

The Next Big Thing

is here and now





An aerial photograph of a large residential development, likely Westbrook, showing a mix of modern and traditional housing styles, green spaces, and a road with cars. The scene is bathed in the warm, golden light of a sunset or sunrise. A large, semi-transparent blue shape is overlaid on the right side of the image, containing the text.

A big vision for a big future.

Westbrook is one of the most exciting new developments in the west. Its size is impressive enough, but wait until you discover what else makes up this landmark estate - Westbrook will feature so much to be proud of.

While born of big thinking, Westbrook is being developed with absolute attention to detail. It has taken literally years of effort to create a Masterplan that offers residents the best of the present, while recognising the heritage of the past.

Right where you want to be.

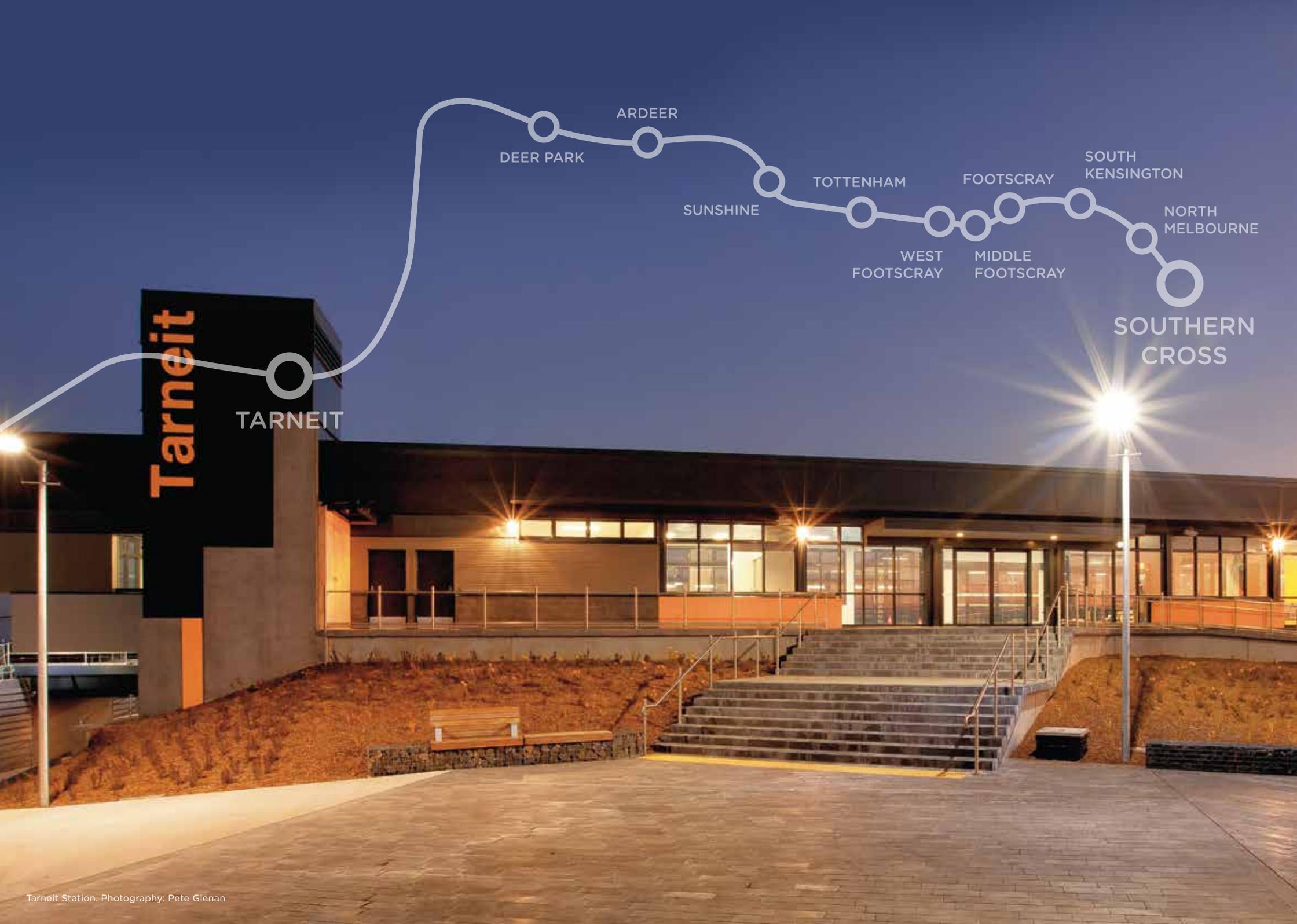
Just 24 kilometres from Melbourne CBD, Westbrook is perfectly positioned to take advantage of the new Regional Rail Link. And as the new Tarneit Railway Station is located within the estate, Westbrook residents can leave the car at home and simply walk to the train.

