

A NOURISHING LIFESTYLE

The Orchards is a residential masterplanned community designed to rejuvenate Norwest. Stage 1, called Imperial, comprises 121 luxury one, two, three and four bedroom apartments across two buildings with premium interiors, a rooftop dining area, an outdoor lagoon pool, an indoor lap pool, a fitness centre, an outdoor rooftop cinema, a music room, and a function centre with picturesque views of the Castle Hill Country Club Golf Course.

Sekisui House has been working with architects Turner Studio and landscape architectural firm McGregor Coxall to create Sydney's newest residential precinct called The Orchards. Starting in late 2015, the Sekisui House team spent 12 months developing a masterplan for the 8.8 hectare site that included residential apartment blocks, shared facilities and extensive recreational and landscape features.

Sekisui House has a successful history of developing large residential projects that are not just places to live, but thriving well-served communities. The Orchards showcases the company's design approach that includes some traditional Japanese concepts.

The principle of satoyama – meaning ribbons of green – can be seen at The Orchards in the 2 hectares of protected green space that form a linear park of preserved Cumberland Plain trees and heritage listed Bunya Pines, as well as over 100 mature Eucalyptus trees that have been maintained. Michi, translating to a rich pedestrian experience, has been achieved with landscaping and walking paths around an outdoor lagoon pool; and Gohon no ki, conserving existing ecosystems, is enacted through the 'Five Tree' project.

"In Japan, where Sekisui House is involved in building homes on small blocks, the Five Tree project means that for every house built we plant

five trees to maintain the existing environment, create shaded areas and attract birds and butterflies," said Project Director, Edward Natour. "New developments often involve the loss of important environmental features and we translated the idea of the Five Tree project to our apartment building by maintaining and strengthening the existing vegetation and planting five trees per apartment."

Sekisui House has incorporated the cultural history of the area in the development. The Orchards is built on the site of the Hills District's first commercial orange orchards, hence the project's name. To honour the area's pioneering history, Sekisui House has established a new orchard.

Sekisui House has a long and fruitful working relationship with Parkview Construction and awarded the building company the design and construct contract for Stage 1 of The Orchards, Imperial, in June 2017. Approval of the masterplan was granted in July 2017 and onsite work commenced in August 2017. With up to 170 tradesmen onsite, Imperial will be finished by early 2019, with the rest of the 1,300 apartment precinct to be completed by 2025.

Interior fixtures and fittings include quality European appliances, air conditioning and built-in wardrobes. The residential blocks have rooftop dining, a fitness centre and an indoor pool as well as access to an outdoor cinema and youth facilities including a music studio and a games room.

"Traditionally the north-western suburbs have been made up of free-standing houses on separate blocks," said Edward. "Sekisui House's apartment developments are new for the area. The design challenge involved research to discover what the market wanted, what sort of apartment design and what sort of facilities people living there would enjoy."

With a focus on building communities, Sekisui House has set new standards in housing with over 2.4 million homes delivered worldwide.

In Australia, Sekisui House offers a variety of home designs including free-standing houses, apartments and townhouses as well as house and land packages.

Sekisui House's most recognised residential development is One Central Park, Broadway. It has become Sydney's most internationally recognised residential project, receiving the MIPM Best Innovative Green Building Award in 2015.

