

The future is...
B BRABHAM



Home is not just a place, it's a feeling ...and a *future.*

Brabham is so much more than an estate or a suburb. It's a considered community shaped by its unique neighbourhoods, where neighbours connect naturally and form long-lasting friendships. A place where people can grow, live, work, play, and unwind, supported by a genuine sense of belonging.

Here, life is designed to flow smoothly. People can choose to live close to what matters including schools, parks, local shops, and Whiteman Park Train Station, while still having space to unwind and enjoy their day.

Brabham gives you the freedom to choose the kind of life you want to build and the future you imagine for yourself and your family. A future that feels achievable, welcoming, and full of possibility.



HONEYCOMB PARK

A bright future awaits
you at Brabham.

A legacy transformed, a *future* reimaged.

Brabham celebrates the legacy of Sir Jack Brabham. Once a WWII military airfield, Caversham was transformed into a raceway after the war and became the stage for two Australian Grand Prix events, in 1957 and 1962. Today, the same land that witnessed history is now the Brabham community. Its streets and neighbourhoods carry forward the spirit of achievement and celebration, reflected not only in the legacy of racing but in the lives of the people who call it home. Inspiring a community built on connection, growth, and the pursuit of a bright future.

"I don't think the people of Perth realise they have this kind of history on their doorstep. We had luminaries like Sir Jack Brabham, Lex Davidson, Bruce McLaren - they all came over and raced on this circuit. At the time, they were like gods - they were like the popstars of that era."
WA Vintage Sports Car Club President, Rob Ozanne.
ABC News, Sunday 18 November 2018.

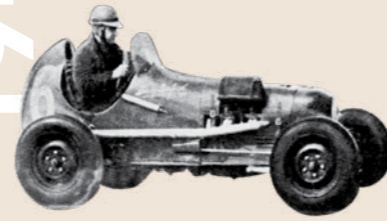


1942 & 1943

Caversham Airfield, also known as Middle Swan Airfield, was constructed during World War II at Caversham, Western Australia. It served as a parent aerodrome for the Royal Navy's Fleet Air Arm and the United States Navy.

1946

The airfield was later utilised as a motor racing circuit, hosting its first event.



1957 & 1962

The Australian Grand Prix was held twice at Caversham Airfield, a historic circuit in Western Australia. The suburb of Brabham takes its name from Sir Jack Brabham, the iconic Australian motor racing champion who competed in both events.



SIR JACK BRABHAM

1969

WA circuit racing shifted to the newly opened Wanneroo Park Raceway, and Caversham Airfield was reactivated by the federal government as a military radio communications hub.



RADIO TOWER BRABHAM

2022

Honeycomb Park, Brabham Estate's flagship park, was officially opened.



HONEYCOMB PARK

2020

The first Local Structure Plan for the Brabham development was approved, setting the framework for subdivision and future growth.

Brabham Estate also became **Green Star accredited.**

2019

Preliminary earthworks for Stage 1 of the 220-hectare development began, with the official "first sod" ceremony.

2018 & 2017

A partnership between DevelopmentWA and Peet was established to develop the Brabham community.

2011

The suburb of **Brabham** was announced. Originally it was part of Henley Brook.

2023



SUSTAINABLE TWO-STOREY HOUSE

Official launch of Brabham's Green Home, **Australia's most sustainable two-storey home*** in Brabham.

2023

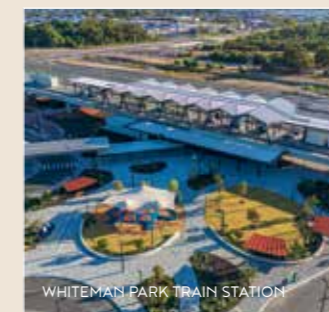
Brabham Estate won PCA **Best Innovation Award** and **Best Property Sales Marketing Campaign.**

Brabham Estate also received recognition as **Water Corporation's Waterwise Development of the Year.**



2024

Whiteman Park Train Station, officially opened.



WHITEMAN PARK TRAIN STATION

2025

Brabham Estate was awarded the **UDIA WA Award for Excellence in Sustainability.**

OUR FUTURE LOOKS BRIGHT...

*Based on CSIRO database and correct as of March 2023.