If you'd rather drive, then it's straight down Leakes Road to join the West Gate Freeway to either the CBD or Geelong. The Western Ring Road is nearby for easy access to the northern suburbs, Bendigo and Ballarat.

Westbrook sits in the centre of a fast growing community with schools and childcare centres all around it. There's plenty of local shopping with Werribee Plaza less than 5kms away.







Tarneit

TARNEIT

DEER PARK

ARDEER

SUNSHINE

TOTTENHAM

WEST FOOTSCRAY

MIDDLE FOOTSCRAY

FOOTSCRAY

SOUTH KENSINGTON

NORTH MELBOURNE

SOUTHERN CROSS

A big community deserves to be the best connected.

Melbourne's new Regional Rail Link is the best news in years for those living along its route. And as Westbrook has its very own railway station, residents are in the box seat when it comes to getting to and from the City.

There will be space for over 900 cars (though a car is hardly necessary when you live next to the station), plus a major bus interchange and taxi rank. The very latest in safety and platform amenities means every traveller is well and truly looked after.

When you live at Westbrook, being well connected is a big plus.





Big enough for

A landscape photograph of a river with a large rock in the foreground and a blue line graphic overlaid. The river flows from the left towards the right, with a large, textured rock in the foreground. The background features a grassy bank and a line of trees under a clear blue sky. A blue line graphic, consisting of two overlapping, rounded shapes, is overlaid on the right side of the image, extending from the foreground rock towards the background.

the biggest dreams

The Westbrook
Masterplan
is a big plan...





Everything you need right where you need it.

Westbrook is the largest estate to be developed in the northern Wyndham area. And while size alone is not everything, it means just about everything is right in your neighbourhood.

Look at the Masterplan here, and it will show you how residents are going to enjoy a vast choice of recreation and play areas – in fact over 32 kms of shared paths and trails throughout the estate – plus indoor and outdoor sports facilities, your own school, and two major waterway projects that will enhance the natural beauty of the area.

And the shopping will be spectacular with both major retailers and boutique brands creating a large Town Centre near the estate's very own railway station.

KEY:



Planned residential



Proposed future residential



Proposed Town Centre

Proposed Commercial Centre

Proposed Community Centre

Proposed Indoor Recreation Centre





Proposed Sporting Reserve

Proposed Secondary School

Proposed Display Village

Central Park featuring Forsyth Waterway lookout

This is where nature and technology work hand in hand to create the very best in recreation and educational play for children and adults alike.

Using the natural features and textures found in the existing landscape as inspiration, our designers will be using some of the latest ideas in play equipment, and then adding a touch of technology to create remarkable community spaces for the people of Westbrook.

Colourful play mounds, rope bridges, junior bike safety tracks, scramble rocks, lawn areas, feature look-outs and shelters are just the start - we have big plans because we take fun seriously at Westbrook.

We've designed even bigger and better ways to have fun.





