

# PEP PER CORN HILL

SUMMER

NEWSLETTER

2026





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## Construction Update

Neighbourhood	Stage	Progress (%)	Works completed to date	New works commencing	Titled expectation date
Woodlands	303	50%	Bulk Earthworks, Drainage, and Sewer, Water and Gas Reticulation, Subgrade base layer	Kerb, Electrical and Comms	Apr-26
Woodlands	304	25%	Bulk Earthworks, Sewer, Drainage	Road boxing, Watermain and Gas reticulation	May-26
Eastside	30A	100%	Works complete	Titles	Feb-26
Eastside	31	50%	Bulk Earthworks, Drainage, and Sewer, Water and Gas Reticulation, Subgrade base layer	Kerb, Electrical and Comms	Apr-26
Eastside	32	50%	Bulk Earthworks, Drainage, and Sewer, Water and Gas Reticulation	Road boxing, subgrade base layer, kerb	Jun-26
Eastside	33	10%	Bulk Earthworks	Sewer and Drainage	Aug-26
Eastside	34	0%	n/a	Bulk Earthworks	Feb-27



# COMMUNITY FUND GRANTS PASS MILESTONE



**Since the previous edition of this newsletter, grants from the 2025 Peppercorn Hill Community Fund were announced and awarded at a presentation evening hosted by the Dennis Family Corporation at the estate's Land Sales Centre.**

A total of 15 local not-for-profit groups shared in an aggregate tally of \$30,000 in funding, receiving \$2,000 each.

The Peppercorn Hill Community Fund has been in existence since 2022, and the \$30,000 allocation in 2025 took the total distributed in grants to local groups in that time beyond the \$100,000 mark.

When accepting their grant, each of the successful groups took a few moments to provide the audience with a snapshot of their activity in the community and what specific project or use they intend to direct their funding towards.

"The Community Fund initiative was originally devised more than twenty years ago by our company founder, Bert Dennis a way of giving

back to the communities we create and have become an important part of building our local connections," Senior Project Director, Peter Hood said.

"Here at Peppercorn Hill, for the Community Fund to have reached the \$100,000 milestone so quickly is a very significant achievement."

Congratulations to the following successful organisations from the 2025 Peppercorn Hill Community Fund:

- [Big Group Hug Ltd](#)
- [Compassion North Inc.](#)
- [Craigieburn Cricket Club](#)
- [Donnybrook Dragons Junior Basketball Club Inc.](#)
- [Donnybrook Football Netball Club Inc.](#)
- [Donnybrook Primary School](#)
- [The Culture Café](#)
- [Helping Hands Animal Rescue Inc.](#)
- [Hume Men's Shed](#)
- [Multicultural Festival Group](#)
- [Second Chance Animal Rescue](#)
- [Walking Football 4 Health Victoria](#)
- [Whittlesea Community Connections](#)
- [Whittlesea Lions Club](#)
- [Wollert Fire Brigade](#)



## A HUGE THANK YOU FROM BIG GROUP HUG

Melbourne-based children's charity Big Group Hug has expressed its sincere gratitude for the \$2,000 grant it received from the 2025 Peppercorn Hill Community Fund.

"We allocated the grant to obtaining cot mattresses which has made it possible for vulnerable babies across Melbourne to sleep safely," Big Group Hug Grants Writer and Coordinator, Christina Majoinen advised.

"When we were offered 500 brand-new cots from iL Tutto, we knew we had an incredible opportunity – but the cots couldn't be used without suitable mattresses. I'm so delighted to share that your funding has now been fully utilised, purchasing 28

cot mattresses that meet Australian Safety Standards for SIDS prevention. This has transformed the donated cot frames into complete, safe sleep solutions for families in need.

"This support matters enormously. Australia loses 130 babies annually to SIDS, with low-income families experiencing three times higher rates. Your funding has directly helped protect vulnerable babies during their most critical early months.

"These mattresses have reached families who were facing impossible choices – keeping babies in outgrown bassinets, going without food to afford a cot, or using makeshift arrangements



with washing baskets or pillow stacks. Through our network of health and welfare professionals, we've been able to provide safe sleep for babies whose families are experiencing domestic violence, financial hardship, health challenges, or are seeking asylum."

Christina emphasised that the impact of the support provided through the grant funding extends far beyond the material goods provided. One family who received assistance shared this heartfelt message:

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*"I am overwhelmed with happiness. For someone who has had to flee their home due to family violence and literally start from scratch, it has been a tremendous help. You have no idea the difference this has made and I don't know how I would've gotten by without your help."*

Christina again reiterated her appreciation to the Peppercorn Hill Community Fund for its support.

