

belong at Aurora

—
auroravic.com.au 1300 859 217



AURORA
Created by
lendlease

BEFORE YOU CALL

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LENDLEASE'S NEW MASTERPLANNED COMMUNITY FOR THE NORTH

Lendlease is the acknowledged expert when it comes to developing Australia's finest master planned communities. Over half a century we've earned a reputation for fulfilling our promises. Lendlease creates convenient neighbourhoods where a true sense of belonging is supported and encouraged. Aurora continues this renowned approach to community building, providing a place to live and love for generations to come.



BEFORE

**BUILD NEW.
STAY LOCAL.
BELONG AT AURORA.**



THE BEST PLACE FOR LIVING
IN MELBOURNE'S NORTH,
COMBINING RENOWNED
LENDLEASE STANDARDS
WITH ALL THE BENEFITS OF A
THRIVING, ESTABLISHED SUBURB.



LENDLEASE
PRESENTS THE
NEW AURORA

Introducing our benchmark standards for superior living to Melbourne's north. Build your ideal home in a community with all the signature Lendlease standards of beautiful parklands and public

spaces, plus direct connections to transport, employment and education. Belong to something special at Aurora, a community and a location where great things are always in store.

FIND OUT WHY LENDLEASE COMMUNITIES ARE CONSIDERED THE BENCHMARK IN AUSTRALIA. AURORA'S BEAUTIFUL AND CREATIVE PUBLIC SPACES, COMBINED WITH NEW COMMUNITY AND EDUCATION FACILITIES, GIVE A THRIVING DISTRICT AN EXCEPTIONAL FUTURE.



BUILD THE HOME THAT SUITS YOUR LIFESTYLE

LOVE LIVING LOCALLY AT AURORA

Build the home you want in the place you already know and love. Aurora offers a variety of house and land choices to suit your budget and your style. This is a community with its eye on the future, where everything you need is in easy reach and everything you want – and more – is on the way. Be part of the big, bright future unfolding here.



GREAT CHOICES EQUAL GREAT LIVING

At Lendlease we're committed to offering choice, quality and value. Aurora's diverse landscape means a whole range of new and innovative homes sit perfectly here. Simple building guidelines make it easy to build something beautiful and efficient. We're here to help and can advise on everything from material choices and landscape and sustainability options to enhance your living environment.





AURORA IS BURSTING WITH PARKLANDS AND PUBLIC SPACES

Active, natural and social, almost a quarter of Aurora contains green spaces and outdoor amenities. Playing fields, active areas and outdoor barbecue and dining facilities blend beautifully with Edgars Creek and the local landscape. Nearby is the amazing \$1.4 million Lehmann's Farm Park. Aurora's residents will eventually have more than 20km of bike and hiking trails to explore. The Lendlease masterplan includes two community activity centres, four football-cricket ovals, two soccer pitches and tennis courts plus two educational precincts.

AURORA - A PLACE TO BELONG

Lendlease will be responsible for over 3000 new homes at Aurora, helping to build on the existing residences already occupied or under construction. This is a community that's thriving today, with a general store already trading; fitness stations ready for your workout, plus completed tennis, football and cricket

facilities. Eventually a major supermarket, specialty shops, restaurants, a community centre, new primary schools, public transport and more will make up the neighbourhood. In true Lendlease style, direct access to current and future amenity via Edgars Road will be delivered early.

A COMMUNITY WAITING TO WELCOME YOU





INTRODUCING TWO TOWN CENTRES

Two purpose-designed Town Centres* are proposed for Aurora so your new home will enjoy the advantages of convenience and choice. As well as the proposed shops and services, including medical and pharmacy, a range of community facilities will be located here and abundant parking will ensure easy access. The standards are already being set with facilities such as Galada Community Centre up and running. All members of the Aurora community - from kindergarteners to seniors - will have opportunities to enjoy this modern and welcoming resource.

*Town centers not being delivered by Lendlease

BE PART OF AN ESTABLISHED SUBURB

EPPING AND SURROUNDS

Aurora's unique appeal is the stellar new homes and community it introduces to the Northern Growth Corridor, a district already established and flourishing. As part of the City of Whittlesea, your new home puts you in easy reach of all the local attractions and essentials, including Pacific Epping Shopping Centre, Epping Train Station, nearby schools and tertiary institutions, the Northern Hospital and more.



