

The background of the entire page is a scenic mountain landscape. In the foreground on the left, a dark, craggy rock face is visible, partially covered with dry, golden-brown grass. Below the cliff, a green valley stretches out, dotted with small buildings and winding roads. In the distance, a range of jagged, snow-capped mountains rises against a pale, hazy sky. The overall atmosphere is serene and majestic.

AUROLA

PREMIUM FREESTANDING HOUSE BUILDING PROJECT BY AUSTWOOD HOMES
IN NEW LAND DEVELOPMENTS AT AUSTRAL

PREMIUM HOMES BUILT FOR A LIFETIME

SPECIAL 25-YEAR STRUCTURAL GUARANTEE. PEACE OF MIND FOR YOU AND YOUR FAMILY.



As a building company that stands behind our work, we are proud to offer a '25-year structural guarantee' for your newly built home starting from the date of your practical completion inspection. The period that it covers is over 4 times longer than the standard 6-year statutory warranties. The '25-year structural guarantee' is given to the original owner(s) named within the building contract. It covers the load bearing brickwork, structural timbers and steel beams in wall, house frame, foundation systems and concrete footings. Please note that this guarantee is not transferable to future owners of the property.



BREATHE
NEW LIFE



Project Information:

Property Type: House & Land Package

Title: Torrens Title

Project Team: Austwood Homes



REDEFINE THE
MEANING OF
YOUR NEW HOME



ABOUT THE PROJECT

- AURORA is a premium freestanding house building project by Austwood Homes in new land developments at Austral.
 - Its neighbourhood is poised to become the South-West's major hub, including a large shopping centre, restaurants, cafés, homemaker centre, offices, civic centre, aquatic centre and much more. With exciting proposed retail, cultural, employment and community offerings, future growth and investment is set to inject new life and vitality into this Priority Growth Area.
-

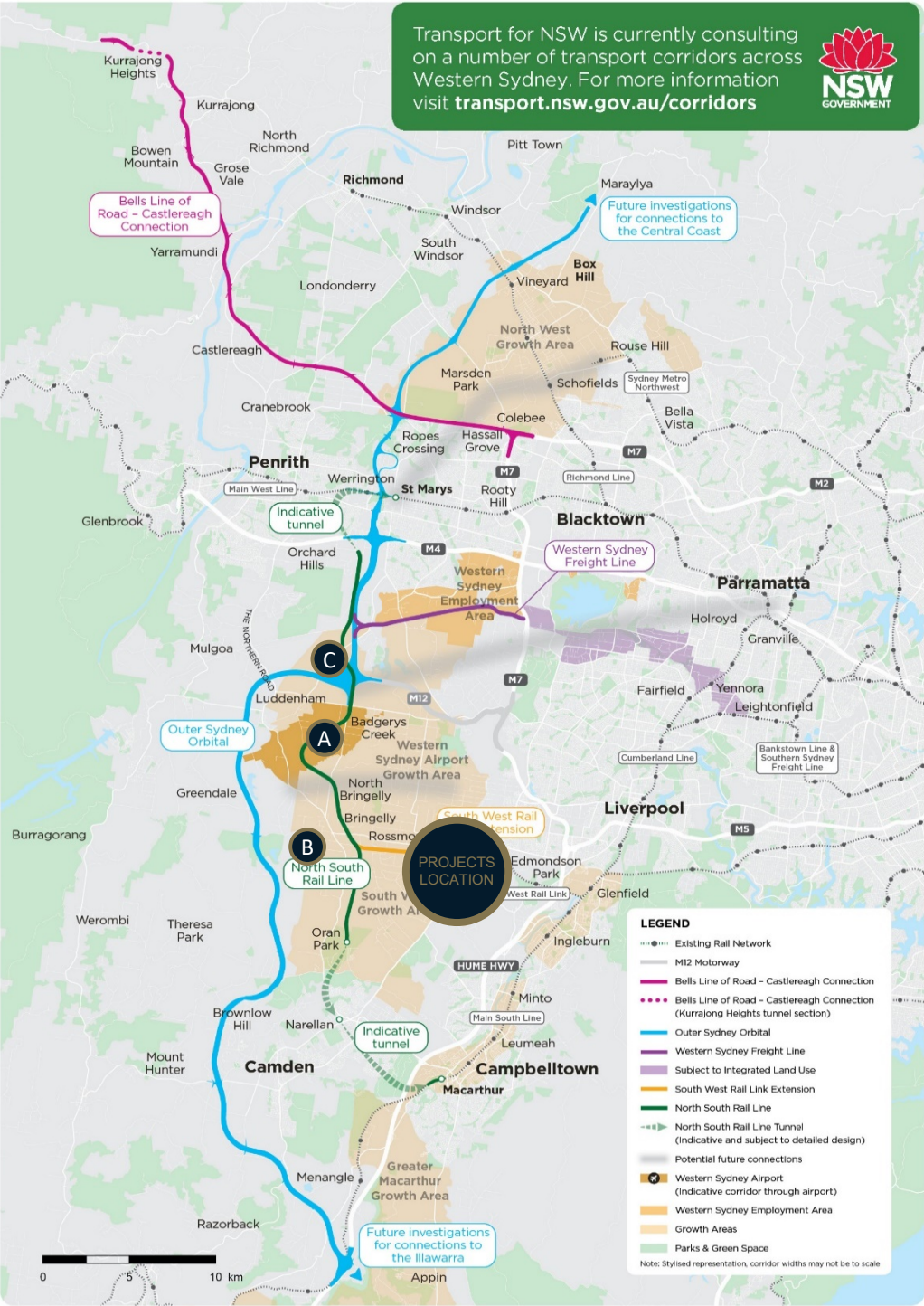


KEY POINTS

- Strong growth potential – strategically located in the latest NSW government plan : The Metropolis of Three Cities (Leppington CBD)
 - Direct access to Aerotropolis by train. Aerotropolis includes new International Airport (\$20 billion), Sydney Science Park with University Campus (\$5 billion) & World Trade Centre (\$8 billion) – it is set to be the economic powerhouse of Sydney around Badgerys Creek NSW.
 - Freestanding house project within walking distance to the shopping centre, business park and major train station of the Leppington CBD.
 - Torrens title with no strata fee.
-



SOUTH WEST SYDNEY MAJOR DEVELOPMENTS



PROPOSED AREA DEVELOPMENT

PROJECTS LOCATION

AURORA

PREMIUM FREESTANDING HOUSE BUILDING PROJECT IN NEW LAND DEVELOPMENTS AT AURORA

A INTERNATIONAL AIRPORT AT BADGERYS CREEK

4 proposed stations away from Leppington

B WORLD TRADE CENTRE

2 proposed stations away from Leppington

C SYDNEY SCIENCE PARK WITH WORLD CLASS UNIVERSITY CAMPUS
(University of New South Wales, University of Newcastle, Wollongong and Western University)

5-6 proposed stations away from Leppington

SOUTH WEST RAIL LINK EXTENSION



PROJECTS LOCATION



INTERNATIONAL AIRPORT AT BADGERYS CREEK



4 proposed stations away from Leppington



WORLD TRADE CENTRE



2 proposed stations away from Leppington



SYDNEY SCIENCE PARK WITH WORLD CLASS UNIVERSITY CAMPUS

(University of New South Wales, University of Newcastle, Wollongong and Western University)



5-6 proposed stations away from Leppington



BADGERYS CREEK NEW INTERNATIONAL AIRPORT



4 proposed stations away from Leppington station

AIRPORT AND ON-SITE BUSINESS PARK JOBS*

2200
Machinery operators and drivers including aircraft refuellers, crane and lift operators; bus, taxi and forklift drivers

1900
Techies and tradies - engineers, mechanics, IT, chefs and bakers

1820
Air traffic controllers, accountants, architects, finance, marketing

936
Cleaners, freight handlers, food preparation assistants

1820
Air traffic controllers, accountants, architects, finance, marketing

2200
Quarantine and biosecurity, immigration, warehouse, bookkeepers, call centre, office managers

1417
Sales and retail including car rental workers

1287
Retail and hospitality managers, conference and event organisers, project managers, importers, wholesalers

1900
Emergency workers, hospitality, flight attendants

* From 2026
Artist's impression of airport - not to scale

Elizabeth Drive
Badgers Creek



Australian Government
Department of Infrastructure, Transport, Cities and Regional Development

Western Sydney
Airport

What are you looking for?



Home > Community and partners > Job opportunities

About the airport

Airport operator

Environment and heritage

Community and partners

Forum on Western Sydney Airport

Community engagement

Job opportunities

More jobs for Western Sydney

Western Sydney Airport will be a major source of jobs for people in the region.

The airport will support almost 28,000 direct and indirect jobs by 2031, five years after the airport opens in 2026. Jobs across a range of sectors, especially in construction, manufacturing and retail will be needed on site and around Western Sydney to support the project.

NEW INTERNATIONAL AIRPORT (\$5.3 billion infrastructure project):

- Set to open in 2026
- At least 10 million passengers in 2026 and this figure will rise annually
- 28,000 job opportunities by 2031



B WORLD TRADE CENTRE



2 proposed stations away from Leppington station



An aerial render of the proposed World Trade Centre Sydney development masterplanned by Woods Bagot.

**WOODS
BAGOT™**

Architecture

pwc

Economics Consultant

**ETHOS
URBAN**

Urban Solutions

THE ECONOMIC IMPACT

Economic Impact Assessment of World Trade Center Sydney (WTC SYDNEY) was conducted by PwC, the highlights of which are given below.

