



Elara





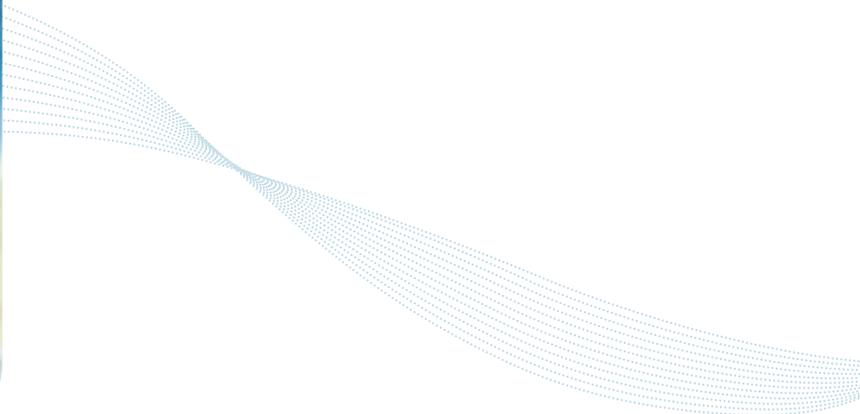
A new outlook at Elara

*Opportunity, green open spaces
and an active outdoor lifestyle are
part of every day at Elara.*

It's a place where families thrive, neighbours are friends and life strikes the perfect balance of peace and possibility.

Where you can find a spot to sit, relax and enjoy the views to the Blue Mountains, or explore outside, enjoying the beautiful tree-lined streets and footpaths – as kids ride safely on their bikes, and you walk and connect with your neighbours.

Elara is a unique community offering everything your family needs to work, learn and play. Close to schools, shops and transport, you can trust every aspect of this special neighbourhood has been carefully considered for you to live your best life.





Map supplied for the purpose of providing an impression of Stockland Elara and the approximate location of existing and proposed third party infrastructure, facilities, amenities, services and destinations, and is not intended to be used for any other purpose. Indications of location, distance or size are approximate and for indicative purposes only. Subject to change. Not to scale.



An ideal destination for growing families

Our final neighbourhood at Elara is the finishing touch to this wonderful community. Featuring a riparian corridor with open space, residents can enjoy 7 kilometres of future bike and walking trails that lead to a 3 hectare lake. There will be abundant outdoor spaces where children can safely play, and adults can exercise or simply enjoy the sunshine.

Within walking distance are St Luke's Catholic College, brand new sporting fields and the community village – everything you need to enjoy a convenient, friendly and active lifestyle.

And with a proposed neighbourhood shopping village, a medical centre and a childcare facility – this final neighbourhood at Elara is the perfect place for growing families.

A thriving location in north-west Sydney

Elara is a growing residential community located in Marsden Park in Sydney's fast-growing north-west.



Elara is in a prime location and perfectly positioned close to all the things that matter.

From Richmond Road you have easy access to the M7 Motorway linking you to the M2 and M4 Motorways. Schofields Train Station is 10 minutes away by car, 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.

