

# *Elara*

THE CREATION COLLECTION

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FEATURED AT STOCKLAND ELARA, MARSDEN PARK



# WELL CONNECTED



Disclaimer. This masterplan is provided solely for the purpose of providing an impression of Stockland's Elara residential development, as well as the approximate location of existing and proposed third party facilities, services or destinations, and is not intended for any other purpose. Stockland does not make any representation or give any warranty in relation to the future development of the site, or the current or future amenity, location or existence of any facilities, services or destinations. This masterplan is based on the intention of, and information available to, Stockland at the time of creation (April 2019) and details may change due to future circumstances. Any indications of distance or size are approximate and for indicative purposes only and are not to scale. All distances and travel time frames are estimates only, refer to distance or travel by car from the Elara entry (unless specified otherwise) and are based on information obtained from Google Maps. The masterplan is not a legally binding obligation on or warranty by Stockland. Stockland accepts no liability for any loss or damage arising as a result of any reliance on this masterplan or its contents.



# LOCATION & LIFESTYLE



## Recreation

With brand new sports fields, a pocket park and Livvi's Place playground, Elara is an inclusive and active community that encourages exercise and play for people of all ages and abilities.

Enjoy over 7 kilometres of walking and cycling pathways for connecting with neighbours and enjoying the sunshine. The central and northern playing fields will be connected by a green link contributing to more than 40 hectares of open space within Elara.



## Train Station

Elara is conveniently located just 10 minutes by car from Schofields Train Station. That means getting into Sydney's CBD, Parramatta and Blacktown is quick, convenient and economical. Getting to the station has become even easier with a FREE shuttle bus service during peak hours taking residents to and from Schofields Train Station.



## Education Facilities

Elara has education well organised with the St Luke's Catholic College catering years K-12. The school is currently operating and enrolling children from early learning, to kindergarten and through to Year 8. St Luke's Catholic College will grow to be a complete K-12 school by 2020.

There is also a future state primary school planned within the community, and a proposed primary school and proposed high school nearby.



## Shopping Precincts

Sydney Business Park down the road offers a Costco, Aldi and Bunnings and there's Greenway Marketplace with Woolworths and specialty stores for your convenience. Nearby Plumpton Marketplace has everything you want in your local centre, from fashion to food and services. Less than 20 minutes drive away is Rouse Hill Town Centre, with fantastic dining and entertainment options. Plus nearby Westpoint Blacktown features a Myer, 250 specialty shops and Hoyts Cinema.

Within the Elara community, there are plans for a proposed shopping village, including a supermarket, specialty shops, gym, community hub, childcare and medical centres.

## Getting Around

Elara is in a prime location and perfectly positioned close to all the things that matter. From nearby Richmond Road, Elara has easy access to the M7 Motorway linking you to the M2 and M4 Motorways, and Sydney Business Park is a quick 5 minutes' drive down the road.

Many essential services are located in nearby Blacktown and Parramatta. Enjoy close access to hospitals, libraries, sports & leisure centres, plus Norwest Business Park and Parramatta CBD.



# MASTERPLAN



**SHOPPING & AMENITIES**  
 Ikea, Bunnings, Aldi, Costco at Sydney Business Park - 5 min  
 Plumpton Marketplace - 10 min  
 Rouse Hill Town Centre - 14 min  
 Parklea Markets - 16 min  
 Westpoint Shopping Centre Blacktown - 17 min

**MEDICAL CENTRE**  
 Norwest Private Hospital - 15 min  
 Blacktown Hospital - 19 min  
 Westmead Hospital - 27 min

**DISPLAY VILLAGE**  
 Elara Display Village featuring 47 display homes by leading Australian builders

**PARKS & OPEN SPACE**  
 Parklands and accessible playgrounds at Elara  
 Elara sporting fields  
 Walking and cycle paths and Riparian corridor at Elara  
 Elara community garden  
 Nurragingy Reserve - 13 min  
 Bungarrabee Super Park - 14 min  
 Hawkesbury River - 15 min

**LEISURE & ACTIVITY CENTRES**  
 Blacktown Leisure Centre - 16 min  
 Skyline Drive-in Blacktown - 16 min  
 Wet 'n' Wild theme park - 17 min  
 Sydney Motorsport Park - 17 min

**EMPLOYMENT AREA**  
 Sydney Business Park - 5 min  
 Norwest Business Park - 5 min

**PUBLIC TRANSPORT & ACCESS**  
 Less than 10 minutes to Schofields Train Station  
 7 minutes to the M7  
 13 minutes to the M4  
 Less than 30 minutes to Parramatta  
 43 minutes to Sydney Airport  
 Less than an hour by train to Sydney CBD

**AMENITIES & COMMUNITY FACILITIES**  
 Riverstone Police Station - 7 min  
 Schofields Community Centre - 7 min  
 Plumpton Rural Fire Service - 8 min  
 Riverstone Neighbourhood Centre - 9 min  
 Blacktown City Council Library - 18 min

