



The new town in the Swan Valley

# Malvern Springs

Invigorate your life





# Introducing Malvern Springs, a very special place in Ellenbrook.

When we started planning Ellenbrook's latest village, we got to thinking about the fast pace of modern life. As our world gets faster, people long for a calmer home environment, cleaner air and a healthier lifestyle.

## **With this in mind, we've designed...**

A place where you could know all your neighbours

A place to walk or stroll or run or cycle

A place to enjoy the protected natural beauty

A place where wildlife can flourish

A place where the environment is preserved

A place to live smarter

A place to recharge your batteries.

## **Malvern Springs will be, quite simply, a better place to live.**

Our new village is named Malvern, derived from "Maelfern", the Celtic name of a spa town on the Welsh/English border renowned for its great natural beauty, national park hills, and natural mineral springs.

# Malvern Springs is about living smarter.

## **It's about the little things you can do.**

Our design guidelines help you save money on water and energy, and help save the environment, too. We also encourage you to build smart, with help to choose the right home for your lifestyle. We also help you towards a healthier lifestyle, with more walking paths and cycle ways than any other village in Ellenbrook, plus links to other villages, schools, sports ovals, the Town Centre, The Vines Resort, and future Swan Valley cycleways.

## **It's about what we haven't done that makes it smart.**

We haven't touched major wetland areas, we've simply enhanced their borders. We haven't removed the natural undulation, we've designed around it. We haven't removed the high point, we've kept it to add interest to parklands. And we haven't destroyed any areas of natural beauty, we've designed a village that lets you live amongst it.

## **It's about enhancing what's already there.**

Before starting work on the village, we set up a nursery to propagate more of the existing Ellenbrook flora to use later in enhancing the streetscapes and parks. We relocated local fauna before starting the village.

The parks will retain local biodiversity wherever possible, enabling over 1500 species of flora and fauna to remain in their natural habitat. We have designed links through the village and into surrounding pristine wetland areas for families to walk, cycle or meander. We orientated the streets to take advantage of the sun's direction and cooling afternoon breezes.















# At Malvern Springs, we've let Nature do the designing.

Malvern Springs will be community living within a rich natural setting. Our Naturespace will have distinctive landscaping relating to the undulating nature of the existing site. The pristine wetlands that are a feature of Malvern Springs will form the heart of the parkland system.

## **Strings and beads.**

The core focus of this village will be pockets of open space positioned throughout the length of the village, called "beads", which are connected by a network of paths, we've termed "strings".

These corridors will ensure that our residents can enjoy walking through their village safely to a range of destinations. The strings will create cool, leafy corridors that break into glades around the community. Landscape features such as ephemeral streams, will lead from one "bead" to the next.

The beads will be highly maintained parkland providing for recreational games, local play areas, picnic areas etc, with interpretive information near wetlands to assist in the identification of flora and fauna.

## **The view from your front door.**

To complement our Naturespace, the streetscape will include Ellenbrook natives and plants cultivated in our own working nursery. We've designed our streets to integrate with the landscape, with swales providing a natural, soft solution to drainage, whilst creating a streetscape that is interesting and attractive.

# Some of the little things that make a big difference.

We're serious about creating a whole lifestyle package, to enrich and invigorate your life. Malvern Springs is about living in harmony and leaving a light footprint on the planet and to make life better for everyone.

So by building smart you save money using energy and water efficient design and designing to fit your lifestyle - that's more money to spend on your family.

We're offering incentives which will help you work with us to create cleaner, fresher air.

We're building over 30kms of hike and bike trails and pathways so that you can enjoy the clean fresh air and the Naturespace.

We're giving you a front yard garden that will look great and look after itself, so that you have more time for fun, relaxation and family.

There's also all the connections - both visible and invisible, that create a net of safety and belonging, to your neighbours, to your family, to nature, to the rest of Ellenbrook, to the world (through our state of the art fibre optic cabling).

You'll soon be asking yourself, why would I want to live anywhere else?















# Perth's first Waterwise Land Development.

Malvern Springs will be the first development created under an initiative between the Water Corporation and the land development industry in WA. The objective is to create a place where both the village and individual dwellings are designed to achieve best practice water management so that everyone benefits: the homeowners, the local flora and fauna, and the greater environment.

Malvern Springs has been designed from the water table up.

## **Water quantity.**

Drainage has been designed to ensure that groundwater levels do not vary enough to impact wetlands and 'constructed assets'.

## **Water quality.**

Infiltration basins have been incorporated to limit pollution in stormwater. Other initiatives include sediment and erosion control, plus effective waste management to improve quality.

## **Road Verges and Median Strip Treatments.**

Landscaping to all road verges and median strips will comprise of low profile planting, lawns and street trees that have a low water and nutrient requirements.

## **Entry statement and Public Open Space.**

Existing local vegetation will be retained or replanted where possible to maintain the bio-diversity and reduce reliance on water and nutrients. Irrigation will be sourced from shallow groundwater bores and fertilizer demands will be minimized through appropriate plant selections. Appropriate use of hardscapes will further reduce water and nutrient demands.

## **Homes.**

Design guidelines will ensure adoption of Waterwise principles. Showers, taps and appliances will all have high Waterwise star ratings. Garden designs include a balanced mix of hardscaping, garden beds and lawn.

## **Incentives to purchasers.**

Waterwise landscaping packages will be offered with all gardens including a rain sensor and subterranean irrigation systems. Rebates from the Water Corporation will also be promoted from our Information & Sales Centres.



Managed by LWP Property Group Pty Ltd

Information & Sales Centre, 34 Main Street, Ellenbrook WA 6069

open Sat-Sun and public holidays 1pm-5pm. Mon-Fri 9am-5pm.

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