

An update from our Development Manager



Jeremy Hughes
Senior Development
Manager

Hello and welcome to our mid-year newsletter. It's been an exciting period for Heartford with first Titles issued in February for Stages 1 to 3 (178 lots). Watching our lot owners commence their home-building journey is exciting and we're looking forward to welcoming our first residents soon.

In this edition of the newsletter, I'll update you on construction, greenspaces and Titles at Heartford. We also interviewed Heartford's new Sales Professional, Minh Vu and Donnybrook Primary School Principal David Williams about the first couple of years at Donnybrook PS.

Stage Titles

It was a great start to the year with first Titles issued in February for Stages 1-3 (178 lots). The lot owners have commenced construction of their dream homes with some set to move in soon.

Construction

Major infrastructure works to service the initial stages of development are now complete, including the Shenstone Branch Sewer main. The main Donnybrook Road / Swiss Boulevard signalised intersection has also reached completion, with the traffic signals now operational.

This important road infrastructure provides access into the development and will not only ease congestion on Donnybrook Road but also improve safety for the growing Heartford community.

The next phase of civil works have commenced across Stages 4, 5 and 6 (184 lots). Stage 4 sewer reticulation works have been successfully completed and drainage works are progressing well, with titles expected in early 2026.

Landscaping and greenspaces

Stages 1, 2 and 3 streetscape works have reached completion. Each stage has a combination of deciduous and evergreen trees of varying heights, approved by City of Whittlesea, to create a streetscape that is both aesthetically pleasing and one that will play an important role in the environmental and social health of our community.

Delivery of Heartford's first local park within Stage 3 is nearing completion and is anticipated to be open to the public in July. The Stage 3 park will be an important community hub once complete.

Delivery of Heartford's iconic project entry is also nearing completion. Once complete, this will create a striking entry point that enhances a sense of place for the local community.

Heartford's Stage 3 Park is nearing completion



Meet Minh Vu, Heartford's new Sales Professional

We're delighted to announce that Minh Vu has rejoined the Heartford project team as our new Sales Professional. Minh first joined Satterley in 2022 and had a brief stint selling some of the first lots at Heartford before finding a home at our projects in St Helena and more recently, Bluestone Estate in Tarneit.



Heartford's new sales professional, Minh Vu

Returning back to Heartford and Melbourne's northern corridor, Minh has wasted no time talking to potential purchasers and getting to know future residents.

"It's a special time to be joining Heartford with so many purchasers starting to build their dream homes and plenty of lot sizes available across all budget types."

"As residents start to move over the coming months and our first park is completed, I'm expecting interest to build at Heartford, especially combined with the \$30,000 rebate on all Titled stock."

"There's never been a better time to buy land at Heartford."

Minh said working across a number of Satterley projects

and dealing with a range of buyers has created a strong foundation in customer service and attention to detail.

"Working in each community has highlighted the importance of really understanding buyers and guiding them through the journey to home ownership. The value of patience, clear communication and accuracy – double and triple checking details.

"For new purchasers that walk through the Heartford sales office, they can expect plenty of support, transparency and a genuine commitment to successfully helping them achieve their dream home."

When not at work or exploring the local area, Minh enjoys working out, boxing, catching up with friends and supporting his beloved Magpies!

Welcome back Minh!

A Reminder to Maintain Your Land

We've recently noticed an increase in rubbish being left on vacant lots, and we're kindly asking that all residents take steps to maintain their lots – including mowing or slashing grass, managing weeds, and removing any dumped materials from the allotment and nature strip.

If your home construction hasn't commenced, some helpful ways to protect your lot from illegal dumping and overgrowth include:

- Monthly mowing or slashing
- Installing temporary fencing
- Putting up 'Private Property' signage
- Considering motion-sensor lighting or cameras

As Heartford continues to grow, it's important we all play a role in keeping our community clean, and safe. Together we can all make a difference and special thank you to those residents who are already keeping their land well-maintained.

The Heartford Sales Office is located at 4 Swiss Bvd, Donnybrook. Our friendly team can show you the latest land for sale and help you take the next step towards owning your dream home.





Local education thriving in Donnybrook

Donnybrook Primary School opened its doors in January 2023 with just 114 students. With a focus on providing inclusive education to the wider community, the school now has 496 students and expects that figure to grow to more than 600 students next year.

To discover more about this vibrant co-educational, government primary school, we sat down with David Willams, the school's inaugural Principal who welcomed students and families from day one.

How would you describe your first couple of years at Donnybrook PS?

The first couple of years at Donnybrook Primary School have been the most exciting, rewarding, purposeful and wonderful of my career in education.

In that time, our staff members have built relationships with students and their families, and have developed a deep sense of shared purpose, connection and belonging in our school community.

We have built an instructional approach that is informed by the best available evidence for how learning occurs. Each of our classrooms is typified by high expectations for student engagement, thinking, learning and behaviour.

We have developed strong structures and routines that ensure our classrooms are warm, welcoming, safe and inclusive places for everyone. Our classrooms are predictable environments where students know what is expected of them to learn and they are supported to thrive.

Are there any notable highlights that we could mention?

Our first camp to Campaspe Downs in September 2024 was a wonderful experience for our students in years 4, 5 and 6, with a range of adventure activities undertaken in a beautiful bush setting near Kyneton.

Each of our Book Weeks have been memorable experiences, with our students loving dressing up as literary characters and celebrating their love of reading, and learning to read.

We value and celebrate the diversity of our community, acknowledging and celebrating the rich cultural backgrounds of our families every day, and especially through celebrations every year for Harmony Day.

What impact do you think the school's newly built environment is having on student learning?

The facilities at Donnybrook Primary School are outstanding. Our classrooms are generously sized, beautifully and functionally furnished and include a range of adjoining break-out spaces and meeting rooms that can be used for small group learning, intervention and support or by allied health professionals or support staff working with students with additional needs.

We have a full-size gymnasium, custom-built specialist spaces for visual art, science and French and a large, attractively designed library.

Our grounds include two basketball/netball hardcourts, a large rectangular sporting field, further grassed areas, many 4-square courts, multiple playground structures (all with shade-sails) and a range of different seating options for students to sit down, eat with or chat with their friends.

What's been the response from local residents, especially those new to the area?

The whole school community has loved welcoming new families from all over Melbourne, Australia and across the globe to Donnybrook and to our new school. We now have 496 students and can expect to have an enrolment of well over 600 students to begin the 2026 school year.

We are humbled and grateful for the overwhelming support and trust we have received from families in the area.

Donnybrook Primary School is establishing a reputation in our community as an inclusive, caring place, where high expectations for student learning lead to great learning outcomes and a strong sense of belonging, safety and genuine wellbeing for our students.

Donnybrook Primary School:

Phone: 8407 8099

W: donnybrookps.vic.edu.au

F: facebook.com/DonnybrookPrimarySchool