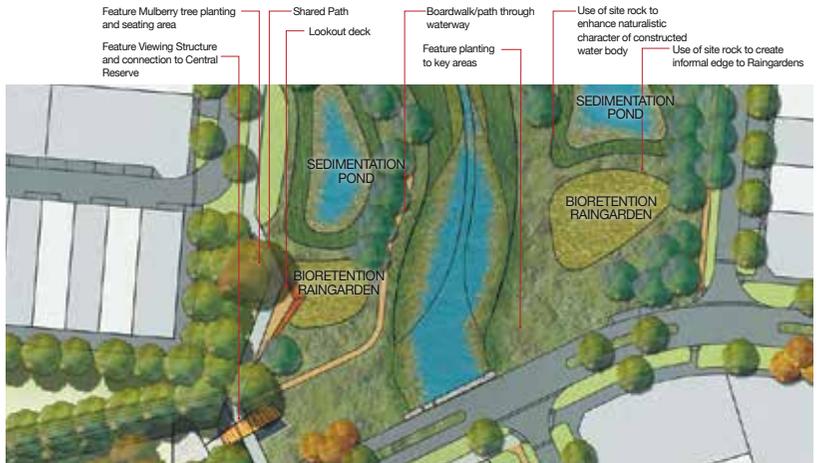
An artist's impression of a natural landscape. A river flows through the center, surrounded by large rocks and dense greenery. In the background, a stone bridge with multiple arches spans the river. To the right, a modern building with a curved roof and a walkway is visible. The sky is blue with a few birds flying. The overall scene is bright and vibrant, suggesting a harmonious blend of nature and human-made structures.

Balancing past
with present,
nature with technology,
people with place.



Two of the most important features of Westbrook are Skeleton Creek and the Forsyth Waterway. Not only will these natural features be retained, they'll be improved, enhanced and developed for every resident's enjoyment.

Connected by a network of pathways, residents will pass by water pools and creeks that will support an abundance of local flora and fauna.