A convenient and rewarding *location.*

Each of our cleverly located Brabham neighbourhoods has its own story, character, and conveniences. Schools, shops, essential services, and Whiteman Park Train Station, are all close at hand, while the Swan Valley adds a unique blend of lifestyle and natural beauty.

As one of Perth's most sought-after areas, Brabham offers comfort for today and value for the future, evolving alongside its residents as new facilities emerge and the community continues to grow.



Live a full life.

Life is what you make it at Brabham, with all the ease of great schools and transport links, combined with action-packed play parks, modern shopping and serene wildlife.

Just moments away, the Swan Valley awaits, offering more than a hundred cafes and restaurants, from farm-to-plate gourmet dining to casual eats, alongside art galleries, craft shops, antiques, and designer homewares.

Explore all the places where life unfolds.

CAFES & RESTAURANTS



FIND THE BEST COFFEE IN BRABHAM

Brabham's coffee-scene is growing, with locals enjoying everything from expertly brewed espresso to fresh-baked treats and hearty toasted fare. Plus, the Swan Valley adds a touch of rustic charm with its winery cafés and artisan offerings.



BEST TASTY BREAKFAST IN TOWN

Whether you're craving a hearty cooked breakfast, a breakfast burger, or simple eggs on toast, the cafés in and around Brabham offer something for every kind of morning.



SWAN VALLEY

The Swan Valley is WA's oldest wine region and gourmet hub. It's home to acclaimed wineries, breweries, distilleries, artisan food makers, and local art galleries, all set against the scenic backdrop of the Swan River. Visitors can enjoy everything from casual to fine dining and distinctive local experiences.

LOCAL ATTRACTIONS



BELLS RAPIDS WALKING TRAIL

Bells Rapids is a great beginner trail and is both family and dog friendly! This hike provides spectacular scenery with views over the Darling Scarp, Swan Coastal Plain and into Walyunga National Park. The grassy riverbanks and rocky rapids are a superb spot to stop for a picnic to take it all in.



CAVERSHAM WILDLIFE PARK

At Caversham Wildlife Park, you can hand-feed kangaroos, meet koalas, and enjoy farm shows. Friendly keepers, interactive experiences, and spacious habitats help make it a memorable day out for family and friends.



WHITEMAN PARK

Whiteman Park is a vast bushland playground, just minutes from Brabham. It's a family-friendly destination where nature, heritage, and adventure come together, offering museums, tram rides, wildlife encounters, walking trails, and picnic spots.

SHOPPING LOCATIONS



WHITEMAN EDGE VILLAGE

Whiteman Edge Village is located just 1km away from Brabham Estate and is home to Coles Supermarket, Liquorland and an array of convenient specialty stores.



MIDLAND GATE SHOPPING CENTRE

Midland Gate Shopping Centre is located within 13km of Brabham Estate and features over 190 stores in one convenient location. You can browse new trends, shop big brands, and support local businesses.

There's a neighbourhood for every *lifestyle.*

Brabham offers a lifestyle for everyone. Young families can thrive with safe streets, playgrounds, and local schools just minutes away, while mature families can enjoy open spaces, and room to grow. For those drawn to a more urban vibe, a future town centre places dining, shopping, and community events right on your doorstep.

From relaxed weekend strolls to active outdoor adventures, Brabham's three neighbourhoods offer diverse living options that cater to every stage of life. The central planning principle aims to ensure that everyone can feel at home. Whether you seek tranquility, connection, or a dynamic lifestyle, Brabham offers a home that fits you perfectly.



 **BRABHAM**
FIELDS

 **BRABHAM**
PARADE

 **BRABHAM**
VANTAGE



Room to breathe, space to thrive, *naturally.*

At Brabham Fields, life unfolds at your pace. This is a neighbourhood where you can stretch out and slow down. Larger lots, leafy streets and green open spaces give you room to grow and weekends filled with nature on your doorstep.



Build the home you've always dreamed of, with larger frontage options to fit a wide range of designs or custom builds.



Winding pathways connect natural wetlands and lush parks.



Fresh air and wellness for you, your pets and your kids - with green spaces wrapping around most neighbourhood streets.



Enjoy the tranquillity and wildlife at St Leonards Creek.



