater than 18 metres and articulation additional

to the requirements of Section 3.2 such as an additional step of at least 0.5 metres to the front of the garage and a change to the roof form is provided.

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.

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

Approved finishes for driveways and paths include:

- Exposed aggregate concrete finishes, or
- Coloured concrete.

Plain uncoloured concrete is not permitted.

Driveways must not be wider than 4.0 metres and must match crossover width at property boundary.

All driveways must be constructed prior to occupancy.

Only one driveway will be permitted for each lot. In some cases, changes to the position of driveways will be considered. Any changes will require approval of the Peppercorn Hill Design Panel (whose approval can be withheld at its absolute discretion) and the

City of Whittlesea. If the driveway is proposed to be relocated, permission must be sought as part of the housing approval application under these Guidelines.

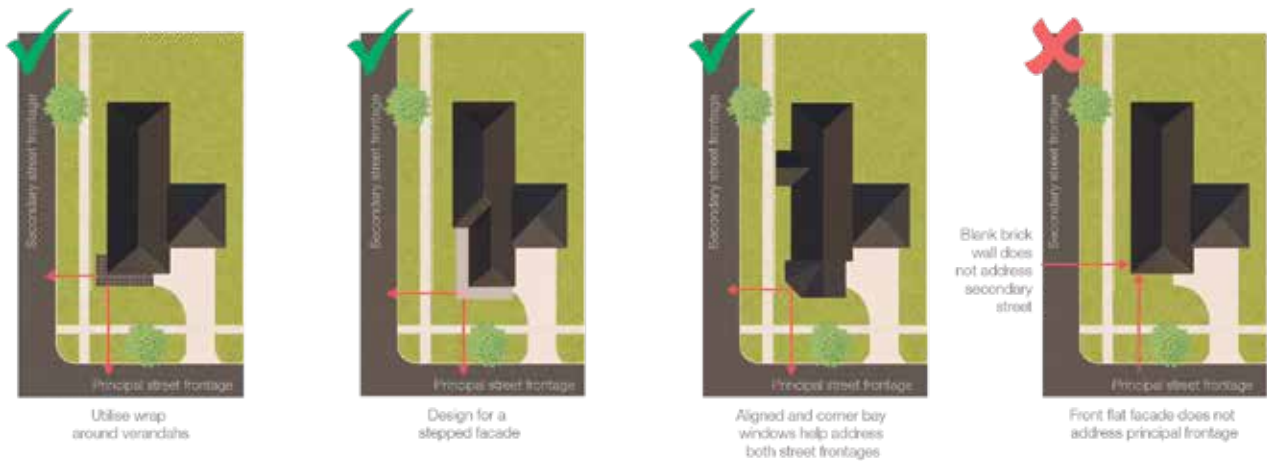
The purchaser is responsible for all costs associated with removing the existing crossover, constructing the new crossover (including reinstating the landscaping in the affected area) and meeting any requirements of the City of Whittlesea.

The front path leading up to the main entrance of the house must not exceed 1.2 metres in width.

3.8 House Orientation and Solar Access

All dwellings must achieve an energy rating in accordance with current building regulations.

Where practicable, houses are to be sited to maximise the benefits of solar orientation i.e. habitable rooms and private open space face northwards to receive maximum solar energy.



3.9 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 main façade must be replicated within the first 3 metres of the secondary street frontage. Other alternative treatments can be submitted for consideration by the Peppercorn Hill Design Panel.