Thank you for helping us bridge the gap for families who need it most," she said.

"We're grateful to have partners like you who

understand that every baby deserves a safe place to sleep."

In turn, the Dennis Family Corporation and Peppercorn Hill are proud to be able to assist such worthy community organisations as Big Group Hug and foster enduring relationships together.



# PEPPERCORN HILL

## A PLACE TO

# belong

### COMMUNITY

A welcoming community in Donnybrook with 2,000+ residents

### CONNECTION

Existing public transport, playgrounds, parks and neighbourhood cafe

### CONVENIENCE

Future schools, childcare and a major town centre on your doorstep

Enquire Today!

# \$20k\*

Rebate on selected lots

\*T&Cs apply



## Community spirit shines at Summer Festival

The sun may not have stayed all day, but the smiles on faces at Peppercorn Hill's recent Summer Festival certainly did!

More than 500 people enjoyed the community focused event on Sunday, 30th November, turning a few passing showers into a backdrop for an afternoon filled with laughter, food, music and fun.

Kids enjoyed a fantastic array of activities, including face painting, carnival rides, roving entertainers, carnival games, Wollert Fire Brigade CFA BBQ, craft stations, a real fire truck to explore, a visit from Santa with Christmas photo booth, and much more! The squeals of excitement made it clear that wet weather wasn't going to dampen the mood, if anything, it added to the adventure.

Parents and adults were equally well catered for, with music, food and plenty of opportunities to sit back and catch up with neighbours. Many residents commented on how great it was to see so many familiar faces

mixing with new ones, a real celebration of the growing Peppercorn Hill community.

Events like the Summer Festival play an important role in helping residents build friendships, discover local groups and businesses, and feel part of something vibrant and welcoming. The incredible attendance reflects just how strong and engaged this community has already become.

A big thank you goes to everyone who attended, volunteered and helped deliver such a fantastic day. From local suppliers to activity hosts and our hard-working events team, the festival simply wouldn't have been the same without you.

We can't wait for the next event, hopefully with a little more sunshine, but just as much heart.

[Click here](#)

to watch a video of highlights from the 2025 Peppercorn Hill Summer Festival.



# WETLANDS A NEW NATURAL ATTRACTION

Peppercorn Hill's newly constructed Eastside wetlands are functionally complete, with the final landscaping works currently in progress and expected to be finalised in the next few months.

The wetlands are prominently positioned in the south eastern section of the estate close to Donnybook Road and feature a large shelter with barbecue facilities, along with a deck and tiered seating area.

New pathways around the perimeter of the wetlands have been designed to provide connectivity with the estate's existing paths and make the surrounding precinct easily accessible for the local community. Residents should note, however, that the wetlands are purely an aesthetic, natural feature and not intended for any recreational purposes.

The project has been a considerable undertaking for the Peppercorn Hill Operations team and the results are looking great as the finishing touches are being applied.

Aquatic plants and surrounding trees and shrubs have added to the natural attractions within Peppercorn Hill and wildlife has already begun making a home in the wetlands.



**Neighbourhood Watch**  
Let's watch out for each other

[nhw.com.au](http://nhw.com.au)

**General Enquiries:**  
**03 8335 6002**

### **Spotting Scams**

Scammers try to trick you with promises of easy money or true love, or threats of huge fines or cancellations. Knowing how to spot a scam is your best defence.

### **Protect your personal info**

Never give your personal, bank or card info to a cold caller or enter your details via a link received in a text or email. If in doubt whether it's legit, contact the organisation directly using a phone number from a previous bill or statement, or their official website.

### **Accessing accounts**

Scammers can make an email or text message look like it's coming from a real company, so be alert. Banks and the ATO will ask you to log into your account yourself using their official website or app, not via a hyperlink sent in an email or text. And they will never ask for your password.

### **Dating and romance**

If a stranger approaches you online, do a Google search of their name and profile pic. Scammers often use the same few images and name variations. Never share sensitive photos and personal info with someone you haven't met in person. If they ask for money or want to move the chat to a private channel, say no.

### **Phone scams**

Legit companies usually won't call customers out of the blue to report computer viruses or internet service issues or ask you to verify account passwords or bank details. They also won't use automated "robocalls" to alert you to suspicious charges or overdue payments, or ask you to pay debts using pre-paid gift cards. Hang up straight away.

### **Doorstep scams**

If someone knocks on your door and tries to sell you products or services or asks for money, don't feel pressured to give them cash or sign agreements on the spot. A reputable trader or charity will be happy to give you time to decide.

