

PEPPERCORN HILL

Artist's Impression

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.

WINTER NEWSLETTER 2024

PEPPERCORN HILL CONSTRUCTION UPDATE

Residents and visitors to Peppercorn Hill will see it's been a busy few months as the estate continues to grow! Here's a wrap up of some the exciting new developments and milestones achieved in the past couple of months.

Stage number	Stage progress (%)	Works completed to date	Next works to be undertaken	Title expectation date
24	100%	All physical work has been completed & final authority compliance inspections/audits are underway.	Authority compliances in process	Q3 2024
25	75%	Bulk Earthworks, sewer & drainage, water & gas, subgrade, kerb & channel, electrical & telecommunications, footpaths & topsoiling.	Audits in process	Q4 2024
26	50%	Bulk Earthworks, sewer & drainage, water & gas, subgrade.	Kerb & channel	Q1 2025
27	25%	Bulk Earthworks, sewer & drainage, water & gas.	Subgrade	Q1 2025
28	25%	Bulk Earthworks, sewer & drainage, water & gas.	Subgrade	Q2 2025
29	25%	Bulk Earthworks, sewer & drainage.	Water & gas	Q2 2025
301	75%	Bulk Earthworks, sewer & drainage, water & gas, subgrade, kerb & channel, electrical & telecommunications.	Footpaths & topsoiling	Q1 2025
302	50%	Bulk Earthworks, sewer & drainage, water & gas, subgrade.	Kerb & channel	Q1 2025

MAKE YOUR RUBBISH PAY WITH

CONTAINER DEPOSIT SCHEME!

Did you know that Victorians use more than 3 billion drink containers every year?

Sadly, many of these are not recycled, with the majority ending up in landfill or as litter in the local community.

Launched to combat the problem, CDS VIC – the Victorian Container Deposit scheme, is now underway as part of the State Government's efforts to transform the State's waste and recycling sector and divert 80% of all material away from landfill by 2030. *Cont'd next page.*



And the best news? As part of the scheme you can earn money for your recyclable bottles and cans!

All you need to do is save up your recyclable bottles and cans and enter them into your local return points at Craigieburn Central and Craigieburn Plaza and receive 10c per product return.

Collecting your payout is simple, with three options to choose from: donate your earnings to charity, collect a cash voucher to use at participating retailers, or have the funds deposited into your bank account using the app.

Participating in the CDS scheme is also a great way to get your kids involved with recycling and teaching them about sustainability, both at home and at school.

So why not get involved now and make a positive impact to our community and the environment!

To find out how you can become involved in fundraising, visit:

[timehttps://cdsvic.org.au/fundraising](https://cdsvic.org.au/fundraising)

