



Family-friendly living
Elara community designed with comfort and connection as a priority.

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Growing opportunities
New Sydney Business Park expected to generate 10,000 new jobs.

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Enjoy the great outdoors
Stockland's Elara community features over 20 hectares of open space.

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Elara

LIFE IN ELARA

EMPLOYMENT HUB

EDUCATION

LOCATION

MASTERPLAN

A DAY IN THE LIFE

My place at Elara

Choosing Elara as your new place means you can start living the life. You know the one – where community, family and lifestyle all converge, where futures are built and where memories are made.



A new outlook

WELCOME TO ELARA

Elara is an exciting new community in Sydney's north-west offering the modern conveniences and the family-friendly lifestyle you have always dreamed about.

Elara, located in Marsden Park, will feature tree-lined streets, parks and green open spaces in a picturesque setting with views to the Blue Mountains. Elara's masterplan comprises 2,000 homes across the 178-hectare site.

Residents can look forward to the establishment of a neighbourhood shopping centre, childcare facilities as well as proposed state and independent schools catering to years K-12.

Key transport links are close by with easy access to Blacktown, Parramatta and the Sydney CBD while employment centres are within easy reach.

Elara is a community where your safety is paramount and your comfort and lifestyle have been carefully considered. We value your access to prosperity and growth ensuring that you and the community you choose to be part of, thrives.

With a range of land options to suit all budgets and lifestyle needs, Elara is the perfect place to call home.

"We love that Elara is family friendly. For us, it is about the schools, parks, playgrounds and open space. It's also about the people. It's important that there's a community feeling."

NGAIRE & SAM – FUTURE ELARA RESIDENTS



Discover family-friendly living

LIFE IN ELARA

Elara is a brand new residential community located on Richmond Road at Marsden Park in Sydney's fast-growing north-west.

Elara has been designed with the safety and comfort of the community at its heart. All the services and amenities your family needs at work and play have been considered carefully. Living at Elara you will feel part of a genuinely connected community.

Encourage your family to stay active and healthy as you explore the community's 20 hectares of open space offering parks, playgrounds, walking paths and cycle ways. Your weekday fitness regime and the weekend family plans have never been easier.

And with less time spent in the car you can enjoy life a little more. Relax at home with family and friends, visit the community centre, grab a coffee at the local cafés or stroll through Elara's parklands. Reward your family with a fresh start at Stockland's Elara community.

EMPLOYMENT HUB

Growing opportunities

Elara is just 5 minutes from the transport interchange and future Marsden Park Town Centre. Up to two discount department stores, supermarkets, specialty shops and the opportunity for commercial offices are proposed, while a community precinct with an aquatic facility is also planned.

The future town centre is adjacent to the Marsden Park Industrial precinct, home to the new Sydney Business Park which is expected to generate 10,000 new jobs. At only 30 minutes to Parramatta and Penrith and only 15 minutes to the Norwest Business Park your networking opportunities and business commutes are made easy.

And there's more. Exciting lifestyle and DIY brands such as Ikea, Bunnings, Masters Home Improvement, Costco and Aldi are all at the Marsden Park Business Park and just five minutes away from Elara.



LOCATION

The perfect setting

- Easy access to the M7 Expressway linking to the M2 and M4 motorways.
- Less than 10 minutes to Schofields Train Station and less than an hour to Central Station.
- 5 minutes to Sydney Business Park.
- Close to shopping and dining at Rouse Hill Town Centre and Blacktown.
- 50km to Sydney’s bustling CBD by car.