- \$13 Bn Direct Economic Contribution per year
- \$31 Bn Induced Economic Contribution per year
- 43,500 Direct Jobs per year
- 52,900 Induced Jobs per year
- \$15 Bn Indirect Economic Contribution per year
- \$8 Bn Additional Tax Revenue per year
- 45,000 Indirect Jobs per year

WORLD TRADE CENTRE (\$8 billion infrastructure project)

- Approx. 3km away from the new airport.
- 120 hectares (120,000,000 sqm) development footprint.
- To be opened in 2026 to coincide with opening of the new Sydney Airport at Badgerys Creek.
- Will create more than 120,000 new jobs.



Artist impression only



Artist impression only

C SYDNEY SCIENCE PARK WITH WORLD CLASS UNIVERSITY CAMPUS (1/2)



5-6 proposed stations away from Leppington station



Artist impressions of the Sydney Science Park by Celestino, which aims to be Australia's first autonomous city.

AUSTRALIA'S FIRST AUTONOMOUS CITY AT THE SCIENCE PARK

- World leaders in autonomous technology have met with developers to blueprint Australia's first 'driverless smart city'.
- Anticipating the autonomous Sydney Science City to be a reality within the next five to 10 years.



Figure E16.2: Precinct Plan



An artist's impression of the \$5 billion Sydney Science Park within the Western Sydney Aerropolis.



Artist impressions of the Sydney Science Park by Celestino, which aims to be Australia's first autonomous city.

SYDNEY SCIENCE PARK WITH UNIVERSITY CAMPUS (\$5 billion infrastructure project)

- 287 hectares (287,000,000sqm) development footprint.
- The Sydney Science City will play a major role in providing 12,000 highly-skilled jobs in Western Sydney, and around the globe.
- Construction has started and the first stage of the commercial buildings will be operational by 2021.



C SYDNEY SCIENCE PARK WITH WORLD CLASS UNIVERSITY CAMPUS(2/2)



5-6 proposed stations away from Leppington station



Set your location 22.8°C

NEWS AND EVENTS IMPROVING NSW YOUR SERVICES YOUR GOVERNMENT ABOUT NSW CONTACT US

Home / Your Government / The Premier / Media Releases from the Premier / Western Sydney Aerotropolis will be home to major new university

Western Sydney Aerotropolis will be home to major new university

Published 13th September, 2018

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Four of NSW's leading universities are joining forces to create a world-class, higher education institution in the heart of the new Western Sydney Aerotropolis.

Media enquiries

WORLD-CLASS UNIVERSITY CAMPUS

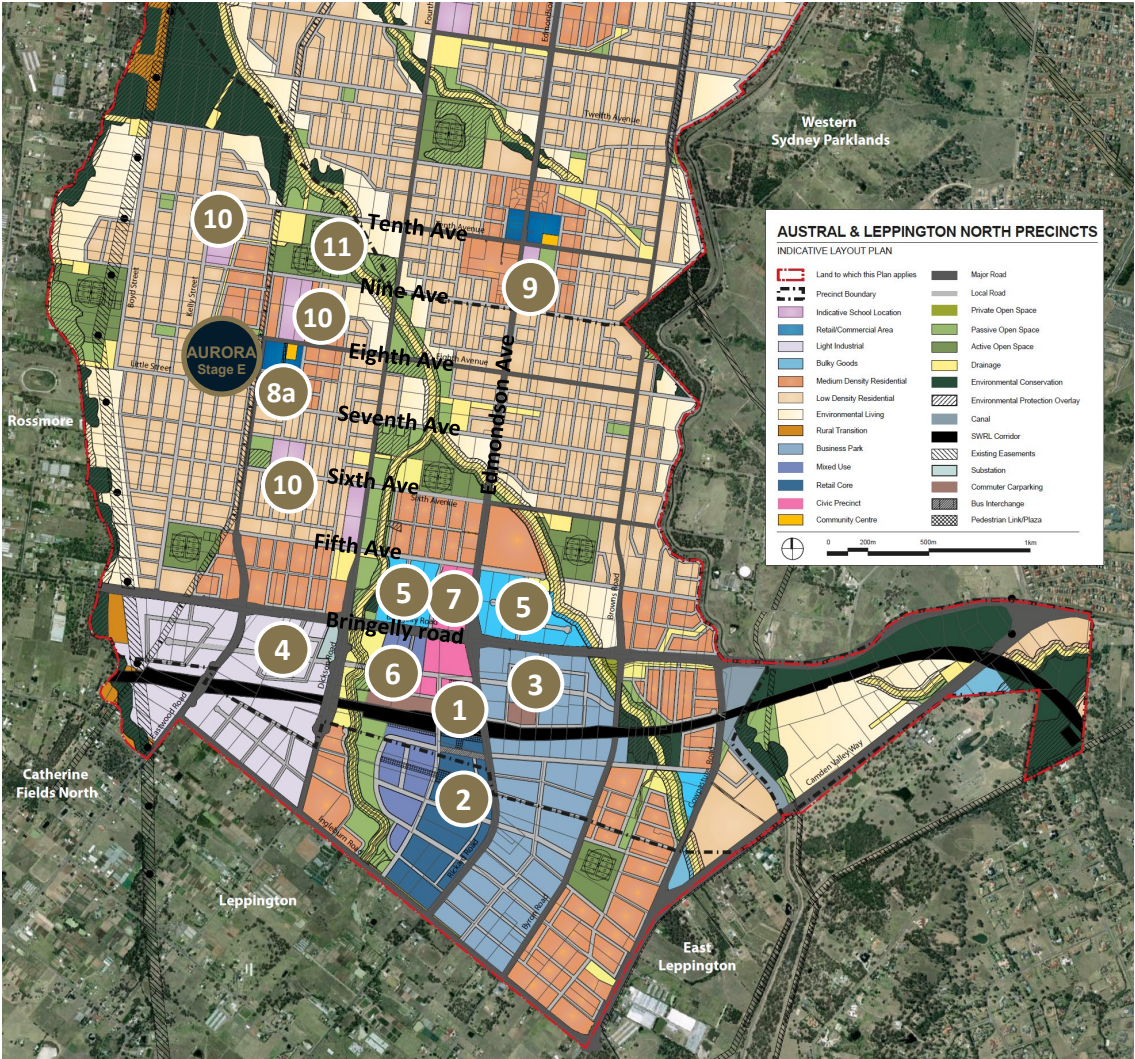
- University of NSW, University of Wollongong, University of Newcastle and Western Sydney University join force.
- Will bring a connected network of minimum 180,000 students, researchers and academics to the Aerotropolis.
- Focus on STEM — science technology, engineering and maths.
- Stage one of the new institution will be ready by 2026.





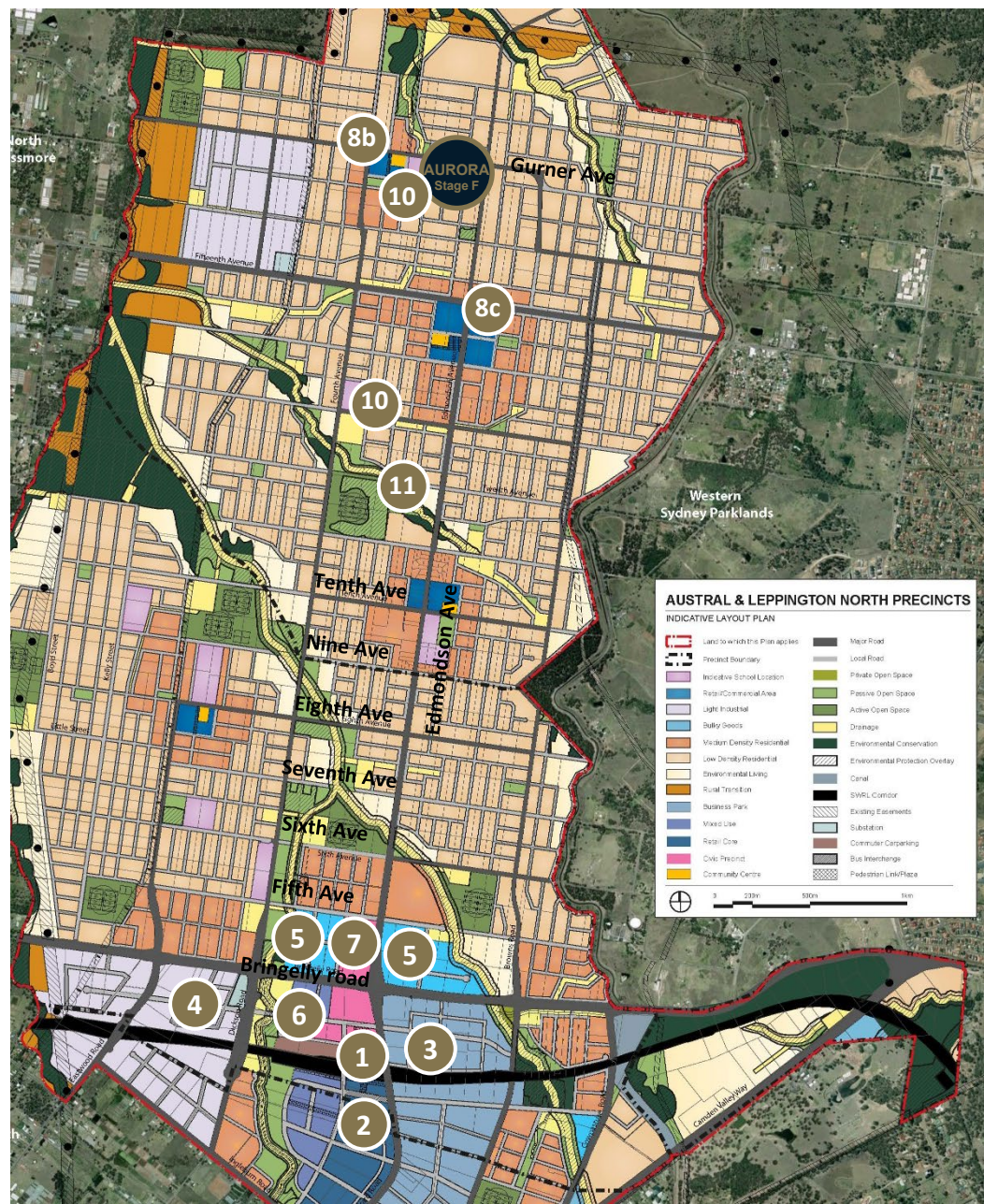
TOWN CENTRE MAJOR DEVELOPMENTS

PROPOSED AREA DEVELOPMENT (STAGE E)