### **Scam emails**

If you're unsure when an email is genuine, don't open any files or click on any links in it, especially if they're asking for personal details or money. Check the "from" email address against a legitimate

email you have received from the business or charity.

### **6 steps to stay ahead of scams**

1. Don't share your personal, credit card or bank info.
2. Delete suspicious texts and emails, close pop-up windows and don't answer calls from "unknown" numbers.
3. Don't click on links or open attachments from unexpected texts, social media messages, or emails. Delete them.
4. Check the email or web address against a legit one you have received from the business or organisation.
5. Check the details direct with the organisation using an email or phone number you have sourced yourself.
6. Do an online search using the exact wording in the offer, or the number the call or text came from.

Protect yourself, your family and your property with help from [Neighbourhood Watch](http://Neighbourhood Watch).



# DONNYBROOK'S HISTORIC RIVER RED GUMS



**River Red Gum trees (*Eucalyptus camaldulensis*), some estimated to be over 300 years old, characterise the landscape along Donnybrook Road and within the boundaries of Peppercorn Hill.**

Typically, the trees have a thick trunk, expansive asymmetrical canopies, and unique structural features that emerge over their long lifespan.

Writing in [The Conversation](#), [Dr Gregory Moore of the School of Agriculture, Food and Ecosystem Sciences](#) at the University of Melbourne, said that the species is one of the most iconic of Australia's eucalypts.

"Most specimens have smooth bark with a mottling of multiple colours ranging from creams to orange and red, but there may be a skirt of fibrous grey bark for the first few metres of the base.

"They are called River Red Gums because they grow along rivers and their wood, when

freshly exposed, is a bright red; almost blood-coloured," Dr Moore said.

"The wood is red because it contains very high levels of chemicals such as polyphenols, which are a natural antibiotic when combined with air."

## **New Neighbourhoods, Living Heritage**

The Tree Management Protection Report (TMPR) for Peppercorn Hill identified 36 River Red Gums to be retained and protected during construction.

Survival depends on deliberate, site-specific management – protective fencing, ground protection, controlled access, mulching regimes and ongoing supervision by professional arborists.

They can also shed large limbs unpredictably, even in calm conditions, which underscores the need for active risk management.

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## Why mature River Red Gums are important

Ecologically, River Red Gums operate on a different scale from younger plantings. Parks Victoria describes them as landscape giants that form the base of entire food webs. When large limbs fall, they begin the slow process of hollow formation—habitat that can take many decades to develop and is irreplaceable in the short to medium term.

These hollows support parrots, cockatoos, owls, gliders, possums, microbats, reptiles, and invertebrates. Coarse woody debris on the ground adds another layer of habitat complexity. Once lost, this ecological function cannot be easily replicated.

It's one reason mature River Red Gums in Whittlesea and Peppercorn Hill are afforded special protection, and why retention of existing trees matters far more than replacement planting alone.

River Red Gums, as per their name, are intrinsically linked to water. They are the most widely distributed eucalypt on mainland Australia, thriving along rivers, creeks and floodplains where deep, moist, clay-rich subsoils prevail. They are adapted to extremes of flood and drought.

## Place, identity and restraint

The [City of Whittlesea's River Red Gum Protection Policy](#) places significant heritage and environmental value. The policy prioritises retention, public siting, generous tree protection zones and early integration into the design of new subdivisions.

The oldest River Red Gums in Whittlesea are estimated to be up to 500 years old.

The [National Trust of Australia \(Victoria\)](#) has commended the policy, emphasising the importance of careful site assessment at the very start of urban development when significant trees can still influence planning outcomes.

At Peppercorn Hill, the River Red Gums shape the growing neighbourhoods, like [Woodlands](#).

From the planner's perspective, these trees establish character and identity. Peppercorn Hill's [masterplan](#) and precincts adapt to the centuries-old River Red Gums, forming the inspiration for future parks, trails and public spaces.

As the population of Donnybrook grows, these trees stand as living heritage, soon to become local landmarks and meeting spot for new neighbours.



# refresh your home THIS SUMMER



As the seasons shift and light-filled days return, many of us feel inspired to refresh our homes. Whether you're dreaming of a bold new look or subtle updates, these four interior design trends offer something for every style and space. From lush maximalism to soothing coastal palettes, here are some trends making waves this summer, and practical ways to bring them into your home.

## Jungle Maximalism

celebrates the joy of pattern, rich colour and a touch of the unexpected. This trend advocates for interiors that feel lively, layered and full of personality, all while maintaining a sense of warmth and comfort.