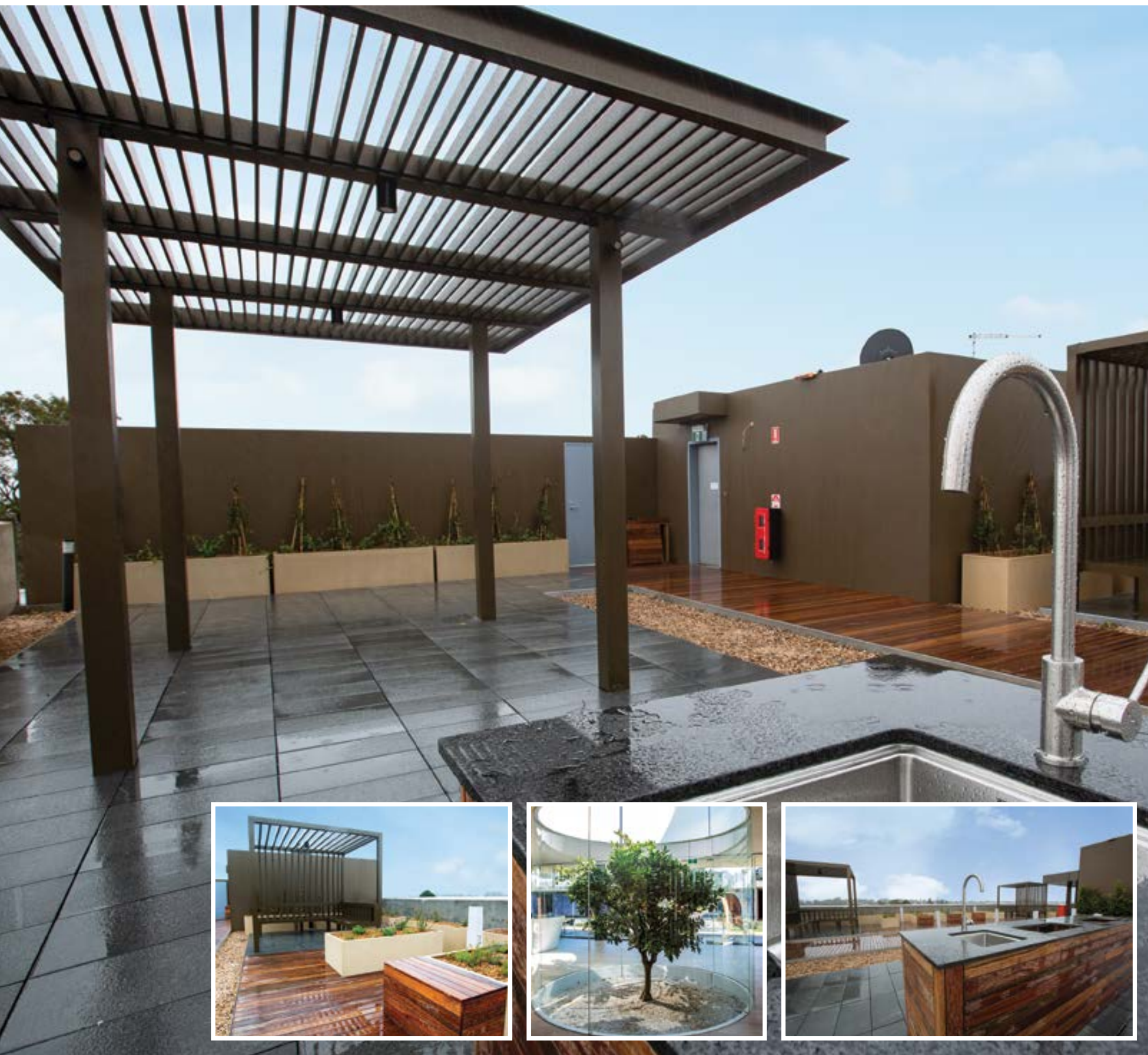
In 2008 Sekisui House built Japan's first Zero Emission house with a design and construction that not only addressed how energy is consumed, but also took into consideration the building's durability, liveability and the future of sustainable living.

For more information contact Sekisui House, The Orchards display apartment on Fairway Drive in Norwest, phone 1800 606 808, email sales@the-orchards.com.au, website www.sekisuihouse.com.au

For more information contact Parkview Construction, Level 6, 235 Pyrmont Street, Pyrmont NSW 2009, phone 02 9506 1500, fax, 02 9506 1599, email enquiries@parkview.com.au, website www.parkview.com.au

DEVELOPER : Sekisui House
MAIN CONSTRUCTION COMPANY : Parkview Construction
ARCHITECT : Turner Studio
LANDSCAPE ARCHITECT : McGregor Coxall
STRUCTURAL ENGINEER : Structural Design Solutions
CONSTRUCTION VALUE : \$60 million

Below Fresh Landscapes completed the landscaping, water feature and planted orange trees at every level of The Orchards Norwest.



Fresh Landscapes Group is a specialist landscape company with capabilities across landscape construction, civil works, irrigation, water management, horticultural services, large scale sports field and turf management.

Founded in 2009, Fresh Landscapes Group have multiple divisions within both the landscape construction and maintenance teams. The maintenance division provides irrigation and water management, horticultural services, sports field and turf management. The company has qualified irrigation technicians to deliver a diverse range of irrigation and water management outcomes for water efficient and sustainable projects.

The Horticultural Services Division offer the development of sustainable maintenance programs and deliver maintenance services throughout New South Wales. Some of their clients include Sydney Olympic Park, Norwest Business Park and Goodman Property Services.

The sports field and turf division have years of experience around Sydney at various golf courses, prestigious private schools, universities, sports fields and NRL training grounds. Specialising in sports field and turf management which includes the construction of golf courses, upgrades and renovations.

In December 2017, Fresh Landscapes Group worked with Probuild Constructions at the Lachlan Street development in Waterloo. This project consisted of landscaping, civil and public domain works. The company carried out geotechnical reporting for the project and supplied and installed the surrounding extensive natural stone paving as well as the construction of Thread Lane carpark. The garden beds on multiple levels included irrigated mass planting leading to the roof top garden which included expansive hardwood decking within a communal area overlooking the city.

Fresh Landscapes Group construction division have completed many successful landscaping and civil projects at major apartment developments across Sydney.