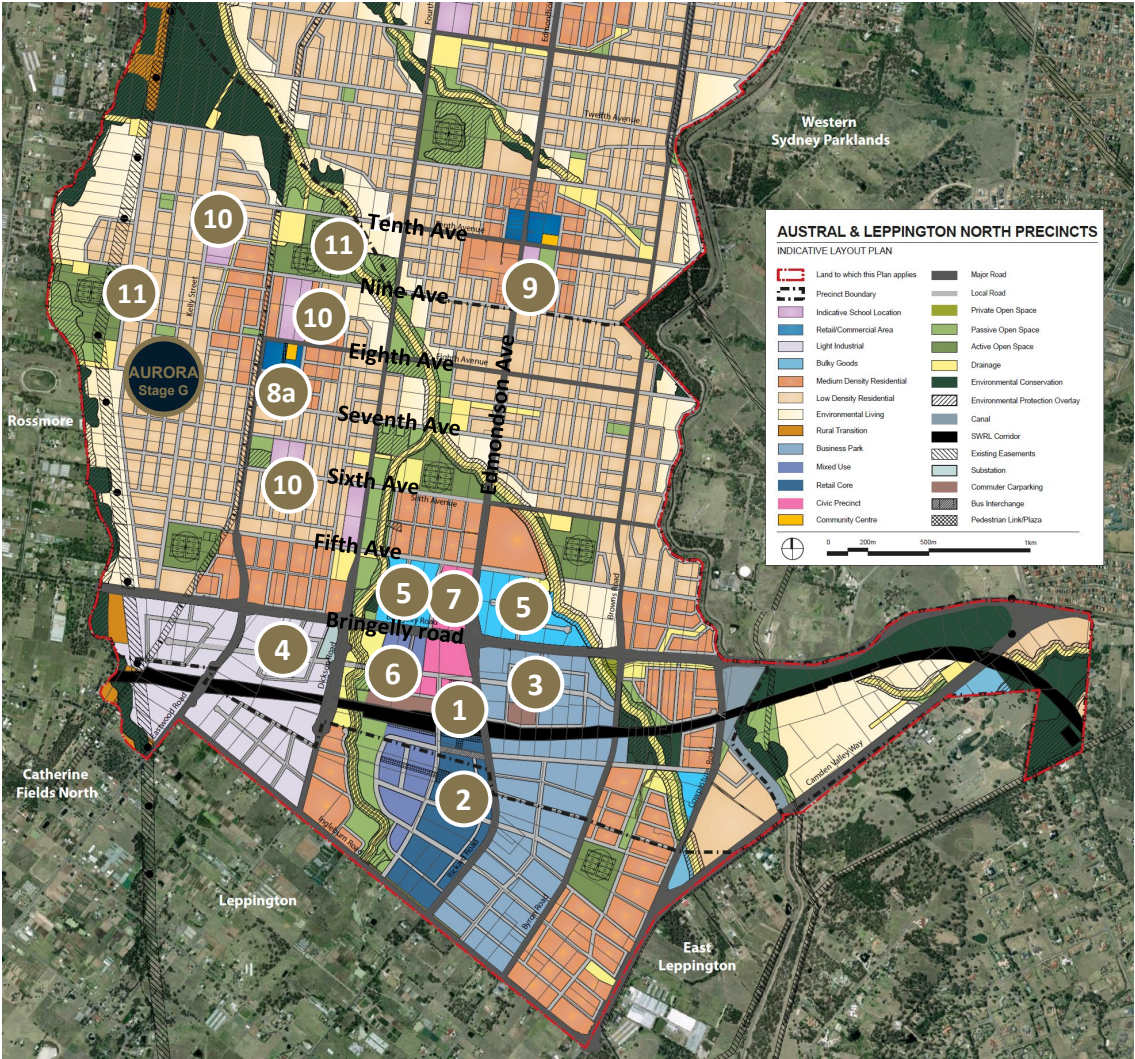
	Approx. Distance from AURORA Stage E
1 Leppington Train Station	1.9 km
2 Major Shopping Centre of the Sydney South West	2.2 km
3 Major Business Park of Sydney South West	2.0 km
4 Future employment areas	1.3 km
5 Bulky good retailing (e.g. IKEA & BUNNINGS)	1.2 km
6 Apartment developments on top of retails	1.5 km
7 TAFE and major health facility	1.3 km
8a Shopping Village	100 m
9 Austral Public School	1.3 km
10 Proposed new Schools	350 m
11 New sports fields & parklands	700 m

PROPOSED AREA DEVELOPMENT (STAGE F)



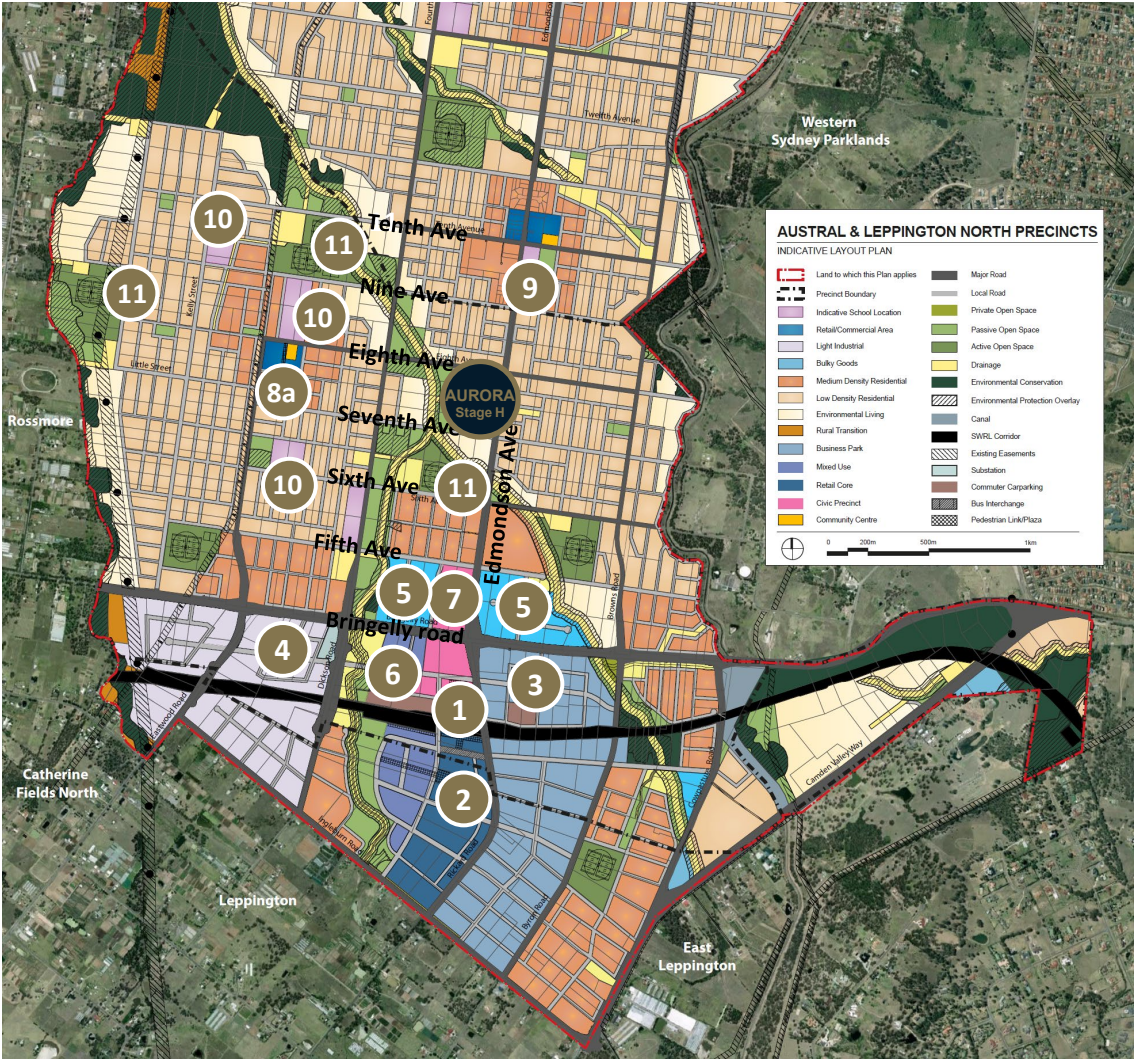
	Approx. Distance from AURORA Stage F
1 Leppington Train Station	4.6 km
2 Major Shopping Centre of the Sydney South West	4.9 km
3 Major Business Park of Sydney South West	4.5 km
4 Future employment areas	4.4 km
5 Bulky good retailing (e.g. IKEA & BUNNINGS)	4.0 km
6 Apartment developments on top of retails	4.4 km
7 TAFE and major health facility	4.0 km
8b Gurner Ave local Shopping Village	400 m
8c Austral Town Centre	750 m
9 NA	NA
10 Proposed new Schools	200m & 1.5km
11 New sports fields & parklands	1.7km