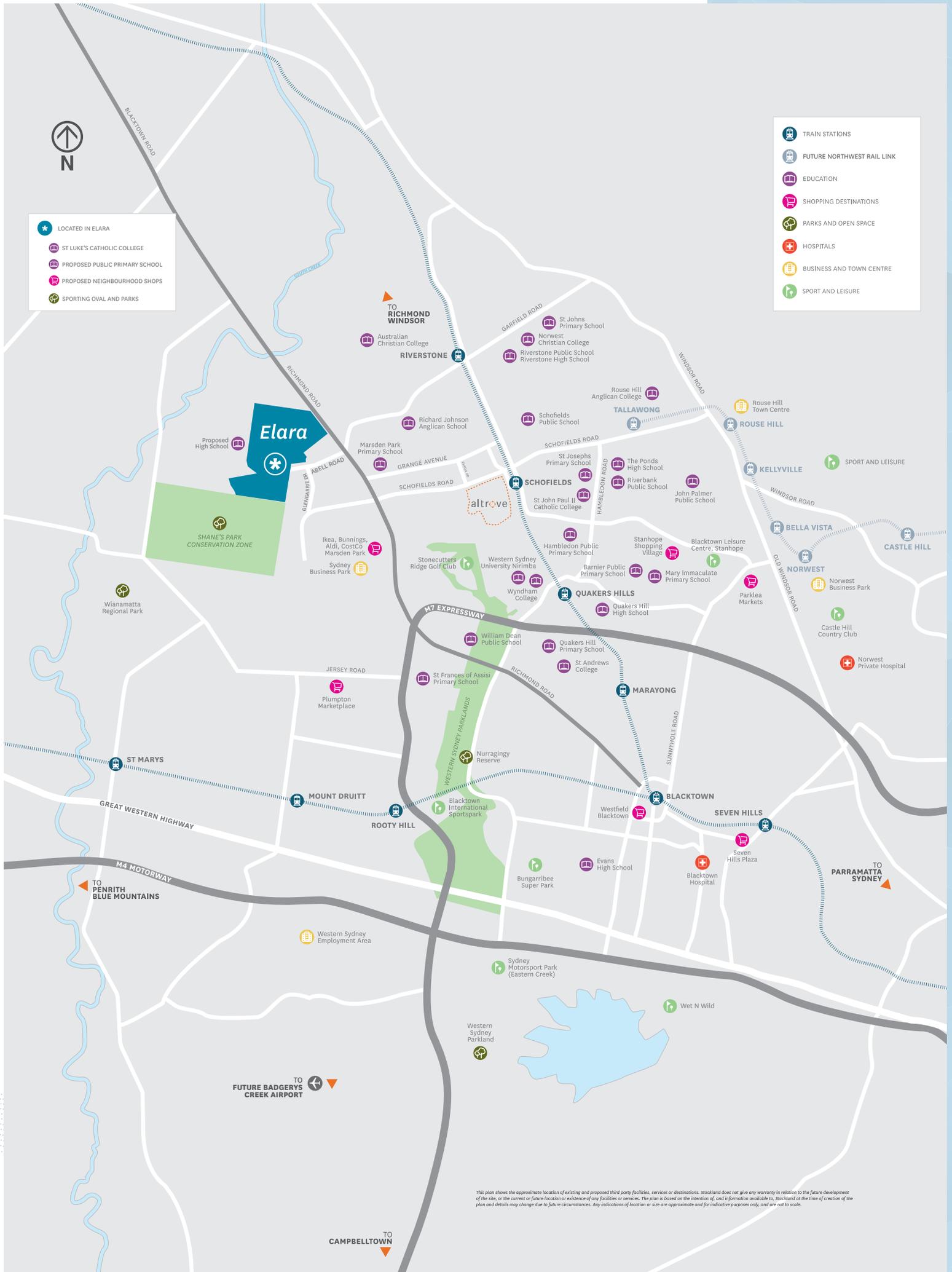
Within the Elara community, there are plans for a proposed shopping village, including a supermarket, specialty shops, gym, community hub, childcare and medical centres, which will be conveniently located close to St Luke's Catholic College and the central playing fields.*

*Subject to council approval



- LOCATED IN ELARA
- ST LUKE'S CATHOLIC COLLEGE
- PROPOSED PUBLIC PRIMARY SCHOOL
- PROPOSED NEIGHBOURHOOD SHOPS
- SPORTING OVAL AND PARKS

- TRAIN STATIONS
- FUTURE NORTHWEST RAIL LINK
- EDUCATION
- SHOPPING DESTINATIONS
- PARKS AND OPEN SPACE
- HOSPITALS
- BUSINESS AND TOWN CENTRE
- SPORT AND LEISURE



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.

Growing opportunities at Elara

Sydney Business Park has an initiative to create a range of employment and bulk goods retail opportunities in and around the Marsden Park area. The broader Marsden Park Industrial Precinct plans to deliver 17,000 jobs to the area, so you can live and work in the same suburb.

Travel to Parramatta and Penrith is only 30 minutes, and Norwest Business Park is 20 minutes away, meaning networking and employment is easily accessible from Elara.

For those travelling to the Sydney CBD, travel time from nearby Schofields Train Station to Central is under one hour.



Education at your doorstep

You don't have to travel far to access education at Elara. St Luke's Catholic College is a part of the community, and will grow to be a complete K-12 school by 2020. Currently, the school is operating and enrolling children from early learning, to kindergarten and through to Year 7, and will cater to students of all ages up to Year 12 by 2023.