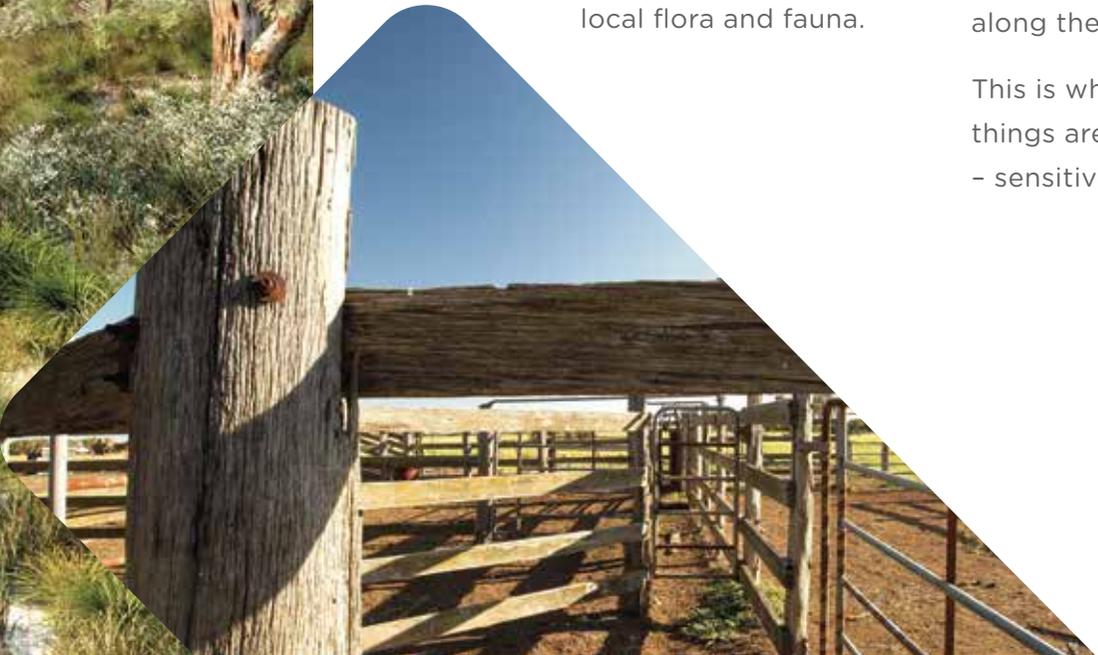


Forsyth Waterway Detail Plan

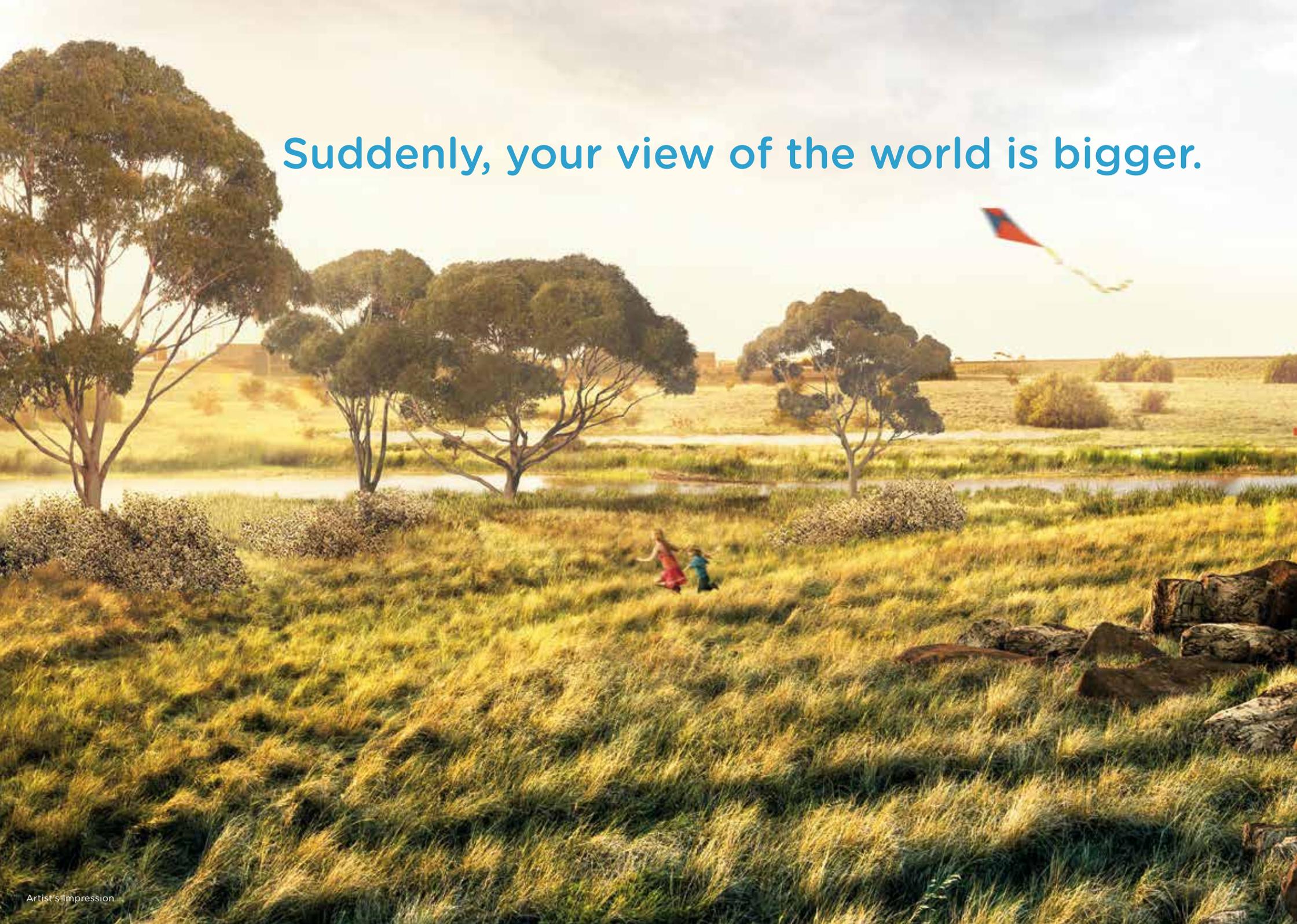
Additional sedimentation ponds will replenish and recycle community water, and support bioretention raingardens along the waterways.

This is where all things are in balance - sensitivity to the

local geography and history, improvement of the natural features with contemporary techniques, and most importantly, reassurance that all the residents of Westbrook will be able to share in these wonderful assets.