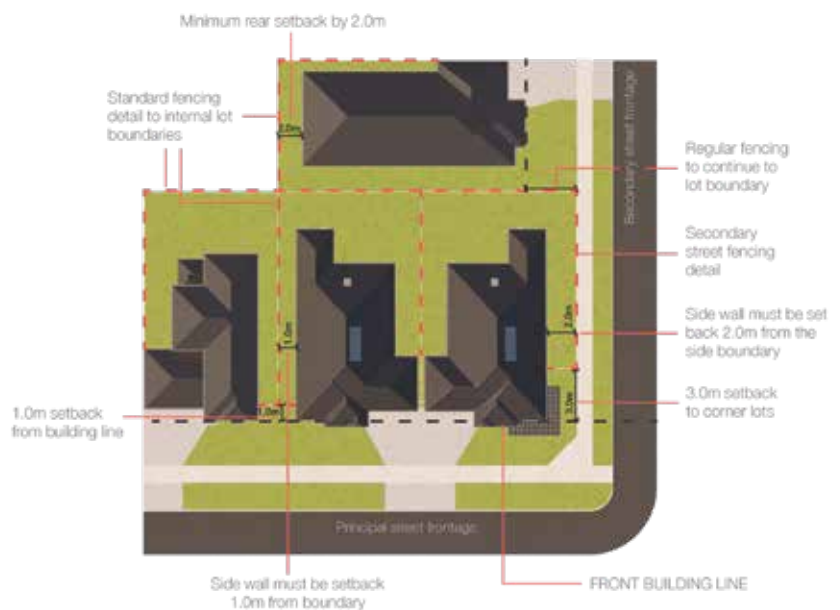
Flat façades and blank brick walls must be avoided. Houses which do not satisfactorily address both street frontages will not be approved by the Peppercorn Hill Design Panel. The above diagrams provide examples to illustrate appropriate and inappropriate corner allotment treatments.

For double storey homes 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 a side street.

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.

Elements such as porticos, verandahs and approved feature elements may encroach into the secondary street setback up to 0.5 metres.

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



3.10 Fencing

Front fencing is not permitted on any lot.

Fencing costs and any associated approval requirements are the responsibility of lot owners and must be completed within 60 days of occupation.

Where fencing adjoins a park or open space reserve, the fencing cost is shared equally between the lot owner and the Developer.

Unless otherwise specified, all side and rear fences must be timber

paling, capped and lapped and cannot exceed 2 metres in height.

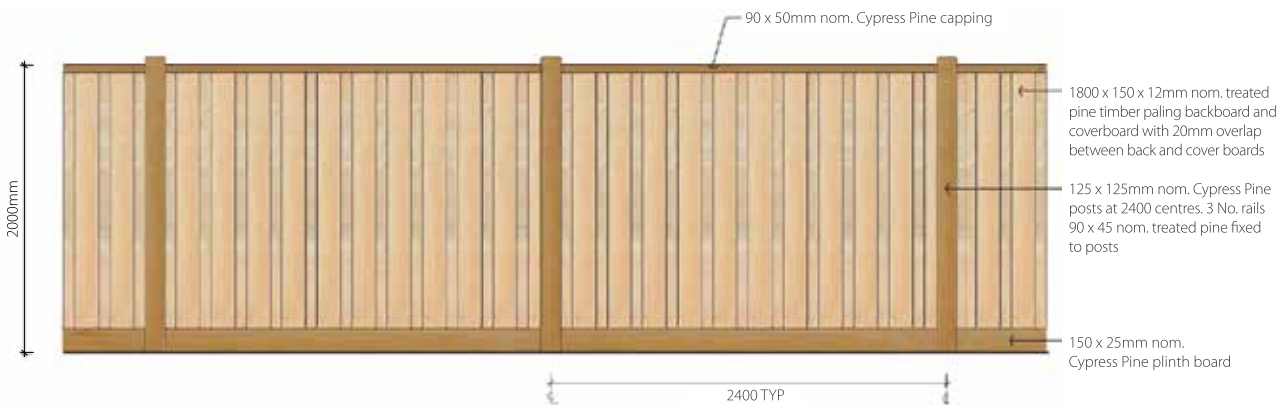
Gates must be predominantly of timber material and match the height of the side fence.

Side boundary fencing with the exception of corner lots is to be setback a minimum of 1 metre from the front building line.

On corner lots, the fence along the secondary frontage must be setback from the front building line by a minimum of 3 metres. This fence must conceal any water tank, hot water unit, heating, air conditioning,

clothesline or other plant and equipment from public view.

