



# Welcome TO THE AURA DISPLAY VILLAGE

## BUILDERS:

Ausmar Homes  
BOLD Living  
Brighton Homes  
Clarendon Homes  
Coast Life Homes  
Coral Homes

Dwyer Quality Homes  
GJ Gardner Homes  
Homes by CMA  
Integra Homes  
Integrale Homes  
McLachlan Homes

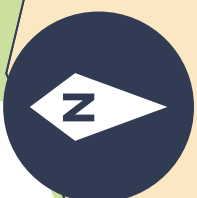
Metricon Homes  
Morcraft Homes  
Murphy Homes  
NuTrend Quality Homes SC  
Oracle Platinum Homes  
Pantha Homes

Porter Davis  
Simonds Homes  
Stroud Homes  
Stylemaster Homes  
Thompson Sustainable Homes  
Vantage Homes



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# LEADING SUSTAINABLE HOME DESIGN

*Each home in the Aura Display Village has been designed against a number of sustainability initiatives, providing contemporary and innovative designs with lower household running costs.*



## Silver level LHA

The majority of homes in the Aura Display Village comply with silver level Liveable Housing Australia (LHA) standards\*. This means the homes have been specially designed to meet the needs of growing families, aging residents and people with disabilities, injuries, and life-changing circumstances. Each home includes design features that improve access to the home, navigational space within the home and provide a more comfortable living environment without compromising on quality of life for its residents.

*\*Terrace homes are excluded.*



## Minimum 7 Star Nat-HERS rating

The majority of homes on display have achieved an impressive 7 Star Nat-HERS rating. The higher the rating, the better the homes are at limiting the need for artificial heating or cooling. For home owners, this not only means power usage is more efficient, but that the home is designed to reduce its carbon footprint.

# AN INNOVATIVE DISPLAY VILLAGE

*Here is some handy information about the sustainability features that have been incorporated in the design of our display homes.*

## • 7 Star Nat-HERS-rated homes

A 7 Star home can mean lower energy bills, as you require less heating and air-conditioning to make it a more comfortable home year-round.

## • Rain Tanks

When plumbed to toilets, laundry and gardens, rain tanks can reduce household water consumption.

## • 4.5 Star WELS

The more WELS rated stars of particular fittings and appliances, the more efficient its water usage. The highest WELS rating for a toilet is 5 stars and the most water efficient shower is only 3 stars. WELS rated appliances in your home will reduce potable water use dramatically.

## • Energy Ratings

A 10 star energy rating label is the most efficient energy appliance you can buy. The highest rating television available is 8 stars and the fridge that uses the least energy is 4.5 stars.

## • Aspect

North-facing windows act like a large radiant heater, gathering winter's sun and keeping the home warm. A north-eastern aspect to living areas also helps to bring cool summer breezes.

## • Peak Smart Air-Conditioning

Peak smart air-conditioners help to lower energy demand in those peak summer evenings, without compromising your air-conditioned comfort.

## • Off-Peak Wiring

Running your energy-hungry appliances on dedicated circuits during off-peak hours saves energy and your hip pocket.

## • Cross Flow Ventilation

A home designed with cross flow ventilation will help keep you cool in summer and will help reduce any unwanted odours lingering in your home.

## • Low VOC Paint

Many paints produce pollutant gas once they are on the walls and ceilings. This can impact everyone within the home but particularly those with respiratory challenges. Opt for low VOC paints where possible.

## • LED Lighting

Traditional incandescent lights turn 95% of their energy into heat. LEDs do the opposite. The low heat, high light nature of LED's means they will last for up to 50,000 hours.

## • Insulation Batts to Walls and Ceilings

Quality insulation in your home is perhaps the most important way to reduce your energy usage. Continuous insulation across walls and ceilings will maintain a good quality of comfort in the home.

## • Raked Ceilings

High ceilings provide a greater volume of air in the room, allowing the hot summer air to sit higher in the room and provide a path to escape.

## • Energy Use Monitors

To solve a problem first you must understand it. Energy usage monitors give on-going use patterns and allow you to modify behaviour in real time.

## • Solar Boosted Hot Water

Water heating can be a major energy user in family homes. Using solar generated power will reduce ongoing costs and help you achieve a carbon neutral home.

## • Zoned Air-Conditioning

By zoning your cooling and heating demand you only condition the areas you are using. Control your air-conditioning and heating demand by thinking about exactly where you need it.

## • Battery Storage with PV Solar

Battery storage offers a continuous energy supply when the network is down. Storing on site can provide up to three days of controlled energy to the home when it's needed.

## • Green Walls

Protecting the walls from the extreme summer heat by considering the location of vegetation planting can have a major benefit to the internal temperatures. Additional green walls clean the air and lower the temperature and the microclimate around them.