They are currently working alongside Parkview Construction, at the multi-million dollar project in Pagewood, which consists of luxury apartments and townhouses with two rooftop gardens, and extensive hard and soft landscaping throughout the grounds. They are also currently working with Parkview Construction at Castle Cove completing the landscaping, including granite and sandstone paving, as well as the civil works for the project.

At Orchards Norwest, Fresh Landscapes Group were contracted in August 2018 to construct both hard and soft landscaping, including a podium reflection pond, rooftop garden, entertaining areas and extensive gardens throughout. “The team have produced a fantastic result,” said Project Manager, Ben West. “Interfacing with the large number of varying trades is always a challenge on these types of projects and the team managed this extremely well.”

“An interesting part of our scope of works included the re-use of existing site citrus trees to the building facade creating vertical orchards,” said Ben. “A sure point of interest on this project is the reflection pond, located on the podium level between both apartment buildings. The pond is 600mm wide and spanning 15m in length.”

Fresh Landscapes Group is a privately owned company catering to all aspects of hard and soft landscaping projects. With an abundance of landscape, architectural, construction and commercial management experience, Fresh Landscapes Group have an expert team to ensure that every project is delivered to its full potential.

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deliver on what we promise

For more information contact Fresh Landscapes Group, Unit 6, 81-83 Station Road, Seven Hills NSW 2147, phone 02 9674 5131, email admin@freshlandscapes.com.au, website www.freshlandscapes.com.au

Apollo Kitchens is the leading manufacturer, supplier and installer of custom made kitchens, cabinetry and joinery items for contemporary interiors. For The Orchards, Apollo Kitchens manufactured, supplied and installed cabinetry across all 121-apartments.

They fitted detailed joinery including kitchen cupboards, shelving for butler's pantries, wine racks, TV units, book shelves, vanities for the bathrooms and laundry cabinets. Apollo Kitchens also supplied and fitted linen and storage cupboards as well as joinery to the studies. The large job had two installation teams working simultaneously over two buildings. The kitchen cabinets are finished with a bright, polyurethane, natural white gloss and have mirrored splashbacks. Benchtops have a neat shadow line and bench cupboards have conveniently inset kickboards with a metal finish.

Apollo Kitchens' onsite team coordinated with all trades to ensure joinery was installed to high specifications. In particular, the bathroom vanities were installed in two segments to protect the mirrored doors from potential damage.

Apollo Kitchens provided a complete joinery solution for The Orchards including bi-folding doors for each apartment's 'Flexi Room'. Flexi Room is an additional room that can be easily utilised as a study, nursery, recreational room or even a guest bedroom. Apollo Kitchens had the capability to finish the specialty doors in polyurethane via their automated paint line.

The majority of the items were manufactured over three months, in keeping with the builders' tight schedule, in Apollo Kitchens' new Smart Factory. "We have recently commissioned a new high tech factory to meet industry demand for the future," said Apollo Kitchens' Managing Director, Peter Bader. "We intend to set a new benchmark for Australian manufacturing. The new Smart Factory and Head Office will allow us to continue our high quality offerings for larger volume projects." The new facility will complement Apollo Kitchens' stone, paint and other cabinet manufacturing plants in New South Wales, each with an inhouse paint line.

"The Smithfield Smart Factory and Head Office have increased our ability to offer

highly customisable kitchen, laundry and bathroom joinery for any project, whether it is a residential property or a larger project," said Peter. "In addition, we have showrooms at Smithfield as well as in Waterloo near Sydney's city centre, in Beresfield and Erina on the Central Coast." The transition to the Smart Factory has represented a substantial investment in research, leadership time and capital for Apollo Kitchens as they prepare for the future. "With a successful 50 years as an industry leader, we recognise that for the next 50 years we need to harness world leading technology and best business practice," said Peter.

Apollo Kitchens provides pre-development consulting services to architects, surveyors and builders and has become the kitchen company of choice for countless interior designers, builders and commercial developers. Apollo Kitchens has a reputation built on innovative design and expert craftsmanship.

Apollo Kitchens is also rolling out a transformative new online management system to make all their projects run more smoothly. The automated system provides live status updates on all joinery milestones and streamlines the ordering, production and installation process.

Apollo Kitchens have previously worked with Sekisui House at Wentworth Point. Apollo Kitchens manufactured and installed cabinetry and joinery to over 700 apartments across the three tower blocks, Savannah, Taiga and The Address.

Other successful projects for Apollo Kitchens include large scale high rise residential kitchen and bathroom installations at the recently completed joinery for Billbergia's Marina Square at Wentworth Point, Ceerose's Arlington Grove for at Dulwich Hill and Deicorp's GrandH in Hurstville. Apollo Kitchens also fabricated high end joinery for Platino Properties' luxury development, Niche, in Cremorne and are appointed to deliver joinery for Stage 3 of Woollooware Bay Town Centre.