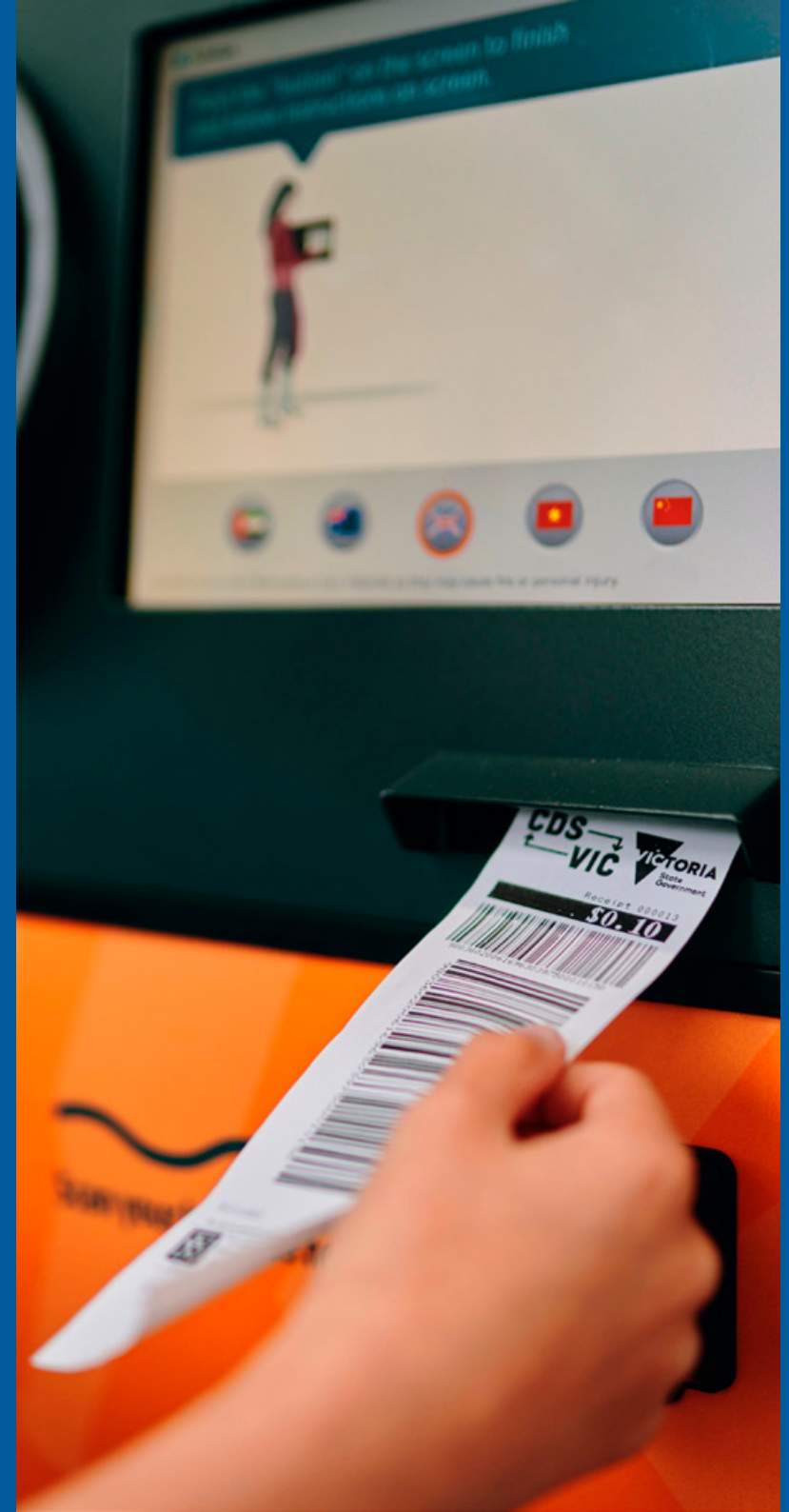
To see what recyclable products are eligible and for more information about the CDS scheme, visit:

<https://cdsvic.org.au/>

For details of your nearest local Return Points visit:

Craigieburn Central – <https://cdsvic.org.au/locations/craigieburn-central/398013>

Craigieburn Plaza – <https://cdsvic.org.au/locations/craigieburn-plaza/399850>





Did you know that a Victorian home is burgled every 21 minutes?

The How Safe IS My Place program from Neighbourhood Watch (NHW) helps you learn where your home, school or farm might be vulnerable to crime, and the simple, actionable steps you can take to feel safer.

How safe is my house?

Take our 5 minute quiz to find out.

With support from RACV, Neighbourhood Watch has created some free interactive tools and resources where you can learn more about home and property security.

You'll get some simple and effective tips on how you can safeguard your home or farm, protect your property from burglary or theft, and help make your neighbourhood a better place to live.

The quick 5-minute quiz asks you a series of questions to get you thinking about the security of your home.

Learn where your home might be at risk of break-in, learn simple ways you make it more secure, and get a personal report packed with tips tailored to your home.

For more information or to undertake the quiz, visit:
<https://howsafeismyplace.com.au/house/>

We guarantee it will be the best 5 minutes you'll ever spend.

