

A photograph of two children, a girl with dark hair and a boy with light hair, looking intently at a glass jar held by the girl. The jar contains a sample of water with sediment at the bottom. The background is a blurred outdoor setting with greenery. A large teal graphic element is on the left side of the image.

**Harpley**

Life by the water





# Life takes a beautiful turn

Life doesn't get much better than by the water at Harpley, centrally located with easy access to the established Werribee area.

Designed around a stunning series of lakes and natural wetlands with 60 hectares of dedicated waterways and surrounds, Harpley's vision is to offer a unique waterside lifestyle from lakeside walking trails to waterfront shopping and dining.

Get active and inspired or simply relax in the tranquil natural surrounds. Harpley will feature a total of 100 hectares of open space and waterways offering a range of activities and uses.

Exploring your neighbourhood will be easy with 26kms of hike and bike trails connecting you to the local community.

Sports will be well catered for at Harpley, with the new adjoining 32 hectare Wyndham Vale South Sports Precinct and more than 15 hectares of future sports fields, pavilions, pitches and courts within Harpley to choose from.

Just a 30km drive south west of Melbourne, our newest master planned community is one of the most desirable addresses in the west – and it can be yours.





Caroline Springs – A Lend Lease Community

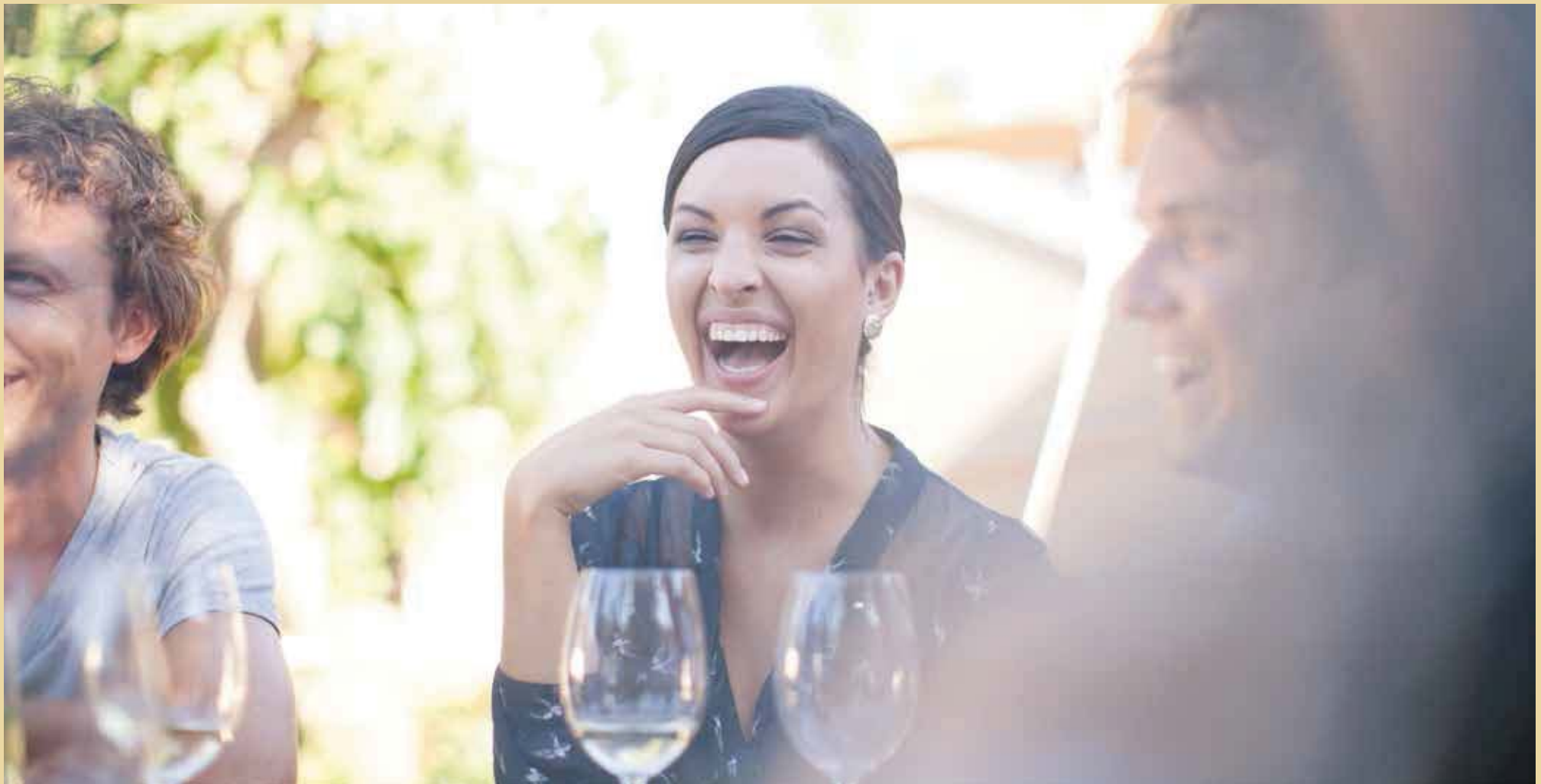
## Taking waterside living to another level

Who better than Lend Lease, one of Australia's leading developers of master planned urban communities to create life by the water at Harpley?

