

HENLEY | BROOK

PRIVATE ESTATE  
by mirvac



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## Life Enriched

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When you purchase at Henley Brook Private Estate by Mirvac, you won't just be buying a block of land. You'll be buying a way of life. A life where you'll feel more connected to the world around you. Where time seems to pass more slowly and everything feels more pleasant. That is the power of thoughtful design and a singular vision.

At Henley Brook by Mirvac, care has been infused into every detail. Every decision has been made with you in mind. To make your life easier, more fulfilling and more enjoyable. To ensure you're surrounded by beauty and craftsmanship. To meet the needs of your family, now and in the future. But most importantly, to enrich the lives of everyone who lives here.





Come home  
to a charming  
community

Imagine living in a place surrounded by nature, where people drive slowly down tree lined streets. A place that delights and charms your senses, where quality abounds and you instantly feel welcome. A place where the treehouse comes ready made and children's imaginations can soar. Where people say hello to each other at the local café and pick fruit together in the community orchard\*. Where world-class produce is grown just down the road, and the cellar door is practically next door. Where afternoons can be spent swinging lazily, rather than rushing about in search of something more.

\*Community café and orchard are part of the proposed development of Henley Brook by Mirvac and subject to formal council approval. Mirvac is aware that not all approvals required by law in relation to the siting of the proposed café and playground have been given. Purchasers should make their own enquiries as to what approvals are yet to be given.



Midland Hospital  
(20 Minutes)

Perth Airport  
(20 Minutes)

Perth CBD  
(30 Minutes)

Mandoo Estate

Pasta in the Valley

Sandalford Wines

Margaret River  
Chocolate Company

Providore

Oakover Grounds

Elmar's in the Valley

The House of Honey

The Henley Brook Tavern

Bailey Brewing Co

Oasis Supa Golf and  
Adventure Putt Mini Golf

Old Young's Distillery

Proposed Whiteman Park  
Station (Indicative Location)

Whiteman Park  
(10 Minutes)

Brabham Primary School  
(Opening 2021)

Future Shopping Centre

Aveley Medical Centre  
(4 Minutes)

Aveley Primary School  
(6 Minutes)

HENLEY BROOK

PRIVATE ESTATE

Ellenbrook Primary School  
(6 Minutes)

Ellenbrook Secondary  
College (5 Minutes)

Ellenbrook Central Shopping  
Centre (7 Minutes)

Henley Brook Bus Station  
(4 Minutes)

Proposed Ellenbrook Station  
(Indicative Location - 8 minutes)



It's all within reach

At Henley Brook, you're close to everything you could possibly need.

- Approximately 25km from the Perth CBD.
- Approximately 17km from Perth Airport.
- The Swan Valley and Whiteman Park are on your doorstep.
- The proposed State Government's Metronet project will link Henley Brook to the Morley-Ellenbrook Line via the Whiteman Park station\*.
- The Henley Brook bus station is served by six regular Transperth routes.

- Feel confident in having St John of God Public, Private Hospitals as well as medical centres all close by.

Henley Brook is in the catchment of Ellenbrook and Aveley Primary Schools.

- Two proposed new primary schools in the local area.\*\*
- Also a number of public and private secondary schools nearby, so you have plenty of quality education options for your growing family.

Distances are approximate only and are calculated via the shortest route. Proposed schools being delivered by Department of Education and is subject to development approvals, statutory approvals and construction. The proposed amenity will not be owned or managed by Mirvac and timings and outcome are outside of Mirvac's control and subject to change and delay. Mirvac is aware that not all approvals required by law in relation to the siting of the proposed schools have been given. Purchasers should make their own enquiries as to what approvals are yet to be given.

The Morley-Ellenbrook line is currently in the project definition phase and is not presently funded or approved. There is no current date for construction of the Morley-Ellenbrook line and the route is subject to community consultation and subject to change. Purchasers must undertake and rely on their own enquiries in relation to this proposed infrastructure.



Where good things grow

The Swan Valley is renowned all for its world-class wines, fine dining restaurants, salt-of-the-earth pubs, artisan crafts and gourmet goods. It's rare to find a region so rich, abundant and unspoiled, so close to a major city. When you live at Henley Brook, this will be a place you can enjoy seven days a week and not just on weekends.

### Swan Valley attractions

- The Henley Brook Tavern
- Bailey Brewing Co.
- Sandalford Wines
- Oakover Grounds
- Sittella Winery
- Duckstein Brewery
- Mash Brewing
- Feral Brewing Company
- Old Young's Distillery
- Great Northern Distillery
- The Margaret River Chocolate Company
- Maison Saint-Honoré Patisserie
- The Olive Estate
- Providore
- Yahava KoffeeWorks
- The House of Honey
- Oasis Supa Golf and Adventure Putt Mini Golf
- Swan Valley Cuddly Animal Farm
- The West Australian Reptile Park



Artist Impression. Design of the entry boulevard is an indicative design and its materials, colours, shape, size and design are not finalised and subject to change.

