

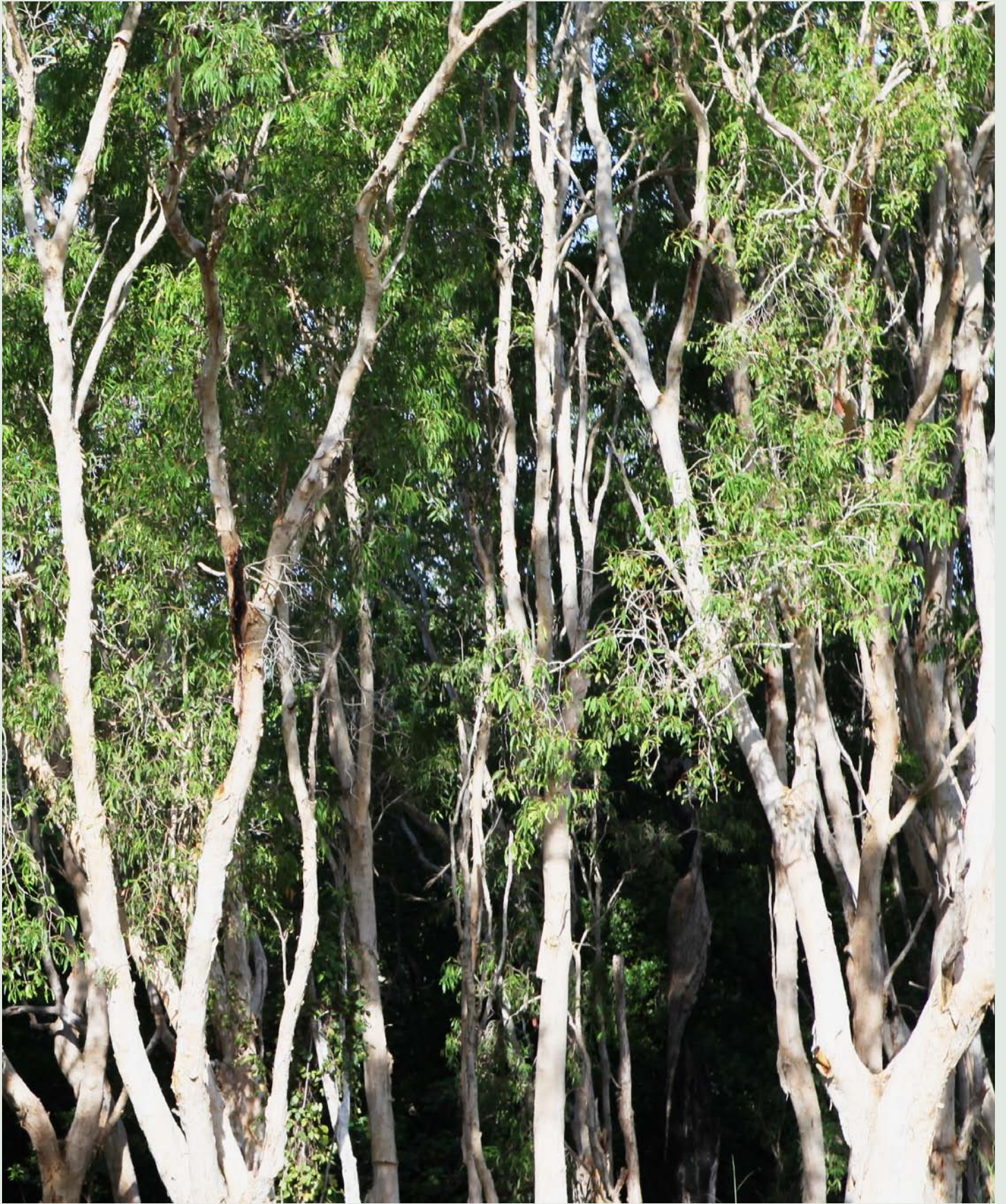
Breezes
MUIRHEAD



A BREATH
OF
FRESH AIR



RAPID CREEK



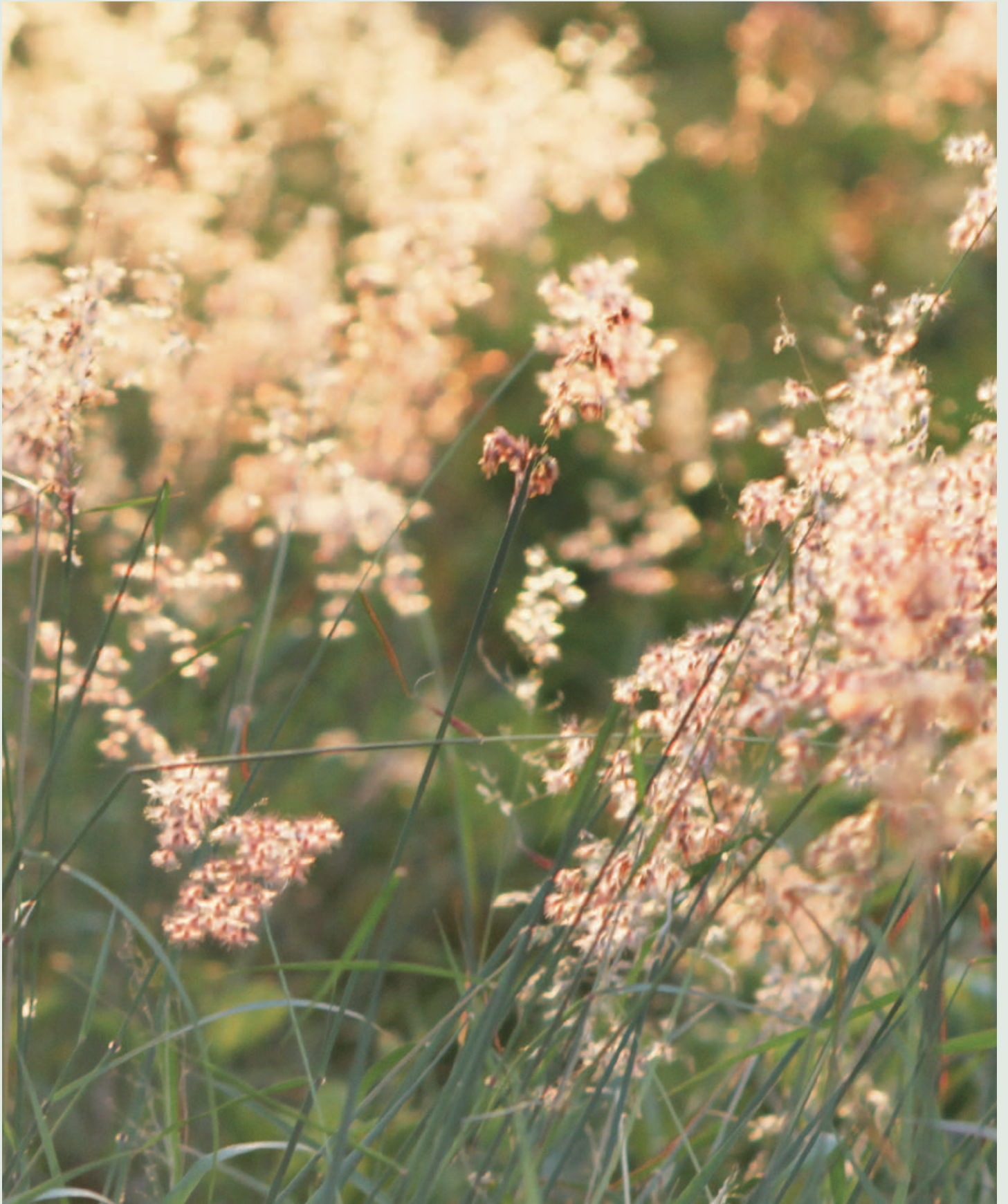
DARWIN'S TRULY SUSTAINABLE ADDRESS

It's a breath of fresh air and an address like no other. A whole new approach to urban design which delivers for the future, but lets you relish every moment of today.

Positioned in the city's sought-after northern suburbs, Breezes Muirhead brings together the best of tropical living and sustainability in an address that offers specially designed home-sites, strategically planned lot layouts and sweeping green spaces that truly connect residents with the nature that surrounds them.

Welcome to Darwin's new way of living. Welcome to Breezes Muirhead.





NATURALLY, THE PLACE TO LIVE

INNOVATIONS THAT DON'T COST THE EARTH

From the generously sized side yards and cooling breezeways, to the shaded streetscapes and commitment to renewable resources and recycling, Breezes Muirhead has been planned with maximum comfort in mind. Not simply comfortable living, but comfort in the knowledge that your home and surroundings will be environmentally idyllic for years to come.

BREEZEWAYS - THE NATURAL AIR CONDITIONER

The wide blocks, which are available in a variety of sizes, are aligned to capture the prevailing breezes, and carefully considered design guidelines have been developed to allow each house to be open to these cooling breezes all year round by encouraging roof ventilation, louvered windows to provide cross flow ventilation and open floorplans. Even the street layouts and site orientations optimise airflow throughout the neighbourhood, keeping homes cooler – naturally.

GREENWAYS - YOUR THIRD YARD

The greenways have been designed to provide a flexible and adaptable side yard, which at 4.5 metres wide, is ideal for entertaining, parking a boat or creating a safe play area for the family.

