

THE
ÒRCHARDS
N O R W E S T

a place to grow

*My grandfather used to tell me a story...
It was about his great grandfather,
I think he called him George...
He said that great grandfather George
invented Oranges...*



SEKISUI HOUSE IS BRINGING TOGETHER A NEW COMMUNITY THAT WILL HARVEST NEW LIFE STORIES.

Stories that could be yours...

The Orchards is the newest masterplanned community to be introduced to the Norwest.

The Orchards promises to deliver a new level of amenity within the rapidly expanding locale of Norwest. The design intent of The Orchards masterplan has the community's health and wellbeing planted firmly at its core, promising a lifestyle that fuses nature's benefits with boutique amenities and urban vibrancy.

At Sekisui House our love of humanity and a healthy interaction with nature drive everything we do. We believe in the power of collaboration to create healthy, happy and prosperous communities. And we believe these outcomes should be a measure of your success. With this in mind, we endeavour to create communities that truly thrive, based on a deep understanding of what makes people come together and grow.



A PLACE TO GROW

1800

George Suttor pioneered the Australian Orchards industry from the Hills Shire.



1807

Oranges from Norwest were sold in Charlotte Square (Grosvenor Street).

1831

Orchard fruit was transported by rail from the Hills Shire across Australia.

1862

Citrus and stone fruit production reaches an all-time high.

1892

Bella Vista Farm was declared the largest Orchard in NSW.

A SEED HAS BEEN PLANTED

*It's about new beginnings,
new communities, new futures...*



Australia's colonial past brings a patchwork of interesting stories to the Hills Shire, one of which is the prosperity of the region's land that proved perfect for farmers, botanists and most notably, orchardists.

The location of The Orchards holds historical significance. It was the epicentre of a flourishing industry that sustained the Hills Shire community economically and socially, enriching the lives of families for generations. It is this heritage that Sekisui House intends to capture and nurture, as a new community emerges.

2017 - The Orchards recasts a significant Australian story telling the modern day chapter of the Hills Shire built on a heritage of growth and community. Every element of this masterplan has been closely considered to provide a new community with luxurious home comforts, premium lifestyle amenities all nestled amongst generous green surrounds. Make this your new beginning.

a place to grow

*Thriving communities lead to happier and prosperous lives.
At Sekisui House, that's our specialty. Designed with a focus on
creating optimal environments for wellness, The Orchards is a
celebration of a lifestyle where the whole family can grow.*



DISCOVER YOUR FUTURE AT THE ORCHARDS

*The Orchards is a masterplan that maximises design quality
and community amenity in remarkable ways.*

The Orchards site stretches 8.8 hectares sitting amongst connected ribbons of green with a natural watercourse framing its length. A day in the life at The Orchards offers something for everyone young and old, no matter your stage of life or time of day.

At The Orchards your lifestyle and life experience is our priority which is why our amenity rich offer will be the talk of the town. Start your Saturday in the lap pool, grab a takeaway coffee before meeting the family for breakfast. Or perhaps a morning walk with the dog, kids on their bikes and BBQ lunch plans on the rooftop with friends. The possibilities are endless. With inclusions such as a function centre, music room, rooftop dining, linear park, as well as community retail spaces this is an exciting and sophisticated residential opportunity waiting for you.



SUSTAINABILITY

Rehabilitation & revitalisation
of Strangers Creek



PUBLIC ACCESS

1.4 hectare Linear Park & retention
of significant native trees



CONNECTIVITY

Pedestrian & cycle network
integrated with the estate



LANDMARK

The Orchards masterplan
embraces 8.8 hectares

LIVE THE ORCHARDS WAY

At Sekisui House, we do things differently.

We are empowered by our choices and our environment. At The Orchards, you will enjoy an enriched lifestyle designed to enhance your comfort and enjoyment.