**EDUCATION & CHILDCARE**  
 Elara State Primary  
 Elara Childcare  
 St Luke's Catholic School  
 Marsden Park Primary School - 3 min  
 Australian Christian College - 6 min  
 William Dean Public School - 8 min  
 St Francis of Assisi Primary School - 8 min  
 University of Western Sydney (Hawkesbury Campus) - 9 min  
 Riverstone High School - 9 min  
 St Joseph's Primary School - 11 min  
 The Ponds School - 14 min

**CONSERVATION**  
 Natural Conservation Area  
 Shane's Park Conservation Zone - 7 min

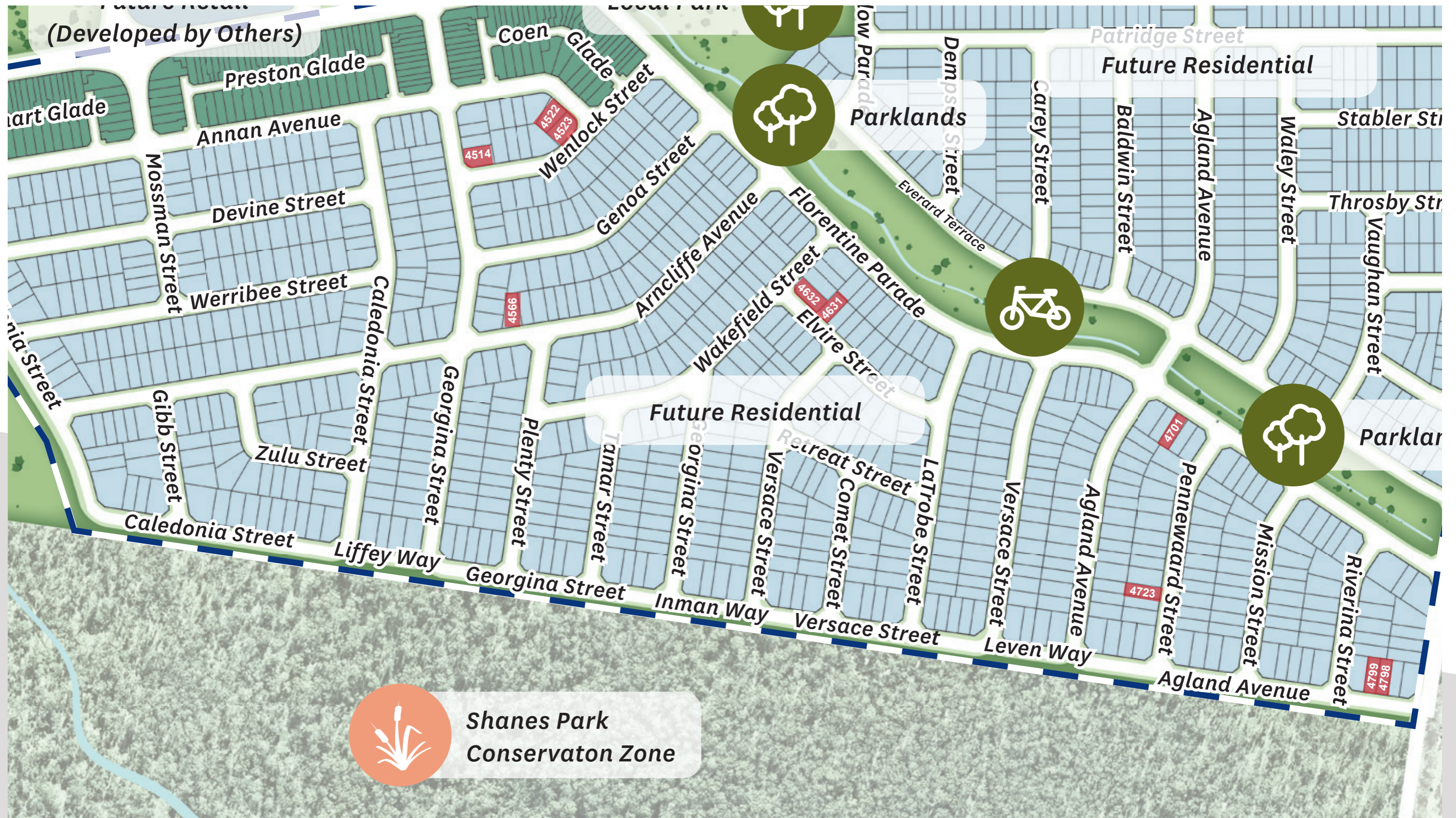
**LEGEND**

- ELARA RESIDENTIAL
- DISPLAY VILLAGE
- FUTURE HOMEWORLD DISPLAY VILLAGE
- EDUCATION
- RETIREMENT LIVING
- FUTURE MEDIUM DENSITY
- STOCKLAND DEVELOPMENT BOUNDARY LINE\*