APOLLOKITCHENS

For more information contact Apollo Kitchens, 17 Long Street, PO Box 2558, Smithfield NSW 2164, phone 1300 908 090, email sales@apollokitchens.com.au, website www.apollokitchens.com.au



Below Chalouhi completed the bulk excavation works in preparation for The Orchards Norwest development.



Below Comber Consultants discovered cultural plantings of Hoop and Bunya pines growing onsite and included their preservation into the masterplan.



With The Orchards Norwest being in close proximity to the prestigious Castle Hill Country Club, an effective traffic and operation control management plan was critical in managing the complexity of general public access as well as the extensive traffic in particular trucks entering and exiting the site.

Bulk excavation begun a week after site commencement, with an average of 74 loads per day, giving Chalouhi the time to focus on achieving engineering sign off on their remediation works.

Coordination with Parkview Constructions and their skilled personnel, assisted with the ease of operational flow, and Chalouhi overcoming all obstacles with the assistance of our professional design team, and consultants working alongside Parkview Constructions.

Chalouhi's aim was to satisfy Parkview Constructions with the completion of their contract works two weeks ahead of project schedule and under budget, while also assisting in preparing the future staged works.

For more information contact Chalouhi, phone 02 9790 3799, email admin@chalouhi.com.au, website www.chalouhi.com.au



Comber Consultants specialises in archaeological and heritage assessments and the formulation of management plans for the design and approval of new developments. The company researches and assesses the cultural landscape features of a site and provide reports and recommendations for heritage management during the design and construction process.

In 2012, Comber Consultants started archaeological investigation of The Orchards Norwest site first carrying out research into the history of European settlement in the area. On council's heritage register they found that early cultural plantings of Hoop and Bunya Pines grew onsite. Recommendations incorporated into the masterplan included protection of the pines during the construction process and consolidating the stand of trees by removing damaged vegetation and replanting.

"We also advised that the significance of the planting be recognised by enabling public visits to the area and by installing interpretative signage," said Director and Archaeologist, Jillian Comber. "We recommended that the planting not be overshadowed by the built forms and specified the use of a colour palette that wouldn't clash with the muted greens of the trees."

Comber Consultants' next task was to discover if there was any evidence of Aboriginal settlement. The Orchards Norwest includes a registered Aboriginal site and the company recommended further assessment and the preservation and display of any Aboriginal artefacts found.

Comber Consultants employs 15 staff, including archaeologists, historical experts and a photographer, and work across New South Wales assessing sites and preparing reports for construction work and development assessments. Comber Consultants also provide Statements of Heritage Impact, Conservation Management Plans, Aboriginal community consultation as well as alternative dispute resolution.

Previous projects for Comber Consultants include the archaeological assessment of Parramatta Square where thousands of Aboriginal artefacts and convict built structures were found. Comber Consultants won the National Trust Heritage Award 2014 for the spectacular heritage restoration of their offices in Croydon.

For more information contact Comber Consultants, 76 Edwin Street, North Croydon NSW 2132, phone 02 9799 6000, email enquiries@comber.net.au, website www.comber.net.au

Below PK Cleaning Services carried out the final clean of The Orchards Norwest.



PK Cleaning Services Australia Pty Ltd specialises in construction cleaning for new developments and ongoing cleaning services for strata cleaning. A family owned company, PK Cleaning Services was established 2007 and currently employs 40 personnel working across a range of sectors including residential and commercial buildings, retail spaces, pubs, clubs and hotels as well as nursing homes, gyms and function centres. They also provide tile buffing, floor polishing, waste removal, high pressure cleaning and steam cleaning of carpets and offers a sweeping machine for hire that is suitable for road and carpark sweeping.

PK Cleaning Services’ construction cleaning transforms newly built residences to sparkling clean homes ready for new owners, ensuring the highest quality. For strata cleaning, the company carries out regular cleaning of common areas as well as garden maintenance.

At The Orchards Imperial Stage 1 Norwest PK Cleaning with their highly trained staff started initial and final cleaning work in May 2018 for 121 units.

PK Cleaning has provided construction cleaning for Parkview (builders of The Orchards) for other Sekisui House developments.

“We have worked for Parkview consistently over the last five years. We have also worked on many apartment blocks at Wentworth Point The Address including Taiga, Savannah and Yukon,” said Director, Dianne Krayssi.

“The challenge of our job is that we are the last to come in before handover,” said Dianne. “Any delays on the construction site from other trades can reduce the time available for cleaning work. At the Orchards we worked in a timely manner to get the job done properly.”

For more information contact PK Cleaning Services, PO Box 2046, North Parramatta NSW 1750, phone 1300 544 284, email dianne@pkcs.com.au, website www.pkcs.com.au