While this look can be dramatic when applied to larger living spaces, it's just as effective in smaller areas such as powder rooms, entryways

or children's bedrooms, making it a great way to experiment with a new style without committing to an entire home.

Start with a feature wall in a botanical or palm wallpaper, available in both flat and textured wallpaper finishes. Balance the pattern with a plain painted ceiling and neutral architraves and skirting boards to keep the look curated. Offset the busy wallpaper with solid colour furniture, such as velvety sofas, timber coffee tables or large area rugs, helping to break up the large patterned areas. Picking out colour tones that match parts of your wallpaper can help in creating a more cohesive space in such a dramatic style.

Finesse the look by adding some quirky style elements, such as a table lamp, patterned occasional cushion and artwork.



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For those who love colour but prefer a gentle, comforting palette, **Perfectly Paired Pastels** is the trend to explore. Inspired by the Dulux 2026 Colour Forecast, this look blends soft pastels with warm-toned neutrals to create spaces that feel welcoming, modern and subtly playful. Pastel tones including mint, peach, lilac, rose or soft teal work beautifully when paired with neutrals like cream, blush, taupe and warm rust.

These combinations keep pastel-heavy rooms from feeling too sweet or washed out. To embrace this trend, choose one pastel as your feature, such as a pastel teal painted wall, and complement it with other soft tones through furniture, cushions, curtains or artworks. Consider incorporating pattern and texture through a wallpaper or soft furnishings to add depth and variety, occasional

patterned cushions are a great addition to lift the space without overwhelming it. The overall effect is of introducing Perfectly Paired Pastels is calm, contemporary and ideal for living rooms or bedrooms where you want both comfort and character. The **Calming Coastal** trend also offers a gentle, soothing approach to interiors; ideal for bathrooms, laundries and kitchens where freshness and tranquillity are key.



Begin with a neutral foundation using off-white or creamy tones on your ceilings and walls. From here, layer in tiles with subtle texture to create depth without overwhelming the space. Large-format tiles feel modern and seamless, while smaller styles offer charm and detail depending on your design direction.

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Introducing shades of blue instantly enhances the calming atmosphere. Consider soft blue wall tiles, a coastal-toned laminate or 2pac vanity, or even a basin in a misty blue-grey ceramic or concrete. These variations bring just the right amount of colour while maintaining an airy coastal mood.

Warm timber accents and brushed silver or brushed graphite tapware help complete the look, striking a balance between modern elegance and beach-inspired relaxation.

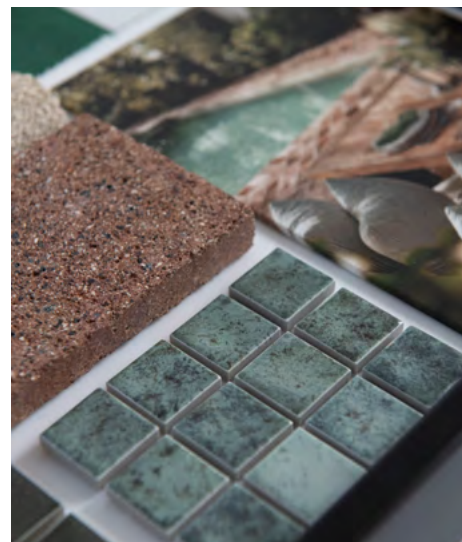
Lastly, the **Poolside** trend brings resort-inspired living to your own backyard. Perfect for whether you're planning a pool build or simply elevating your outdoor area in time for festive-season entertaining.

Our Australian climate calls for durable, long-wearing materials that look beautiful while standing up to the elements. Rendered walls, exposed brick, terracotta pavers or sandstone tiles all create a strong foundation for your outdoor oasis. Their warm tones pair effortlessly

with nature and age gracefully over time.

Build on these earthy bases with outdoor furnishings in taupe, crisp white and deep green. These timeless colours blend seamlessly with lush greenery, blue-green pool tiles and warm timber or white concrete dining tables. The overall effect is relaxed, elegant and perfectly suited to long summer afternoons spent outside.

Each of these trends offer a unique way to refresh your home. By embracing the colours, textures and materials that resonate with you, you can create spaces that feel cohesive, contemporary, ready for summer and beyond.



# LEVELS OF GOV. FED, STATE, LOCAL

Get to know the local, state and federal representatives that cover Peppercorn Hill.

Different levels of government will be responsible for different services in the community.



## FEDERAL

**Lower House - Electorate of McEwen**

*The Hon Rob Mitchell, MP*

I've lived most of my adult life in the McEwen electorate with my family being part of our community for generations.