\*ALL AREAS OUTSIDE OF THE STOCKLAND BOUNDARY LINE ARE PROPOSED DEVELOPMENTS BY OTHERS

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# LOT LOCATION



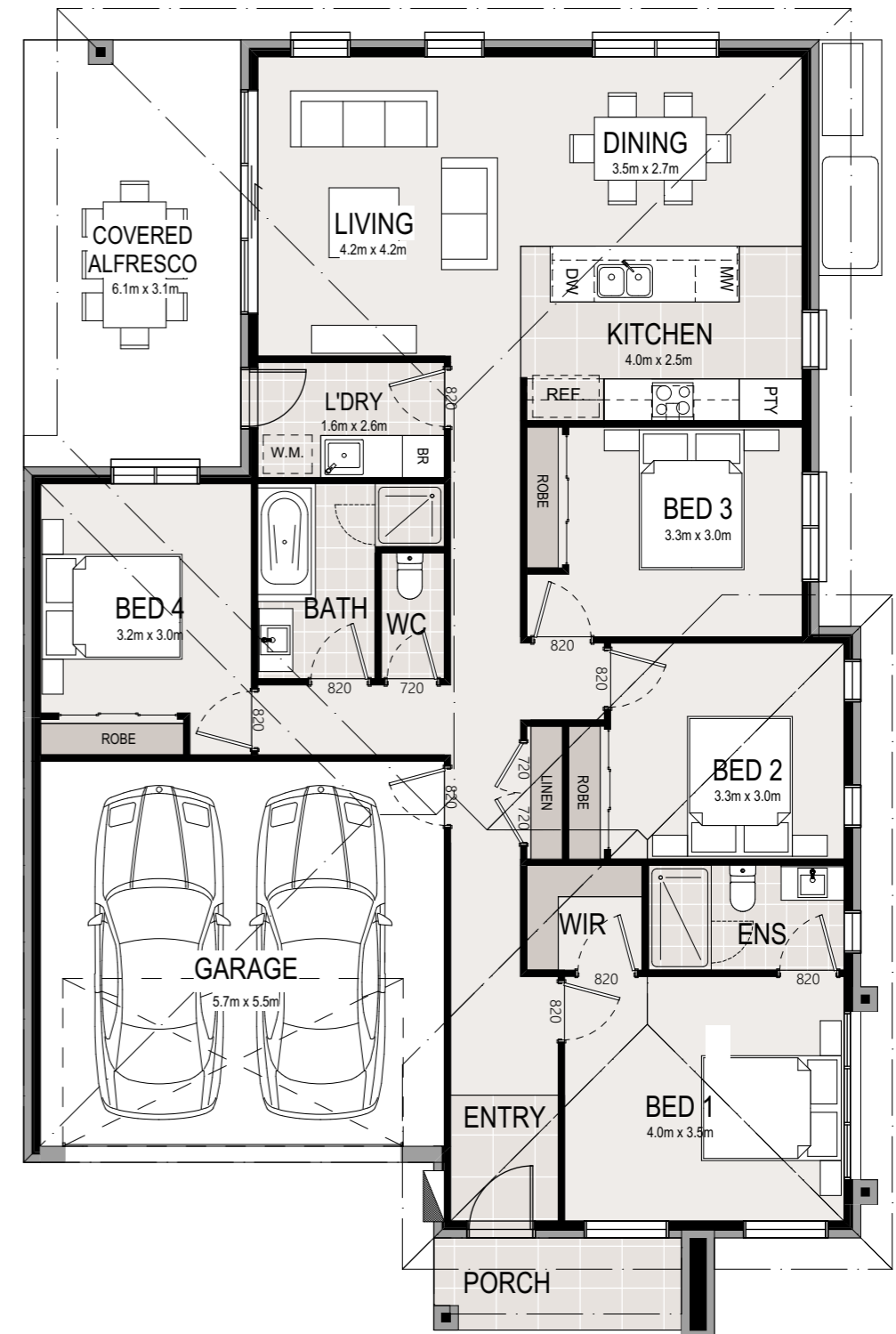
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4 2 2