In some cases the Developer will construct feature fencing to open space and lot boundaries designated on the Plan of Subdivision. Lot owners cannot remove or change the appearance of these fences without the written approval of the Peppercorn Hill Design Panel. Lot owners are responsible for maintaining any feature fence on their boundary in good order.



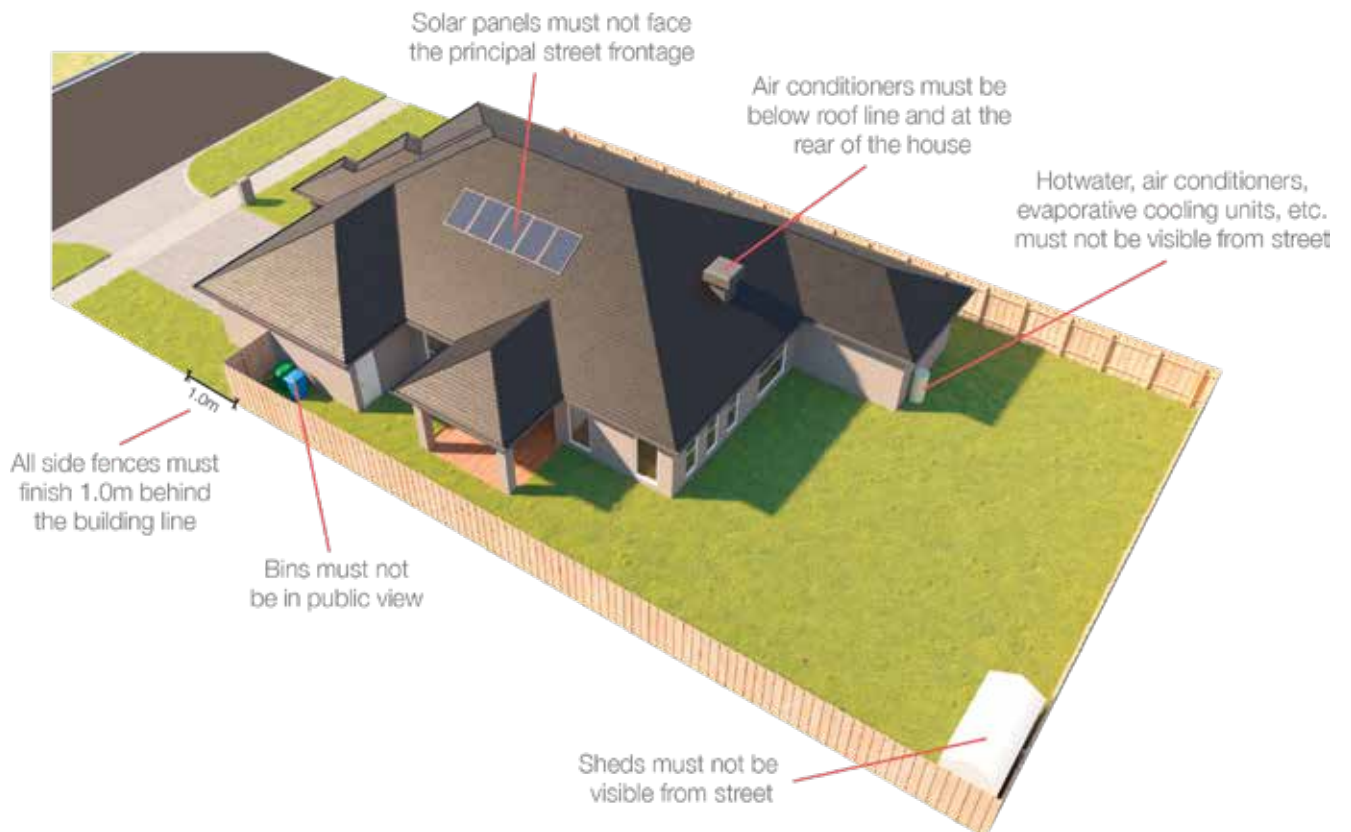
3.11 Retaining Walls

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 allotment and using the street. Retaining walls are to be constructed of rock, render or faced brick complementing the materials used in the building façade.