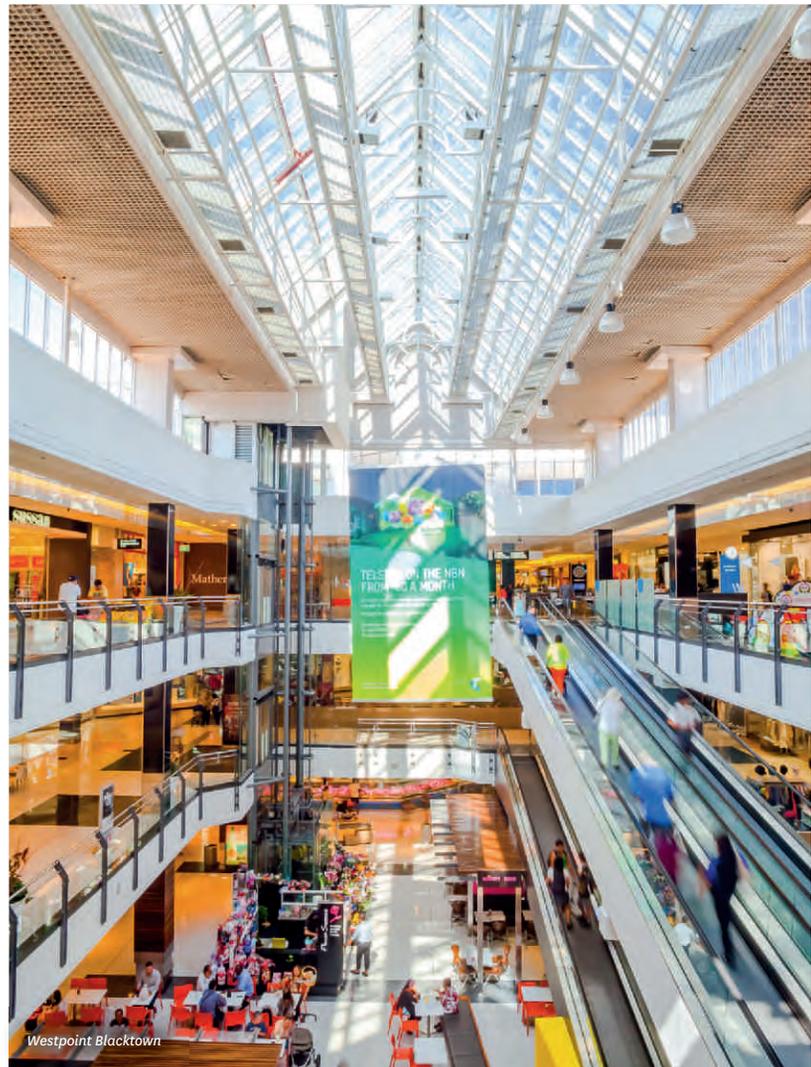
Inspired by St Luke, the patron saint of arts and sciences, this innovatively designed school has a curriculum focused on teaching children to be creative, critical thinkers and problem solvers. Their ambition is to nurture students to develop a lifelong love of learning and to be globally responsible citizens in an environment of self-directed and independent study.

St Luke's is committed to creating a next-generation learning community, building an innovation hub and providing students with information technology and digital literacy skills they will need to flourish in the 21st century.

Elara has education well organised with the K-12 St Luke's Catholic College as well as a future state primary school within the community. There is also a proposed primary school and proposed high school nearby.







Shops and services, everything you need

Whether it's a quick trip down the road, or a day out shopping, you're spoilt for choice living at Elara. Sydney Business Park offers a Costco, Aldi and Bunnings and there's Greenway Marketplace with Woolworths and specialty stores for your convenience. Plumpton Marketplace is a quick drive down the road and 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. And nearby Westpoint Blacktown features 250 specialty shops where you can drop the kids off to Kids Club, catch up with a friend for lunch or a movie and treat yourself to some new homewares.

With a proposed Elara shopping village including a supermarket and ten specialty stores, shopping outings will be even more convenient in the future.





Make every day a play day

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

The 23 hectare Elara Parklands on the western boundary of Elara will feature plenty of open space and a 3 hectare lake. 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 the more than 40 hectares of open space within Elara.



Connect with your community

There are countless community activities you can enjoy living at Elara. Aussie NightMarkets, cooking classes with Jamie's Ministry of Food and Garden Workshops at the Community Hub are just a few activities held at Elara; perfect for the food lover.

Kids and adults can keep fit with our Live Life Get Active and Ready Steady Go Kids fitness classes – or see your children be part of a team with the Milo Kids' cricket program.

For new additions to the family, our Mums and Bubs groups are perfect for mums to share stories and support each other. And the whole community enjoys Elara's seasonal events like our Outdoor Movie Nights and Winter Warmer events – plus lots of festive occasions throughout the year.



*These are examples of initiatives that are offered at Elara at the time of creation of this brochure. These initiatives are subject to change and may not continue in the future.

Creating thriving communities

Stockland has been creating places that meet the needs of our customers and communities for over 60 years. Throughout this time our customers and communities have been growing, adapting, sharing and changing our places into their places.

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.



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