Total House Area 198.62m<sup>2</sup>



GROUND FLOOR



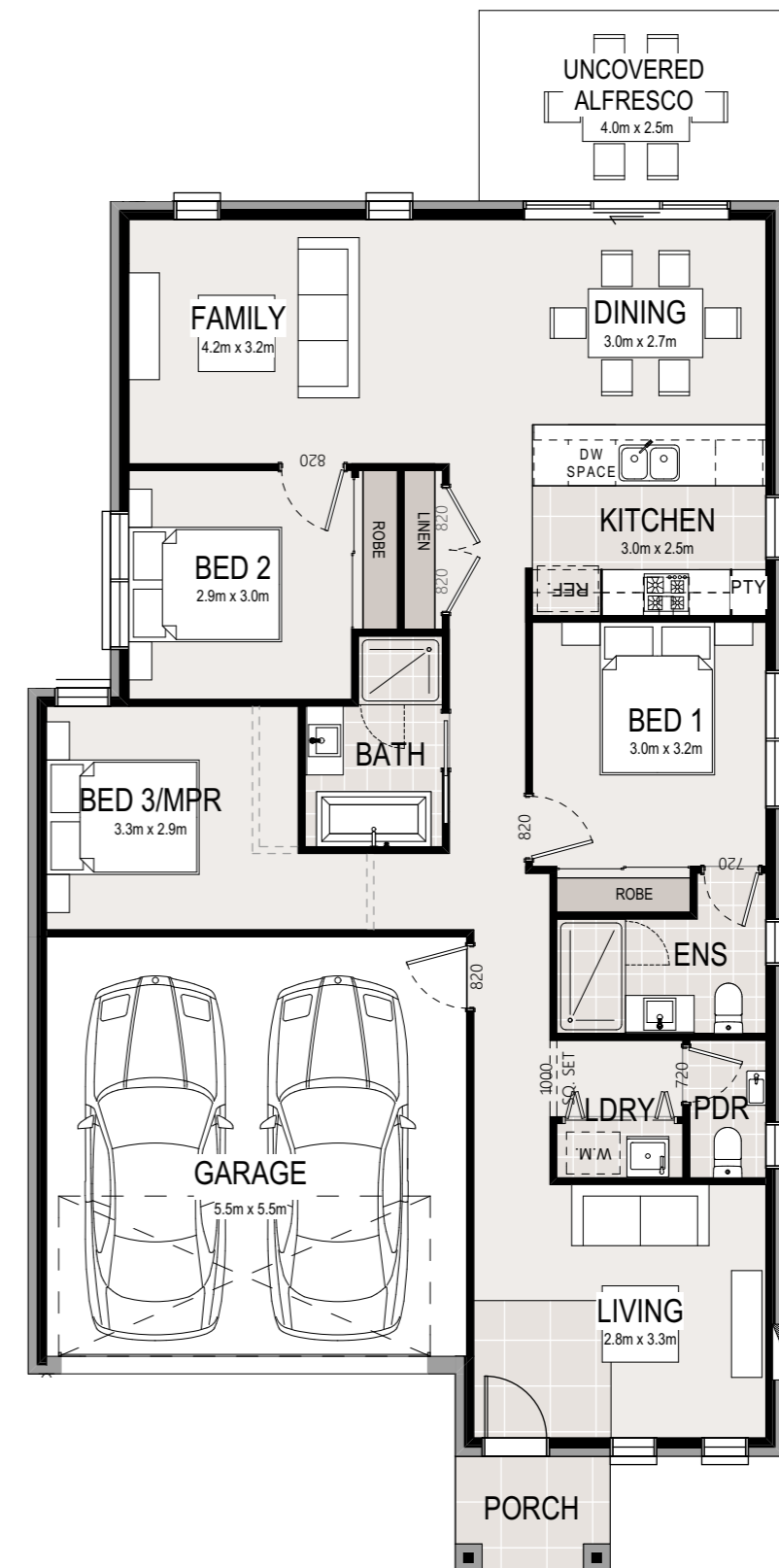
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3 2 2

Total House Area 163.07m<sup>2</sup>



GROUND FLOOR



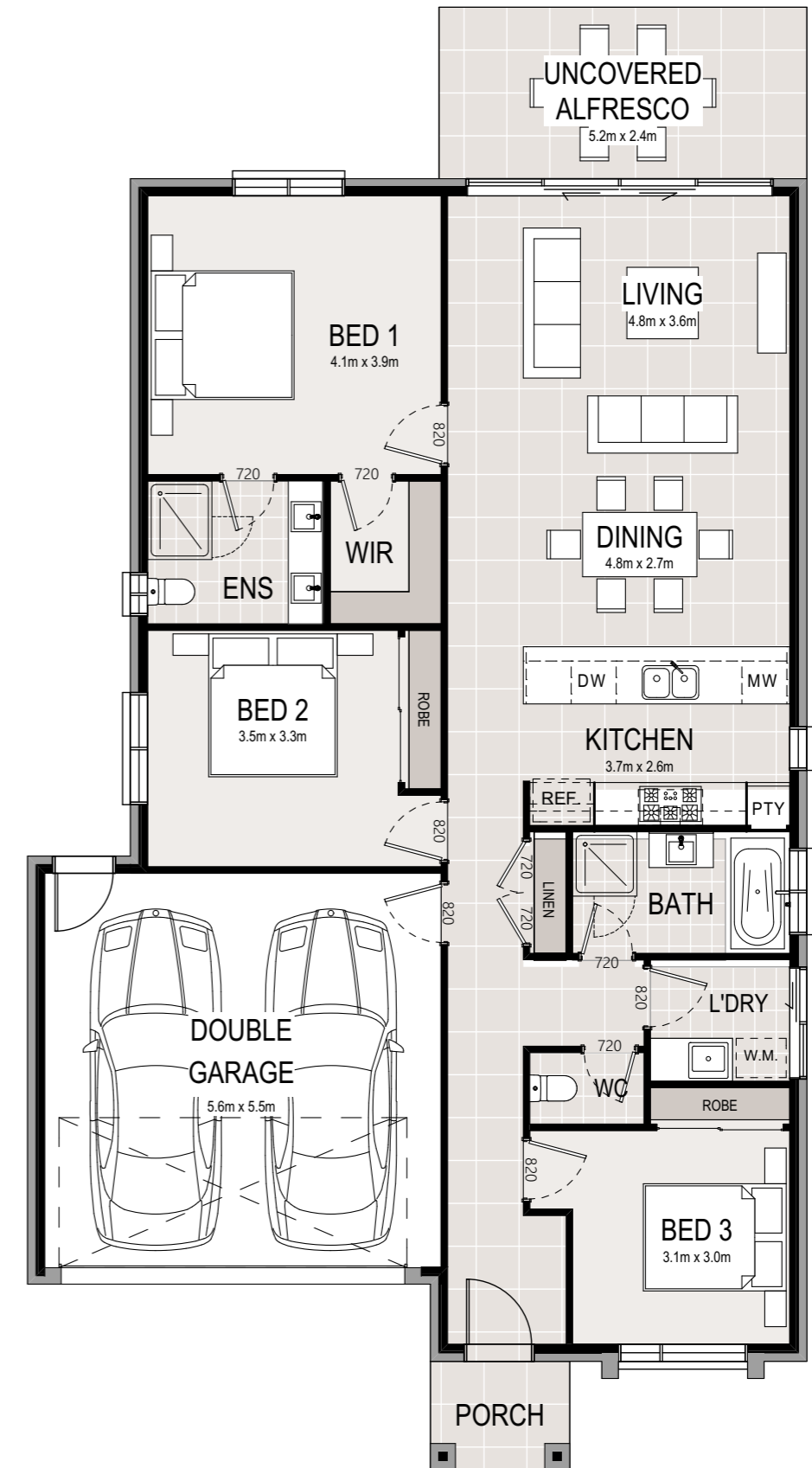
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3 2 2