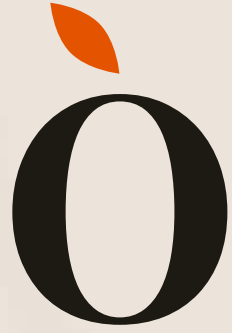
Lagoon Pool

Using the area's natural assets the Lagoon Pool offers a cool oasis for the Summer months. This facility is conveniently located near the development's cafe with the green space of Stranger's Creek a hop, skip and a jump away. The ideal spot to recharge.



Outdoor Cinema

A perfect idea for your weekly Friday date, or make it a family affair. Settle in under the stars with a glass of wine and some evening nibbles. This high end rooftop cinema experience open all year round promises screening of both new releases and old favourites for everyone to enjoy.



ORCHARDS AMENITIES

The modern elegance and generosity of The Orchards masterplan will create deep connections with the environment and your community making your lifestyle experience one that is unforgettable.



Walking Trails

Pump those tyres. Throw on those trainers. We're hitting the path. Be it to keep up your fitness, walk the dog or get the kids going, the path network is your way of enjoying the outdoors while staying connected with The Orchards community.



Strangers Creek

One of the advantages of the site is the variety of natural assets it offers. Nestled between the pedestrian cycle network and the cafe, Strangers Creek might just be the respite you came looking for.



Community Retail

Nothing like a touch of retail therapy. A unique feature is The Orchards organic grocer. A chance to connect with neighbours, bump into friends while grabbing your organic necessities.



Linear Park

The Orchards' masterplan has a deep respect for nature and the community's interaction with it. The Linear Park offers pedestrian access to 1.4 hectares of lush, green pockets, right outside your front door beside Castle Hill Country Club.



Fitness Centre

No more excuses! With the Orchards state of the art wellness and fitness centre your health regime is finally in your grasp. Set to offer a range of fitness classes this future wellness centre is your chance to motivate, inspire and energise.



Indoor Lap Pool

No need for the winter chills to break your good habits. Use the indoor lap pool for all year round aquatic fitness. Never before have you had it so good.



BBQ & Entertaining

Let's get out of the kitchen and BBQ instead. The Orchard's choice of outdoor spaces makes your dream of a great lifestyle all the more attainable. Once the sausage sizzle's over, head home using any one of the connected pathways to ease into your evening.



Music Room

Like to listen? We challenge you to do more than that in the music room. A new concept in residential amenity seeks to appeal to your inner musician. The music room offers an environment designed for tutoring, jamming with friends or simply expressing your music ability.



Concierge Reception

At your service, Sir! Our personable and efficient concierge services will look after your daily needs such as receipt of deliveries, managing tradespeople and arranging transport. We've got it covered to enhance your quality of living.



Community Cafe

The Orchard's Community Café is one of many locations designed for your relaxation and convenience. Promising a healthy and varied menu throughout the day why not grab a morning coffee on your way to work or enjoy a weekend lunch with family, friends or new neighbours.



Function Centre

There's always something to celebrate, especially at The Orchards. Speak to your concierge for booking enquiries for your next birthday party, anniversary or family function. This is how memories are made. Let us help to make them the lasting kind.



Golf Club

The prestigious Castle Hill Country Club which neighbours The Orchards' site is a world class par-72 championship golf course. Nestled amongst 167 acres of open fairways, this stunning facility is ranked in the Top 100 in Australia. Should you be tempted, your membership awaits.





THE FOREST



THE RIDGE



THE BROOK

GROWING COMMUNITIES, CONSERVING NATURE

The Orchards' existing habitat provides the community with a site with instant nature, character and heritage.

Designed with a focus on creating an optimal environment for wellness, The Orchards is a celebration of a lifestyle fine-tuned to perfection with nature. Inspired by the Hills Shire's rich history in orange growing, Sekisui House's vision for The Orchards sees community and nature bound by a respect long forgotten.