Concrete or timber sleeper retaining walls will not be permitted where they are visible from the street or public space.

Retaining walls must not exceed 1m in height unless they are terraced to allow for landscaping to break the overall height of the wall. A planted strip of minimum width of 500mm is to be provided between terraced walls.

A boundary fence above a retaining wall must be setback a minimum of 0.75 metres from the face of the retaining wall with a landscape strip and must not exceed 2 metres.



3.12 External Fixtures

The general position of the following external fixtures must achieve the objective stated below and be shown on the house and site plans submitted for approval to the Peppercorn Hill Design Panel.

Clotheslines and Garden Sheds

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

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, Air-conditioning, Evaporative Cooling Units and Plumbing.

Hot Water services must not be visible from the street.

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

Air-conditioners must be located below the eaves line, screened from public view and be suitably baffled to reduce noise. Evaporative air-conditioners must be located below the roof ridgeline and at the rear of the house, be of low profile and of a colour to match the roof.

Television Antennae

Free to Air TV Services (FTA-TV) is available with OptiComm Fibre to the Premises. If a television antenna is required, it must be located within the roof of the house.

Satellite Dishes

Satellite dishes must not be visible from the street or other public space.

Roller Security Shutters

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 home.

Garbage Bins

Garbage bins must be stored out of public view.

Letterbox

Letterboxes must be positioned on the front boundary adjacent to the driveway with the house number clearly displayed. Letterboxes must be a rendered column design and the colour should be carefully selected to complement the colour of the main façade of the house.



Temporary, ornamental or single post supported letterboxes will not be permitted.



The location, style and colour of the letterbox must be provided on the plans for approval.

Signage

The promotion of houses for sale and the advertising of builders during the construction of a house will be limited to one sign for each property unless the Peppercorn Hill Design Panel gives prior approval.



PART FOUR

MATERIALS AND COLOURS

4.1 General

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

Any features which in the opinion of the Peppercorn Hill Design Panel, may detract from the appearance of a house from the street, including blank walls, small windows, obscure glass, window security shields, canvas and metal awnings, will not be approved.

4.2 Materials

Walls of houses visible from public areas must be predominantly constructed of face brickwork, rendered or bagged brick, or natural stone, noting that any one material cannot be greater than 70% of the front façade. Other materials may be considered by the Peppercorn Hill Design Panel at its discretion. The use of different coloured render does not satisfy this requirement.

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

Roof materials must be a matt finish concrete or terracotta tile, slate, or matt finish powder coated metal. Galvanized steel roof, vivid colours, will not be permitted.

Plans submitted to the Peppercorn Hill 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

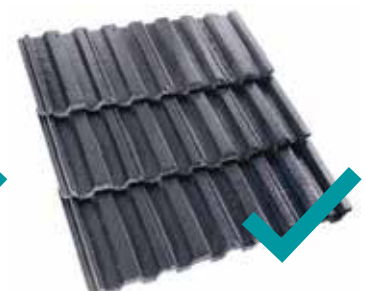
The preferred colour palette for use at Peppercorn Hill are earth tones. Vibrant colours are not permitted for use in the façade or body of the home, roofing or for fencing, however, may be considered by the Peppercorn Hill Design Panel when used to accentuate architectural elements.

Trim colours must complement the main body of the house.

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

Darker roofs are required as they anchor the building to the ground plane, blending a sense of dignity and smartness to the appearance of the development.

Fences must not be painted with vibrant colours.



PART FIVE GENERAL ITEMS

5.1 Recycled Water

Yarra Valley Water expects that recycled water will be available to Peppercorn Hill by 2019/20. Connection to the recycled water infrastructure (eg purple pipe) is a requirement of Yarra Valley Water.