GREEN STREETS - BRINGING THE PARK TO YOUR FRONT DOOR

Front gardens reach out to the leafy avenues that connect the nearby reserves and open spaces.

Linking the external and internal parks with the richly planted streets and domestic greenways, the unique landscaping of Breezes Muirhead offers a welcome canopy of shade from spacious nature reserves all the way to the private living areas of every home, resulting in an entire neighbourhood that's perfect for walking or cycling.

CLIMATICALLY RESPONSIVE DESIGN - SUSTAINABILITY FROM THE GROUND UP

Breezes Muirhead design guidelines have been developed to balance comfort and affordability with sustainability – at home and in the community.

Capturing the essence of the tropical lifestyle, houses feature broad eaves and verandahs to help keep your home cool, while providing perfect spaces for alfresco living. Energy efficient homes look out onto broad back and side yards where families have the space to grow and have fun, while out the front, attractive fascias and gardens will ensure the appeal of Breezes Muirhead continues to flourish into the future.

An inspirational display village will illustrate the ease of achieving a sustainable 'Top End' lifestyle, by showcasing the latest in green innovation and energy saving initiatives.





A DYNAMIC NEIGHBOURHOOD

Together with outdoor exercise zones, bike and jogging paths, cultural trails, and shaded children's play areas, a wide range of public initiatives are planned including water and refuse recycling, solar-energy usage, public transport links, and a dedicated onsite nursery providing water-wise natural plants for the myriad of public gardens and green spaces.

Added to this, a dedicated Community Liaison Officer will be on hand to coordinate a host of neighbourhood sports and social activities to help build a warm civic vibe and a genuine sense of community.

Closer to home, wide yards are the ideal shape and size for a game of cricket, a private swimming pool or year-round entertaining. In the side greenways, boaties and anglers can tend to their pride and joy, while greenthumbs and home-makers create private tropical gardens around relaxed living spaces where everyone feels at ease.

Breezes Muirhead is more than a suburb, it's a true local neighbourhood where residents are mates, and life is what you make it.





CASUARINA COASTAL RESERVE

GREEN OPEN SPACE

Take a morning stroll through the open parklands, find a tranquil garden corner and settle in with a good book; workout in the fresh air at the exercise zone; or end the day with an invigorating run along the meandering cultural trail. With over 20 hectares of green-space, Breezes Muirhead is perfect for those who enjoy the beauty of the outdoors and the space to breathe, relax and savour life to the fullest.

From leafy, shaded streets to the expansive parks and grassland fields, Breezes is designed with genuine sensitivity to the natural environment – enhancing both its setting and the local ecology by using carefully selected plants and providing habitats for native fauna.

A broad open reserve sweeps across the full width of the address and ripples with the sound of family picnics and children's games. Neighbourhood parks flow onto tree-lined avenues, and every home is within 400 metres of a lush, green reserve. And with Breezes Muirhead's unique greenways, the parkland ambience starts right on your doorstep.





FULLY PLANNED NEIGHBOURHOOD



Spread out across approximately 168 hectares of prime Darwin real estate, Breezes Muirhead is set to become one of the Top End's most feature-packed addresses. From environmental innovations to neighbourhood events, Breezes Muirhead offers something for every lifestyle.

URBAN DESIGN FEATURES

- Total area approximately 168ha
- Staggered blocks to catch prevailing cooling breezes
- Proposed allotments range from 450sqm to approximately 4000sqm
- Wide blocks accommodate front, side and back yards
- Street layout designed to maximise shade and the circulation of breezes
- Masterplan will include extensive open green space, parklands and neighbourhood pocket-parks

GREEN SPACE

- Connects neighbouring communities
- Links to local and district parks
- Public space for gatherings and recreational activities
- Incorporates pedestrian and cycle paths
- Environmentally appropriate plants, requiring minimal water and providing a habitat for local fauna

PERIMETER STREETSCAPING

- Shade trees to create a visual screen
- Creates a soft interface between residential area and bushland

RURAL RESIDENTIAL LOTS

- Proposed up to approximately 4000sqm homesites
- Very low density close to bushland area





MORE THAN JUST AN ADDRESS

Whether you've chosen your own builder or opted for one of a variety of house and land packages, a home at Breezes Muirhead is more than just a place to live. It's your own private haven where you can entertain friends all year round, raise a family with plenty of space to play, or just settle easily into the joys of an active retirement.

DESIGNED FOR LONG-TERM APPEAL

To ensure your home sits in harmony with the environment, and to provide for enduring market appeal, a set of carefully-considered design guidelines are in place to promote climatically responsive housing styles.