The project's collaborators have taken cues not only from the richness of the site's luscious green surrounds but its natural rise and fall that emulates the terraced fields of Asia. The broad expression of design evident in the architecture, apartment interiors, internal and external landscaping in addition to urban design, is guided by a deep respect for sustainable and connected communities. Our designers have embedded environmental cues into each of the site's iconic buildings respecting the heritage listed Bunya Pine, the significant ecological merit of the site, native woodlands and natural water formations. Together with our landscape architects and utilities management company Flow, The Orchards brings together culture, design, ecology and sustainability on a level rare for a development of this scale.

The Orchards will offer 1300 new apartments across 8.8 hectares catering to a diverse demographic and a broad spectrum of life stages. Its first stage release, Imperial, launches at the beginning of 2019. The Orchards. A new kind of indulgence. A new kind of opportunity.

welcome home

Pilates, Yoga, Gym? The Orchards has got you covered. Your world class wellness centre and indoor lap pool is surrounded by lush gardens and mature citrus trees.



Artist impression of the fitness centre



A PLACE TO GROW

NATURALLY INSPIRED LIVING

*Uncover the spirit of belonging and a new
love of community life*

Making good lifestyle decisions is second nature at The Orchards. Enjoy luxury designed apartments and balance your modern living needs with the serenity of nature at your doorstep.

With options for fitness, recreation, social events, relaxation, inspiration and entertainment - your new community will help you find comfort and ease in the day's routines, while having the opportunity to recharge and indulge. Choose from The Orchards' array of amenities and experiences from cycleways and walking tracks, to the outdoor rooftop cinema, fitness centre, music rooms, rooftop garden, café, indoor lap pool and even an outdoor lagoon pool. Tap into the goodness of homegrown organic produce at The Orchards own community store.



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**A NEW
LOVE OF
COMMUNITY
LIFE**



We are empowered by our choices and our environment. At The Orchards you will enjoy an enriched lifestyle designed to enhance your comfort and enjoyment.



grand scale entertainment

There's nothing like movie nights under the stars. Indulge in starry entertainment at The Orchards rooftop cinema. Leave your car keys behind, grab your picnic blanket.



Artist impression of the rooftop cinema



TRAVEL TIMES



500 M

TO THE FUTURE
NORWEST
TRAIN STATION



48 MINS

TO SYDNEY
CBD



15 KMS

TO PARRAMATTA



500 M

FROM NORWEST
BUSINESS PARK





THE PERFECT BALANCE BETWEEN CITY & SERENITY

Experience the reinvigorated spirit of the Hills District as Norwest becomes one of Sydney's fastest growing and most dynamic regions.

SYDNEY'S MOST EXCITING RESIDENTIAL PRECINCT



An inspirational change has swept into Norwest encapsulated in a prestigious new address.

Norwest and The Orchards is surrounded by an abundance of beautiful parklands, shopping centres, restaurants, entertainment, recreational activities, and high achieving primary and secondary schools. A stone's throw from your front door is Norwest Marketown, home to many local stores, major supermarkets, banks and a wide array of restaurants and cafes to excite your taste buds. Located in the heart of the Norwest Business Park, Norwest Station will serve one of Sydney's largest employment precincts and a vast residential area, offering smooth transportation from the Hills District to all of Sydney. Sow the seeds of something special, something big. Activate your future now.