PROPOSED AREA DEVELOPMENT (STAGE G)



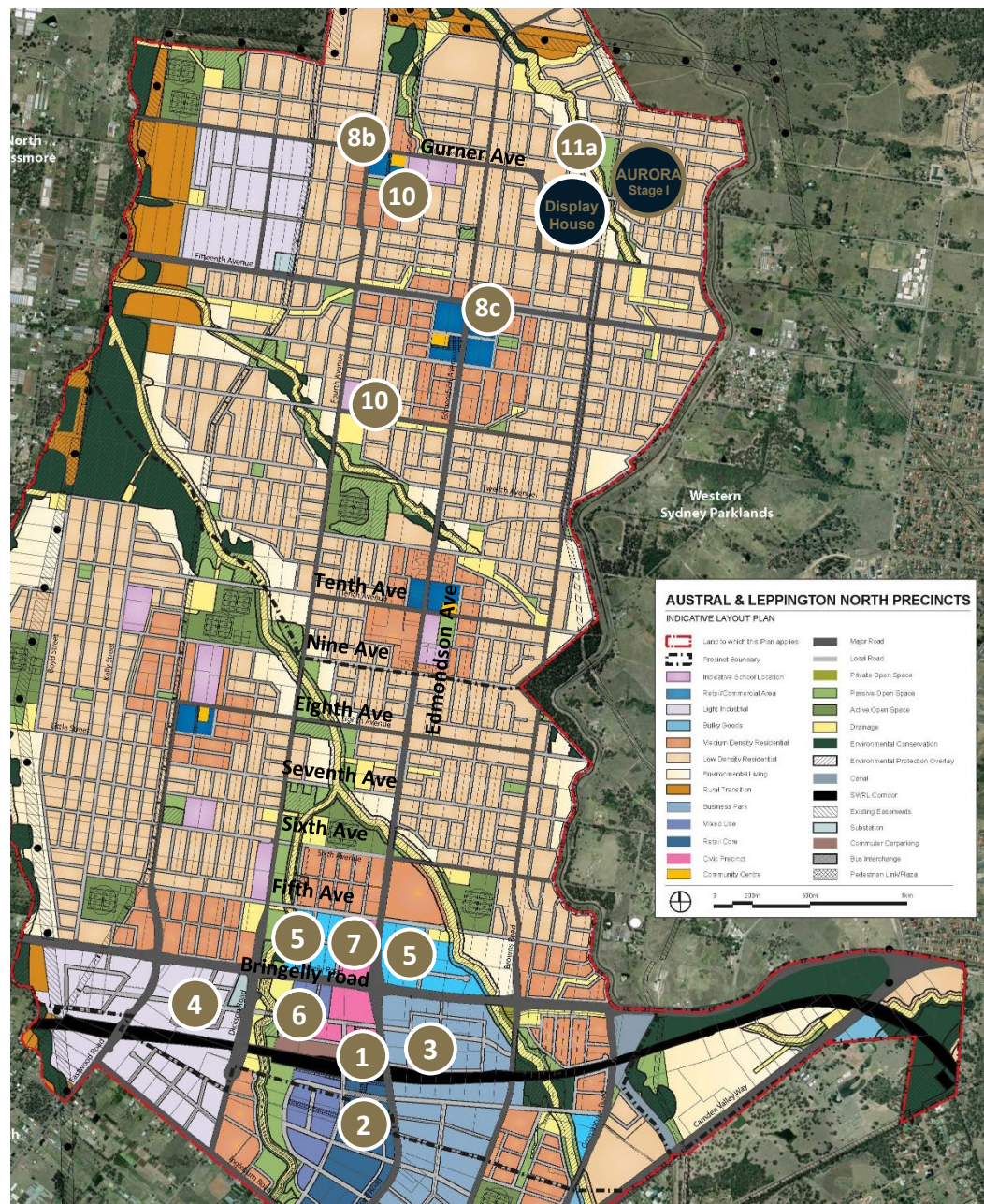
	Approx. Distance from AURORA Stage G
1 Leppington Train Station	1.9 km
2 Major Shopping Centre of the Sydney South West	2.2 km
3 Major Business Park of Sydney South West	2.1 km
4 Future employment areas	1.3 km
5 Bulky good retailing (e.g. IKEA & BUNNINGS)	1.2 km
6 Apartment developments on top of retails	1.5 km
7 TAFE and major health facility	1.3 km
8a Shopping Village	450 m
9 Austral Public School	1.3 km
10 Proposed new Schools	500 m
11 New sports fields & parklands	350 m

PROPOSED AREA DEVELOPMENT (STAGE H)



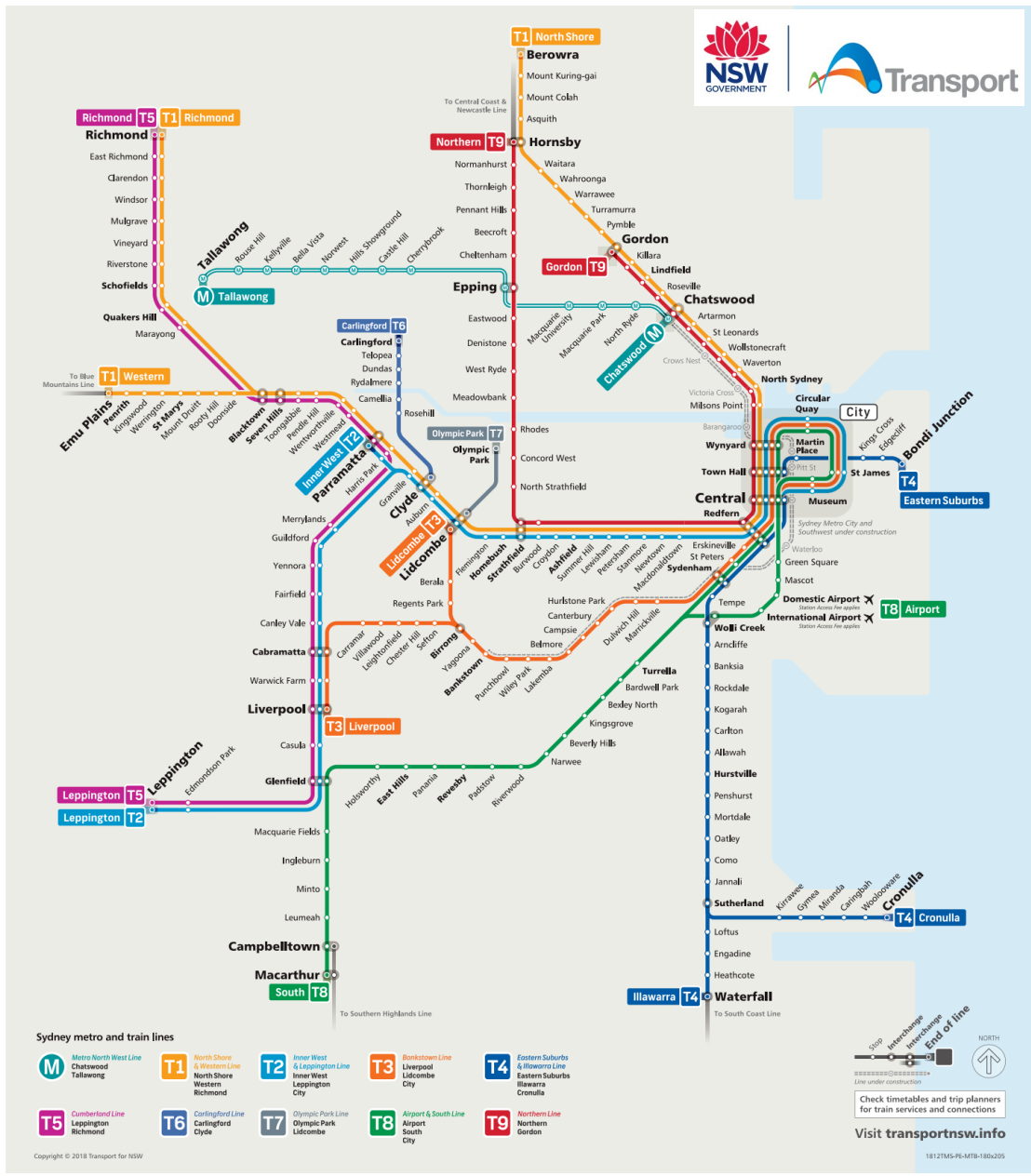
	Approx. Distance from AURORA Stage H
1 Leppington Train Station	1.75 km
2 Major Shopping Centre of the Sydney South West	1.8 km
3 Major Business Park of Sydney South West	1.45 km
4 Future employment areas	1.3 km
5 Bulky good retailing (e.g. IKEA & BUNNINGS)	1.4 km
6 Apartment developments on top of retails	1.5 km
7 TAFE and major health facility	1.4 km
8a Shopping Village	600 m
9 Austral Public School	900 m
10 Proposed new Schools	500 m
11 New sports fields & parklands	500 m

PROPOSED AREA DEVELOPMENT (STAGE I)



	Approx. Distance from AURORA Stage F
1 Leppington Train Station	4.7 km
2 Major Shopping Centre of the Sydney South West	5 km
3 Major Business Park of Sydney South West	4.6 km
4 Future employment areas	5 km
5 Bulky good retailing (e.g. IKEA & BUNNINGS)	4.1 km
6 Apartment developments on top of retails	4.6 km
7 TAFE and major health facility	4.2 km
8b Gurner Ave local Shopping Village	1.2 km
8c Austral Town Centre	1.2 km
9 NA	NA
10 Proposed new Schools	1 km & 1.85km
11a Green Open Spaces	50 m