CHECK OUT PEPPERCORN HILL'S New Display Home Village!

Have you dropped in to Peppercorn Hill's Display Home Village yet? If not, it's definitely worth a visit! One of the largest display home villages in Victoria, there are now 32 stunning display homes from 16 builders waiting for you to explore.

Following on from our last newsletter, we're continuing our quarterly showcase another three – **Orbit, Fairhaven and Arden**, and the latest in design and decor ideas they each have on offer!



Founded in 1979 by two carpenters, this year Orbit Homes is celebrating 45 years in business. It's an

impressive milestone, but particularly so in the building industry where changes in the housing market, materials innovation, building standards and regulations, not to mention styles and trends, are constantly evolving.

In that time the company has established a well-deserved reputation for building great quality homes designed specifically for Australian families, and delivering a home building

experience that's as easy and stress-free for buyers as possible.

The Display Village currently includes two home designs from Orbit Homes. Effortlessly bright and welcoming, the stately two-storey Sorrento 55 delivers everyday 5-star retreat luxury inspired by coastal living, with generous array of exquisite features. The ground floor features a large open-plan meals and family space alongside a well-appointed gourmet kitchen with generous walk in pantry, and plenty of bench space.

The Caulfield 26A offers families enhanced style and functionality.



This impressive future-proof design includes large open plan living zones, four spacious bedrooms and a designer kitchen with walk in pantry.

If you're looking for a home that has been designed with your future in mind and offers room to live, grow, relax and entertain, the Caulfield 26A is definitely worth a look. *Cont'd next page:*



Fairhaven Homes 15 YEARS

An award-winning builder operating across Melbourne, West, North, Geelong and Gippsland,

Fairhaven Homes are experts in new home construction, house and land packages as well as knock down rebuild for existing blocks.

Backed by leading industry suppliers and strong relationships with trades, the company is regarded as one of Victoria's best home builders, with an unwavering focus on building high-quality affordable homes.

Two of its most popular home designs are on display at Peppercorn Hill.

The Riverview 26 offers an expansive open plan kitchen, meals and family area, with access to a covered outdoor space.

Designed for blocks from 14m wide, the Riverview 26 also offers clever zoned living which enables the living area to be closed off from the rest of the house.



Add in a main bedroom at the front, with the other three bedrooms sharing a central bathroom and rumpus room, it's a great solution for families looking for a functional, beautiful home.

Also suitable for blocks from 14m wide, the Harwood 25 offers a generous open plan kitchen, meals and family area, along with and a spacious main bedroom complete with walk-in robe and private ensuite.



Three further bedrooms, a study nook and a generous covered outdoor area round out the design, with a range of floor plans and facade options also available.

ARDEN HOMES

If you're planning to build your dream home at an ideal location within

Peppercorn Hill, come in and meet the Sales team, then view these and all the other amazing homes on display, and let them help make that dream a reality.

Part of NEX Building Group, Australia's third largest building company, Arden Homes specialises in building beautiful, affordable and well-designed quality homes, offering an extensive range of architecturally influenced, award-winning designs.

The company is also committed to creating energy efficient homes, with all-electric and solar power included in all designs at no extra cost.

Arden Homes' upfront pricing also ensures customers can feel confident about how much their new home will cost from the outset.

The Display Village is home to two Arden Homes designs.



The beautifully appointed Sedona prioritises harmonious living, allowing families to live, work and play together in perfect balance.

The main bedroom is located downstairs, providing an extra level of privacy and seclusion from the rest of the home, while four generous bedrooms upstairs, all with walk-in robes, give every family member their own personal space.

The Rockwell is a single storey home which has been cleverly designed with growing families in mind, featuring a modern kitchen with walk-in pantry, a secluded home theatre and an open-plan living area.



The main bedroom is located at the very front of the home, conveniently zoned away from the living areas, with three generous bedrooms along the wing.



GO WILD AT Animal Land Children's Farm!