Land: **313m<sup>2</sup>**  
Frontage: **12.5m**  
Depth: **25m**  
House: **315m<sup>2</sup>**

**1** G J GARDNER HOMES  
*Elwood 313 Resort*



Land: **350m<sup>2</sup>**  
Frontage: **14m**  
Depth: **25m**  
House: **210m<sup>2</sup>**

**2** G J GARDNER HOMES  
*Oceanside 210 Beach*



Land: **313m<sup>2</sup>**  
Frontage: **12.5m**  
Depth: **25m**  
House: **242m<sup>2</sup>**

**3** PANTHA HOMES  
*Aspen 243 Block*



Land: **250m<sup>2</sup>**  
Frontage: **10m**  
Depth: **25m**  
House: **150m<sup>2</sup>**

**4** ORACLE PLATINUM HOMES  
*Aplin 150 Coastal*



Land: **313m<sup>2</sup>**  
Frontage: **12.5m**  
Depth: **25m**  
House: **185m<sup>2</sup>**

**5** SIMONDS HOMES  
*Riverton 1912 Bayview*



Land: **350m<sup>2</sup>**  
Frontage: **14m**  
Depth: **25m**  
House: **320m<sup>2</sup>**

**6** SIMONDS HOMES  
*Clermont 3214 Oxley*



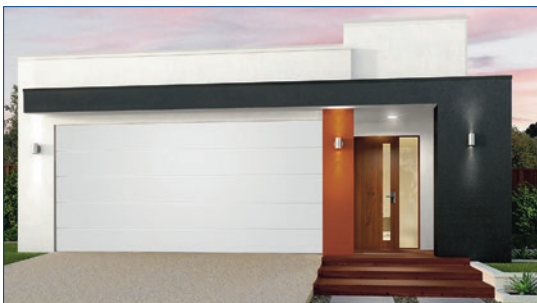
Land: **597m<sup>2</sup>**  
Frontage: **22m**  
Depth: **25m**  
House: **235m<sup>2</sup>**

**7** PORTER DAVIS  
*Paddington 25 East Coast*



Land: **416m<sup>2</sup>**  
Frontage: **11m**  
Depth: **30m**  
House: **372m<sup>2</sup>**

**8** CORAL HOMES  
*Seattle 38 Piermont*



Land: **300m<sup>2</sup>**  
Frontage: **10m**  
Depth: **30m**  
House: **179m<sup>2</sup>**

**9** CORAL HOMES  
*Ascot 19 Aspen*



Land: **379m<sup>2</sup>**  
Frontage: **12.5m**  
Depth: **30m**  
House: **229m<sup>2</sup>**

**10** CORAL HOMES  
*Capri 25 Retro*





**11** STYLEMASTER HOMES  
*Aurora 40 18 Hamptons*



Land: **682m<sup>2</sup>**  
Frontage: **23m**  
Depth: **32m**  
House: **372m<sup>2</sup>**



**12** VANTAGE HOMES  
*Bailey 22 Matrix*



Land: **448m<sup>2</sup>**  
Frontage: **14m**  
Depth: **32m**  
House: **211m<sup>2</sup>**



**13** INTEGRALE HOMES  
*Oakvale 187 Coastline – Reef*



Land: **400m<sup>2</sup>**  
Frontage: **12.5m**  
Depth: **32m**  
House: **187m<sup>2</sup>**



**14** INTEGRALE HOMES  
*Mandalay 261 Coastline – Rubic*



Land: **320m<sup>2</sup>**  
Frontage: **10m**  
Depth: **32m**  
House: **261m<sup>2</sup>**



**15** McLACHLAN HOMES  
*The Bronte*



Land: **448m<sup>2</sup>**  
Frontage: **14m**  
Depth: **32m**  
House: **268m<sup>2</sup>**



**16** MORCRAFT HOMES  
*Monte Carlo 282 Skillion 2550*



Land: **576m<sup>2</sup>**  
Frontage: **18m**  
Depth: **32m**  
House: **282m<sup>2</sup>**



MURPHY HOMES  
*Amaroo*



Land: **400m<sup>2</sup>**  
Frontage: **12.5m**  
Depth: **32m**  
House: **323m<sup>2</sup>**



**18** HOMES BY CMA  
*The Liberty Skillion*



Land: **420m<sup>2</sup>**  
Frontage: **14m**  
Depth: **30m**  
House: **208m<sup>2</sup>**



**19** INTEGRA HOMES  
*Harper (Mirage Façade)*



Land: **293m<sup>2</sup>**  
Frontage: **11m**  
Depth: **25m**  
House: **261m<sup>2</sup>**



**20** STROUD HOMES  
*Alfred 187 Skillion*



Land: **313m<sup>2</sup>**  
Frontage: **12.5m**  
Depth: **25m**  
House: **187m<sup>2</sup>**