5.2 Communications

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 (refer to www.opticomm.net.au for cable entry Guidelines) and your home is wired to enable the delivery of the digital services available on the network. Connection to a copper wire phone network is not available.

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 house. This will require a wiring configuration which is consistent with these services and which may require a dedicated power supply for the telecommunications equipment.

5.3 Maintenance and Builder Debris

The City of Whittlesea Local Laws require owners to maintain their vacant land in a safe and tidy condition.

Vacant allotments 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 allotments;
- Removal of litter, rubbish and other debris.

The City of Whittlesea Building Site Code of Practice requires all building debris to be contained within the property boundaries and within a refuse receptacle with a fixed, closed lid. This is a condition of your contract of sale.

You must ensure your builder complies with the Code of Practice and empties bins as and when required.



PART SIX

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 in Peppercorn Hill, front and side street gardens (for corner lots) must be installed within 6 months of the issue of the Certificate

of Occupancy 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).

6.2 Minimum Garden Requirements for All Lots

Landscaping of the front and side street (for corner lots) garden should include the planting of lawn, suitable trees and shrubs. The following are minimum standards that must be met for all lots. Landmark Lots must submit a landscaping plan for the front garden for approval by the Peppercorn Hill Design Panel as part of the house design approval application.

As a minimum, the following must be undertaken for each front garden:

- Remove all rubbish, rubble and weeds
- Grade and shape garden beds and lawn areas
- Installation of at least one tree (min 1.5 metres high)
- A garden bed at least 0.5 metres wide must be provided between the driveway and the property boundary
- Installation of shrubs and/or ground covers as indicated in the table below
- Install 80mm depth of mulch to all garden bed areas
- Install 200mm depth of top soil to all garden bed areas
- Install 100mm depth of top soil to lawn areas
- Install warm season lawn (pre-grown turf), such as Kikuyu species as indicated in the table below.

The following table provides a guide to the required percentage of your front garden to be allocated to lawn, plans paths and driveway in order to satisfy the garden requirements of these Guidelines.

Lot Frontage	Hardscape*	Softscape**	Garden Beds	Lawn	Minimum No of Plants***
10.5	70%	30%	75%	25%	45
12.5	65%	35%	75%	25%	70
14	55%	45%	60%	40%	75
16	50%	50%	55%	45%	85
18	45%	55%	50%	50%	95
20	40%	60%	45%	55%	105

* Hardscape is defined as impermeable areas such as driveways and paths

** Softscape is defined as garden beds and lawn areas

*** Minimum number of plants calculated assuming a 150mm pot size

6.3 Approved Plant Species

The plant palette below contains a list of suitable Australian native species and selected exotic species (typically drought tolerant).