Welcome to a  
more relaxed pace

Life is more enjoyable when you slow down and really experience it. While Henley Brook by Mirvac is approximately 30 minutes from the city, life operates a little slower here. From the moment you drive through the grand entry, framed by retained existing trees, and see the elegant landscaping, you feel like you can breathe in a sense of peace. This is by design.

The Entry Boulevard, at its widest will be 26m in width accommodating a central median with mature tree transplants. This private neighbourhood will consist of approximately 600 lots with every street concluding at a serene open space. These are just some of the elements that have gone into the planning of Henley Brook by Mirvac that you'll instantly notice and appreciate.

Sunlight  
through the  
leaves of  
the trees



At Henley Brook by Mirvac, you'll be able to enjoy the beauty and the benefits of mature trees as soon as you move in. Over 600 established trees are being retained, some of which are over sixty years old. Many more trees are also being planted to add to the existing canopy and support native fauna. In years to come, as you walk along streets bathed in gentle sunlight filtering through the leaves of the Eucalypts, you'll be grateful that so many of these trees have been saved and restored.

It can be easy to take trees for granted but they play a profound role in our environment and shared spaces. They provide shade and cool surrounding areas. They are a home to animals and insects. They improve air quality and give a sense of maturity to a suburb, but trees have more to offer than just this.



Perfectly  
planned

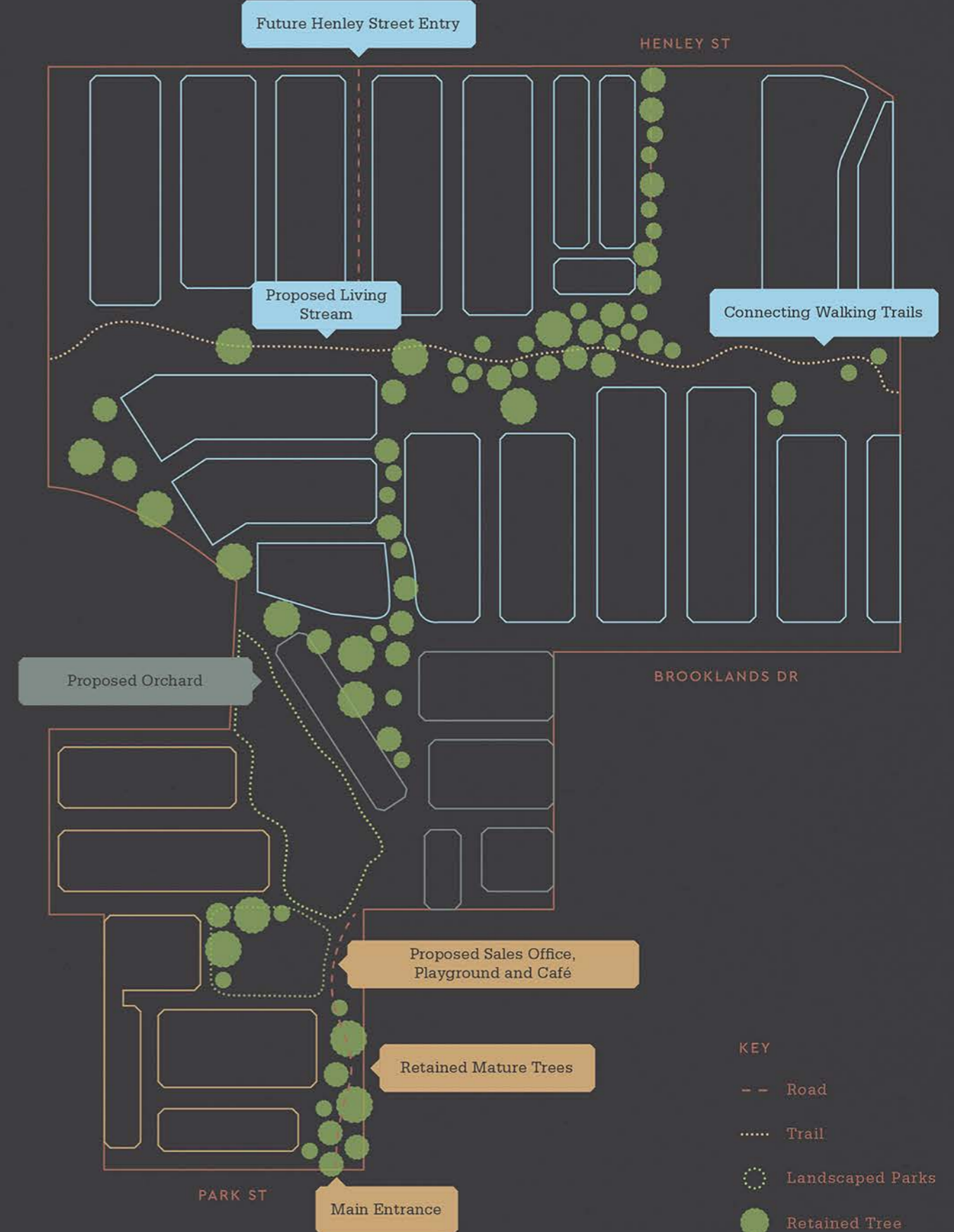
Henley Brook Private Estate has been masterplanned by Mirvac to help you lead a fuller, richer and more rewarding life.