Excellence in delivering award-winning communities across Australia comes from over 50 year's experience in setting benchmarks in urban, social and environmental communities. Unparalleled

destinations planned to complement our Australian way of life such as Caroline Springs, Edgewater, Lakeside Pakenham and Victoria Harbour, to name a few.

Designing beautiful lifestyle havens such as Harpley with opportunities building on housing choices, education, employment and recreation is what we do best – and we are proud to do that for you.



## Friendships by the water

At Lend Lease we strive to create the kind of feeling that neighbourhoods used to have. We want them to be safe, self-sustaining communities where neighbours do meet and become friends.

Harpley's dedicated resident welcome program will help you quickly become part of our growing community, with information and links to local groups, clubs and activities.

As Harpley grows, you'll have the opportunity to meet people with common interests, whether it's through a sporting group or catching up at one of our regular community events, such as twilight cinema nights.

100 hectares of open space and waterways laced with 26kms of hiking and bike trails gives you every opportunity to enjoy more of the great outdoors. Whether it's spending time with the family at a nearby village playground or sports ground, or catching up with the neighbours for a friendly BBQ, relaxing or being active has never been so easy.





Harpley's first village park - Artist impression only









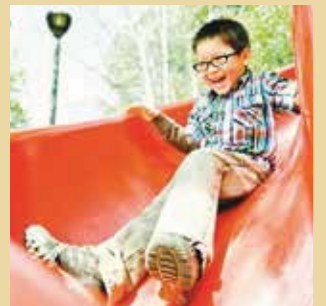
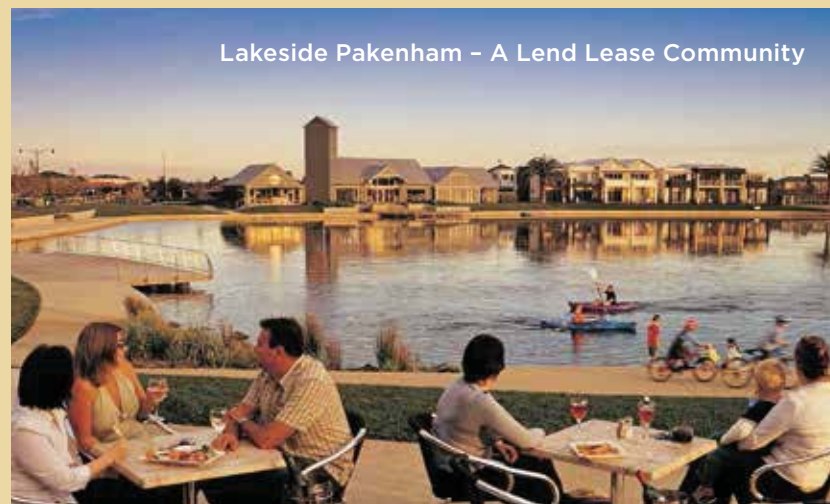
The Harpley Town Centre – Artist impression only

## A tranquil setting for business or pleasure

Tranquil waterside living meets everyday convenience everywhere you look. With its unique layout, high visibility and easy access, Harpley Town Centre is planned to offer a range of amenities, featuring a public event space, playground and waterfront promenade.

With stunning views across the main lakes and regional parks, even supermarket shopping may be more enjoyable, while dining, entertainment and leisure activities will make this the perfect meeting place for friends and family.

And doing business will also be a pleasure with zoning, high speed fibre optic broadband and a growing trade catchment providing a brilliant base for future growth.



## Everything flows beautifully here

With the serenity and tranquility of Harpley, it's easy to forget that Melbourne CBD is just a 30km drive down the Princes Freeway.

With direct access to Werribee's Watton Street just minutes away, you also have easy access to neighbouring Geelong and the meandering Great Ocean Road. Trains, buses and planes are also

nearby with everything you need such as schools, shops, cafés and parks all close to home.

Strategically positioned as the new front door to the Wyndham Vale growth area, the exciting Harpley Town Centre will have future direct road connection from the Princes Freeway to Westbrook Drive.