Transport

SCHOIELDS TRAIN STATION

BUS NETWORKS

Retail

PLUMPTON MARKETPLACE

SEVEN HILLS PLAZA

WESTPOINT BLACKTOWN

ROUSE HILL SHOPPING PLAZA

Parklands and Ovals

BUNGARRIBEE SUPER PARK

BLACKTOWN INTERNATIONAL SPORTS PARK

SHANE’S PARK CONSERVATION ZONE

WESTERN SYDNEY PARKLAND

Education

ROUSE HILL PRIMARY

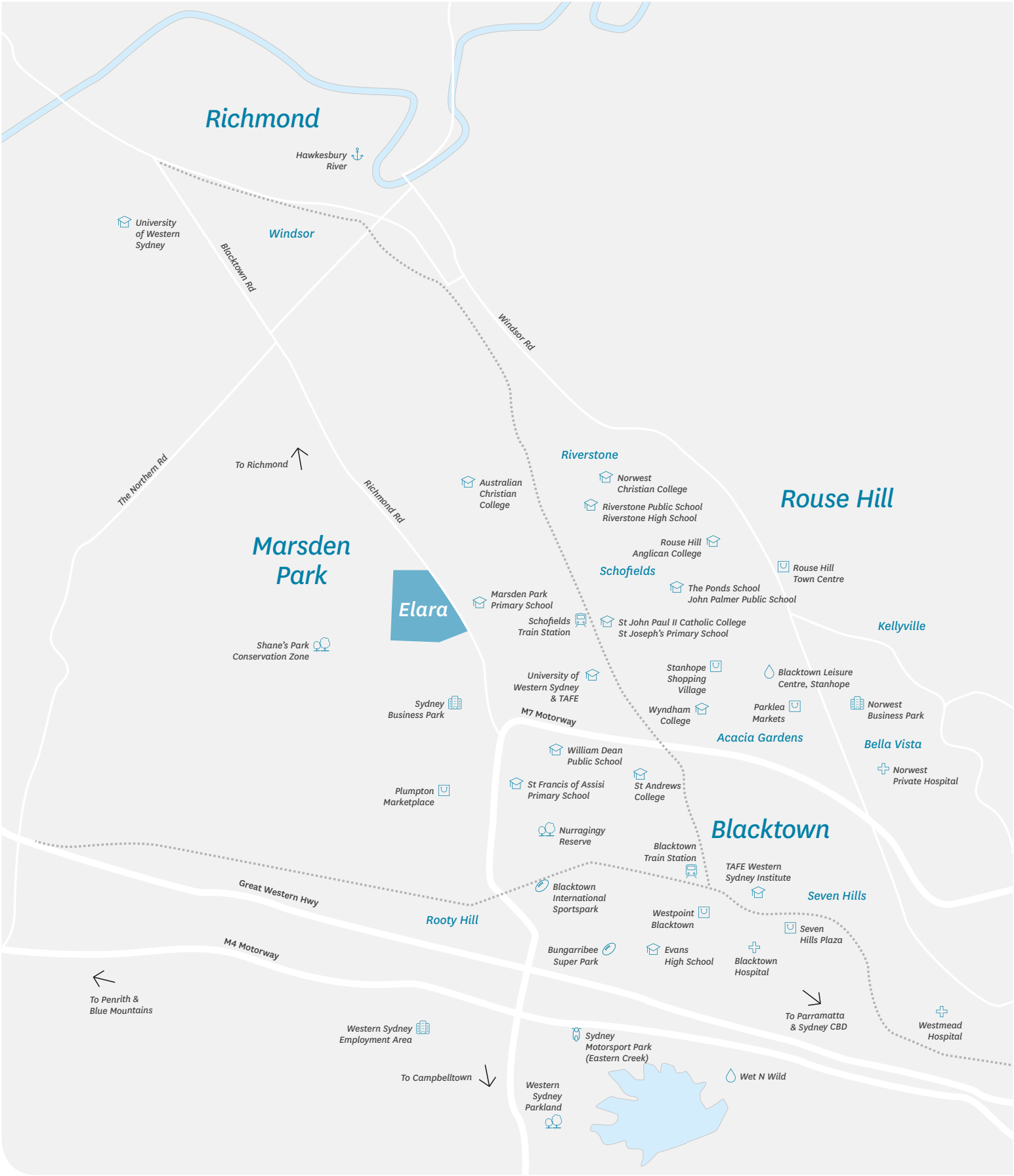
AUSTRALIAN CHRISTIAN COLLEGE

EVANS HIGH SCHOOL

ST FRANCIS PRIMARY SCHOOL

WILLIAM DEAN PUBLIC SCHOOL

UNIVERSITY OF WESTERN SYDNEY





A brand new community

The Masterplan at Elara has been carefully designed to cater for varying budget and lifestyle needs. Elara's seamless offer across three types of land options caters for a broad cross section of buyers.