BOTANIC NAME	COMMON NAME	MATURE SIZE (H x W)
Large Trees (> 12m H)		
Angophora costata	Smooth-barked Apple	18 x 10m
Eucalyptus sideroxylon 'Rosea'	Red Ironbark	15 x 11m
Platanus orientalis 'Digitata'	Cut Leaf Plane Tree	18 x 10m
Medium Trees (8-12m H)		
Eucalyptus leucoxylon 'Moreland Elite'	Yellow Gum	12 x 10m
Corymbia maculata 'Little Mac'	Little Mac Dwarf Spotted Gum	10 x 7.0m
Melia azedarach	White Cedar	10 x 8.0m
Pyrus ussuriensis ssp ovoidea	Manchurian Pear	12 x 7.0m
Ulmus parvifolia 'Todd'	Todd Chinese Elm	10 x 11m
Small Trees (>8mH)		
Acca sellowiana	Feijoa Tree	5.0 x 3.0m
Allocasuarina verticulata	Drooping Sheoak	8.0 x 60m
Citrus limon	Lemon Tree	3.0 x 2.0m
Lagerstoemia indica x L. fauriei 'Biloxi'	Biloxi Crepe Myrtle	7.0 x 5.0m
Pistacia chinensis	Chinese Pistachio	8.0 x 6.0m
Large Shrubs (>2mH)		
Acacia acinacea	Gold Dust Wattle	2.0 x 1.5m
Callistemon pallidus	Lemon Bottlebrush	3.0 x 2.0m
Grevillea 'Robyn Gordon'	Hybrid grevillea	2.0 x 3.0m
Melaleuca decussata	Cross leaved honey Myrtle	3.0 x 3.0m
Westringia fruticosa	Coast Rosemary	2.0 x 1.0m
Medium Shrubs (1-2m H)		
Acacia cognata 'Winter Flame'	Winter Flame Bower Wattle	0.8 x 1.0m
Anigozanthos species	Kangaroo Paw	1.0 x 0.8m
Lavandula sp.	Lavender	1.0 x 1.2m
Leucophyta brownii	Cushion Bush	1.0 x 1.0m
Melaleuca wilsonii	Violet Honey Myrtle	1.5 x 2.0m
Small Shrubs (<1m H)		
Banksia intergrifolia 'Roller Coaster'	Prostrate Banksia	0.4 x 2.5m
Rhagodia spinescens 'Aussie Flat Bush'	Seaberry Saltbush	0.5 x 1.0m
Rosmarinus officinalis 'Prostratus'	Prostrate Rosemary	0.3 x 0.9m
Veronica perfoliata	Diggers Speedwell	0.8 x 0.8m
Westringia 'Grey Box'	Native Rosemary	0.5 x 0.5m
Groundcovers		
Casuarina glauca 'Cousin It'	Cousin It Swamp Sheoak	0.1 x 1.5m
Carpobrotus rossii	Pig Face	0.5 x 0.4m
Kennedia prostrata	Running Postman	0.2 x 1.5m
Myoporum parvifolium	Creeping Boobialla	0.2 x 1.2m
Rhagodia spinescens 'Aussie Flat Bush'	Seaberry Saltbush	0.4 x 1.0m
Grasses		
Dianella longifolia	Cousin It Swamp Sheoak	0.1 x 1.5m
Dianella revoluta 'Little Rev'	Pig Face	0.5 x 0.4m
Lomandra longifolia 'Tanika'	Running Postman	0.2 x 1.5m
Pennisetum alopecuroides 'Nafray'	Creeping Boobialla	0.2 x 1.2m
Poa labillardieri	Seaberry Saltbush	0.4 x 1.0m

PART SEVEN

PEPPERCORN HILL DESIGN PANEL

The Peppercorn Hill 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 good siting and appropriate materials and colours for your house and will help you finalise your plans so that they comply with the Guidelines.

7.1 Dwelling Approval

All house plans at Peppercorn Hill require approval from the Peppercorn Hill Design Panel. The following plans and information are required to achieve design approval:

- Application form and Checklist
- Site plan, showing:
 - House and garage footprint

- Dimensioned setbacks from all boundaries
- Driveway and path location, material and colour
- Fencing location and height

- Floor plan/s with all dimensions
- All elevations
- Sections
- Details of external elements (i.e. garage wall on boundary details)
- Schedule of materials and colours.

7.2 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.

- The location of external fixtures:
 - satellite dishes
 - clothesline
 - garden shed(s)
 - solar water heater, hot water service, ducted heating unit
 - air conditioner/evaporative cooler
 - photovoltaic cells
 - rainwater tanks
 - letterbox
 - meter box

Application documents must be emailed to: peppercornhilldesignpanel@denniscorp.com.au

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

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



PART EIGHT: INFORMATION CHECKLIST

8.1 Dwelling Information Sheet

Peppercorn Hill Design and Siting Guidelines apply to the siting and design of houses at Peppercorn Hill. The following checklist will ensure that your house plan complies with the design Guidelines to enable consideration by the Peppercorn Hill Design Panel.

Peppercorn Hill Guidelines Checklist is also available to download online at www.peppercornhill.com.au/designguidelines

Complete and attach this coversheet and checklist to your application to the Peppercorn Hill Design Panel.