- Approximately 600 homesites
- East to west mixed use corridor
- Pedestrian and bike paths
- Proposed public art
- Picnic shelters and areas
- Three landscaped parks and playgrounds across 6.9 hectares of open space
- Proposed café and dog park
- Links to existing walking trails
- Proposed community orchard
- Over 600 retained mature trees
- Rehabilitation of St Leonards Creek



Disclaimer: This masterplan was prepared prior to construction and is indicative only and not intended to be a true representation. Changes may be made to all aspects of the development (including, without limitation, to the layout, composition, streetscape, dimension and specifications) during the development without notice. This masterplan is believed to be correct as at October 2020, but is not guaranteed. Prospective purchasers must rely on their own enquiries. Please refer to individual plans and specifications, as this masterplan is for guidance only.

\*Proposed plans for Henley Brook by Mirvac is subject to council approvals. Mirvac is aware that not all approvals required by law in relation to the siting of the proposed plans have been given. Purchasers should make their own enquiries as to what approvals are yet to be given.





## The warmth of a connected neighbourhood

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Henley Brook by Mirvac not only offers beautiful and curated shared spaces, they have also been thoughtfully designed to inspire the community to come together and to thrive. The proposed plans for Henley Brook by Mirvac include:

- A mixed use corridor runs East to West.
- St Leonards creek will be rejuvenated to form a 'Living Stream' with increased biodiversity and improved water quality.
- Seating and viewing decks will be located under the existing canopy of retained existing trees.
- Pedestrian/bike paths will connect the mixed use corridor to the other green links in the project.
- A play trail is proposed along the length of the mixed use corridor.
- Picnic shelters will be located with areas of turf to provide multiple picnic opportunities.

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Artist impression. Design of the stage one playground and park is an indicative design and its materials, colours, shape, size and design are not finalised and subject to change.

## The delight of playing amongst the treetops

At Mirvac's Henley Brook, children won't just live among trees, they'll be able play amongst the treetops.

The stage one playground in The Boulevard precinct is proposed to include:

- Tall stands of existing trees, frame the space and providing natural shade.
- Tiered playground.
- Sloped lawn allows for informal seating and picnics.
- A sand and water play area.
- Raised boardwalk encircles a stand of existing trees.

- The boardwalk provides a framework to support multiple play opportunities above and below the deck, such as treehouses, rope bridges, climbing nets, fireman's poles, slides, climbing walls, swings and musical elements.
- An impressive 2 storey tree house accessed via a rope bridge or stairs accesses a tube slide for the adventurous.
- Small play houses provide opportunities for imaginative play for younger children.
- Basketball hoop and sports surface is another option for the older kids or adults.

\*Proposed playground is subject to council approvals. Mirvac is aware that not all approvals required by law in relation to the siting of the proposed playground have been given. Purchasers should make their own enquiries as to what approvals are yet to be given.



Stop and  
smell the  
coffee

Henley Brook by Mirvac is proposed to have a café and playground\* within the community. Surrounded by tall trees, the café will include a large deck with outdoor seating and a fenced playground in the trees. You'll be able to wave hello to your neighbours as you grab a coffee after your morning walk or run. Then on the weekend, you can enjoy a bite together in the café with the convenience of being able to watch the kids play.