Whether you are just starting out on your home ownership journey, looking to invest, expanding the family home or even downsizing now that kids have left home – there is a land option at Elara that is right for you. With three different

land types Frontier, Panorama and Cresnet you are bound to find the perfect land option to build your dream home.

Whatever you're after, Elara has it covered. Speak to one of our friendly sales professionals for more guidance on choosing the best land to build your new home at Elara.



Elara

The Blue Mountains

Future Residential

Local park

Playing Fields

2,000 new homes

Local Park

State primary school

Future Residential

20 mins to
Hawkesbury River

Richmond Road



Shopping & services

- Proposed Elara neighbourhood shopping centre with supermarket and specialty stores
- Future community centre* and garden
- 20 minutes to Rouse Hill Town Centre with more than 230 stores and cinemas
- 20 minutes to Westpoint Blacktown with Myer, restaurants and cafés
- Ikea, Bunnings, Masters, Costco and Aldi at Sydney Business Park
- Childcare centre on site

Public transport & roads

- Less than 10 minutes to Schofields Train Station
- Easy access to M7 and M4
- Less than 30 minutes to Parramatta
- Richmond Road upgrade program to be completed 2016
- 55 minutes to Sydney Airport
- Less than an hour by train to the Sydney CBD

Parks & open space

- Parklands and accessible playgrounds
- Sporting fields
- Walking and cycle paths
- Riparian corridor
- Community garden

Display village homes

- Elara Display Village featuring 47 display homes by 20 builders opening 2016

Education

- State primary school
- Independent K-12 school*
- Childcare centre

Technology

- Access to superfast broadband internet via the NBN

* Subject to negotiations with Council.
+ Subject to negotiations with Independent School Provider.
This plan shows the approximate location of existing and proposed third party facilities, services or destinations. Stockland does not give any warranty in relation to the future development of the site, or the current or future location or existence of any facilities or services. The plan is based on the intention of, and information available to, Stockland at the time of creation of the plan and details may change due to future circumstances. Any indications of location or size are approximate and for indicative purposes only, and are not to scale.



Rise and shine

Stretch your little limbs. Kiss mummy good morning. Your buddies are waiting at childcare.



Morning coffee

Grab a freshly ground Campos coffee at Livvi's Café at Elara.



Play before work

You're so close to the office now, you have time for quality family moments.



Play time

Let's go to the park for morning tea. Swing by the shops to pick up the blowing-bubbles.

Surrounded by nature

You're surrounded by nature at Elara. Time for a picnic or maybe it's a day trip.



Time for the Sunday papers

Relax and enjoy the simple things. Life at Elara lets you do just that.



Weekend sport

Leave the car keys behind and walk the kids to weekend sport at either of Elara's two playing fields.



Cook up a storm

With specialty food shops a stone's throw away, your entertaining skills just stepped up a notch.



Meet with friends

Located near a range of entertainment options and great access to the heart of the city.



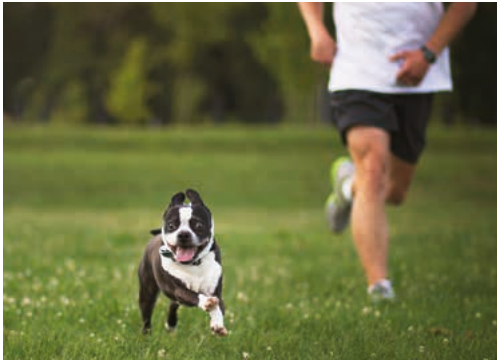
Parks and cycleways

Interconnecting walking and cycle paths connect the whole community. Perfect for after school outdoor play.



