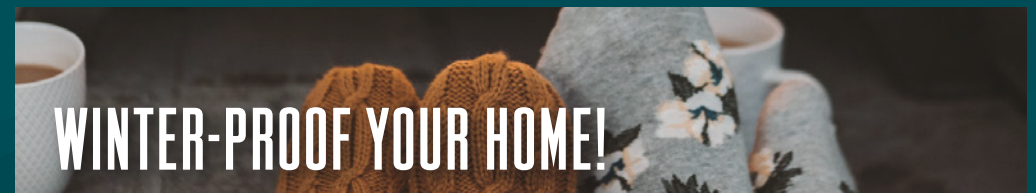


PEPPERCORN HILL NEWS LETTER WINTER 2022



WHAT'S GOING ON AT THE HILL:



WINTER MAY BE HERE, BUT THERE'S PLENTY HAPPENING AT PEPPERCORN HILL RIGHT NOW.

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



Those driving along Donnybrook Road, will have noticed plenty of activity taking place at Peppercorn Hill lately!

In great news for residents, major works at the intersection of Hillview Drive and Donnybrook Road are nearing completion. Traffic signals have now been installed and final concreting and line marking are now underway, with the new intersection expected to open to the public approximately September.

Civil construction works in Stages 12, 13 and 14 are well underway. Final works on roads, footpaths, and electrical trenching in stages are nearing completion, and titles for Stages 12 and 13 are expected to issue in the next few months with Stage 14 following in the new year.

Construction continues to progress across Stages 15 and 16 including bulk earthworks and drainage works, with titles anticipated to be issued mid-way through next year.

Site stripping has recently begun in Stages 17 and 18, with civil construction works expected to be finalised towards the end of Quarter 3 next year.

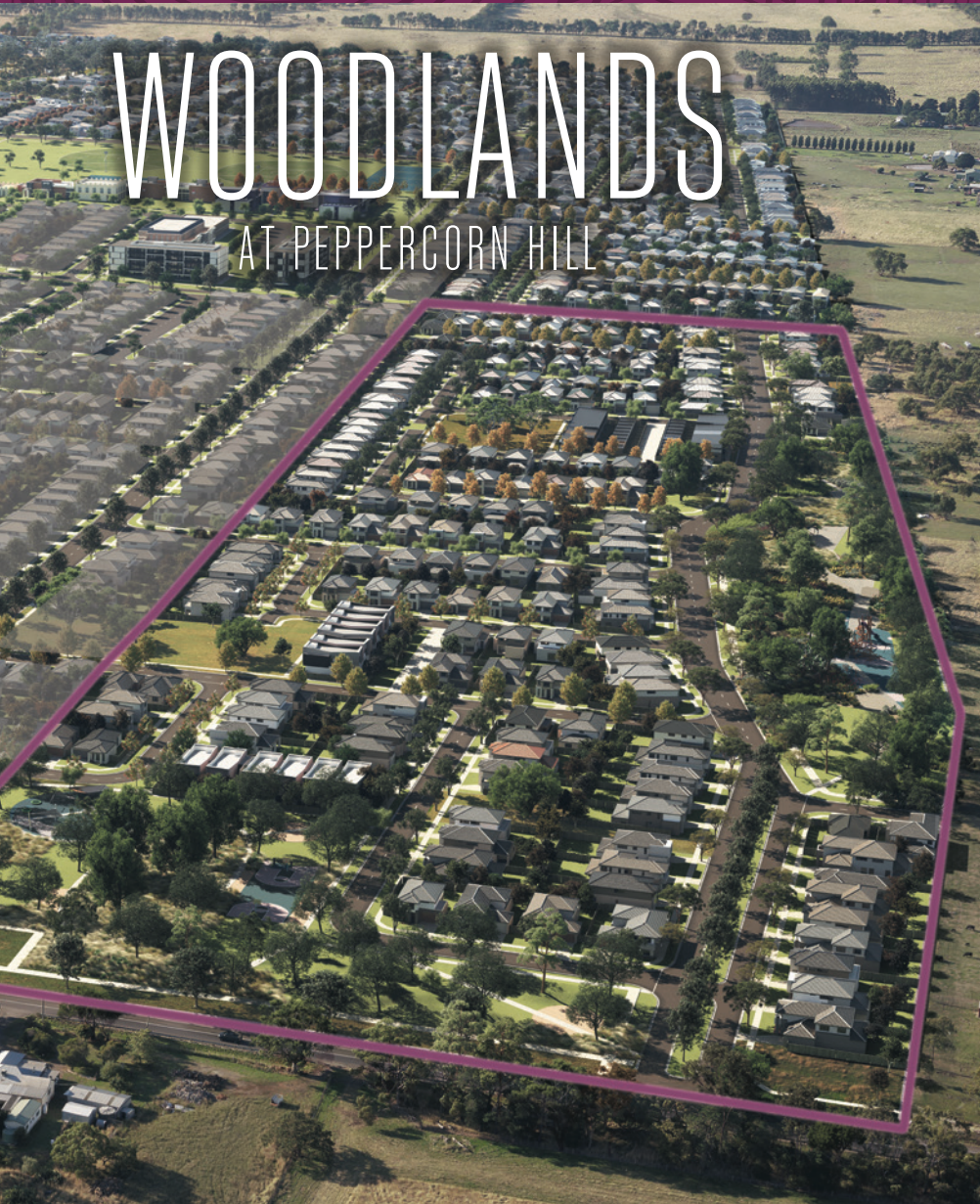
Construction works have been awarded for Stages 19 & 20, due to commence in August and September, respectively.