Total House Area 176.11m<sup>2</sup>

GROUND FLOOR

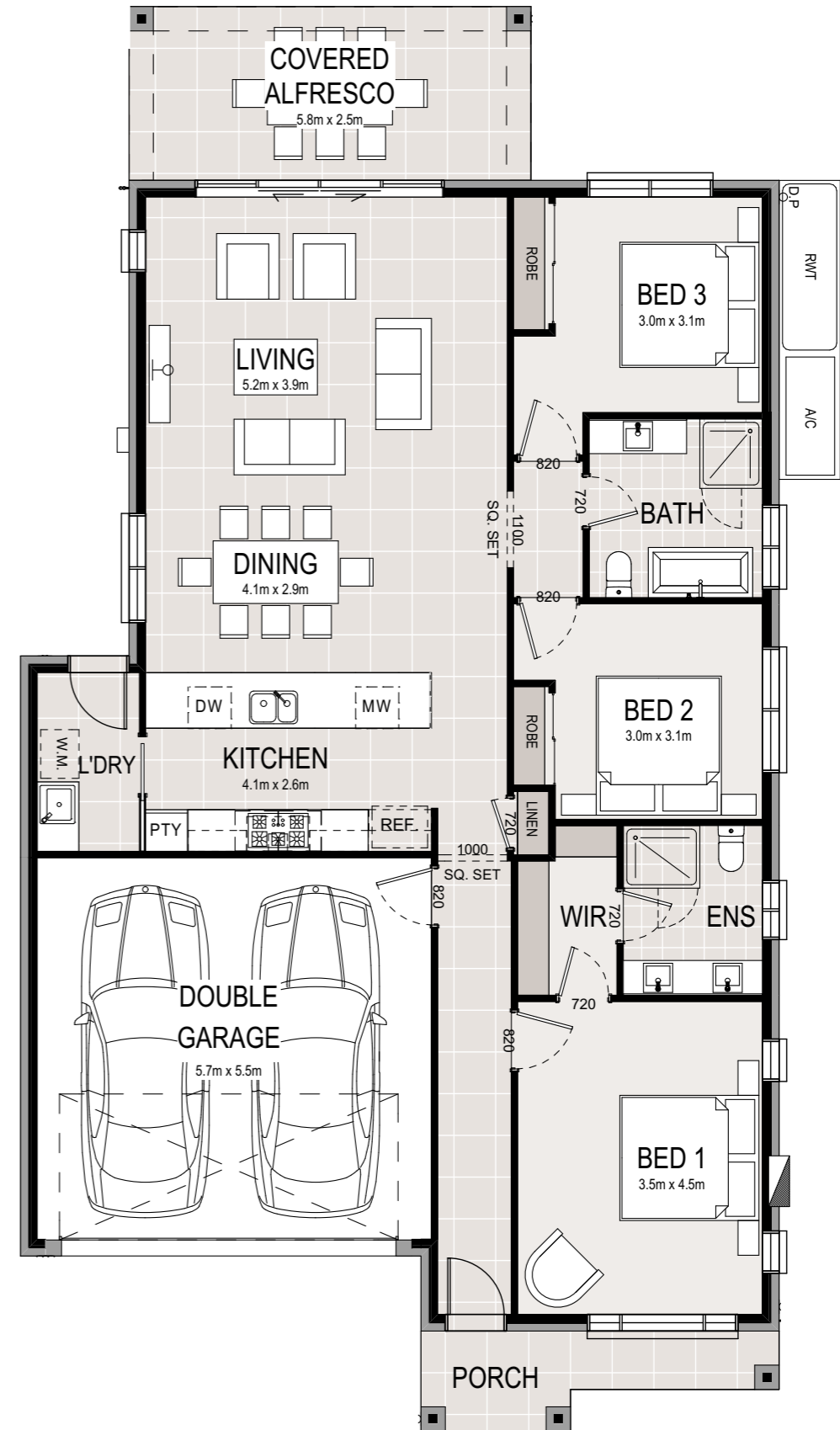


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3 2 2

Total House Area 183.74m<sup>2</sup>

GROUND FLOOR



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3 2 1

Total House Area 181.77m<sup>2</sup>