1 LEPPINGTON TRAIN STATION



INFORMATION:

- ☐ Frequency: average 10 mins
- ☐ Travelling time to city: approx. 50 mins

TRAINS LEAVING TO CITY

Leppington Platform 2	Central
7:32 am	8:26 am
On time	T2,T8
Leppington Platform 3	Central
7:41 am	8:33 am
On time	T2,T8
Leppington Platform 2	Central
7:54 am	8:50 am
On time	People T2,T8
Leppington Platform 4	Central
8:03 am	9:09 am
Real-time data unavailable	T5,T8
Leppington Platform 2	Central
8:09 am	9:09 am
On time	People T2,T8
Leppington Platform 2	Central
8:24 am	9:17 am
On time	People T2,T8



TRAIN JOURNEY TO CITY

Leppington (dep)	Fri 8:24 am
Platform 2	
Edmondson Park	Fri 8:29 am
Platform 1	
Glenfield (arr)	Fri 8:33 am
Platform 2	
Glenfield (dep)	Fri 8:36 am
Platform 1	
Holsworthy	Fri 8:41 am
Platform 1	
East Hills	Fri 8:45 am
Platform 2	
Panania	Fri 8:47 am
Platform 1	
Revesby	Fri 8:50 am
Platform 1	
Wolli Creek	Fri 9:01 am
Platform 1	
International Airport	Fri 9:03 am
Platform 1	
Domestic Airport	Fri 9:05 am
Platform 1	
Mascot	Fri 9:08 am
Platform 1	
Green Square	Fri 9:11 am
Platform 1	
Central	Fri 9:16 am
Platform 21	

2 LEPPINGTON MAJOR CENTRE

LEPPINGTON TOWN CENTRE MASTERPLAN



Artist impression only

LOCATION	Leppington NSW
CLIENT	NSW Department of Planning and Infrastructure
DETAILS	Master plan, 13,000 jobs
SITE AREA	400 ha
CONSTRUCTION COST	\$6 b
RESIDENTIAL UNITS	2,700

A PRIORITY PRECINCT AS ANNOUNCED BY THE NSW GOVERNMENT

- Upcoming major shopping centre with 200,000sqm footprint.
- It will be the central focus for the 300,000 residents of the South West Growth Centre.
- It is the key destination providing jobs, retail, bulky goods, parks, industrial land, housing and commercial activities.
- 2,700 apartments will be built in the town center.

Shopping centre and 20-storey unit towers planned for \$78m site

Marissa Gordon
22 MAR 2019

news local
Liverpool Leader



This rural site in Leppington could soon see work start on major development.

A shopping centre and thousands of homes could soon sprout on a sprawling property in Sydney's south west.

Just a few years after the 20ha lot at 127-163 Rickard Rd, Leppington, sold for a whopping \$78 million, its buyers are looking at how it may be developed in line with the NSW Government's plans for Leppington Town Centre.

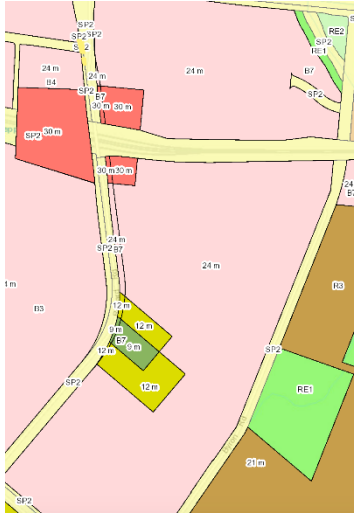


Artist impression only

3 BUSINESS PARK



Planning & Infrastructure



MAJOR BUSINESS PARK IN SYDNEY SOUTH-WEST

- 725,000sqm development footprint (in comparison to the current occupied space of 500,000sqm at Bella Vista Norwest Business Park with 21,444 estimated job opportunities).
- Proposed height limit of up to 8 storey (approx. 24m in height).
- It is expected to consist a mix of commercial, professional & health care services and office buildings.

Table 4-1: Comparison of the draft ILP and final ILP

Summary statistics	Draft ILP	Final ILP
Gross site area	2025 hectares	
Low density residential land	704 hectares	725 hectares
Medium density residential land	173 hectares	203 hectares
Environmental living land	163 hectares	131.2 hectares
Dwelling yield*	16,300 dwellings	17,350 dwellings
Average dwelling density*	14.8 dwellings/ha	16.1 dwellings/ha
Population*	51,000 people	54,300 people
Drainage basins, channels and creek lines	108 hectares	103 hectares
Open space	148 hectares	135.4 hectares
Local and neighbourhood centres**	15.4 hectares	17 hectares
Light industrial	91.5 hectares	99.4 hectares
Commercial core	21.7 hectares	23.8 hectares
Mixed use	18.5 hectares	18 hectares
Business park	76.5 hectares	72.5 hectares
Business development	24 hectares	26.5 hectares
Civic, health, cultural and TAFE	13.5 hectares	13.5 hectares



ARTIST IMPRESSION ONLY

4 EMPLOYMENT LANDS

INTENDED TO PROVIDE A RANGE OF LIGHT INDUSTRIAL AND WAREHOUSE LAND USES.

- Light industries are industrial activities which do not interfere with neighbourhood amenity of adjacent residential areas.
- 994,000sqm development footprint.
- Proposed height limit of 4 storey.

Table 4-1: Comparison of the draft ILP and final ILP

Summary statistics	Draft ILP	Final ILP
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Artist impression only

5 BULKY GOODS RETAILING (SUCH AS IKEA & BUNNINGS)

- Close proximity to bulky goods retailer such as IKEA and BUNNINGS



- The State Government's Sydney Western City Planning Panel approved a \$65 million development in Richard Road in October 2017, to foster additional housing options for Camden area residents. Almost 2000 apartments are planned for Leppington.



6 APARTMENT DEVELOPMENTS

7

TAFE & MAJOR HEALTH FACILITY



Planning & Infrastructure

Table 4-1: Comparison of the draft ILP and final ILP

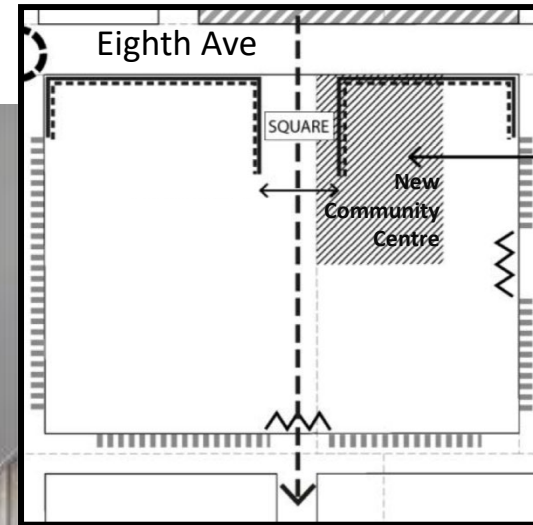
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8a EIGHTH AVEUNE LOCAL SHOPPING VILLAGE

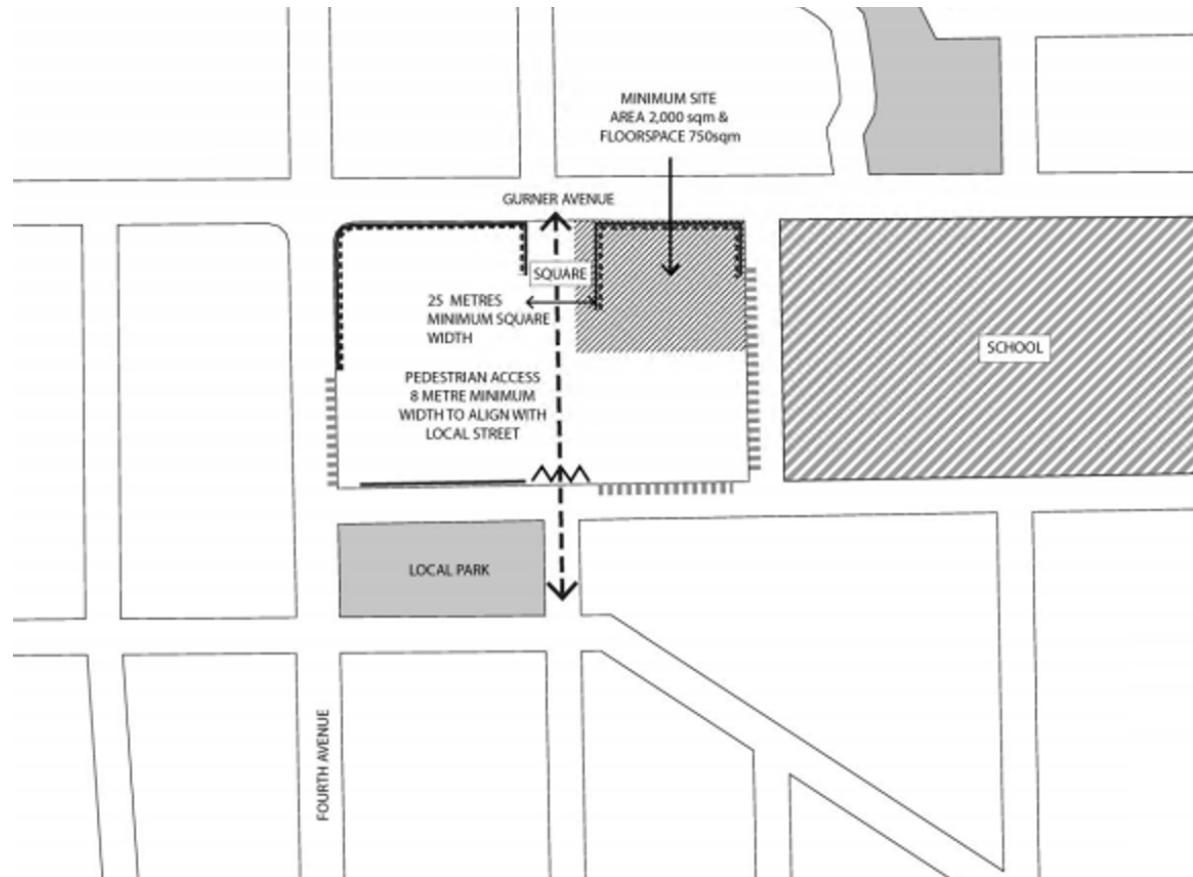
- Approx. 100m away from AURORA stage E.
- Approx. 450m away from AURORA stage G.
- An area of 27,000 sqm to serve 10,000 residents.
 - (in comparison to the 22,650sqm Willowdale Shopping Centre)