Stay tuned for more updates!



GET READY TO WELCOME PEPPERCORN HILL'S NEW WOODLANDS PRECINCT

WOODLANDS AT PEPPERCORN HILL



Peppercorn Hill is rapidly becoming one of the most sought-after addresses along Melbourne's northern fringe. With an exceptionally designed masterplan, the Peppercorn Hill community is one you will want to be a part of.

But if you needed any additional incentive to join this growing community, it's hard to go past the new Woodlands Precinct, Peppercorn Hill's newest and most unique neighbourhood.

Featuring an abundance of verdant, landscaped parklands, paths and walking trails that meander through statuesque 300-year-old River Red Gums, over 25% of the precinct is dedicated to open space, with more than 75% of homes located within 50m of a park.

Add in signature street front lot landscaping and fencing, as well as carefully calibrated Design Guidelines established to deliver superior housing design, and Woodlands is poised to offer residents an exclusive haven that seamlessly balances established natural features with the very latest in contemporary living.



An added enticement, owners purchasing and building in one of Woodlands Signature Streets will also enjoy a choice of eight Designer Front Landscape Gardens each valued at over \$10,000* – all built and maintained by Woodlands for the first 12 months – at no charge!

Don't know what to build? Well, with space key to all elements of Woodlands' design, allotments will offer a range of lot sizes to meet varying budgets, plus a mix of frontages, allowing for a broad range of house designs without compromising on backyard space, making Woodlands perfect for families of any size. Discover more about Woodlands at the Peppercorn Hill Land Sales Office or contact the team on 1300 266 291.

MAKE A DIFFERENCE ON DAFFODIL DAY, 25 AUGUST 2022

This winter why not do your bit for cancer research – and encourage your friends and family to do the same.

Sadly, with nearly 150,000 Australians diagnosed with cancer every year, most of us have been touched in some way by this disease. That's why we're encouraging you to join Aussies everywhere and show your support with the Cancer Council's annual Daffodil Day Appeal.

The Daffodil Day Appeal is the Cancer Council's most iconic and much-loved annual fundraising campaign. In 2021, it raised almost \$1.5 million for life-saving cancer research.

And this year the Cancer Council is asking for your help once again.

Daffodil Day falls on Thursday 25 August in 2022. But you can get involved any time throughout the month by registering to fundraise for the Daffodil Day Appeal, or by making a much-needed donation, with every dollar raised helping fund life-saving research, cancer prevention and supporting people affected by cancer.

To register or for more information about how you can become involved, visit <https://www.daffodilday.com.au>



**You have the power
to save lives this
Daffodil Day Appeal**

FAMILY AND FRIENDS REFERRAL

It's a win win for everyone, share in \$2K* with our Family and Friends Referral Program!

If you think having friends and family close by is important, then why not invite them to live at Peppercorn Hill too!

It's easy! Refer family and friends to Peppercorn Hill and if they buy land, you could each be eligible to receive a \$1,000* debit card. It's our way of saying thank you, and welcome to the community.

But hurry, the promotion finishes on 30th September 2022. Your friend or family member needs to have signed a contract for the purchase of land before the offer ends. It's that easy, and it's open to all purchasers at Peppercorn Hill.

What better way to:

- Have friends and family living close by
- Live in the growing suburb of Donnybrook in Melbourne's thriving North
- Be conveniently connected to Melbourne's CBD with Donnybrook Train Station close by
- Enjoy the convenience of future shopping, schools, restaurants, cafes, and sporting facilities on your doorstep

Plus, with 5% land deposits now available, it's even easier to secure the perfect block of land at Peppercorn Hill!

* Terms, Conditions and Exclusions Apply. For more information and full T&Cs, visit www.peppercornhill.com.au/family-and-friends-referral-program





HOW TO WINTER-PROOF YOUR HOME!

It always seems as though the minute we pass the shortest day, things should start to look up, weatherwise. Instead, it's typically the time that cold weather really kicks in! Check out these ideas to make winter pass more smoothly. Some cost nothing, and some are expensive, and might be something to think about for next year, especially if you intend to stay in your home for a long time.

