

AURORA[®]

Your place to
live well

 **lendlease** living

AURORA

Make yourself at home, in an established neighbourhood close to all the things you need and love.

It's all here, waiting for you. Parks and playgrounds, schools and bike paths. Community centres and shopping centres. Spaces to relax, run or walk the dog. Plenty of room to gather with friends, and watch your family thrive.

At Aurora, it's all ready and waiting.

With quality, contemporary home designs and a convenient lifestyle, all you have to do is choose your land, house and land package, or townhouse – and watch your forever home come to life.

For more than 50 years, Lendlease has created some of the world's most iconic landmarks. A global integrated real estate and investments group, our roots are in Australian communities. And with a history of sustainability leadership, we are focused on the future. Our goal is to create communities that thrive by building places that offer the best lifestyle benefits for our residents and future generations.

WELCOME TO THE NEIGHBOURHOOD







IT'S ALL READY FOR YOU

Build a beautiful new home in a place that already has a strong sense of community. As soon as you move in, you can walk to the local shops, meet the neighbours while walking the dog, sign the kids up for after-school classes and club sport, or join the local gym.

You don't have to wait to enjoy the good life at Aurora.



BEST OF THE NORTH

Timbarra Parkway Townhouse Project is perfectly positioned approximately 28km due north of Melbourne's CBD. Discover the easy convenience of urban life, with the relaxed feel of a tight-knit community.

There's the convenience of Aurora Village, with major supermarkets, cafés, medical and wellbeing services and other specialty stores. A wide choice of primary and secondary schools within easy reach. Enough parks and playgrounds for every day of the week, with fitness stations, bike trails and walking tracks.

Bus routes and train lines are close at hand, and Aurora's proposed Town Centre train station and the new Hume Highway interchange make the city that much closer.

Shopping

- 1 Epping North Shopping Centre featuring Woolworths
- 2 Pacific Plaza Shopping Centre featuring Big W, Target, Kmart & JB-HiFi
- 3 Aurora Village featuring Coles & Australia Post
- 4 Craigieburn Central featuring Aldi, Kmart & United Cinema
- 5 Epping Hub featuring Harvey Norman & Officeworks
- 6 Epping Wholesale F&V Market
- 7 Bunnings Warehouse
- 8 Costco

Education

- 9 Edgars Creek Secondary College
- 10 Edgars Creek Primary School
- 11 Ganbu Gulinj Community Centre
- 12 Wallaby Childcare Wollert
- 13 YMCA Early Learning Centre
- 14 St Mary of the Cross MacKillop
- 15 Rose Garden Epping Early Learning Centre
- 16 Creeds Farm Living and Learning Centre
- 17 Epping Views Primary School
- 18 Saint Peter's Primary School
- 19 Melbourne Polytechnic - Epping Campus
- 20 Harvest Home Primary School
- 21 St Monica's College
- 22 Galada Community Centre

Health & Wellbeing

- 23 Aurora Village Medical Centre
- 24 Estia Health Epping VIC
- 25 Northern Hospital Epping
- 26 Epping Private Hospital
- 27 Police Station
- 28 Fire Station