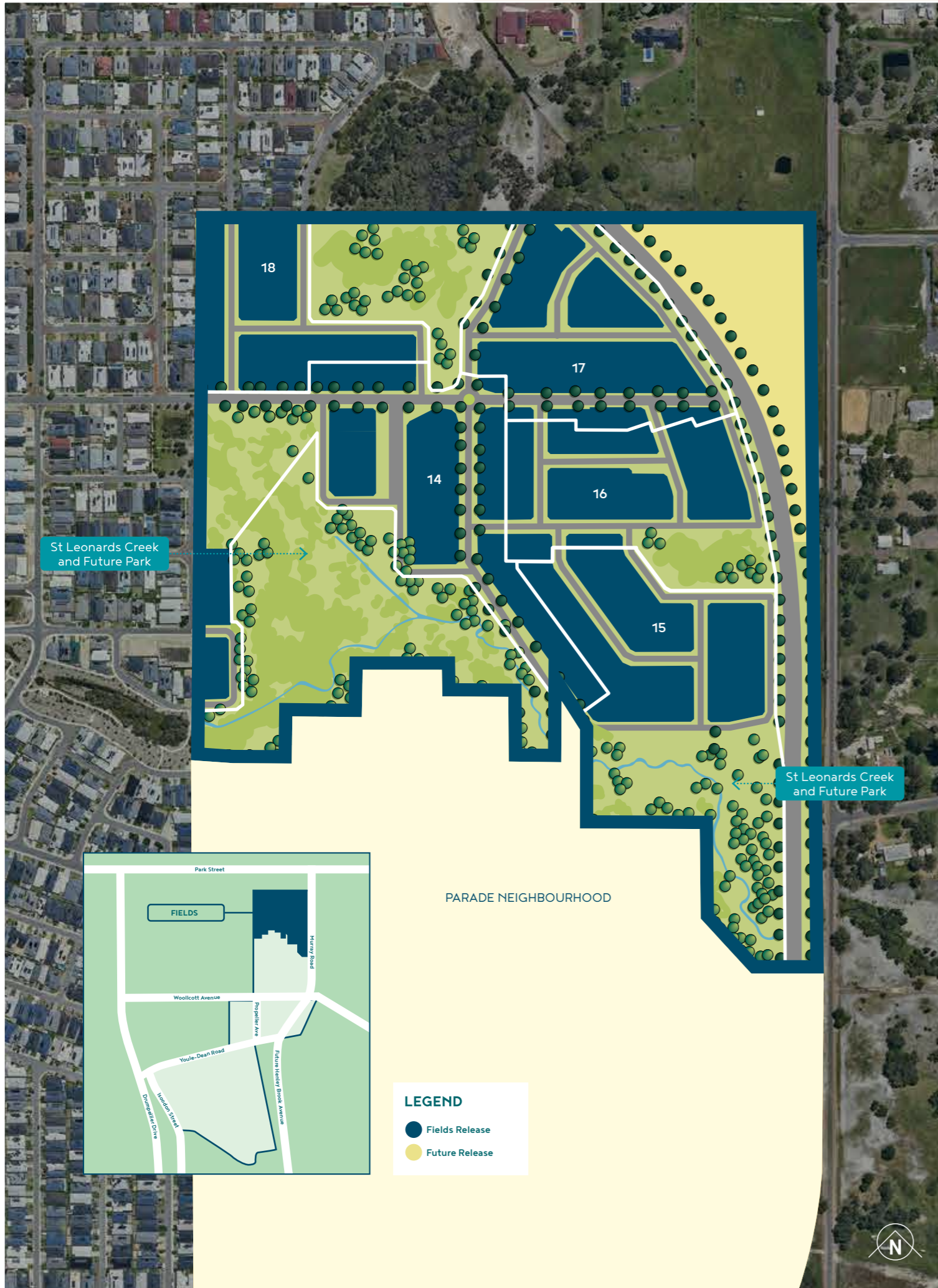
Fields has the closest proximity to Ellenbrook Shops for convenient drop ins, delicious food and easy grocery runs.



Ellenbrook Secondary College is close-by this neighbourhood - the ideal spot for a bright future!



From backyard
cricket to quiet
nights, this is living.

