

# Lumia

THE  
ORCHARDS  
NORWEST



**Life in a  
new light**



Artist impression





# LUMIA, YOUR LIFE ON ANOTHER LEVEL.

If you've ever wanted to live in a place that's been designed with lifestyle in mind, Lumia is here. If you value privacy and community, green spaces and location, Lumia is for you.

If you want amenities and recreation on your doorstep as well as stylish, low maintenance apartment living, Lumia is your place.





Nestled within the green spaces and parklands of the masterplanned community of The Orchards, Lumia is a brand new residential development offering an unrivalled standard of living.

Featuring a range of beautiful apartments in a variety of sizes and designs, Lumia boasts location, amenity, style and quality in a world-class development.

Lumia has been thoughtfully designed to acknowledge and respond to the natural environment with sustainable design principles at every level. From landscaped communal areas to lush private spaces, stunning architecture and an abundance of light, Lumia sits as one in its environment.

Life at Lumia is the ideal balance of practical and stylish contemporary living, combined with the ideal location and every amenity on hand to satisfy today's lifestyle needs.

Walk in to your beautiful light-filled apartment and walk out to green spaces and a perfect location.

Set on a nature site with a creek linked by cycle and walkways, The Orchards will feature recreational amenities including a 1.4 hectare public park, an outdoor cinema, onsite café, playgrounds, breakout green spaces, outdoor lagoon pool, large indoor fitness centre and indoor heated swimming pool.

# CELEBRATE MODERN LIVING IN A NEIGHBOURHOOD SPARKED WITH ENERGY.



Artist impression, shown as upgrade



YOUR HOME IS  
MORE THAN JUST A PLACE  
TO LIVE, IT'S WHERE WE IMAGINE  
THE POSSIBILITIES, REFLECT  
AND CREATE.



Artist impression, shown as upgrade

### Lumia by Sekisui House

Taking urban rejuvenation to a unique level, Lumia is a development that makes everyone feel at home.

Offering a range of 1, 2, 3 and 4 bedroom apartments across a total of 330 units, Lumia has an apartment to suit everyone. Within the range of apartment sizes there are multiple designs and layouts allowing living options for every demographic and design preference.

A large selection of apartments offer an additional flexi space, maximising natural daylight and solar access to the open plan living spaces and external areas.

With a variety of outdoor spaces ranging from the landscaped podium at the centre of development to cycleways, pedestrian paths, a linear park, residents only communal courtyard garden and heated pool and outdoor dining facilities, there's no shortage of spaces to spend time.

With so much on your doorstep to do, the low maintenance lifestyle of apartment living at Lumia means you'll actually have time to enjoy it.

You'll feel instantly at home at Lumia.

# FEEL AT HOME.

As part of The Orchards masterplanned community, Lumia's place is set as an integral piece of one of the most outstanding developments in Australia.





Artist impression, shown as upgrade

# LIGHTNESS AND WARMTH.



## Spark

Each apartment layout has been designed with a consideration of flow; how people live, the ways light moves throughout the day and the subtle movements of air and breeze through the seasons.

With two stunning colour schemes to choose from, you can create your dream space in your new home.

Our light colour scheme references a neutral palette of muted tones and complementary textures. With stone, glass, metal and wood used to its maximum advantage throughout, you'll be reminded of beautiful light and soft, comfortable tones.

Our light colour scheme provides a flexibility to personalise your home with bright splashes of colour and creates a warm and inviting ambience.



Artist impression

## Ember

Our dark colour scheme is reminiscent of stormy skies and the deeper elements of nature.

A truly contemporary look, the warm and cool tones and contrasting materials create a feeling of space and offer a surprising way with light and shade, thanks to the considered design of the apartments.

Creating a sumptuous backdrop for pairing with pops of colour or layering with a softer palette, our dark colour scheme is the bold choice.