- Double-glaze your windows to avoid condensation and keep the heat in more effectively. Similarly, thermally backed curtains will hold in heat better than thinner versions.
- Ventilation systems, like HRV or DVS, are great for keeping moisture out of your home, which in turn avoids mildew and mould. Don't forget to check the filters and replace them each year.
- Investing in energy-efficient heating is another no-brainer. Stand alone or ducted heat pump systems are a great option. If you live in an extremely cold part of the country they won't be as effective, but for most places they work well and are cheap to run.
- Clean your chimneys annually for optimal efficiency and effectiveness.
- Test the batteries in your smoke alarms. Photo-electric alarms are a better option than ionisation alarms. So, you might want to change them over if you have the older style.
- Clean your gutters so they work properly. If they're blocked, rainwater will back up and find the easiest way down, which could be under the roof and into your house.
- Insulate pipes that could be prone to freezing. It's also a good idea to insulate hot water pipes inside the house to save energy costs.
- Check walkways and paths and clear out moss and mould, which will make them slippery in the wet.
- Do a visual check of your roof and if anything looks out of place, get it fixed.
- And finally, if you haven't checked your insulation in several years, it might pay to do this, as insulation can compress over time and become a lot less effective.

7 SECRETS TO PERFECT COMPOST



Get to Know Your Greens and Browns.

There are two main ingredients in any successful compost pile: carbon-rich ingredients and nitrogen-rich ingredients. The carbon camp is often referred to as 'browns' because it includes things like dried leaves, dried grass clippings, cardboard, and straw. Nitrogen-rich 'greens' include fresh leaves, fresh grass clippings, and vegetable scraps. You're going to need at least one source of each for your pile.

And always start a new compost pile with a layer of browns on the bottom to absorb moisture from the pile and keep things well-aerated.

Striking the Right Carbon-Nitrogen Balance.

Successful composting depends on the interaction between brown and green waste. Any pile of organic matter will eventually decompose and feed the soil, but when the ratio of carbon (brown) to nitrogen (green) in a compost pile approaches 30 to 1, the decomposition process rapidly accelerates as

thermophilic bacteria move in and the pile heats up to over 70 degrees Celsius, to produce the 'good stuff'.

Get the Feel of Your Pile.

There's no need to get out your calculator to know whether you're striking the right balance carbon-nitrogen balance. When the ratio is lower than ideal (too much nitrogen), the pile will be slimy and stinky – simply add carbon. When the ratio is higher than ideal (too much carbon), the pile will be dry and very slow to decompose – simply add nitrogen. In general, carbon-rich materials should form the bulk of the pile. A good rule of thumb is that each time you add a batch of nitrogen-rich ingredients, add roughly 4 times that amount in carbon-rich ingredients.

Keep the Pile Covered in Carbon.

In general, it's best to sit on the side of too much carbon in a compost pile. The worst that can happen is it takes longer to decompose. Extra leaves, straw,

and grass clippings, especially when used on the outside of the pile, reduce smells, and improve aesthetics. Aim for at least 10cm thick.

Not Too Wet, Not Too Dry.

The perfect compost pile should be moist, but not soggy. If you maintain a thick outer layer of carbon-rich material, which helps to prevent rain from soaking into the pile and moisture from evaporating out of the pile, conditions inside should stay just right – if you have the right 30 to 1 ratio.

Be Patient.

It generally takes around 6 – 12 months for compost to 'mature'. So, why not relax, stop worrying about whether you're doing it right or not, add more carbon when in doubt, and focus your efforts on enjoying this miracle of nature.



MARNONG ESTATE

Looking for the perfect way to spend a wintery afternoon? Why not head to Marnong Estate at Mickleham, just 15 minutes' drive from Peppercorn Hill.

Part of WJT Clarke's Bank Vale Run Station in Melbourne's North, the historic mid-19th century homestead has been restored to its former glory and now houses a heritage resort, restaurant, vineyard, and brewery.

For lovers of fine dining, the resort's restaurant, Bankvale Run, named in honour of the property's original name, is the place to go to for family gatherings, intimate dinners, a wine, or cocktail at the bar, or to simply relax with an espresso and cake in the lounge. Treat yourself to delicious food and drinks matched only by the restaurant's exceptional customer service.

Open 11.30am – 9.30pm, Wednesday – Sunday.

Or, if you love wine, a visit to Marnong Estate's Cellar Door is a must. Why not drop in and taste the full range of Marnong Estate wines, along with a great selection of local wines from the Sunbury and Macedon regions. And for a memorable experience, book a Private Wine Tasting with the in-house sommelier to learn more about Marnong Estate's award-winning wines.

Open Saturdays and Sundays from 10am – 4pm.



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For further information,
please contact

1300 266 291

info@peppercornhill.com.au



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