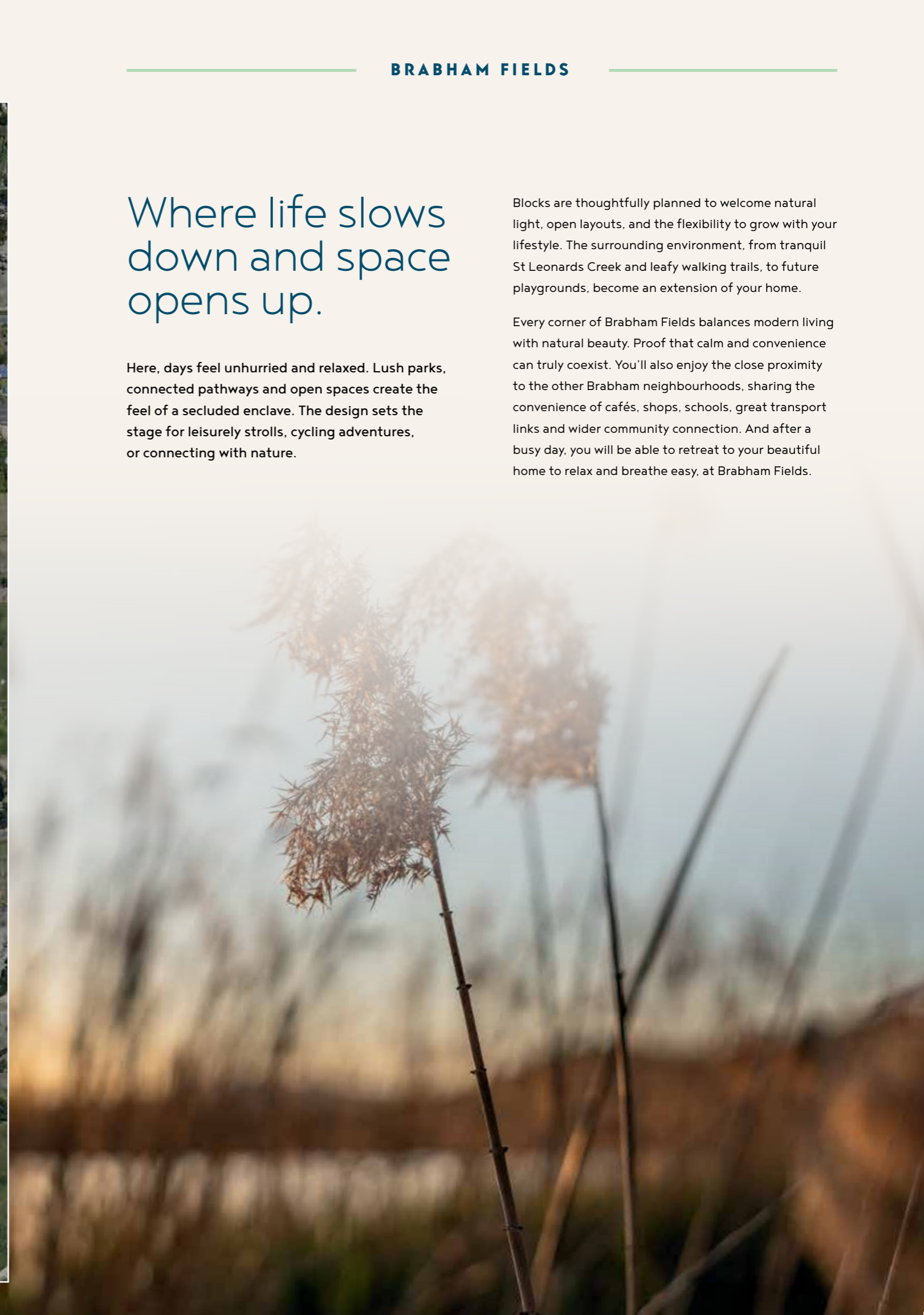


Where life slows down and space opens up.

Here, days feel unhurried and relaxed. Lush parks, connected pathways and open spaces create the feel of a secluded enclave. The design sets the stage for leisurely strolls, cycling adventures, or connecting with nature.

Blocks are thoughtfully planned to welcome natural light, open layouts, and the flexibility to grow with your lifestyle. The surrounding environment, from tranquil St Leonards Creek and leafy walking trails, to future playgrounds, become an extension of your home.

Every corner of Brabham Fields balances modern living with natural beauty. Proof that calm and convenience can truly coexist. You'll also enjoy the close proximity to the other Brabham neighbourhoods, sharing the convenience of cafés, shops, schools, great transport links and wider community connection. And after a busy day, you will be able to retreat to your beautiful home to relax and breathe easy, at Brabham Fields.