If you're looking for an unrivalled day of fun guaranteed to entertain the entire family, Animal Land Children's Farm is definitely worth a visit!

Located at Diggers Rest, just 40 minutes drive from Peppercorn Hill, Animal Land Children's Farm is Melbourne's premiere farm experience.

For more than 30 years this unique attraction has offered visitors to the only truly authentic, first-hand experience of a working farm, specifically set up to give children a real, hands-on experience where visitors get to hold, pat, feed, ride, milk and truly immerse themselves in farm life.

It's a chance for you and your family to meet, greet and interact with over 150 of your favourite farmyard animals including cows, sheep, goats, pigs, ducks, chooks, ponies, alpacas, donkeys, deer, turkeys, peacocks, rabbits, guinea pigs and more!

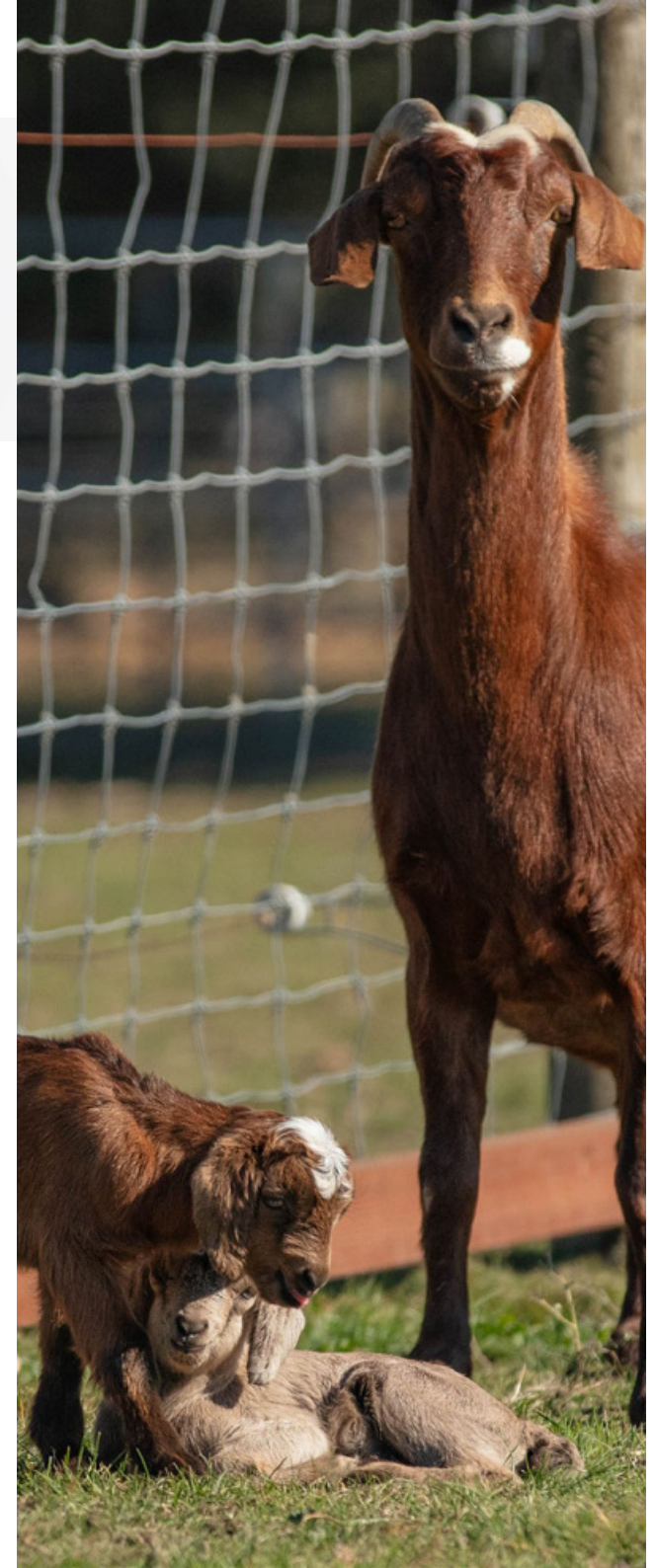
And if that's not enough, enjoy non-stop entertainment as you participate in a myriad of fun-filled activities including hand-led pony rides, nursing baby animals, taking a tractor tour, feeding ducks on the dam, ponding, planting a tree, collecting eggs and even milking a cow!