## GROUND FLOOR



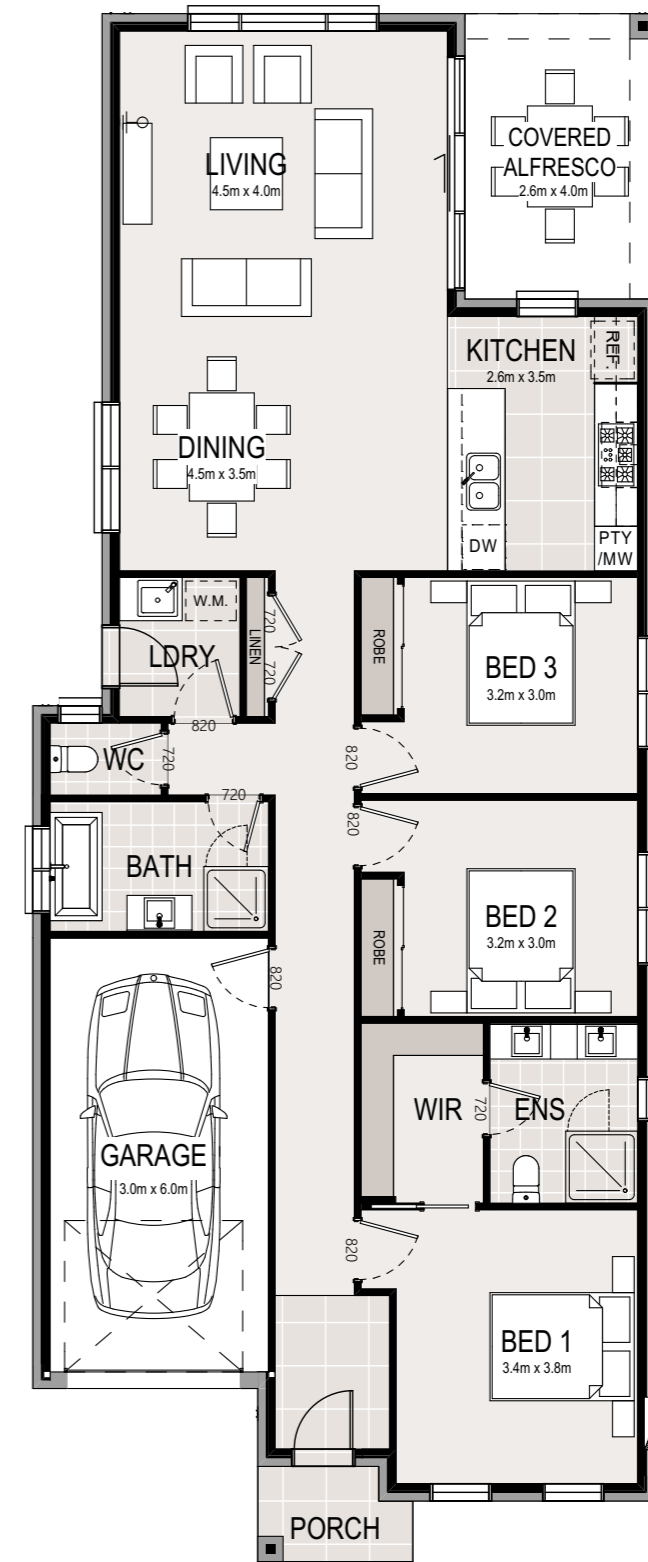
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3 2 1

Total House Area 165.75m<sup>2</sup>



## GROUND FLOOR



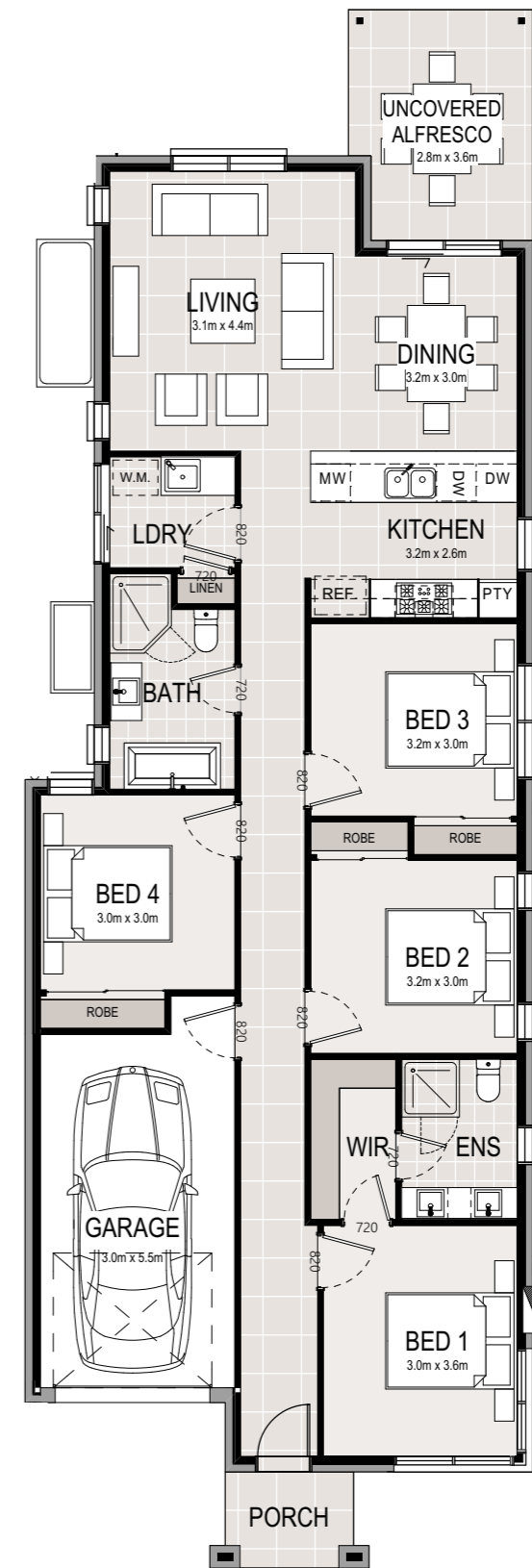
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4 2 1