I raised my family here, played team sports here since I was a teenager and been actively involved in a range of community organisations for decades.

I've always fought for and secured funding to ensure that all my promises to the McEwen electorate have been delivered.

[Robmitchell.com.au](http://Robmitchell.com.au)



## STATE

**Legislative Assembly – Yan Yean District**

*Lauren Kathage MP, Member for Yan Yean*

Hi! I'm Lauren Kathage, your representative in State Parliament.

I'm working towards the upgrades that matter most to you.

Reach out to my team any time.

[laurenkathage.com.au](http://laurenkathage.com.au)



## LOCAL

**City of Whittlesea**

*Mayor Councillor Lawrie Cox*

Hi, my name is Lawrie Cox and I am the Mayor for the City of Whittlesea.

Welcome to the area!

Our Council provides many services, programs and events for our community.

To find out more about what we do, and what's coming up, visit our website at [whittlesea.vic.gov.au](http://whittlesea.vic.gov.au)

Peppercorn Hill is the City of Whittlesea's North Ward represented by Councillor Christine Stow.

# Community Noticeboard

Whittlesea Council and Dennis Family Corporation run a range of community events throughout the year. Browse our general, youth and senior events calendars to find activities across Peppercorn Hill and the wider Whittlesea community.

- G** GENERAL EVENTS
- Y** YOUTH EVENTS
- S** SENIOR EVENTS

## FEB

### Thursday 19 February

- G** [Tuning in to Teens](#)  
(6-week online program)  
10am to 12pm

### Saturday 21 February

- G** [Murnong Community Centre Open Day](#)  
9am to 12pm

### Saturday 21 February

- G** [Mernda Repair Café](#)  
10am to 2pm

### Tuesday 24 February

- S** [Morning Melodies with Jen Hawley](#)  
10am to 12pm

### Thursday 26 February

- G** [Kindergarten Open Day](#)  
5.30pm to 7.30pm

## MAR

### Sunday 15 March

- G** [Community Festival 2026](#)  
11am to 5pm

### Friday 27 March

- S** [Know Your City Bus Tour](#)  
9am to 3pm

### Tuesday 31 March

- S** [Morning Melodies with Laura Kate](#)  
10am to 12pm



# Emergency and Council Services

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**Emergency - Call 000**  
(for life-threatening emergencies)

## Victoria Police

Non-Emergency Contact: 131 444

[Police.vic.gov.au](http://Police.vic.gov.au)

### Mernda Police Station

542 Bridge Inn Road, Mernda

03 9216 1200

### Craigieburn Police Station

155 Craigieburn Road, Craigieburn

03 9303 4433

## Country Fire Authority (CFA)

[cfa.vic.gov.au](http://cfa.vic.gov.au)

### Kalkallo CFA

651 Donnybrook Road, Kalkallo

03 9216 3602

## Ambulance Victoria

[ambulance.vic.gov.au](http://ambulance.vic.gov.au)

### Non-Emergency Patient Transport

(03) 9090 7996

## Victoria State Emergency Service (SES):

[ses.vic.gov.au](http://ses.vic.gov.au)

### Craigieburn Unit

151A Craigieburn Road, Craigieburn

13 25 00

## Community Support Services

### EDGE Youth Services

03 9404 8800

Westfield Plenty Valley Shopping Centre,

Shop MM9, 415 McDonalds Road, Mill Park

[whittlesea.vic.gov.au](http://whittlesea.vic.gov.au)

### Whittlesea Community Connections

03 9401 6666

Shop 111, Pacific Epping Shopping Centre,  
Epping

[whittleseacommunityconnections.org.au](http://whittleseacommunityconnections.org.au)

### Whittlesea Mental Health

#### and Wellbeing Local

1800 571 145

7/1 Danaher Drive, South Morang

[neaminational.org.au](http://neaminational.org.au)

### City of Whittlesea Council

03 9217 2170

25 Ferres Boulevard, South Morang VIC 3752

[whittlesea.vic.gov.au](http://whittlesea.vic.gov.au)

# Neighbourhood Watch

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## Neighbourhood Watch

Let's watch out for each other

Neighbourhood Watch is an independent not-for-profit organisation that has become one of Australia's most effective crime prevention programs. Tens of thousands of volunteers assist around the country, working in partnership with their local police to improve their communities.

[nhw.com.au](http://nhw.com.au)

General Enquiries: 03 8335 6002



## Peppercorn Hill

34a Albury Avenue, Donnybrook VIC 3064  
1300 266 291 [peppercornhill.com.au](http://peppercornhill.com.au)