Indicative Layout



8b GURNER AVENUE LOCAL SHOPPING VILLAGE

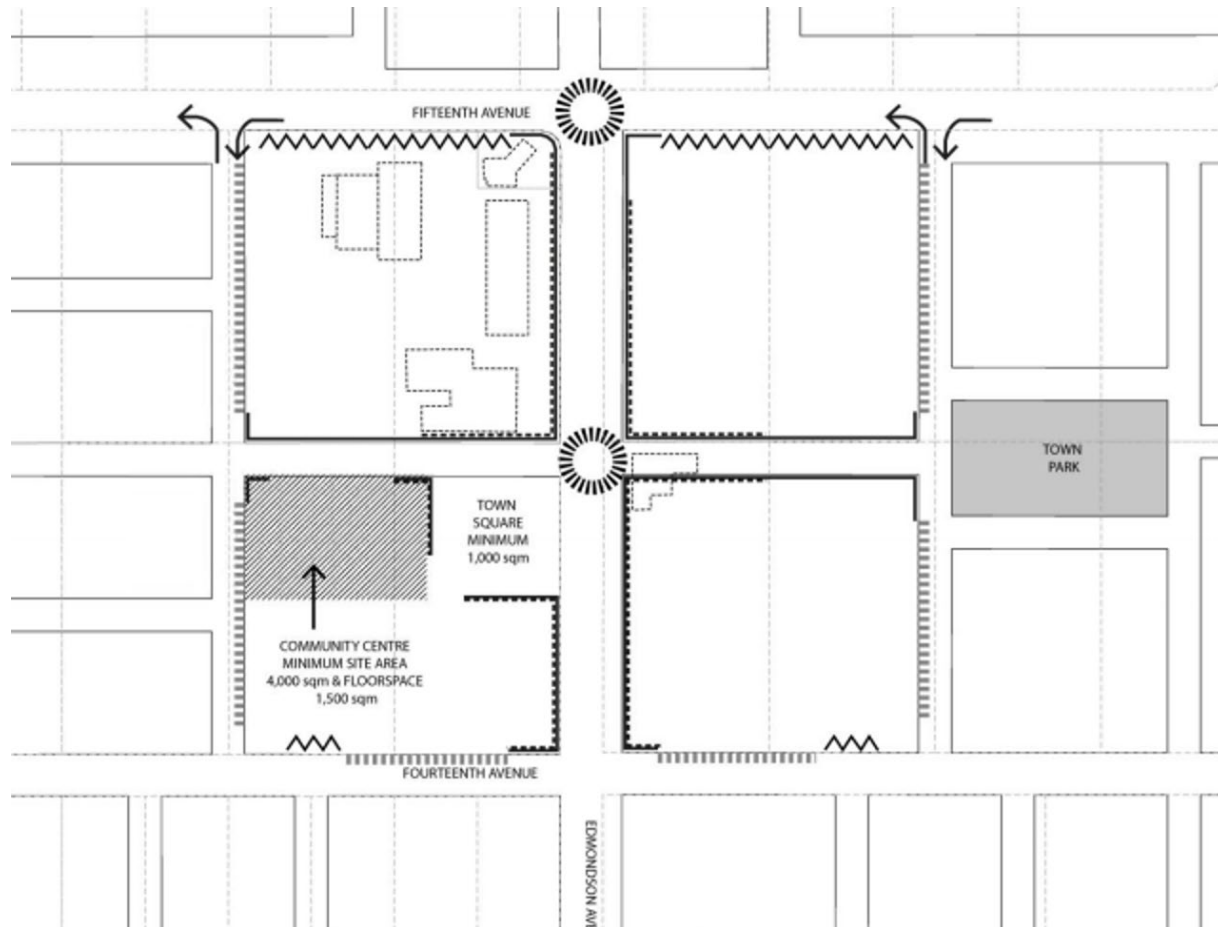
- Approx. 400m away from AURORA stage F & 1.2km from stage I.
- The Gurner Avenue Neighbourhood Centre is to contain a mix of retail and local commercial land uses, to service a population in the order of 10,000 people, and to a maximum gross floorspace of 10,000m².



Indicative Layout

8c AUSTRAL LOCAL CENTRE

- Approx. 750m away from AURORA stage F & 1.2km from stage I.
- It is to contain a mix of retail and local commercial land uses, to a maximum gross floorspace of 30,000m².



Indicative Layout

10 THREE BRAND NEW SCHOOLS

- AURORA Stage E and Stage G approx. 500m to 3 brand new schools



SELECTIVE HIGH SCHOOL ONLY 2 STATIONS AWAY

• Hurlstone Agricultural High School at Glenfield

- 2 stations away by train

- Hurlstone Agricultural High School is a government-funded co-educational academically selective and specialist secondary day and boarding school.
- Reputable high school with one of the highest ranking in Sydney.

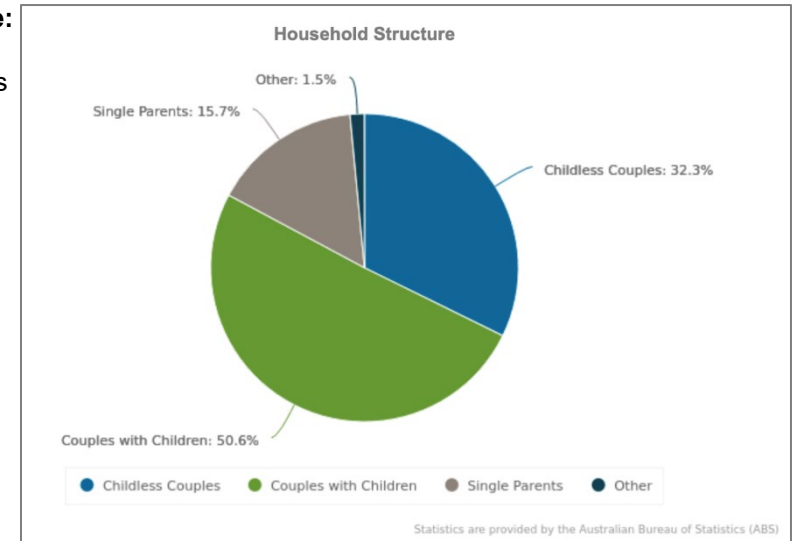


HURLSTONE
AGRICULTURAL HIGH SCHOOL

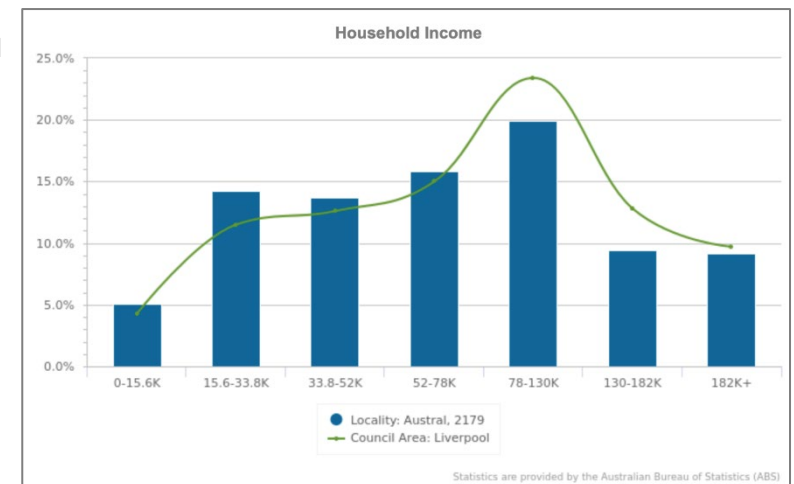
School	State Overall Score	English	Maths	Total Enrolments	Trend / Compare
Hurlstone Agricultural High School, Glenfield, NSW, 2167	99	🟢🟢🟢🟢	🟢🟢🟢🟢	956	Trend / Compare

AREA OVERVIEW

Household Structure:
Majority of the population in Austral is family.



Household Income:
Most of the household income in Austral is \$78k-\$130k per year.