GET WHERE YOU NEED TO GO

Just 25kms north of Melbourne's CBD, Aurora enjoys direct access to major road networks, including the Hume Freeway. Many of the most vital locations in the district, including Cooper Street's emerging employment precinct, are just a few kilometres away. Choose from two major train stations, South Morang and Epping, when travelling to and from the city. Access local shops, schools, recreation facilities, medical services and more via the existing and planned bus routes in and around Aurora.

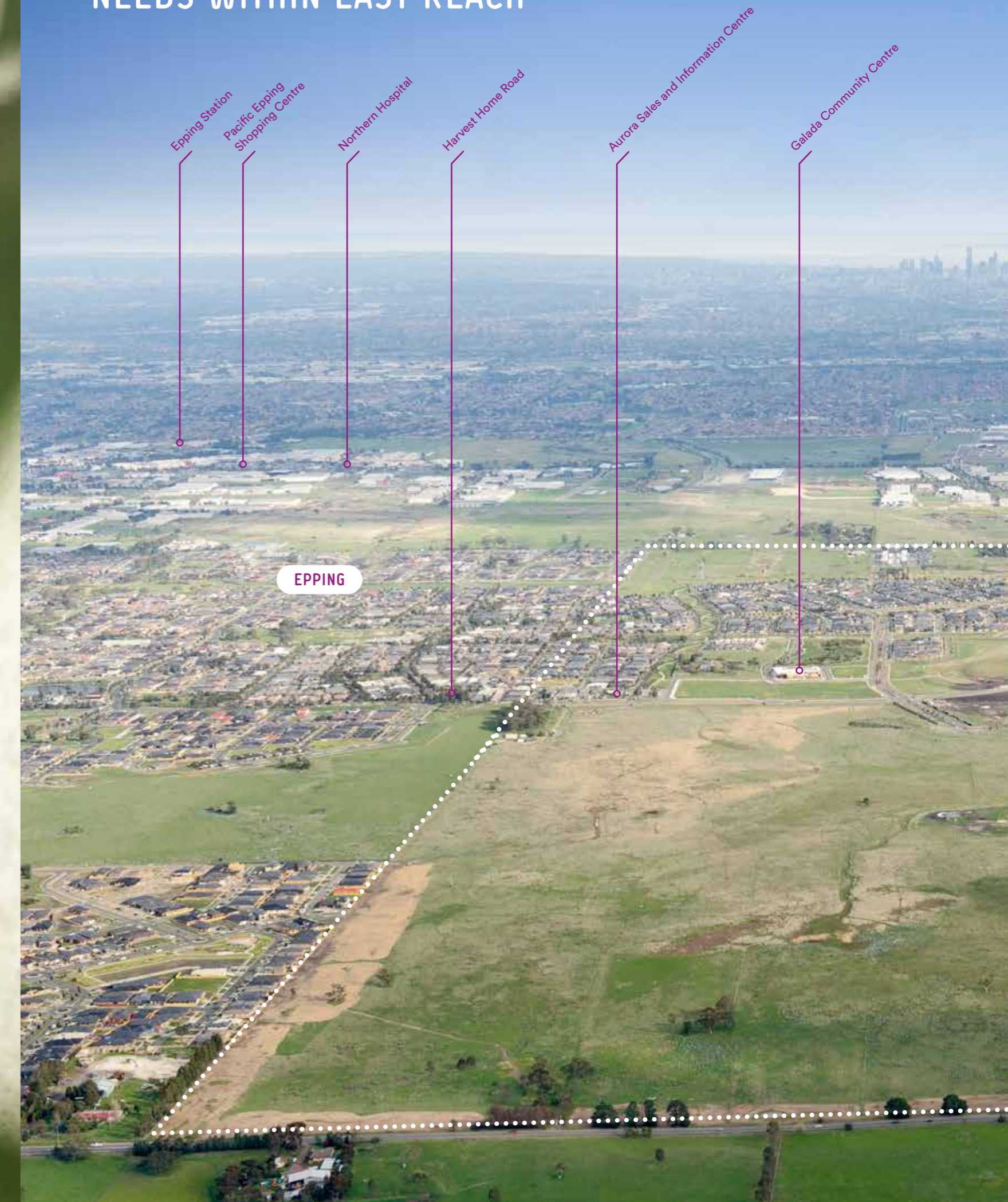




BE NEAR EDUCATION AND TRAINING

Ultimately Aurora will deliver new schools as well as new homes to Melbourne's north. The St Mary of the Cross MacKillop Primary School is now open, as is the Wallaby Childcare Centre. The master plan includes a further two primary schools and one secondary school plus two new Community Activity Centres. The education and training offering in the district is already robust, encompassing public and private institutions as well as the Epping campus of Melbourne Polytechnic.