Natural produce from the community garden

Elara will boast a community garden for residents to grow and enjoy their own fresh produce.



The great outdoors

A dog training park is one of the many pocket parks planned at Elara for residents to enjoy.

Stock up after work

With a supermarket and specialty stores at Elara, no problem picking up last minute essentials after work.



Quality time with the family

With everything at your doorstep, spend more time doing the important things in life.



Eat streets close by

Nearby Rouse Hill Town Centre and Blacktown CBD boast a great range of dining options.



Entertain at home

What better place to entertain family and friends than in your brand new home?



Enjoy the great outdoors

Elara is a superbly located community offering expansive natural landscape stretching as far as the Blue Mountains.

This carefully planned Stockland community features over 20 hectares of open space with parklands and interconnecting walking and cycle paths. Children will love the modern

playgrounds and the community’s sporting fields. Golf courses, sports clubs and boating on the Hawkesbury River are all within reach, as is the popular Wet’n’Wild water park.

Enjoy your own private outdoor sanctuary by choosing an alfresco option when you build your brand new home.



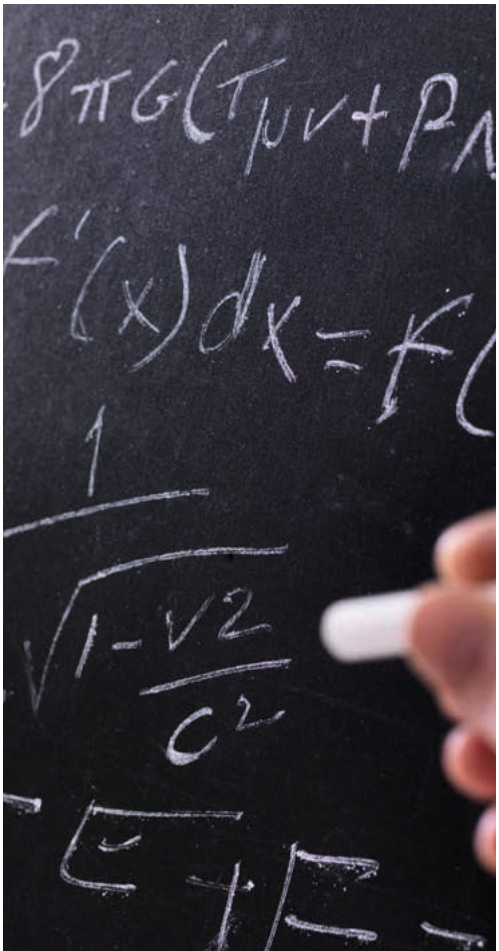
EDUCATION

Education on your doorstep

Elara families will be well catered for with plans for a public primary school, an independent K–12 school*, a childcare centre as well as a community centre^ and garden that will all be within walking distance from home.

Other public and private schools options are also close by together with the University of Western Sydney and Western Sydney Institute TAFE.

Living at Elara means the educational needs of your little ones or older children are taken care of.



* Subject to negotiations with Independent School Provider.
^ Subject to negotiations with Council.
Subject to future Council s94 Contributions Plan.



THE STOCKLAND STORY

A better way to live

Welcome to your place. It's not just any old place, it's a special place. Stockland created its past, but you'll create its future.

For over 60 years, we've been creating places that meet the needs of our customers and communities. And for over 60 years those customers and communities have been growing, adapting, sharing and changing our places into their places.

Our founder, Ervin Graf put it this way: "We aim to not merely achieve growth and profits but to make a worthwhile contribution to the development of our cities and great country". That sentiment has made us into Australia's leading property group with places as diverse as residential communities, retirement living villages, retail and more.

We believe, of course, in environmental sustainability. But just as importantly we believe in social sustainability: we create places where communities thrive.


We make the places. You make them your own.



Elara Sales and Information Centre

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