NUTREND QUALITY  
HOMES SC  
*Avondale 27 Stanton*



Land: **250m<sup>2</sup>**  
Frontage: **10m**  
Depth: **25m**  
House: **260m<sup>2</sup>**



**22** DWYER QUALITY HOMES  
*The Carmen*



Land: **313m<sup>2</sup>**  
Frontage: **12.5m**  
Depth: **25m**  
House: **185m<sup>2</sup>**



**23** DWYER QUALITY HOMES  
*The Teresa*



Land: **250m<sup>2</sup>**  
Frontage: **10m**  
Depth: **25m**  
House: **261m<sup>2</sup>**



**24** COAST LIFE HOMES  
*Avoca Linea*



Land: **313m<sup>2</sup>**  
Frontage: **12.5m**  
Depth: **25m**  
House: **278m<sup>2</sup>**



**25** BOLD LIVING  
*Oceanus 242 Coastal*



Land: **250m<sup>2</sup>**  
Frontage: **10m**  
Depth: **25m**  
House: **242m<sup>2</sup>**



**26** BOLD LIVING  
*Calypso 187 Traditional*



Land: **313m<sup>2</sup>**  
Frontage: **12.5m**  
Depth: **25m**  
House: **187m<sup>2</sup>**



**27** AUSMAR HOMES  
*Staten*



Land: **350m<sup>2</sup>**  
Frontage: **14m**  
Depth: **25m**  
House: **274m<sup>2</sup>**



**28** AUSMAR HOMES  
*Avalon*



Land: **454m<sup>2</sup>**  
Frontage: **corner**  
Depth: **25m**  
House: **222m<sup>2</sup>**



**29** CLARENDON HOMES  
*Seaview 27 Seabreeze*



Land: **680m<sup>2</sup>**  
Frontage: **corner**  
Depth: **32m**  
House: **271m<sup>2</sup>**



**30** CLARENDON HOMES  
*Paddington 31 Elite*



Land: **448m<sup>2</sup>**  
Frontage: **14m**  
Depth: **32m**  
House: **335m<sup>2</sup>**





Land: **448m<sup>2</sup>**  
Frontage: **14m**  
Depth: **32m**  
House: **250m<sup>2</sup>**

**31** BRIGHTON HOMES  
*Capri 15 Q Provincial Façade*



Land: **280m<sup>2</sup>**  
Frontage: **10m**  
Depth: **28m**  
House: **280m<sup>2</sup>**

**32** BRIGHTON HOMES  
*Tulloch 31 Halifax Façade*



Land: **350m<sup>2</sup>**  
Frontage: **12.5m**  
Depth: **28m**  
House: **347m<sup>2</sup>**

**33** METRICON HOMES  
*Vantage 38 Lodge*



Land: **465m<sup>2</sup>**  
Frontage: **corner**  
Depth: **28m**  
House: **246m<sup>2</sup>**

**34** METRICON HOMES  
*Mantra 25S 1 Contemporary*



METRICON HOMES  
*Edgewater 27 Nottingham*



Land: **253m<sup>2</sup>**  
Frontage: **corner**  
Depth: **28m**  
House: **275m<sup>2</sup>**

**35**



THOMPSON  
SUSTAINABLE HOMES  
*Pandanus 161-1 Pandanus*



Land: **129m<sup>2</sup>**  
Frontage: **4.6m**  
Depth: **28m**  
House: **161m<sup>2</sup>**

**36**



THOMPSON  
SUSTAINABLE HOMES  
*Oak 196 - 1 Oak*



Land: **185m<sup>2</sup>**  
Frontage: **6.6m**  
Depth: **28m**  
House: **279m<sup>2</sup>**

**37**



THOMPSON  
SUSTAINABLE HOMES  
*Orchid 140 - 1 Orchid*



Land: **112m<sup>2</sup>**  
Frontage: **4m**  
Depth: **28m**  
House: **140m<sup>2</sup>**

**38**



Land: **185m<sup>2</sup>**  
Frontage: **6.6m**  
Depth: **28m**  
House: **211m<sup>2</sup>**

**39** VANTAGE HOMES  
*Monroe Breeze Aluminium*



Land: **183m<sup>2</sup>**  
Frontage: **4.6m**  
Depth: **28m**  
House: **191m<sup>2</sup>**

**40** VANTAGE HOMES  
*Sinatra Breeze Block*







**40 DISPLAY  
HOMES BY  
24 BUILDERS**

This brochure is supplied for the purpose of providing an impression of Stockland Aura Display Village 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. All details, images and statements are based on the intention of, and information available to, Stockland as at the time of publication (May 2018) and may change due to future circumstances. Information and images relating to homes and landscaping are indicative only and may show mature plantings which may not be mature at settlement. All distance and travel timeframe references are estimates only, refer to distance by car or driving time from the Aura Sales & Information Centre (unless specified otherwise), and are based on information obtained from Google Maps at the time of publication.



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