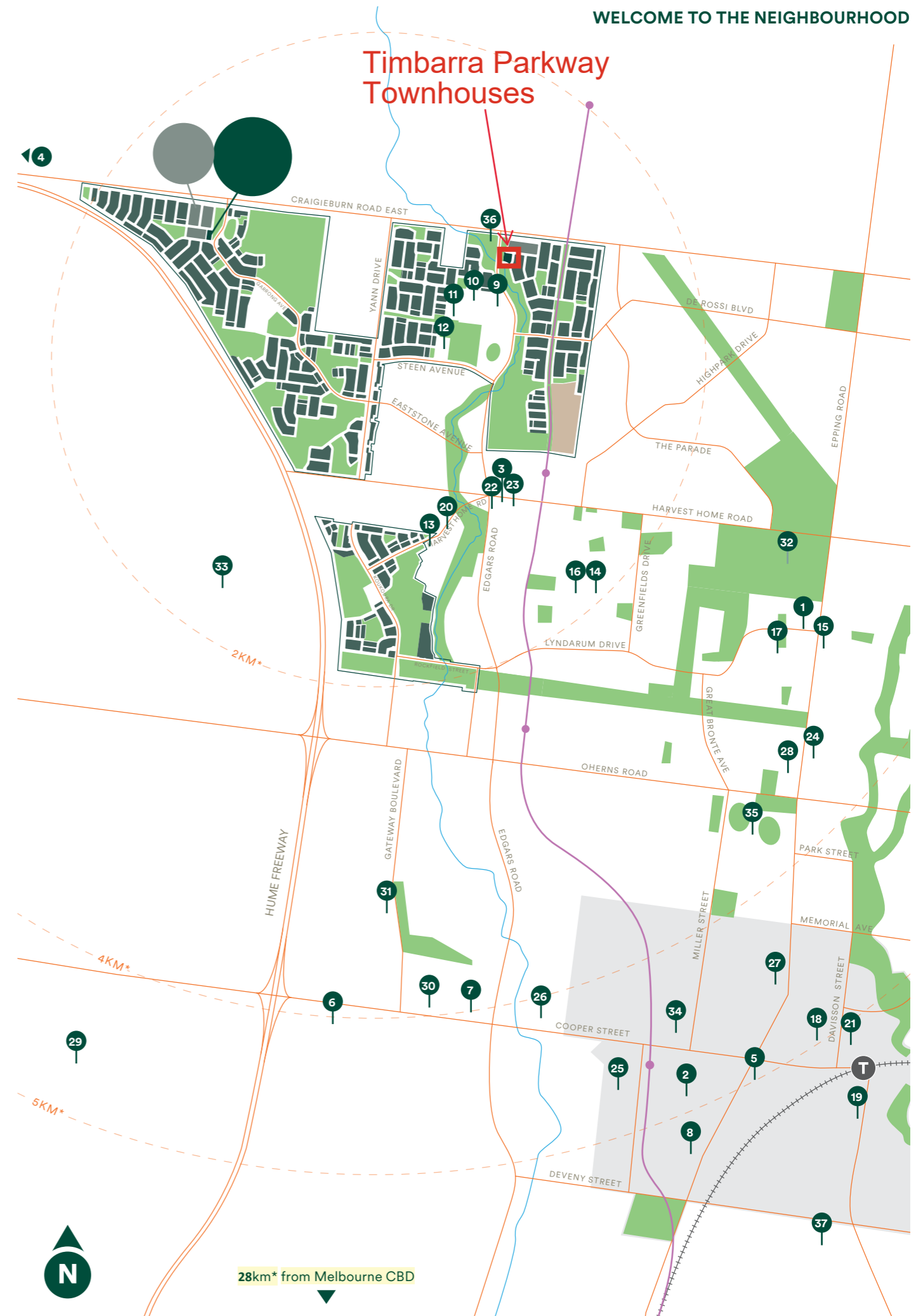
Employment

- 29 Biodiversity Business Park
- 30 Northpoint Enterprise Park
- 31 Alliance Business Park

Recreation






- 32 Harvest Home Recreation Reserve
- 33 Metropolitan Clay Target Club
- 34 YMCA Leisure City
- 35 Epping City FC
- 36 Aurora Adventure Park
- 37 Whittlesea Ranges Football Club





- Green Space
- Edgars Creek
- Sherwin Rise Over 55s Village
- Proposed Epping Metropolitan Activity Centre
- T Epping Station
- Main Roads
- + + + + Train Tracks
- Proposed Transportation Corridor
- Proposed Trian Station