AURORA HAS BEEN DESIGNED WITH AN EMPHASIS ON PROVIDING EVERYTHING THE COMMUNITY NEEDS WITHIN EASY REACH



GROWING COMMUNITY EXCITING FUTURE

LENLEASE DELIVERS ON ITS PROMISES

Today Aurora is home to approximately 5,000 people. When fully realised that number will swell to around 25,000. True to Lendlease's exacting standards, we will help deliver the infrastructure required to meet this growing community's needs. Aurora is a magnificent showcase for Lendlease's award-winning approach, where residents can enjoy views

of city skyscrapers and local creeks alike and landscaping celebrates heritage, conservation and recreation. Teenagers and toddlers are considered in our planning, via adventure parks, sporting groups and education. Community development programs, events and connections help nurture social ties and strengthen Aurora's unique sense of belonging.



Legend

- Established Aurora community
- Aurora Created by Lendlease
- Established amenity
- Future amenity

Epping Station

Pacific Epping
Shopping Centre

Northern Hospital

Harvest Home Road

Aurora Sales and Information Centre

Future Public Transport Corridor

Future Coles Supermarket

Future Aurora Town Centre

Galada Community Centre

EPPING

AURORA

Created by
lendlease





Melbourne CBD (25kms)
 Metropolitan Ring Road
 Melbourne Market
 Northpoint Enterprise Park
 Cooper Street Freeway Interchange
 Hume Freeway