This is family living with everything in *place.*

Wander through the heart of Brabham and discover where our story began, in Brabham Parade.

Over 1,300 people already call this neighbourhood home, enjoying a choice of schools, playgrounds and community events.

There are adventures for kids big and small, and a community rhythm already in place - where neighbours become mates and weekend sports await.



Sporting ovals are around the corner - ready and waiting for the kids to kick, throw, learn and earn some grass stains.



Choose from a mix of block sizes and lot types to suit your home design.



Enjoy Brabham's most established stages with plenty of community infrastructure, open space and momentum already in place.



The kids can play straight away in the very popular Honeycomb Park.



Great, established schools are conveniently close-by.



Existing transport links and the Whiteman Park Train Station moments away.



MAARAKOOL PRIMARY SCHOOL

Where families grow
and an established
community thrives.



Family life made easy with schools, parks and peace of mind.

Situated in the heart of Brabham Estate, our Parade neighbourhood is designed with families in mind. The choice of schools invite lively school runs filled with conversation, while our sports oval and Honeycomb park become hubs for spontaneous catch-ups and community events.

Brabham Parade sets the benchmark for thoughtful planning and award-winning design. Friendly neighbours, welcoming streets, and an established connected community make every day feel safe and inviting.

At Brabham Parade, life isn't just about a home. It's about experiences, memories, and the comfort of knowing everything you need is within easy reach. All that's left is to live the life you've imagined.





Enjoy urban energy and seamless *connection.*

Ready to thrive, work, play and make friends in the social hub of Brabham? Our Vantage neighbourhood embraces modern living without losing that all important sense of community. You'll love the future transport links, education access, public art, village design and café strip.

Brabham Vantage invites you to experience a new way of living, in a neighbourhood that moves with intention, embraces innovation and welcomes progress.



The future town centre will allow you to wander through shops, relax on shaded benches and find your favourite coffee stop.



Choose from urban cottage lots with clever home designs, and village centre town homes.



Creativity will be celebrated, with public art that add to the energy of the neighbourhood.



The walkable design of this neighbourhood encourages residents to live well - walk, cycle, stretch and find quiet nooks to reflect.



People will come together to enjoy modern, shared spaces with proposed plans for multi-sport courts, playgrounds, free wifi and community table tennis tables.



A future Primary School and High School with a sports oval are planned.



Whiteman Park Train Station is only a walk away.



WHITEMAN PARK TRAIN STATION

Live smart,
stay connected.



Smart living, shared dreams, all within reach.

Brabham Vantage is about that moment when everything opens up, when your view widens, and the future feels full of promise. It reflects a belief that life becomes richer, brighter, and more deeply connected when you choose to see a lifestyle beyond the ordinary, one that offers an energetic urban vibe.

With a direct link to the Whiteman Park Train Station and plans for future parks, schools, and a town centre, Brabham Vantage is seamless living that suits you. Quiet streets and green spaces create room to relax, while the promise of a vibrant hub ensures the community will continue to grow with a future focus.

Brabham Vantage is a multi-generational lifestyle that is based on connection and vision. Where dreams move closer, flexible work and living just works, and the future feels completely yours.



Find *your* place.

Brabham is a community where life feels fuller and neighbours become friends, companions, and part of your extended family. Belonging is felt in every smile, every shared moment, and in the gentle rhythm of daily life.

It's a place where your story unfolds naturally and safely, surrounded by connection and care. Brabham isn't just where you live, it's where life feels truly yours.

A place for *everyone*.

Brabham is a people-centric community that welcomes you from the moment you arrive, a place where diversity is embraced and different lifestyles fit naturally side by side. Everyday life feels brighter and more connected here, with inviting parks, tree-lined streets, and a spirit of togetherness woven into every corner.

Peet and DevelopmentWA are proud to do more than build residential estates, we build communities. Our long-standing commitment to creating happy, thriving neighbourhoods is backed by our Community Development Program, delivered in partnership with Creating Communities, which provides residents with a calendar of free events and opportunities to connect.

Brabham is more than a place to call home, it's a community designed to support, inspire, and offer every person a true sense of belonging.

"We chose Brabham because of the community feel. The streets are looked after, people care and there's a sense of pride. Having friends already here helped seal the deal.