*Indicative distances sourced from Google Maps



Welcome to the neighbourhood

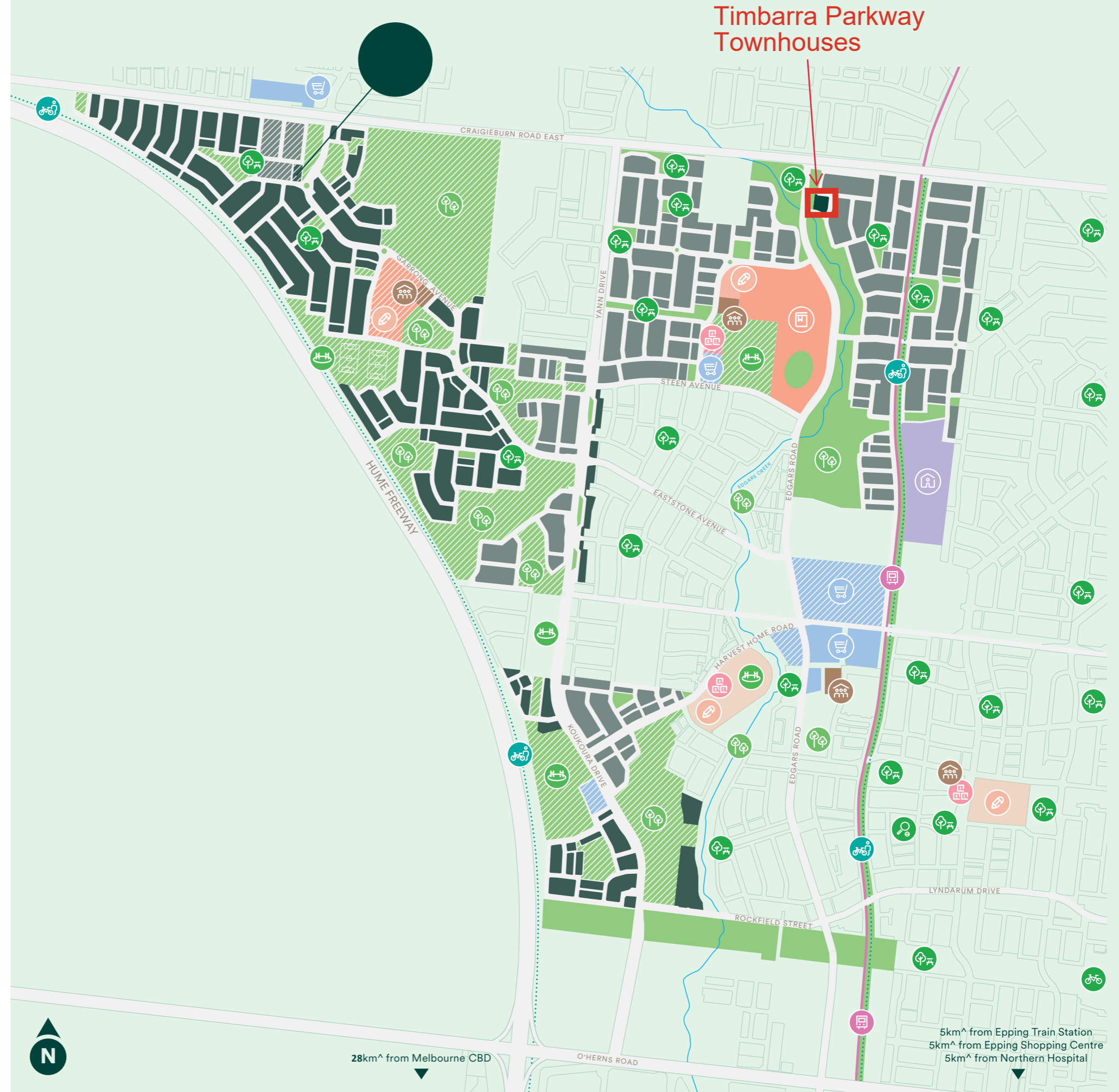
-  Future Aurora Lots
-  Developed Aurora Lots
-  Denotes future amenity
-  Established residential
-  Edgars Creek

-  Active open space
-  Sporting space*
-  Conservation open space
-  Cycling paths

-  Child Care/Early Learning
-  Primary School
-  High School

-  Shopping & convenience
-  Community Centre
-  Sherwin Rise Over 55s Village

-  Future train station
-  Future transportation corridor



* Subject to council's Active Open Space strategy
 ^ Indicative distances sourced from Google Maps.