Peppercorn Hill Allotment Details

Lot Number _____

Street _____

Owner Details

Full Name _____

Mailing Address _____

Phone BH _____

Mobile _____

Email _____

Design Details

House 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.

Builders Details

Contact Name _____

Company _____

Mailing Address _____

Phone BH _____

Mobile _____

Email _____

Façade Type _____

Signed _____

Name in print _____

Date _____

8.2 Checklist

YES NO

BAL lots

Have investigations into BAL requirements taken place?

If yes, have the BAL requirements been taken into consideration in the proposed house design?

Landmark Lots

Is the property a Landmark Lot?

If yes, have all additional requirements been satisfied?

House Setbacks from front, side and rear

Are the required setbacks on the Plan of Subdivision achieved?

Does a porch, verandah, pergola, eaves, fascia and gutters sit within the allowable encroachment?

Materials and Colours

Is the requirement for no lightweight infill panels over the front façade windows and garage doors achieved?

Is there special emphasis on the elevations that address the streets and public spaces?

Is the front façade articulated?

Is the garage door panel lift or sectional?

Does the schedule of materials and colours show the details for the following items:

• Walls

• Roof

• Gutter/Fascia/Downpipes/ Barge/Barge Capping

• Garage Door

• Front Door

• Render

• Other Façade Elements eg. feature beams, stone stacks etc

• Driveways/Paths

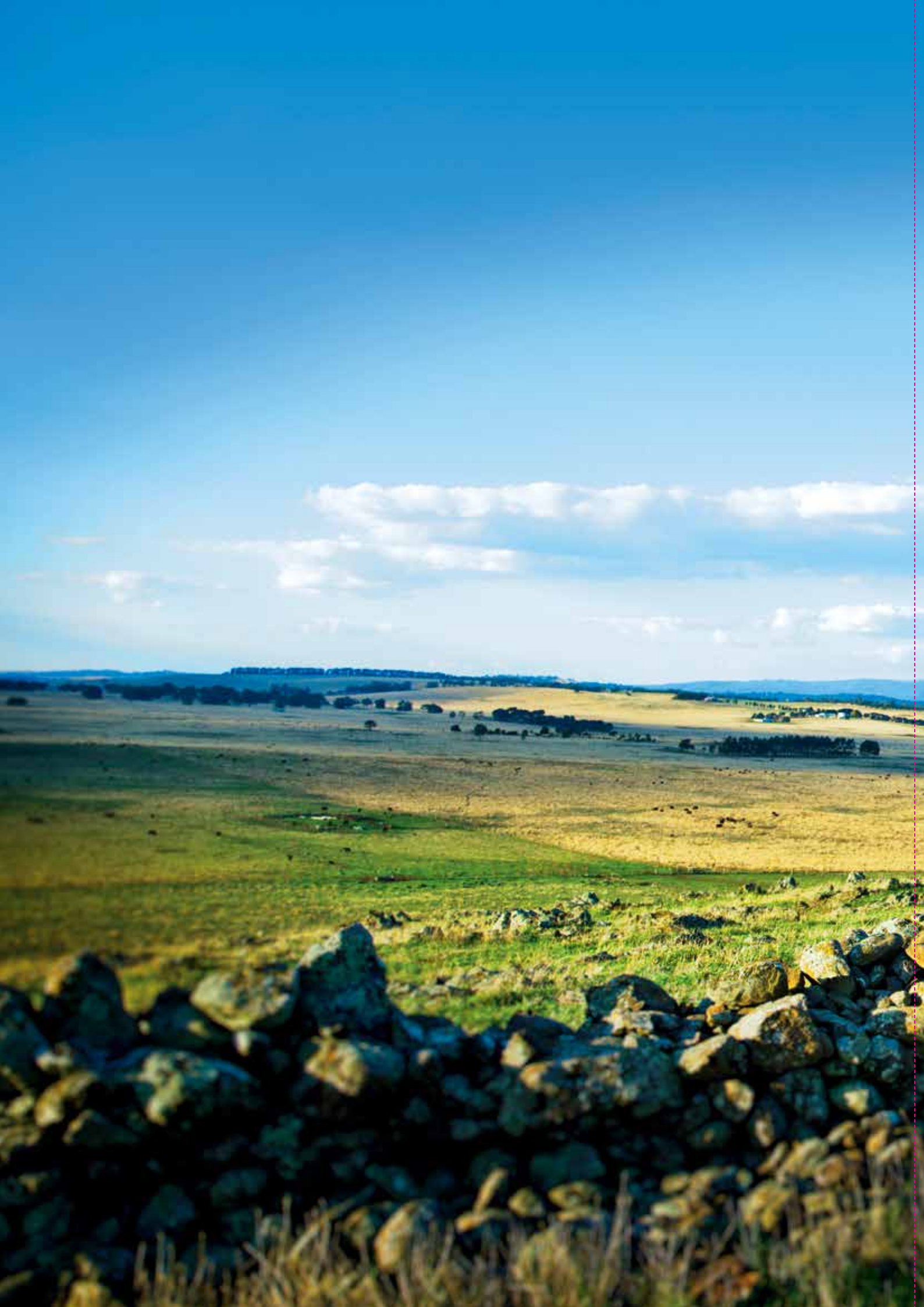
• Meter box

• Air-conditioning/Evaporative cooling Units

House Orientation

Does the house present an identifiable entrance to the street?

	YES	NO
Roof Pitch		
Is the roof pitch 22.5 degrees or more?	<input type="checkbox"/>	<input type="checkbox"/>
External Fixtures		
Is the requirement that all external fixtures are not visible from the street achieved?	<input type="checkbox"/>	<input type="checkbox"/>
Corner Block		
Is the 2 metres setback from the secondary street frontage achieved?	<input type="checkbox"/>	<input type="checkbox"/>