Total House Area 157.92m<sup>2</sup>



GROUND FLOOR



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# SCHEDULE OF FINISHES

## EXTERIOR FINISHES

### Walls

Combination of any of the following, as nominated:

- Face brickwork
- Rendered masonry
- Rendered lightweight cladding
- Painted fibre cement sheet cladding
- Painted masonry
- Natural and / or reconstituted stone
- Timber

### Roofing

- Colorbond® sheet roof cover

### Windows

- Aluminium awning and/or sliding with keyed alike locks to each opening sash
- Décor satin (obscure glaze) to ensuite, bathroom & WC windows and clear glazing to the balance unless specified otherwise by local authorities or planning requirements

### Front Door

- Painted finish 920 wide 2040 high hinged door with clear glazing, from the Corinthian Madison range

### Front Door Frame

- Painted finish with clear glazing to sidelight (where applicable)

### Front Porch Ceiling

- Lined with FC Sheet

### Garage Doors

- Roller Colorbond® door with auto opener, two hand held and one wall mounted transmitter

### Fascia & Gutter

- Colorbond® gutters
- Colorbond® box gutters
- Colorbond® rain heads and PVC downpipes

### Entry Porch

- External first quality ceramic tiles

### Driveway

- Colour through concrete with broom finish

### Fencing

- Boundary Fence Colorbond®

### Letterbox

- Brick pillar finish to match home

### Rear Terrace / Alfresco

- Concrete (broom finished)

### Landscaping

- Landscaping to front and rear yards including a combination of turf and shaped & mulched garden beds with planting including trees, ground covers and shrubs to front yard and turf only to rear yard (plant species are season dependent)

## INTERIOR FINISHES

### Floor coverings

- First quality ceramic tiles to entry, kitchen and to all wet areas
- 100% nylon first grade quality carpet on superior grade foam underlay to all remaining areas

### Walls

- Plasterboard with low sheen 3 coat paint finish

### Ceilings

- Plasterboard with 3 coat paint finish

### Wall Tiling

- Bath & Ensuite - All walls tiled to 1200mm with 2100mm in showers
- Splashback in laundry
- Skirting tiles to laundry & powder room

### Doors & Woodwork

- Gloss paint finish to flush panel internal doors, skirtings and architraves. Internal doors 2040mm high with cushion door stops to each

### Stairs

- MDF treads & risers (carpet finish) plasterboard dwarf wall with timber capping where applicable

### Cornice

- 90mm Cove cornices (excluding ensuite and bathroom)

### Thermal Insulation

- As required to meet thermal rating

### Woodwork

- 68 x 19 DAR Pine architrave and 92 x 19 DAR Pine skirting, both in gloss painted finish

### Ceiling Height

- 2740mm (nominal) to ground floors and 2440 (nominal) to first floors

## FIXTURES & FITTINGS

### Kitchen

#### Cabinets

- Fully lined melamine carcass

#### Doors and Drawers

- Laminated finish in accordance with selected colour scheme

#### Benchtops

- Laminate finish

#### Splashback

- Ceramic tile splashback in accordance with selected colour scheme

#### Sink

- Stainless steel double bowl under-mount sink

#### Tapware

- Chrome finish gooseneck sink mixer with hand held spray attachment

#### Dishwasher Space

- 650mm wide space provided for dishwasher

#### Oven

- 2 x 600mm stainless steel electric ovens in accordance with kitchen design or
- 1 x 900mm stainless steel electric oven where applicable

#### Cooktop

- 900mm gas stainless steel with wok-burner & cast iron trivets

#### Rangehood

- 900mm wide externally ducted canopy rangehood

### Laundry (House specific)

#### Trough

- Stainless steel 45 litre inset trough or
- 45 litre laundry trough and cabinet

#### Cupboard

- Fully lined melamine carcass

#### Doors and Drawers

- Laminated with 1.5mm edge

#### Benchtop

- Laminate finish

#### Tapware

- Chrome finish sink mixer
- Chrome finish washing machine stops

#### Towel Ring

- Chrome finish

### Powder Room

#### Toilet Suite

- Vitreous china back to wall pan with soft close seat and close coupled cistern

#### Basin (House specific)

- Vitreous china wall hung hand basin or fully laminated vanity unit with semi recessed basin and laminated doors