AN ESTABLISHED COMMUNITY

Over the past decade, Aurora has become known as a perfect place to live the Australian dream. More than 3,000 people have already made their home here – a diverse community of friendly neighbours ready to make you feel welcome.

It's the reassuring everyday connection of village life, with all the benefits of a well-designed, naturally spacious neighbourhood. Where you can walk or cycle everywhere – to school, the local shops, community centres, or the award-winning Adventure Playground. And running through the heart of your neighbourhood, Edgars Creek keeps you grounded in the natural landscape.

This is your chance to be part of Aurora's next exciting chapter.





A photograph of two young boys running through a field of tall grass. The boy on the left is wearing a dark green short-sleeved shirt and blue pants. The boy on the right is wearing a dark blue long-sleeved shirt and light-colored pants. They are both smiling and holding hands. In the background, there are trees and a string of warm white lights. The text "EVERYONE IS" is overlaid in large white letters across the middle of the image.

EVERYONE IS

WELCOME TO THE NEIGHBOURHOOD



S WELCOME

FROM YOUNG FAMILIES TO THE YOUNG AT HEART

With diverse land lot sizes and a wide choice of single and double-storey home designs by our trusted builder partners, we've made it easier to build the home you've always dreamed of. A place set to become the backdrop to a lifetime of memories, ready to grow with your family and your dreams.

And once you settle into a community you love, you'll never want to leave. That's why it's good to know Aurora's over 55s village, Sherwin Rise, is also close by.







READY-MADE FOR EVERYDAY

You already love Aurora's parks, playgrounds, trails, shopping and schools.

Now's your chance to make this your home – with even more community spaces, playgrounds, and the future Aurora Town Centre and train station still to come.

Daycare centres

Primary schools

Secondary school

Supermarkets

Specialty stores

Community centres

Parks and playgrounds

Aquatic fitness centre

Restaurants and cafés

Adventure bike trails

Tennis courts

24-hour gym

Sports fields

Skate park

Service stations

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WELCOME TO THE NEIGHBOURHOOD

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MORE TO EXPLORE THAN EVER BEFORE

Aurora already has your daily needs covered at Aurora Village, with Coles, Aldi, Anytime Fitness, a medical centre, Australia Post, cafés, beauty services and much more.

If you need to pop out for milk, bread or takeaway, it's good to know there are convenience stores throughout the community – a quick walk or cycle away.

And there's still more to come.

The vibrancy and convenience of the existing Aurora Village will eventually expand north of Harvest Home Road to become the future Aurora Town Centre. With plans for retail offerings, commercial spaces and community facilities, this new urban hub will be an exciting destination in the heart of your neighbourhood.

Further afield, within 5km of Aurora you'll find Pacific Epping with over 230 stores, restaurants and a cinema, as well as Northern Hospital. For even more options, a 10-minute drive will get you to Westfield Plenty Valley.



LIFELONG LEARNING



From early learning to higher education and every milestone in between, growing families are spoilt for choice at Aurora.

There are plenty of convenient childcare centres throughout your neighbourhood, as well as three primary schools (a proposed fourth on the way) and a secondary school with state-of-the-art sporting facilities. Plus, several university campuses are just a short drive, bus or train ride away, including RMIT Bundoora and La Trobe University.





TIME TO PLAY. SPACE TO ROAM.

From exploring the wonders of nature in Treetops Park or Oak Tree Park, to bike trails, basketball courts, tennis courts, footy fields and waterplay, there's something for every age and every season at Aurora.

It's the attention to detail that makes these parks and playgrounds a special part of your community. There are BBQ areas, picnic shelters and parkside cafés, as well as rock and rope climbing courses and dog-friendly areas. Some parks even offer USB charging points and WiFi.

Young kids will love the play equipment and natural hide and seek spaces, while parents relax under the trees with a coffee, watching childhood friendships evolve naturally.