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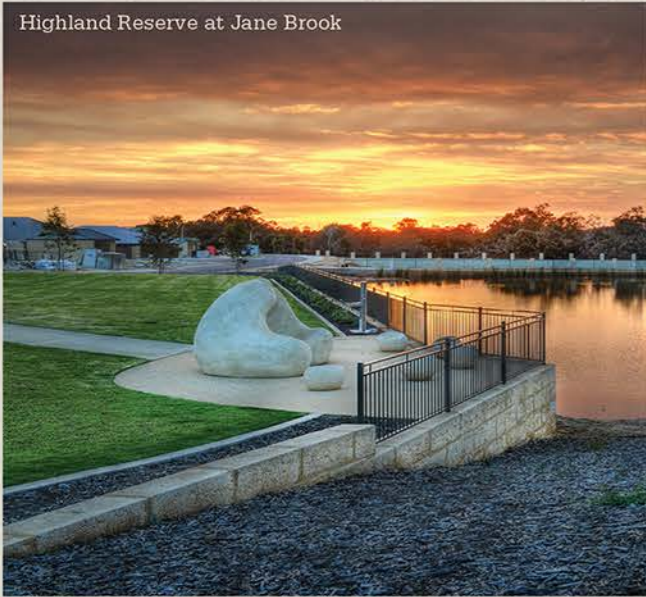
## Growing a thriving community

Nothing tastes sweeter than food you've grown yourself. The Swan Valley region is renowned for its rich soil and ideal growing conditions, so it makes sense to dedicate some space in the community where neighbours can come together to grow fresh produce. The proposed community orchard\* will include mature fruit trees retained from the local area such as:

- Olives
- Avocados
- Citrus
- Almonds
- Loquats
- Mangoes

\*Proposed orchards is subject to council approvals. Mirvac is aware that not all approvals required by law in relation to the siting of the proposed orchards have been given. Purchasers should make their own enquiries as to what approvals are yet to be given.

Highland Reserve at Jane Brook



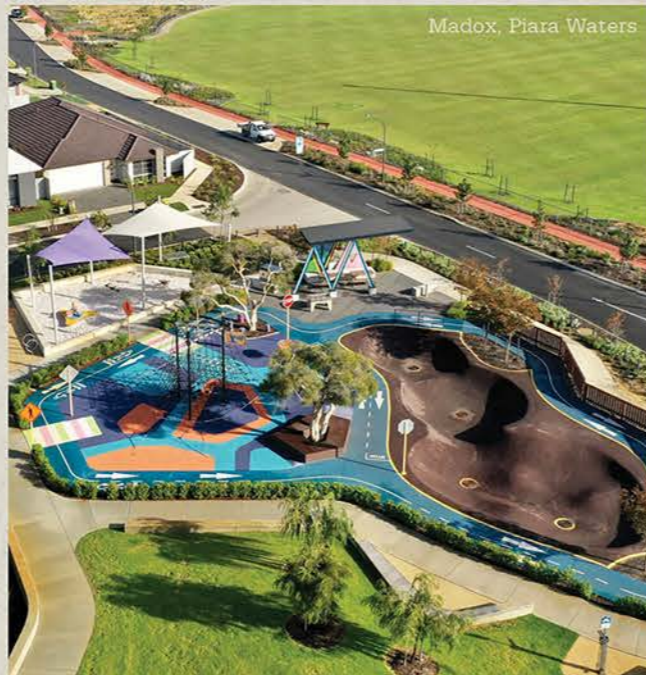
Claremont, Claremont



Ilima Private Estate  
Bennett Springs



Osprey Waters, Erskine



Madox, Piara Waters

# Quality and care in every little detail

## THE MIRVAC DIFFERENCE



For over 48 years we have been reimagining urban life  
in Australia - creating exceptional living experiences through  
the pursuit of quality and care in every little detail.

### AWARD WINNING EXCELLENCE SINCE 1972, WITH OVER 700 PROJECT AND INDUSTRY AWARDS

Australian  
Institute of Architects  
Sulman Medal for Public  
Architecture - 2020  
Marrickville Library  
Marrick & Co, NSW

Australian  
Institute of Architects  
New South Wales  
Premier's Prize - 2020  
Marrickville Library  
Marrick & Co, NSW

Queensland Landscape  
Architecture Awards  
State's Best  
Park - 2020  
Bim'bimba Park  
Gainsborough Greens, QLD

National  
UDIA  
Best Residential  
Development - 2019  
Brighton Lakes  
Moorebank, NSW

National  
UDIA  
Environmental Award  
for Excellence - 2017  
Osprey Waters  
WA

UDIA  
WA  
Russell Perry Award  
Urban Development  
Excellence - 2016  
Osprey Waters  
WA

Australian  
Institute of Architects  
The Lord Mayor's  
Prize - 2019  
Harold Park  
NSW

Australian  
Institute of Architects  
Sustainable  
Architecture - 2019  
My Ideal House  
Gledswood Hills, NSW

*It's in the detail.*





**Disclaimer**

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