Architectural specifications include deep, shady eaves and louvered windows roof vents and wide breezeways to promote cross-ventilation semi-enclosed living spaces, solar hot water, local material use and importantly, six-star energy efficiency ratings.

INSPIRATION ON DISPLAY

The Breezes Muirhead Sales and Information Centre doesn't just offer inspiring living options, but is also a unique education hub devoted to carefree, environmentally sustainable living in the Top End.

As the Display Village grows, it will become one of the leading showcases of sustainable living ideas in Darwin, with initiatives ranging from waterwise gardens to energy efficient home design and options for solar power.





NEIGHBOURHOOD FACILITIES WITHIN 4 KM OF BREEZES MUIRHEAD INCLUDE:

- Childcare centres, primary and high schools
- Charles Darwin University
- Casuarina Shopping Square – the largest retail centre in NT
- Boat access at Lee Point
- Fishing and boating at Buffalo Creek
- Casuarina Coastal Reserve and Surf Club
- Marrara Sports Complex

- Lyons neighbourhood centre
- Tracy Village Social and Sports Club
- Darwin Golf Club
- Royal Darwin Hospital

AMENITIES YOU'LL FIND FURTHER AFIELD INCLUDE:

- 6.4 km to Darwin International Airport
- 15.5 km to Darwin city centre

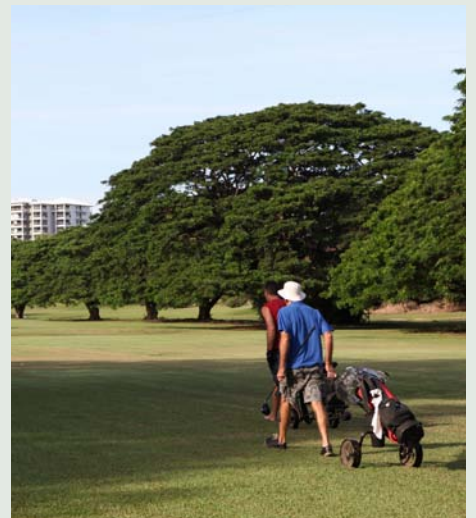
EVERY DAY CAN BE SUNDAY

You don't need to wait for the weekend to take full advantage of Breezes Muirhead's envied and convenient location.

Buffalo Creek and Casuarina Coastal Reserve are only moments away, while the Marrara Sports Complex and sweeping fairways of the Darwin Golf Club are less than ten minutes' drive from your front door.

Lee Point Road sweeps past Breezes Muirhead putting the city and neighbouring suburbs in easy reach, and a proposed extension of the city-Lyons bus service is anticipated in the near future.

From the nearby Casuarina Shopping Square and Tracy Village Social and Sports Club to the nineteen primary and high schools, the hospital, the university and the wide range of social and recreational centres, you're at the heart of Darwin's best lifestyle attractions.



INVESTA AIMS TO DELIVER INNOVATIVE AND SUSTAINABLE LAND DEVELOPMENTS ACROSS AUSTRALIA

INVESTA PROPERTY GROUP

Investa Property Group is one of Australia's largest unlisted owners and managers of quality real estate, controlling more than \$9.6 billion worth of assets across the commercial, industrial and residential sectors. Investa Land is the land development business within the group which has a development pipeline of more than \$2.7 billion incorporating over 12,300 residential lots, and over 430 hectares of industrial land located around Australia.

As developers, Investa Land is committed to delivering sustainable, community projects that are progressive and of high quality, located in key growth corridors across Australia that are well serviced by transport, infrastructure and amenity.

DHA

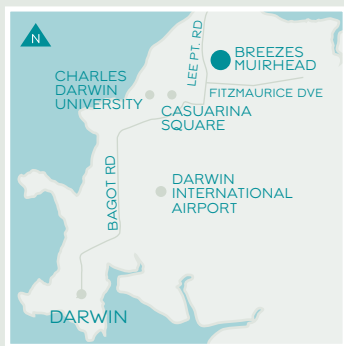
The role of Defence Housing Australia (DHA) is to supply housing and related services to Australian Defence Force (ADF) members and their families in line with Defence operational requirements. DHA sits within the Defence portfolio, but is not part of the Department of Defence.

DHA became a Government Business Enterprise in 1992 and has been selling properties to investors under its unique leaseback arrangement since the mid 1990s. DHA currently manages over 18,000 properties valued at over \$9.6 billion across Australia. Over 65% of this stock is owned by private investors and leased back to DHA, who manage it throughout the lease term.

Information about DHA's investment program is available at www.invest.dha.gov.au







BREEZES SALES CENTRE

Off Lee Point Road
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T. 1300 955 076
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