And with a range of cricket, football, tennis and netball community clubs all nearby – as well as a new aquatic centre, local gym and exercise facilities – healthy living is all part of everyday life at Aurora.





ALREADY WELL CONNECTED

Aurora is ideally positioned within the established Epping and Wollert neighbourhoods 25km north of Melbourne's CBD, just south of Craigieburn Road East. With direct freeway access to Melbourne CBD or regional Victoria from the Hume Freeway, the new O'Herns Road interchange will cut travel time even further. And local industry is thriving at the Cooper Street employment precinct – just 4km away.

You also have the choice of two train stations today, South Morang and Epping, and the proposed Aurora Town Centre train station in the future. Established bus routes mean public transport is only ever a short walk away.

AURORA FOR EVERYONE

Find your ideal lifestyle in Aurora – where parks, playgrounds, schools, shops and sports facilities are all a short walk away and everything that makes life great is all around you.

Walking the kids to school, or watching them scoot with friends to the local park. Kicking a soccer ball, or kicking back with a coffee beside Adventure Park. Cycling along Edgars Creek, or catching up with neighbours on a morning walk.

Weekends are made for outdoor activities, with so many options at your front door. A friendly tennis match, or bike riding expedition. Join your local community team on the footy oval or soccer pitch, or enjoy a spot of bocce. Or venture further afield – with easy access to the Hume Freeway, getting around Melbourne and the greater region is a breeze – from the Yarra Valley to the airport and beyond.





BUILT FOR THE FUTURE

Join a walkable community that's built with a more sustainable future in mind – with options for low energy impact, recycled water irrigation, and smart energy efficient home designs.

Fibre optic network connections makes it easier to work or learn from home, while WiFi hotspots in parks and playgrounds help you stay connected throughout your day. There are solar trees with built-in charging ports, LED public lighting – as well as community gardens where you can grow your own produce.

It's all part of our Six Star Green Star Community approach.

BUILT WITH NATURE

Aurora is also conserving one of Victoria's rarest native vegetations, Temperate Grassland, which has been long preserved by the Wurundjeri and Woiwurung peoples, the traditional custodians of the land.

Less than 1% of the state's native grasslands remain, so these areas are carefully managed to provide a habitat for local birds and endangered species.

This natural wonder is yours to enjoy from Aurora's trails and bike paths, with 14 conservation areas encompassing 25 hectares of native grasslands, rich with wildflowers and indigenous flora.

Their colours mark the changing seasons, from lush green in spring and summer to red and brown through the cooler months, connecting you with the natural cycle of the earth.





ALL READY TO FEEL AT HOME?

From the masterplanned landscaped streets to your front door, every detail of your future home at Aurora has been designed to suit your needs today, and your ideal life tomorrow.

Choose from a wide range of different land lots, and work with our leading builder partners to get all the elements that matter most to you in a home.

Whether it's your front door or the backyard, you have more options to create a personal touch. As well as the ease of choosing from pre-approved floorplans and design recommendations, carefully selected to make the most of different land sizes, aspects and locations.

With so many different designs and layouts, you'll find something to suit your lifestyle and needs. Single level or two-storey, with room for two or for a growing family – as well as spacious, smart-designed townhouses that offer low maintenance living.

Enjoy open plan, contemporary spaces ideal for entertaining and everyday living, and capture the natural light throughout the changing seasons. This is your home, a place that will make you smile every time you open your front door.



ABOUT LENDLEASE

“The time is not far off when companies will have to justify their worth to society, with the greater emphasis placed on environmental and social impacts rather than straight economic.”

Dick Dusseldorp, Founder of Lendlease, 1973

At Lendlease, our goal is to create communities that thrive by building places that offer the best lifestyle benefits for our residents and future generations. Places with happiness at their core – friendly, safe, sustainable communities that foster a spirit of belonging and encourage residents to get the most out of life.

After over 60 years of creating communities, we know what it takes to create a thriving community with a sense of belonging. We encourage you to live your life your way, with the support and infrastructure to do it better than ever before. No matter what sort of home you're looking for, you'll find a place here to belong.

lendlease