Animal Land Children's Farm is open to the general public every Friday,

Saturday, Sunday and Monday, from 10am – 3pm, all year round, making it the ideal family destination for any occasion including birthday parties and Christmas break ups.

Ticket prices: Adult \$22 Child \$17 or purchase tickets or a family pass on line for further savings.

For more information and to book tickets and tours, visit: www.animalland.com.au





CONDENSATION SOLUTIONS

For your Home!

Wondering how to stop condensation on your windows, walls and elsewhere in the home? Read on to find out what causes this issue and learn how to stop it once and for all!

As outside temperatures drop, how to stop condensation from affecting your windows should become a priority if you want to avoid it damaging your home.

So what causes condensation? Basically, air contains moisture, but the temperature of the air determines how much moisture it can hold, and warm air contains more moisture than cold air. When warm, moist air comes into contact with either a surface or air that is colder than it is, the

warm air is unable to retain the same amount of moisture as it did and that water is released either into the cold air or onto the colder surface, causing condensation to form, quickly followed by mould.

The key to stopping condensation lies in controlling humidity, improving ventilation and ensuring your home is well insulated. Day-to-day activities like cooking, washing and drying clothes, heating and even breathing produce water vapour. Air can only hold so much moisture in the form of an invisible vapour, no matter what temperature it is.

When air contains more moisture than it can hold, it reaches 'saturation point' and when this

is reached, the moisture turns back into water and condensation occurs. The temperature reached at saturation point is called the 'dew point'. When this happens, the air has a relative humidity of 100%. But what is normal humidity in a house? Air in the majority of homes tends to have 50 – 70% relative humidity. Problems occur when structural defects in a building mean the moisture content has become too high; when old houses have no damp-proof course; or when there's inadequate ventilation in the home.

Cont'd next page:

While condensation is obviously not great to look at, it also causes a whole host of other problems homeowners need to be aware of including:

- Damp walls where paint and wallpaper can peel;
- Mould forming on walls, window sills, soft furnishings etc; paint and wallpaper can peel;
- Risk of rotting and structural decay; and
- Potential health issues, especially for the young, elderly and anyone suffering from respiratory issues.

There are three basic ways to banish condensation from your home once and for all.

Control relative humidity in your home. Fit the best bathroom extractor fans you can find and don't forget good kitchen extraction either. Shutting the doors to these rooms whilst the extractor fans work also helps.

Ensure there's adequate ventilation. Trickle vents in windows work well, but more sophisticated options include mechanical extract ventilation units. These replace the air in your home by taking the stale, damp air outside, then bring fresh air back in via a separate grille, passing it back over the heat exchanger to be warmed. It's also possible to buy central extract systems which connect all of the wet areas in your home to a central fan before discharging the stale, moist air outside.

You could also consider positive input

ventilation. These systems work by supplying fresh, filtered air into your property from a unit installed in the roof cavity and a distribution diffuser mounted in the ceiling. The continual supply and slight positive pressure results in the air being continually diluted, displaced and replaced to create a healthier indoor air quality.

Upgrade your insulation. Internal walls should be kept at a temperature above the dew point of the air inside in order to prevent condensation on walls. Internal Wall installation is best when it's not possible to add external insulation to your property.

There are also behavioural changes you can make that reduce condensation without making significant changes to your home.