Does the house address both the principal and secondary street frontages?	<input type="checkbox"/>	<input type="checkbox"/>
Does the house have adequately articulated façades?	<input type="checkbox"/>	<input type="checkbox"/>
Do the architectural elements used in the main façade replicate on the secondary frontage?	<input type="checkbox"/>	<input type="checkbox"/>
Is the side fence setback a minimum of 3 metres from the front building line on the secondary frontage?	<input type="checkbox"/>	<input type="checkbox"/>
Are any hot water unit, heating, air conditioning or other plant and equipment concealed by the side fence?	<input type="checkbox"/>	<input type="checkbox"/>
Fences		
Is the rear and side fencing behind the front wall of the Dwelling timber, paling, capped and lapped a maximum height of 2 metres?	<input type="checkbox"/>	<input type="checkbox"/>
Parking your Car		
Is the garage or carport setback a minimum of 0.5 metres behind the front building line of the house?	<input type="checkbox"/>	<input type="checkbox"/>
Does the construction of the garage match that of the house?	<input type="checkbox"/>	<input type="checkbox"/>
Is the garage setback a minimum of 5 metres?	<input type="checkbox"/>	<input type="checkbox"/>
Access and Driveways		
Is there only one driveway?	<input type="checkbox"/>	<input type="checkbox"/>
Is the driveway proposed with an approved finish?	<input type="checkbox"/>	<input type="checkbox"/>
Is the driveway not wider than 4.0 metres and matching crossover width at property boundary?	<input type="checkbox"/>	<input type="checkbox"/>
Is there planting between the driveway and property boundary?	<input type="checkbox"/>	<input type="checkbox"/>
Parking of Recreational Vehicles and Trailers		
Is parking of a recreational vehicle and trailer required?	<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"/>







FOR FURTHER INFORMATION PLEASE CALL:
1300 266 291

These Design and Siting Guidelines form part of the contract of sale and are binding. 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 DF (Woodstock) Developments Pty Ltd. The Peppercorn Hill trade mark used under licence © 2018.