**FUTURE NORWEST
TRAIN STATION**
500 METERS



**NORWEST
MARKETOWN**
300 METERS



**CASTLE
TOWERS**
10 MINUTES



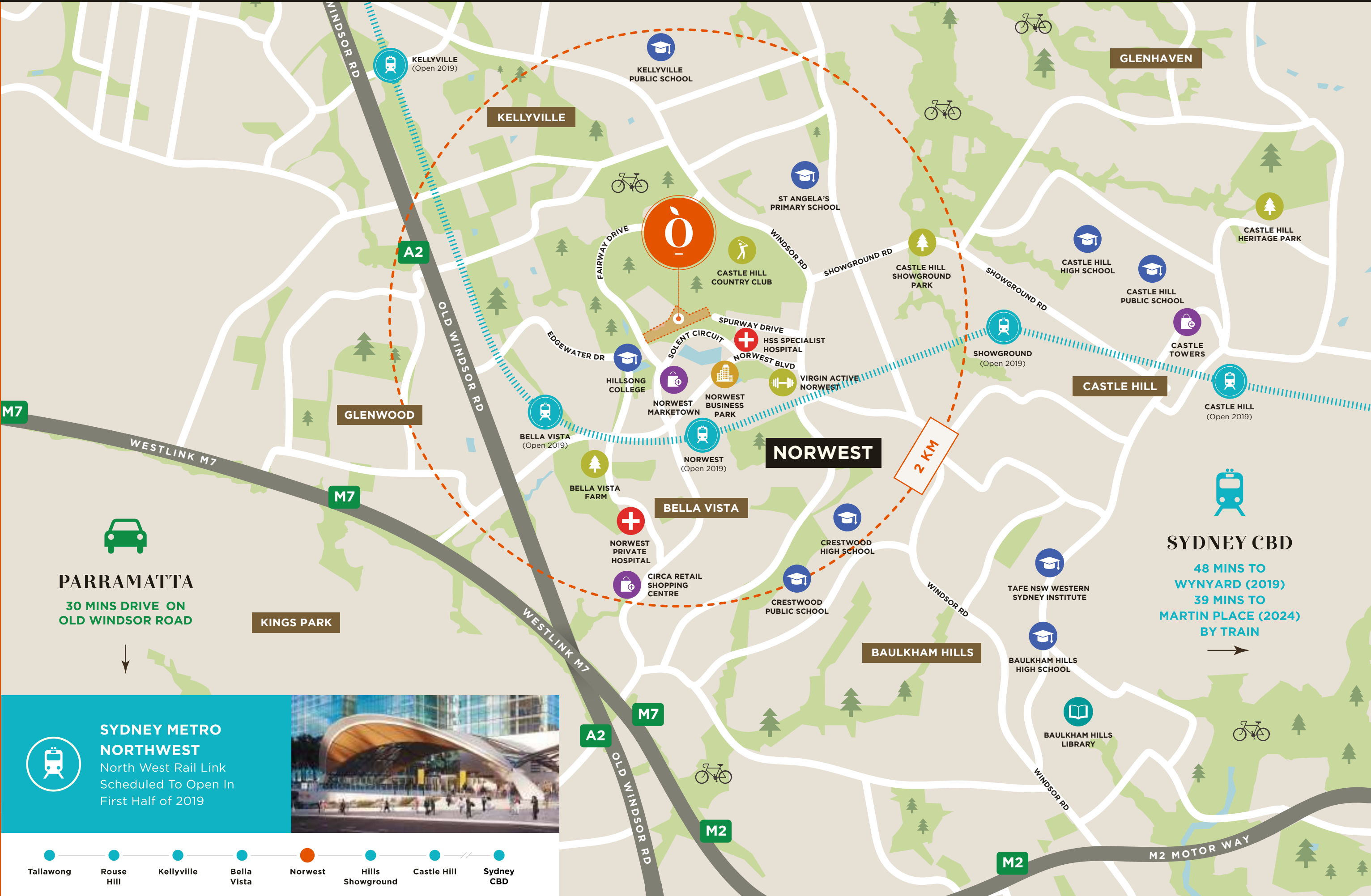
**ABUNDANCE
OF SCHOOLS**
10 MINUTES



**NORWEST
PRIVATE HOSPITAL**
5 MINUTES



**CASTLE HILL
COUNTRY CLUB**
OVERLOOKING





**RIGHT ON
YOUR
DOORSTEP**



Transport

Sydney Metro North West Rail Link is the first stage of Sydney Metro and will open to customers in the first half of 2019. Located in the heart of the Norwest Business Park, this station will serve one of Sydney's biggest employment precincts and its surrounding residential communities, linking the area to Sydney's CBD just 30.5 km away. Expected travel times to Wynyard Station is 48 minutes (including interchange) and only 39 minutes to Sydney Metro's Martin Place Station (from 2024). Norwest is currently well serviced by bus services with an additional 1000 weekly buses introduced in February 2017 as announced by Premier Gladys Berejiklian.