## Learn by the water

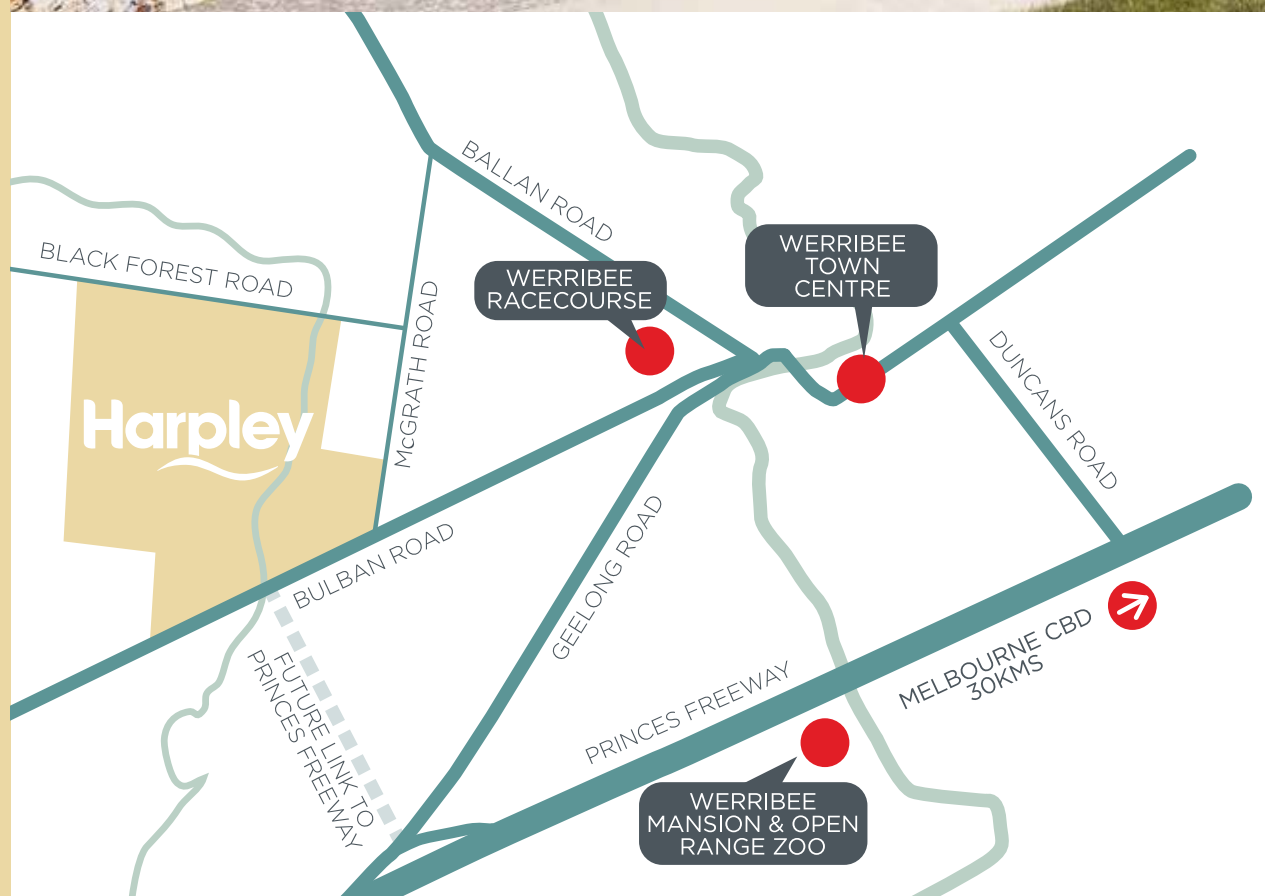
At Harpley, every stage of life is a chance to learn.

Harpley's waterfront town centre will be a central destination for early learning, with a future childcare centre, primary school and Wyndham City Council Community Centre, offering kindergarten, maternal and child health services and playgroup services.<sup>1</sup>

In addition to the choice of nearby surrounding schools, Harpley will offer three future schools, including a government primary school, an independent primary school and a government secondary school.<sup>1</sup>

Schools nearby include Westbourne Grammar, Iramoo Primary School, Thomas Chirnside Primary School, Manor Lakes P-12, Werribee Islamic College and MacKillop Catholic Regional College. There is also an existing bus service provided for transfers to Bacchus Marsh Grammar.

Harpley is also located close to the Victoria University Werribee Campus, which includes an Industry Skills Training Centre, and the University of Melbourne Werribee Campus.



<sup>1</sup> The delivery of Community Centre, childcare and schools is subject to planning approvals and Council and State commitment.