AREA OVERVIEW

Single Storey Rental Price



17 Bonnie Rock Road Austral, NSW, 2179

Start Rental Price: \$550/W

First Listed Date: 7 Aug 2019

Agency: McGrath Camden



LOT 79 Hydrus Street Austral, NSW, 2179

Start Rental Price: \$560/W

First Listed Date: 5 Sep 2018

Agency: MS Platinum Group



LOT 30 Sixth Avenue Austral, NSW, 2179

Start Rental Price: \$570/W

First Listed Date: 5 Dec 2018

Agency: United Realty Cecil Hills / Hinchinbrook

Double Storey Rental Price



LOT 28 Orion Road Austral, NSW, 2179

Start Rental Price: \$650/W

First Listed Date: 4 Sep 2018

Agency: LJ Hooker - Leppington



34 Seventeenth Avenue Austral, NSW, 2179

Start Rental Price: \$580/W

First Listed Date: 11 Aug 2019

Agency: Wos Realty

MASTER PLAN AURORA STAGE E



MASTER PLAN AURORA STAGE F



MASTER PLAN AURORA STAGE G



MASTER PLAN AURORA STAGE H

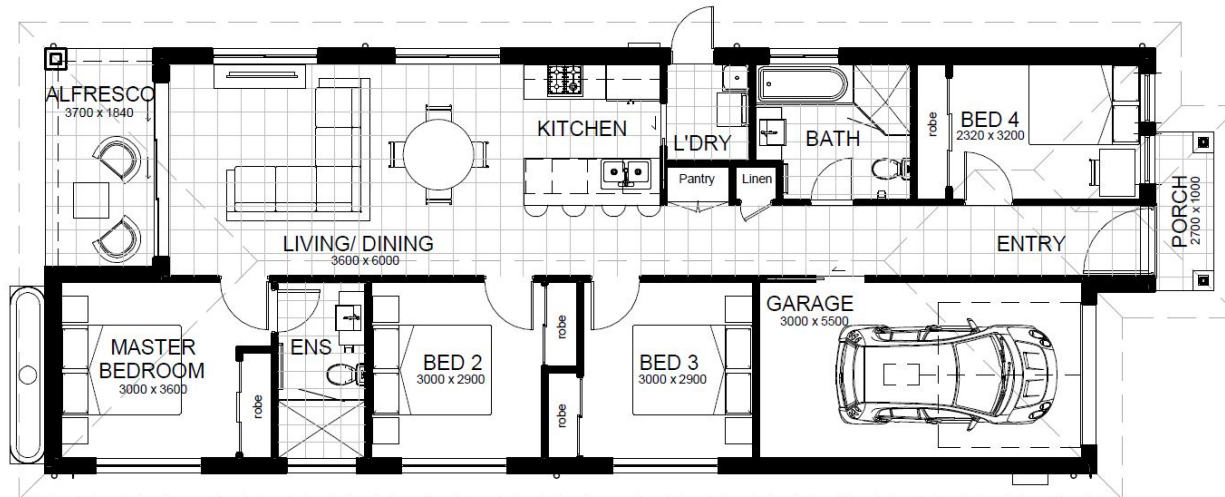


MASTER PLAN AURORA STAGE I



AUSTWOOD SIGNATURE SERIES :

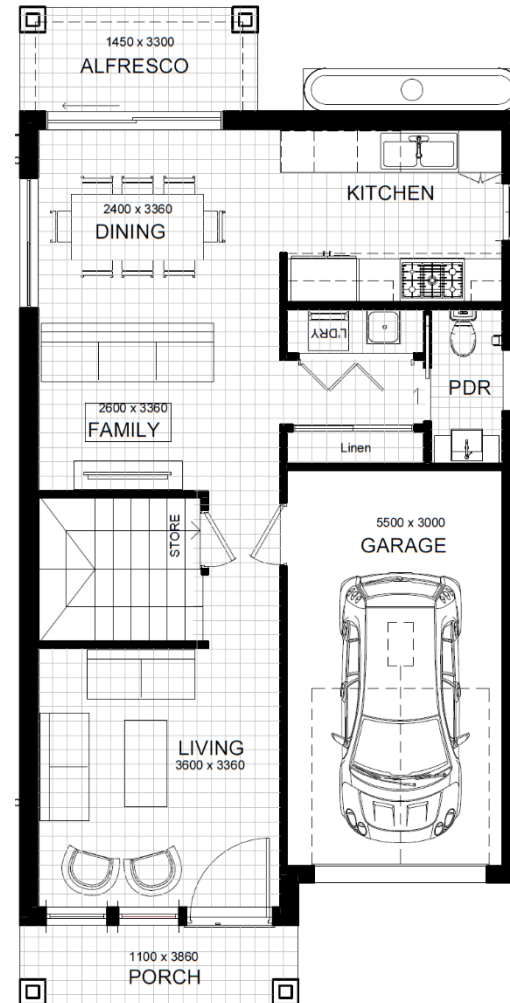
TYPE A (4 bed, 2 bath, 1 garage)



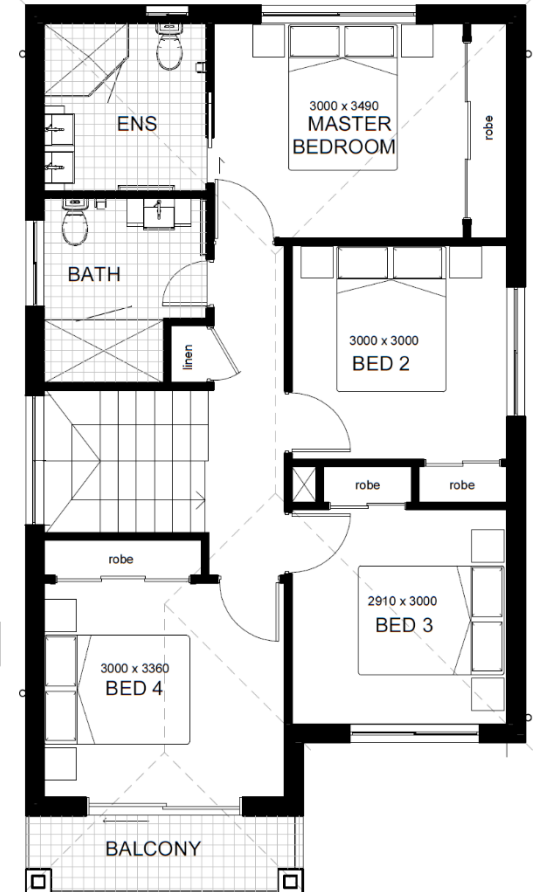
Disclaimer: All photos are artist impression only and may include upgrade items and may depict fixtures, finishes and features that are not supplied. Plans are for illustrative purpose only and may not be up to scale. Some items in the display homes may not be included. Fixed price site costs and premium inclusion package is subject to the terms and conditions in the building contract. All interested parties and buyers must only refer to contracts for final details and must only refer to the contracts as the final and only interpretation of the product, property location, facilities and details of builder, developer and the selling parties. The floorplan, inclusion, colour, material, garage size & overall shape of the house is subject to availability, developers design review panel, bushfire requirements, statutory approval & final construction certificate. Builders reserve the right to substitute items with equivalent products at any time and to use alternative suppliers other than where specified in the building contract. Total home and land package price is subject to availability, developer, council & statutory requirement and site conditions. Land is supplied and sold by third party developer and selling parties. We are only providing the building service to the customers. Land prices and availability are subject to change without notice. All details being presented are subject to change without notice or obligation.

AUSTWOOD SIGNATURE SERIES :

TYPE B (4 bed, 2.5 bath, 1 garage)



Ground Floor

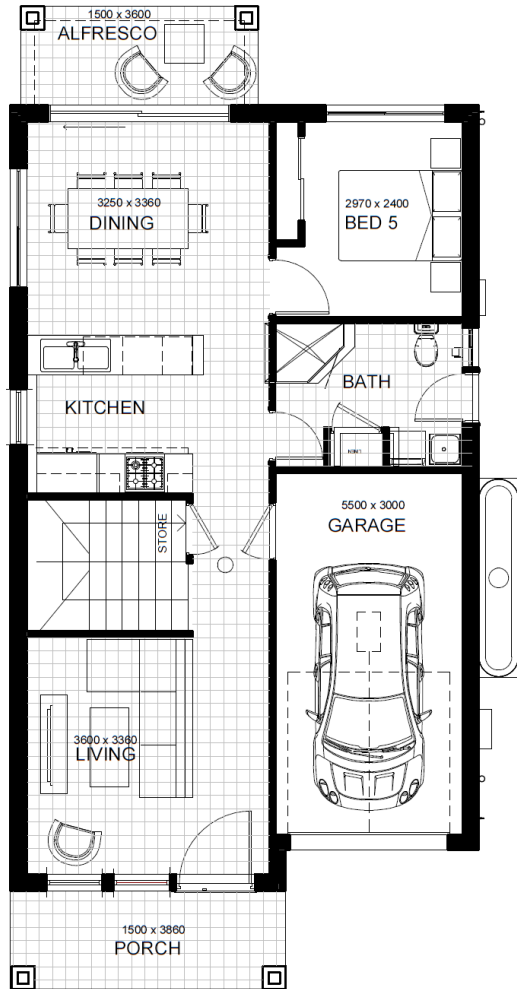


First Floor

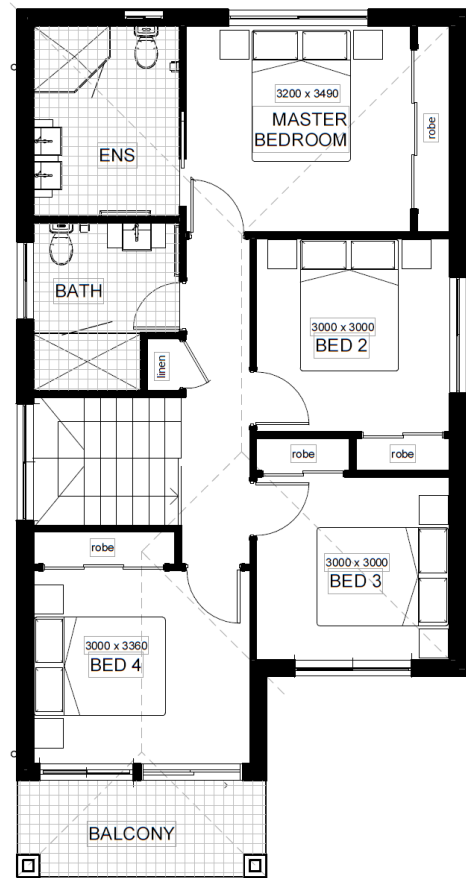
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AUSTWOOD SIGNATURE SERIES :