CRAIGIEBURN ROAD EAST

MASTERPLAN

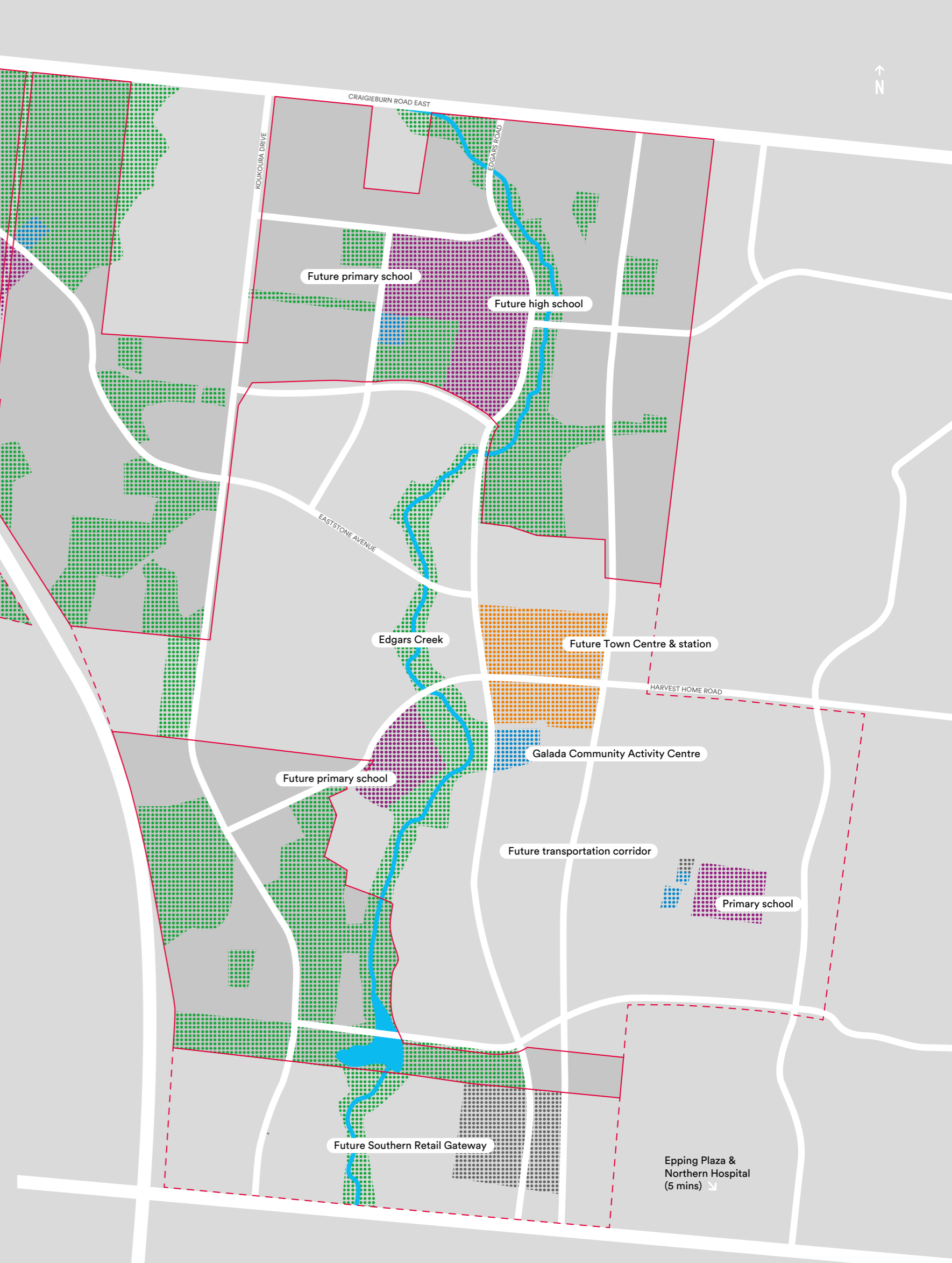
A PLACE TO LIVE AND LOVE

Natural, attractive and inclusive, the master plan for Aurora typifies the superior Lendlease approach. Consideration, imagination and preparation have been applied so the community will grow and evolve whilst catering to all residents. The balance between existing amenity and landmarks and unique Aurora locations is central. Major, practical concerns such as access to the Hume Highway are given equal weight to unique lifestyle elements, from the protection and incorporation of the

creek path to the provision of sporting ovals and play spaces. The Aurora master plan is ambitious on every level and crucial to the development of on-going opportunities in the greater region. Your new home will be a social hub, with two community activity centres, four football-cricket ovals, two soccer pitches and tennis courts, as well as a place of learning, with two primary schools and a secondary school on the way. All this reflects the Lendlease commitment to creating the best places.

LEGEND

- Established Aurora boundary
- Lendlease project boundary
- Lendlease developable area
- Roads
- Open spaces
- Wetlands
- Education
- Mixed use
- Town Centre
- Community use



This Masterplan is intended as a guide only. The information contained and depicted in this Masterplan is indicative only and is subject to any necessary development approvals and change without notice. Prospective purchasers should make their own inspections and enquiries and take their own professional advice to satisfy themselves as to all aspects of the proposed development before entering into a Contract for Sale. Prepared by Aurora, October 2015.

FAST FACTS



LOCATION

25 KM NORTH OF MELBOURNE CBD

- 6km from the Hume Freeway Cooper Street exit
- 5km from Epping Shopping Centre precinct
- 5km from the Northern Hospital
- Easy access to the emerging Cooper Street Employment Precinct



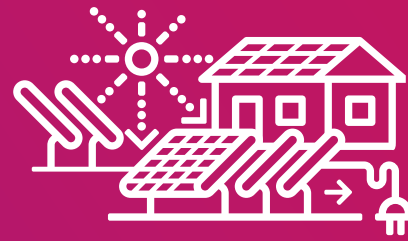
FUTURE TOWN CENTRES

The proposed two Town Centres will provide a broad range of retail opportunities including:

- Coles supermarket (due to open 2016)
- Specialty shops
- Restaurants and cafés
- Variety stores
- Medical and pharmacy
- These hubs will also provide other community facilities and are served by convenient parking

PROPOSED RECREATION FACILITIES AND OPEN SPACE

- Natural creek corridor
- Playgrounds and parks (some with free WiFi access)
- Tennis courts
- AFL football ovals
- Soccer pitches
- Sports pavilion
- Bocce courts
- Lawn bowls area



SUSTAINABILITY

- Intelligent water recycling for toilet flushing and garden use. It will also help keep the vast amount of open space green
- Fibre optic network infrastructure provided to all homes by Opticomm within the Lendlease development area
- On-road bike lanes
- Shared-path walking trails
- Encourage the construction of 7 star homes to assist residents in reducing their operating costs whilst being kind to the environment