Suddenly, your view of the world is bigger.





And when it's Westbrook big, you expect to have everything on your doorstep - so naturally we have plans to build a complete Town Centre that will offer shopping experiences from major retailers to mega stores, from boutique brands to wining and dining.

There'll be a comprehensive business district and health and recreational areas to keep you fit and active.

Westbrook will become a place that is set to expand your horizons - both personally and literally.



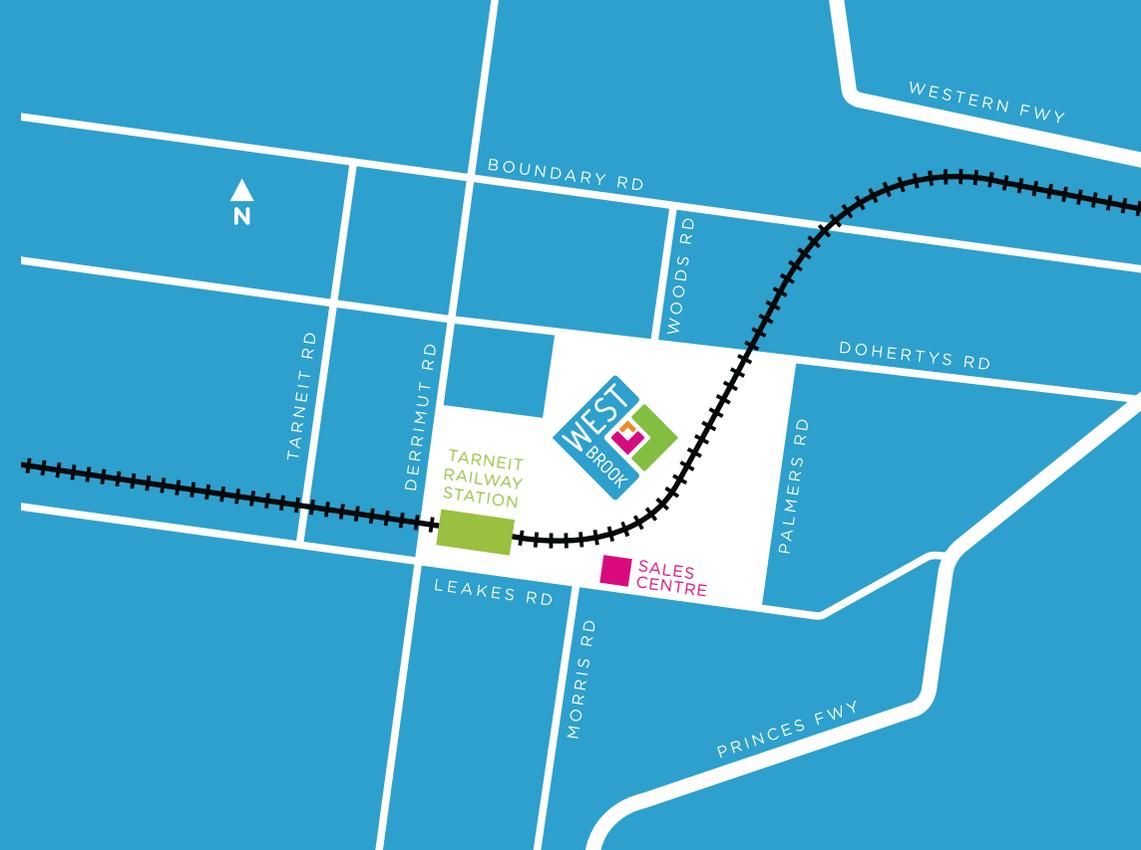


Room for everyone.

Living at Westbrook is going to change your life. You'll be joining people just like you who will be sharing new experiences and new opportunities. Building a community together that over time, will grow ever closer and stronger.

The estate is designed with connection in mind. Not just physically connecting with paths, parks and waterways, but most importantly, connecting people emotionally with the land - its beauty, its history, and its future.





Westbrook Estate

Land Sales Centre

Near the intersection of Morris & Leakes Roads, Truganina

Phone 1300 303 420

WestbrookEstate.com.au



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