These include:

- Using a range hood for ventilation when cooking in the kitchen;
- Using lids for pans;
- Limiting significant temperature changes caused by turning your heating on and off;
- Drying clothes in well-ventilated spaces (outside if possible);
- Not hanging wet clothes on heaters to dry;
- Ensuring extractor fans are on when using a bathroom or open a window; and
- Leaving a gap between furniture and walls to allow air to circulate from the base of walls.



TEMPT YOUR TASTEBUDS WITH
Peppercino Café's
**WINTER
MENU**

A favourite with the team at the Peppercorn Café Land Sales Office, Peppercino has quickly established itself our 'go to' café of choice for its perfectly blended house-roasted coffee, mouth-watering sweet treats and light meals – just the place for a pick me up, no matter what time of day.

And now there's even more incentive to visit following the launch of its winter menu – a delectable collection of winter warmers, including a choice of hearty soups, lamb shanks with veggies and mash, salmon fillet with mash and avocado salsa, chicken and veg curry bowls, fettuccine chicken carbonara and delicious cheesy garlic bread.

Plus, there's a wide range of beverages to enjoy, from perfectly roasted coffee by Cortado Coffee Roasters to beautiful herbal teas, chai lattes and more, making it the perfect 'go to' location to catch up with friends and family.

The café is also ideally located opposite Peppercorn Park and Playground, so you can sit back and relax with a coffee while the kids play.

See you there!

34A Albury Avenue, Donnybrook

Open: 7:00AM – 4:00PM daily

peppercinocafe.com.au



Best SLOW COOKER Beef Bourguignon

RECIPE EVER!

Who doesn't like tucking into a nourishing, tasty stew in the chilly winter months?

See next page for recipe

One of our favourites is the classic Beef Bourguignon – the perfect comfort food to warm you up on the cold nights ahead.

And this slow cooker recipe is one of the easiest ways to make it.

Thick and hearty, with tender melt-in-your-mouth beef and hearty veggies slow cooked to perfection in a rich sauce, all you need to do is prep the ingredients and let this much-loved family crock pot meal take care of itself.

Even better, you can cook this dish ahead of time, which allows the flavours to deepen the longer it sits. Make it the night before and store it in the refrigerator, and when you're ready to reheat, just add it to the slow cooker or stove top, to warm through.

Prep time: 20 minutes

Cooking time: 9 hours

Serves: 6 people

INGREDIENTS

- 5 slices bacon finely chopped
- 1.25kg boneless beef chuck steak cut to 2.5cm cubes
- 1 cup red wine
- 2 cups chicken stock
- ½ cup tomato passata
- 3 tablespoons tomato paste
- ¼ cup soy sauce
- ¼ cup plain all-purpose flour
- 3 garlic cloves finely chopped
- 2 tablespoons thyme finely chopped
- 5 medium carrots peeled and sliced
- 500g baby/cocktail potatoes
- 250g fresh mushrooms sliced
- ½ cup fresh chopped parsley for garnish
- 80g dried porcini mushrooms soaked and drained

INSTRUCTIONS

- In a large frypan cook bacon over medium high heat until crisp. Put bacon in slow cooker.
- Salt and pepper the beef and add to the frying pan in batches and sear on each side for 2-3 minutes. Transfer beef to the slow cooker.
- Add red wine to the frypan, scraping down the brown bits on the side. Allow it to simmer and reduce, and slowly add chicken broth, tomato passata, tomato paste, and soy sauce. Slowly whisk in the flour. Add the sauce to the slow cooker.
- Add garlic, thyme, carrots, potatoes, porcini mushrooms and mushrooms to the slow cooker.
- Give stew a good stir and cook on low until beef is tender for 8 – 10 hours (or on high for 6 hours).
- Garnish with fresh parsley and serve with mashed potatoes if desired.

SALES CENTRE

To enquire about current land availability and pricing, or for information about upcoming stage releases, visit the Land Sales Centre at 34a Albury Avenue, Donnybrook VIC 3064

We are also available via phone, email, Zoom, SMS and WhatsApp.

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