With parks, trails, schools and shops close by, it's such a good balance of lifestyle and convenience. We're excited to build where we already feel at home."

- **Derek**

"We fell in love with Brabham after stopping in on the way to Whiteman Park. The families were friendly and we instantly felt comfortable. We checked out the parks, the train, grabbed some food and met Renee at the Sales Office who really listened to what we needed.

It's easy to imagine our kids growing up here, surrounded by nature, multicultural families and everything nearby."

- **Ankur**

"We built in Brabham because of the location with schools, shops, parks, the train, wineries in the Swan Valley and plenty of food options. It makes life easy to enjoy.

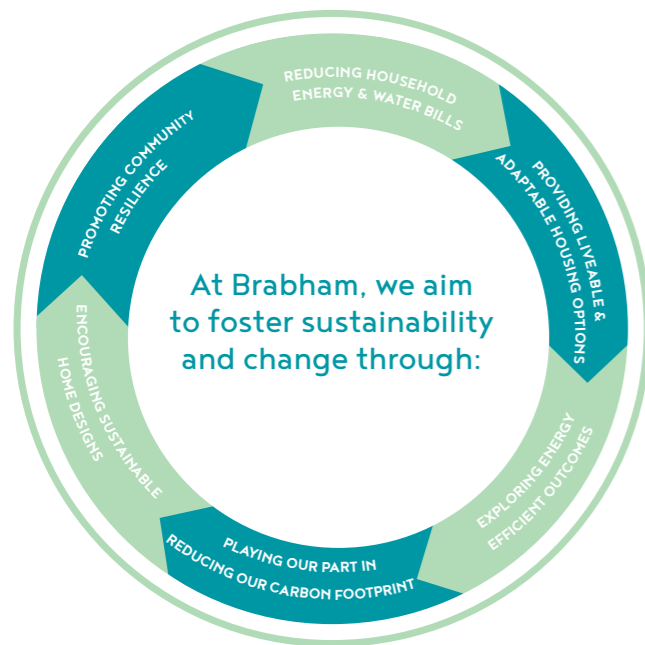
From planning to building, the whole process has been exciting and fulfilling. It feels like the right place to grow, make friends and enjoy some peace."

- **Ashok**

Building a brighter future, naturally *together.*

Brabham is a place where people can belong and connect within a thoughtfully planned and sustainable community, it will welcome around 2,750 new homes alongside schools, green spaces, and recreational areas designed for shared experiences, wellbeing, and everyday enjoyment. Guided by care for the land and for one another, the project will be striving to achieve the following initiatives that support sustainability and help shape a brighter future for generations to come.

-  Creating a green environment by investing in alternate water sources, which are being investigated to support the long-term irrigation of our parks and green spaces, reducing our reliance on scheme water.
-  Reducing waste by reusing and recycling materials as part of our construction processes.*
-  Retention of existing bushland that borders the site as well as the beautification of St Leonards Creek.
-  Designing for healthy and active lifestyles through thoughtful streetscapes and infrastructure linking residents to parks throughout the estate and to each other.
-  Facilitating neighbourhood connections through investment in community events as well as supporting local groups and clubs.
-  Planting up to double the number of trees required by the City of Swan throughout the estate.
-  Exploring eco-friendly technology that will help to reduce residents' reliance on the grid and reduce their emissions.



*Principle Contractors are required to develop and implement a Waste Management Plan with a minimum of 60% of waste being recycled or reused. Materials such as concrete pipes, excess premix concrete and other construction materials such as brick, block and paver off cuts are turned into road base and drainage aggregate for re-use where suitable. Steel, plastic and used oils are recycled off-site.

Live better at Brabham.

Here at Brabham, we're committed to living lighter and brighter. Sustainable landscaping options and energy efficient initiatives are just some of the ways we're thinking differently to create a brighter future for everyone.



Brabham is proud to be a 6-Star 'Green Star' community, a world-leading sustainability rating achieved by only 5** developments in Western Australia and the first in the City of Swan. On completion, the estate is expected to produce up to 40%¹ less carbon emissions than a typical land development and has also been recognised as a Platinum Waterwise Development for its commitment to smarter water management.

BETTER LIFE BONUS PACKAGE \$13K worth of extras for FREE!

To make living at Brabham more sustainable, easy and affordable.