#### Tapware

- Chrome finish to basin mixer

#### Towel Ring

- Chrome finish

#### Mirror

- Polished edges

#### Exhaust Fan

- Ceiling mounted

#### Toilet roll holder

- Chrome finish

### Bathroom

#### Shower Screen

- 2000mm high semi-frameless with clear glass

#### Toilet

- Vitreous china back to wall pan with soft close seat and close coupled cistern

#### Shower base

- Tiled with chrome floor to waste

#### Mirror

- Polished edges

#### Exhaust Fan

- Fan/light/heater combination unit

#### Vanity

- Fully lined melamine carcass

#### Doors and Drawers

- Laminated finish with in accordance with selected colour scheme

#### Benchtops

- Laminate finish

#### Basin (House specific)

- Vitreous china inset basin

#### Bath

- Acrylic

#### Tapware

- Chrome finish mixer to basin and shower

#### Shower Rose

- Hand held adjustable shower on rail with integrated soap dish

#### Towel Rail

- Double rail in chrome finish

#### Toilet roll holder

- Chrome finish

#### Shower Shelf

- Chrome finish

### Ensuite

#### Shower Screen

- 2000mm high semi-frameless with clear glass

#### Toilet

- Vitreous china back to wall pan with soft close seat and close coupled cistern

#### Shower base

- Tiled with chrome floor to waste

#### Mirror

- Polished edges

#### Exhaust Fan

- Fan/light/heater combination unit

#### Vanity

- Fully lined melamine carcass

#### Doors and Drawers

- Laminate finish

#### Benchtops

- Laminate finish

#### Basin

- Vitreous china inset basin

#### Bath

- Acrylic (where applicable)

#### Tapware

- Chrome finish mixer to basin and shower

#### Shower Rose

- Shower with hand held adjustable shower on rail and integrated soap dish

#### Towel Rail

- Double in chrome finish

#### Toilet roll holder

- Chrome finish

#### Shower shelf

- Chrome finish

#### Bedrooms

##### Wardrobe

- Mirrored sliding robe doors
- Melamine shelf with hanging rail

##### Main Bedroom

- Walk in Robe – where applicable
- Melamine shelf with hanging rail

#### GENERAL

##### Clothes Line

- Wall or ground mounted folding clothes line including concrete pad

##### Door Bell

- Hard wired door bell

##### Entry Door Handle

- Lockwood Mechanical Key Lockset

##### External sliding doors

- Latch and deadlock

##### Internal door furniture

- Chrome finish lever passage set

##### Bathroom, Ensuite & Powder Room

- Passage set with privacy latches

##### Internal Light Fittings

- LED downlights to kitchen in white finish, oyster light fittings to remaining areas
- 2 x Fluorescent light fitting to Garage

##### Electrical Switch Plates

- Clipsal Slimline SC2000 in white finish or similar

##### Hot Water Unit

- Instantaneous gas hot water system

##### Preliminary Works

- Building Permit application fees
- Drafting of standard customer construction drawings
- Temporary fencing and scaffolding during construction as required
- Geo-fabric sediment control & waste receptacle as required by local council during construction

##### Site Works

- Earthworks including levelling of building platform over home area
- Retaining walls to base of site cut/fill if required
- Stormwater and sewer drainage to legal point of discharge and sewer connection point respectively
- Connection to mains power supply including conduit & cabling for underground connection of single phase electricity to meter box and electricity supply charge during construction
- Connection of underground gas and water supply including metering

##### Features

- Energy rating to comply with BASIX standard
- Professionally prepared interior and exterior colour schemes
- Three months maintenance warranty
- Engineer certified concrete slab
- Prefabricated wall frames and engineer designed roof trusses

#### STANDARD UPGRADE OPTION – PRICE ON APPLICATION

- Dual Zone Actron ducted reverse cycle heating / cooling system or split system air-conditioning to living area and main bedroom
- Reconstituted stone – 20mm thick with 20mm edges with square ends to kitchen benchtop
- Reconstituted stone – 20mm thick with square edges to main bathroom & ensuite vanities
- Reconstituted stone – 20mm thick with square edges to laundry
- LED downlights throughout
- Optical smart wire system
- First quality ceramic tiles, solid timber floor or laminate timber flooring to ground floor living, dining and kitchen
- First quality ceramic tiles to rear terraces / alfresco
- 600mm wide stainless-steel freestanding dishwasher
- Soft close drawers to kitchen and main bathroom and ensuite vanities
- Main bathroom and ensuite – all walls tiled to ceiling height with square set ceiling / walls at junction with feature wall tile
- Alarm system
- Polyurethane kitchen cupboards and drawers
- Glass splashback to kitchen
- Flyscreens black fibreglass mesh to all openable windows
- Sliding screen doors and external sliding doors
- Water point to fridge
- Additional power and light points
- Additional gas points



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