Harpley Cultural Park - Artist impression only





**Proposed Government  
Primary School**

**Parklands**

**Proposed Kindergarten  
& Maternal Health**

**Walkways  
(Hike & Bike)**

**Future Waterfront  
Town Centre**

Artist impression showing Harpley's signature waterways. Not all water bodies will be full all of the time.



## The vision for Harpley

### Location

- 3kms west of Werribee CBD
- 30kms south west of Melbourne CBD
- 40kms north east of Geelong CBD

### Size & Population

- 435Ha masterplanned community
- Around 12,000 residents on completion

### Waterways

- 60Ha of planned interconnected lakes and waterways
- 30Ha of planned permanent water and wetlands divided into four distinct waterways
- Range of future active water opportunities and uses

### Open Space & Recreation

- A total of 100Ha dedicated to open space, recreational areas and waterways including:
  - 15Ha of proposed sports fields
  - 9Ha of proposed village parks and gardens
  - 26kms of planned hike and bike trails
- Plus additional 32Ha adjoining Wyndham Vale South Sports Precinct

### Waterfront Town Centre<sup>2</sup>

- Proposed\* waterfront town centre with up to 8,000m<sup>2</sup> retail floor space, including:
  - Supermarket and selection of specialty shops
  - Restaurants and cafés
  - Council community centre, including kindergarten
  - Private childcare centre
  - State primary school
  - Medical centre and chemist
  - Range of professional services

### Education & Early Learning<sup>1</sup>

- Government primary school
- Government secondary school
- Independent primary school
- Kindergarten
- Childcare centre

### Fibre Optic Broadband

- Fibre optic network connection provided to all homes by Opticomm

### Recycled Water

- Proposed Class A recycled water provision to all homes at Harpley through purple pipes. Recycled water can be used for toilet flushing and garden use.
- Harpley will also be irrigated using recycled water with a targeted approach.

### Train Station

- Access to the multi-million dollar Regional Rail Link, a major new rail line connecting west Werribee to Southern Cross Station.
- The first station to be delivered as part of the rail link will be the Wyndham Vale Train Station, just 3km north of Harpley, which is currently under construction.

### Direct Freeway Access

- A planned road connection will link directly with the Princes Freeway.

<sup>2</sup> The Town Centre will be developed by parties other than Lend Lease, are subject to planning approvals and economic conditions and may be delivered over a number of years. Lend Lease does not warrant or guarantee that the proposed element in the Town Centre will be delivered by a particular time, or at all.



Artist impression only

## A master of a plan

The configuration of the masterplan will change over time. Lend Lease does not warrant that all of the elements shown in the masterplan, including the number and type of parks, gardens, landscaping, waterways, sporting facilities, roads, schools, the Town Centre and other infrastructure will be delivered exactly as shown on the masterplan. Current as at July 2014.





Artist impression only



## Quality homes to boast about

With acres of open space to enjoy, quality streetscapes, and sustainable and innovative housing designs, Harpley is the natural choice in relaxed easy living by the water.

The distinct character of each Harpley village is reflected by its parks and open spaces, many with their own signature waterways – and all carefully designed to fit the character of their stunning natural surrounds.

With a wide selection of block types, from low maintenance living to larger waterfront properties, and our exclusive choice of reputable builders, we aim to make the process of buying or building your Harpley home as easy as a day out on the lake.





## Get on board

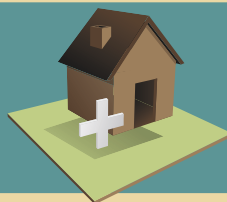
1



Buy a block of land and build

Select from a wide range of block sizes. Then choose your builder and create your dream home.

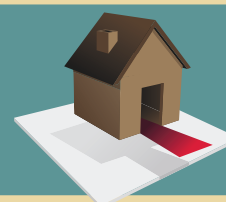
2



Buy a home and land package

A house and land package through Harpley is a hassle-free way to buy.

3



Buy a brand new home

Choose from a selection of brand new, ready-built homes that you can move straight into.



Lend Leases's Victoria Harbour, Melbourne. Photo/Render montage. Artist impression only

## Creating great places to live

More than 150,000 people live, learn, work or play in a Lend Lease community.

Lend Lease has been creating Australia's best communities since the 1950s. With a rich history in master planned development, Lend Lease has been at the forefront of creating communities of significance in every state and territory of mainland Australia, with more than 45 major communities delivered over 50 years. By the completion of our current portfolio, Lend Lease will provide homes & communities to a population similar in size to Australia's capital, Canberra (approximately 360,000).





Laurimar – A Lend Lease Community





**Harpley**

Find out more at [harpley.com.au](https://www.harpley.com.au)  
or call **1300 739 839**

  
**Lend Lease**