Retail & Dining



Walk to Norwest Marketown for daily essentials, take off to Rouse Hill Town Centre or get lost at Castle Towers, the region's second largest proposed shopping centre. Norwest and its surrounding areas boast a multi-cultural range of food and dining options from BYO to a la carte. You will find restaurants for every taste from romantic candle-lit settings with water views to bustling brasseries and international foods. The pick is yours.

Recreation

Would you like a round of golf? Or perhaps a wander through the gardens, a bush walk or simply to sit quietly by the lakes at Norwest? Whatever takes your fancy, you'll find there's plenty of green space and things to do to keep you and the family busy. Visit Fagan Park or the Golden Ridge Animal Farm in Dural, Koala Park Sanctuary in West Pennant Hills, Bella Vista Farm Park where you'll learn all about the area's history in orange orchards, even rock climbing - the area offers an abundance of fun activities indoor and out.



Schools



The Hills District has some of the leading high schools in the State such as Baulkham Hills High School. There are seven high schools and eleven primary schools all within a 5km radius from The Orchards. TAFE NSW Western Sydney Institute is also a key drawcard for school leavers and mature age students. Its million dollar facilities across two campuses in Baulkham Hills and Castle Hill cater to the needs of approximately 4,500 students enrolled in professional and community services, hospitality, health, nursing and general education. What a great way to enhance and enrich your life in Norwest.

OUTDOOR LIVING

With green fairways next door at the Castle Hill Country Club you may be about to pick up a new hobby. Enjoy year-round golf days with your mates, or sit back and enjoy the endless view.

GOLF COURSE



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A GLOBAL REPUTATION



Founded in Japan in 1960, and having built over two million homes, Sekisui House is one of the most innovative home builders and community developers in Australia. At Sekisui House we believe you shouldn't just hope for a better home, you should expect it.

We practice Smart Universal Design – sustainable, environmentally focused design applicable to everyone, regardless of their age, ability or stage in life. With every project we consider the ongoing impact on the surrounding community, and pay meticulous attention to existing ecosystems and community infrastructure.

At Sekisui House we create homes and communities that improve with time, and last for generations.



SEKISUI HOUSE HQ

Sekisui House's global headquarters is located in the Umeda Sky Building in Osaka, Japan. The distinctive landmark building was ranked among the 'Top 20 buildings in the world' by The Times UK in 2011.

Our footprint in Japan extends across the entire country, with five factories, 387 display homes, 119 sales offices, 29 customer service centres and a research and development institute located in Kyoto.



SINGAPORE

Our Singapore operations consist of apartment and mixed use developments, including retail malls in collaboration with leading local developers.



CHINA

In China, we are developing low-rise housing and apartments under the 'Yuejin' brand in the outskirts of Shanghai and in the north-eastern city of Shenyang.



UNITED STATES

In the United States, we are developing communities and urban rental apartments (multi-family housing) through collaborations with local blue-chip partners.

THE
ORCHARDS
NORWEST

A design that responds to the land and conserves the environment. A design that respects your future and your potential to create it your way. A masterplanned community that has the answers you've long been looking for.



**NEW BEGINNINGS.
NEW COMMUNITIES.
NEW FUTURES.**

*Harvest your opportunity & write the next chapter
of your life-success story at The Orchards.*

*It's funny because when I look
around the corner from my house
I see so many new things...
I can't wait to grow up and take
my pick... Smile, the world is
full of Oranges.*

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LUXURY
APARTMENTS



SEKISUI HOUSE