TRANSPORT

- Two proposed train stations
- Easy access to Hume Highway
- Existing and proposed future bus services

HOUSING OPTIONS

- Your choice of builder
- Fixed price house and land packages available
- Quality, modern designs with room for individuality
- A greater choice of block sizes to suit all budgets and lifestyles
- Design guidelines aimed at creating beautiful streetscapes in order to protect your investment



SIZE AND POPULATION

- The overall size is approximately 630ha, of which 315ha is yet to be developed (by Lendlease)
- Aurora will be home to 25,000 residents upon completion
- Lendlease will deliver approximately 3,100 new homes

3,100

NEW HOMES



COMMUNITY & EDUCATION

Existing facilities:

- Creeds Farm Living & Learning
- Mary MacKillop Catholic Primary School
- Wallaby Child Care Centre
- Galada Community Centre features a welcoming plaza and outdoor space, planned activity facilities including community transport, multipurpose meeting rooms and community hall, a commercial kitchen plus community and group activities

Planned facilities:

- Three Government Primary Schools (Epping North on Harvest Home Rd opens Term 1, 2017)
- Government Secondary School
- Two Community Activity Centres (including kindergarten and maternal child health services)
- District Library

BE PART OF A UNIQUE GREEN COMMUNITY



To be awarded a Six Star Green Star rating from the Green Building Council of Australia Aurora had to achieve the following:

- ✔ Fibre optic network connection provided to all homes by Opticomm within the Lendlease development area. WiFi hotspots in key parks and open spaces.
- ✔ Improved ecological value and biodiversity enhancement through the implementation of EPBC measures
- ✔ Housing product diversity encouraging affordability
- ✔ Community Development Officer for life of the project
- ✔ Maximum 400m distance to recreational facilities for all residents
- ✔ Access to several prominent higher education facilities within 10km – including RMIT Bundoora campus
- ✔ Increased permanent local area employment opportunities
- ✔ Variety of cultural heritage enhancement parks
- ✔ Reduced heat island effect through the use of beneficial landscaping and building elements, including green open space and light roofing
- ✔ Four community gardens exceeding 1200sqm in total area
- ✔ All homes in Aurora will be provided with Class A recycled water via purple pipes. Recycled Water can be used for toilet flushing and garden use. Aurora will also be irrigated using recycled water
- ✔ Minimum 60% reduction in construction waste through various recycling initiatives
- ✔ Inclusive Playspaces (catering to disabled / all ability children)
- ✔ Kinetic play equipment – harnessing kinetic energy for powering public lighting and electronics
- ✔ Solar trees harnessing solar power for charging phones/iPads etc



Artist's impression - Laurimar

SIGNATURE STANDARD



LENLEASE VISION

For over 50 years, Lendlease has been dedicated to creating the best communities in Australia, friendly and convenient neighbourhoods that foster a true sense of belonging. Our vision is to create planned communities that are both aesthetically beautiful and socially enriching, places that improve the lives of their residents and will continue to do so for generations to come. To this end, Lendlease consistently places an emphasis on the creation of opportunities for choice: environments where you can choose the way you live, the way you work, the way you learn. Everything you need to live a happy, healthy and productive lifestyle is provided within arm's reach, in an environment designed to encourage community engagement, and the fostering of friendships among neighbours. This is a truly exciting development, located in stunning natural surrounds just a stone's throw from the heart of Melbourne. Welcome to Lendlease communities: places that bring out the best in people. Places people love to call home.

GRAND OPENING



Aurora

Sales and Information Center
Corner Whitelight Avenue and
Harvest Home Road,
Epping VIC 3076

Opening hours
Monday to Friday, 9am to 5pm
Saturday & Sunday 10am to 5pm

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Care has been taken to ensure that the information and plans contained in this brochure are correct at the time of publication, however no warranty, express or implied, is given as to the accuracy of the information. Artists' impressions, images, plans and views are for illustrative purposes and are indicative only and may be subject to change without notice. Prospective purchasers should make their own inspections and enquiries and take their own professional advice to satisfy themselves as to all aspects of the proposed development before entering into a Contract for Sale. Prepared by Aurora, October 2015.

SCENARIOS



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