Every home in Brabham will receive the Better Life Bonus package, helping reduce household energy bills by \$1,000¹ per year. Enhanced landscaping options further support water efficiency, delivering an average 57% reduction in garden water use each year².



Solar PV

Up to \$3,000 toward a solar system (minimum 1.5kW) - dependent on lot size.



\$500 Bike Voucher

Every home in Brabham will be offered a \$500 voucher to put towards the purchase of a bike to help reduce greenhouse gas emissions and improve your health.



Home Energy Management System (HEMS)

A home energy management system to help you track your energy usage.



Smart Controller

Upgrade to a wifi enabled smart irrigation controller which automatically adjusts your water usage based on data from local weather stations, for improved water savings.



Heat Pump

\$1,000 towards a heat pump hot water system, which are 30%³ more energy efficient than conventional electric hot water systems.



wifi Enabled Meter

Installation of a wifi enabled water meter to help you understand your water usage in the garden and to detect leaks before they become an issue.



Design Guidelines Consultation

This service is available to all purchasers to provide guidance on design and sustainable elements for your home.



Fencing & Landscaping Voucher

Soil moisture retention upgrade as part of your front landscaping package to help you achieve a healthier, water efficient garden.

¹Assumes solar PV is installed to all eligible lots (average of 2-3kW/dwelling). ²Correct as at 19/12/2024. ³Our calculations have been based on the average household bill for a four person household which in Perth is approximately \$2,000 per annum. Savings are dependent on the individual dwelling, number of occupants and consumption patterns and cannot be guaranteed. ⁴Based on data from Brabham's Green Homes Display from 1/11/2023 to 31/10/2024. ⁵Commonwealth of Australia (2024a) 'Hot Water System'. Available at: <https://www.energy.gov.au/households/hot-water-systems>. (Accessed December 2024).

Peet *places.*

At Peet, we create communities where people find their home, all across Australia.

We design places that offer the choice of different lifestyles in townhouses, apartments and family homes.

With each community, we add to an enduring legacy of creating connected, liveable places built for today and future proofed for tomorrow.

Each Peet address becomes a meaningful part of someone's story; it's the special place in the world where you belong.

With 130 years of placemaking, we're known for communities built to last.



Where *you* belong

As the State Government's property delivery agency, we're shaping WA. We're turning our vision into reality, transforming landscapes into vibrant, sustainable communities.

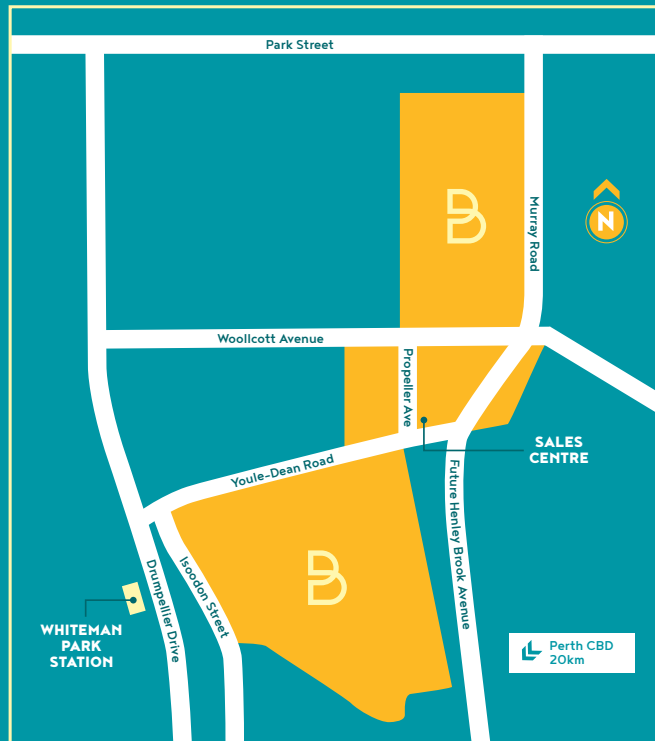
From iconic city skylines to busy regional hubs, we're creating exceptional places that inspire and connect. We're investing in the future, building infrastructure that will benefit generations to come.

With a focus on innovation and working together, we're driving economic growth, creating jobs and enhancing the quality of life for all Western Australians.





BRABHAM



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DevelopmentWA

PEET