TYPE C (5 bed, 3 bath, 1 garage)



Ground Floor



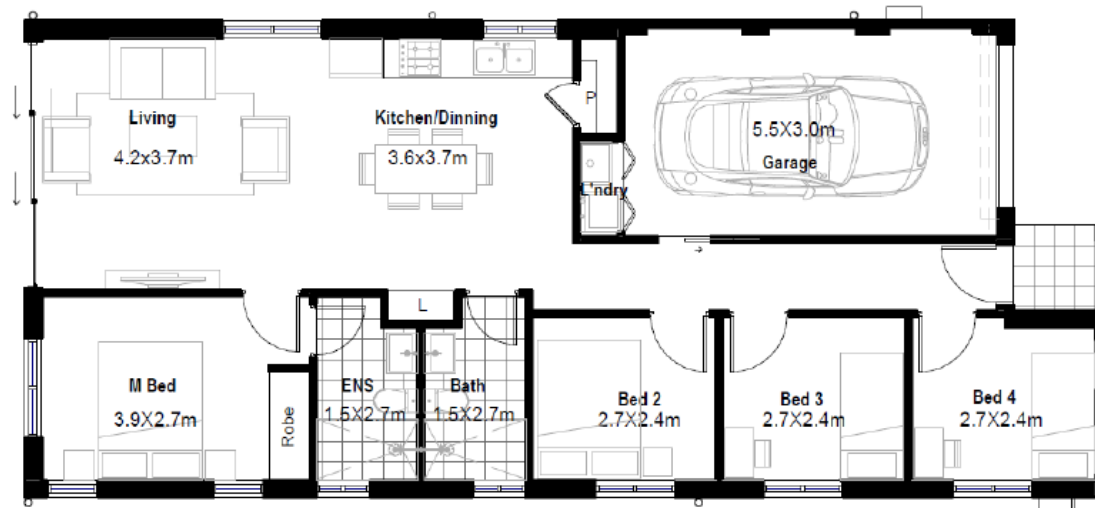
First Floor



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AUSTWOOD SIGNATURE SERIES :

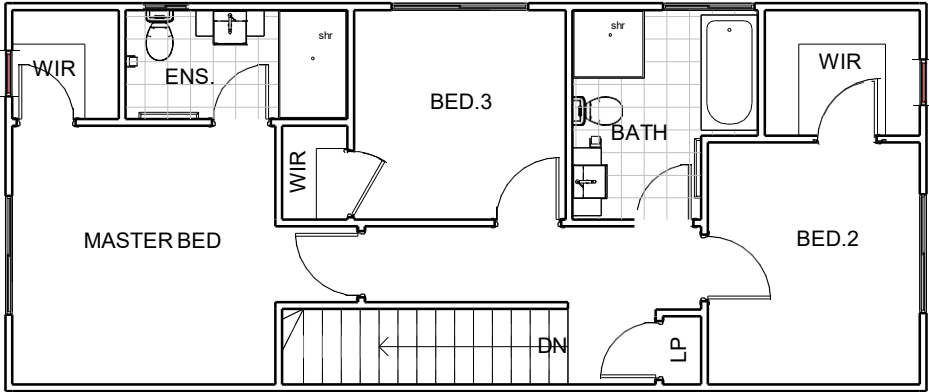
TYPE D (4 bed, 2 bath, 1 garage)



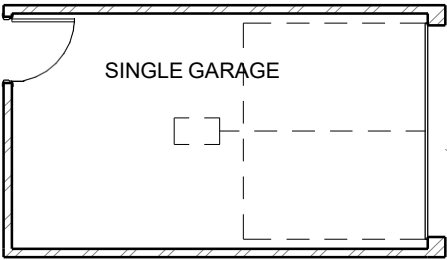
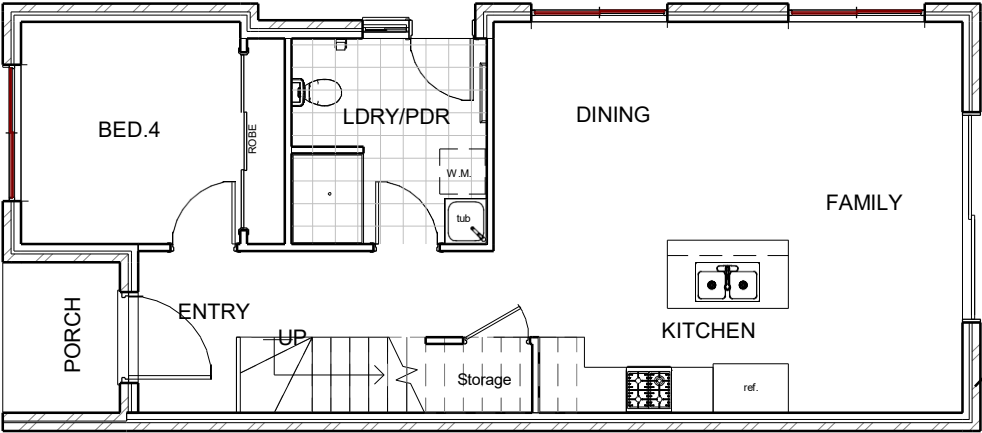
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HAVEN MK2 HOUSE DESIGN:

(4 bed, 3 bath, 1 garage)



Upper Floor Plan



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DESIGNED FOR BEAUTIFUL LIVING



Artist Impression Only



Artist Impression Only



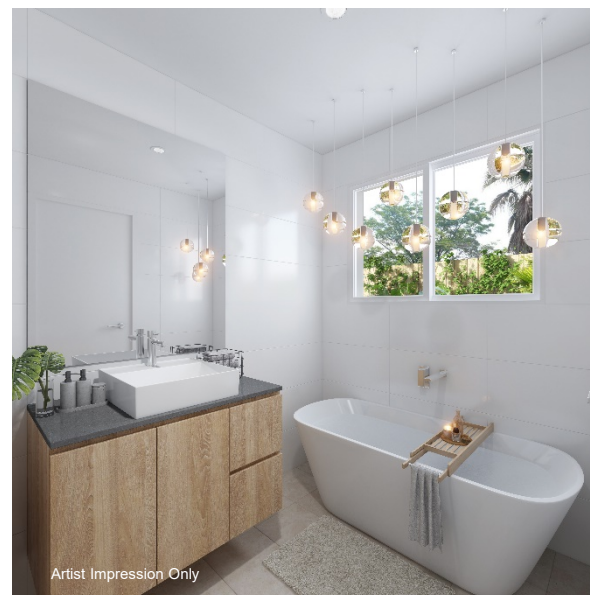
Artist Impression Only



Artist Impression Only

Austwood Homes offers a selection of modern house designs with stylish open plan living to suit contemporary lifestyle.

Relax at the end of the day in your living area, which opens onto a spacious backyard providing cross breeze through floor-to-ceiling windows and views of severe greenery. With yards and open spare surrounding the house, each residence is deliberately designed to maximise natural light all year round



Artist Impression Only

Designed to minimise resource use and maximise style and functionality. Each house is a blank canvas for you to create your beautiful new life.

Entertaining is a pleasure in your open plan kitchen, designed for optimal ease of use. Fitted out with generous cabinetry and quality European appliances.

THE CREATORS OF THE NEW BENCHMARKS



Image is artist impression only. It may include upgrade items and may depict fixtures, finishes and features that are not included.



We are about building lovely new homes with you at desirable locations across Sydney, Australia.

At Austwood Homes, we pride ourselves on being an Australian owned and operated building company.

Led by a passionate team with over 20 years of combined experience from different aspects of the construction, real estate and finance industry, we are confident to set new benchmarks for quality and value.



HIA was born over 60 years ago.

HIA is still pushing the frontier to improve construction practices, products and services. Striving to rise building standards across Australia.

GROUP EXPERIENCE SNAPSHOT

- **Mulgoa Road, Penrith NSW 2750** (stage 1 152 apartments above single storey basement)
- **Woodriff Street, Penrith NSW 2750** (58 serviced apartments above retail & commercial on ground floor and two storey basement)
- **Vista Street, Penrith NSW 2750** (26 apartments)
- **William Howell Drive, Glenmore Park NSW 2745** (10 townhouses)
- **Great Western Highway, Kingswood NSW 2747** (103 apartments)
- **Amos Street, Westmead NSW 2145** (58 apartments)
- **Best Road, Seven Hills NSW 2147** (74 apartments)
- **Railway Road, Quakers Hills NSW 2763** (76 apartments)
- **Freestanding Buildings across Sydney** (Owens Street Spring Farm NSW 2570, Norfolk Boulevard Spring Farm NSW 2570, Drues Avenue Edmondson Park NSW 2174, Holliday Avenue Edmondson Park NSW 2174, Cherry Circuit Gregory Hills NSW 2557, Bluebell Close Gregory Hills NSW 2557, Bessie Street Leppington NSW 2179, Brauch Street Leppington NSW 2179, Barry Road Kellyville NSW 2155 and more)



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A scenic view of a mountain range. In the foreground, a dark, craggy rock face is visible on the left side, partially covered with some dry, brownish vegetation. The background shows a vast valley with green fields, small settlements, and a winding river. In the distance, a range of jagged, snow-capped mountains stretches across the horizon under a clear, light blue sky. The overall atmosphere is bright and airy, suggesting a high-altitude or alpine environment.

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