Artist impression

# BOLD AND OPULENT.



Artist impression, shown as upgrade

# IN A LOCATION THAT'S SECOND TO NONE.



Lumia is completely connected to the masterplanned development and the wider precinct. Residents will love the freedom of being in the heart of a bustling community and yet moments from the peace and quiet of their home, work, school or the whole of Sydney.

Lumia by Sekisui House



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800m from Norwest Metro Station

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Trains to Sydney CBD every 4 minutes, Wynyard Station in 48 minutes and future Metro Stations opening 2024 including Martin Place Station

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Close to Norwest Markettown, local stores, major supermarkets, cafés and restaurants

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Surrounded by pedestrian paths, cycleways and parks

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Next to Norwest Business Park, a major employment centre for North Western Sydney

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Easy transport links to the Hills District and all of Sydney

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New primary school for K-6 at Bella Vista Public School

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Seven high schools and eleven primary schools within 5km radius

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TAFE NSW Western Sydney Institute close by

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Castle Towers  
10 minutes

Chatswood  
25 minutes

Sydney CBD  
48 minutes

Norwest Metro Station  
800 metres

Norwest Business Park  
500 metres

Norwest Marketown  
300 metres

Windsor Road

Norwest Boulevard

M

Sydney Metro Northwest

Castle Hill Country Club  
Neighbouring

Lumia

Fairway Drive



# YOUR PERFECT LIFESTYLE BALANCE.



Artist impression, shown as upgrade

A new masterplanned community growing in the Norwest.

The Orchards is one of the most significant residential masterplanned communities to be introduced to Australia in over a decade.

Our vision aspired to take Norwest's urban rejuvenation to a level never before experienced in the area.

This outstanding development will reinvigorate your aspirations and reset your understanding of opportunity.

The community's health and wellbeing is planted firmly at its core, promising a lifestyle that fuses nature's benefits with boutique amenities and urban vibrancy.



**Winner, Excellence in Design Innovation  
2020 TUD Awards**  
The Orchards Norwest by Sekisui House



Future Amenities



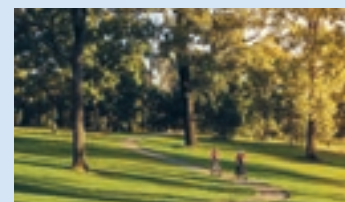
Lagoon pool

Using the area's natural assets, the lagoon pool offers a cool oasis for the summer months.



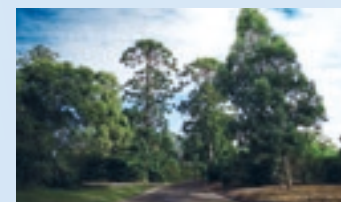
Outdoor cinema

This high-end rooftop cinema experience is open year-round. Settle in under the stars with a glass of wine and some nibbles.



Walking trails

Whether it's for fitness, walking the dog or getting the kids outside, the path network is your way of enjoying the outdoors while staying connected to the community.



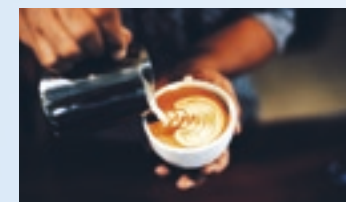
The Orchards parklands

The parklands offer pedestrian access to 1.4ha of lush, green pockets right outside your front door.



BBQ & entertaining

The Orchard's choice of outdoor spaces make your dreams of a great lifestyle all the more attainable.



Community café

Designed for relaxation and convenience, the community café promises a healthy and varied menu throughout the day.



Fitness centre

With The Orchard's state of the art wellness and fitness centre, it's time to inspire and energise your health regime.



Artist impression

Recognising the importance of creating thriving, healthy and happy communities, the amenities at Lumia have been created with enjoyment and enrichment in mind.

With a publicly accessible park transitioning through a landscaped podium to the private Lumia open spaces, you're surrounded by lush planting and detailed landscaping that both complement and enhance the surroundings.

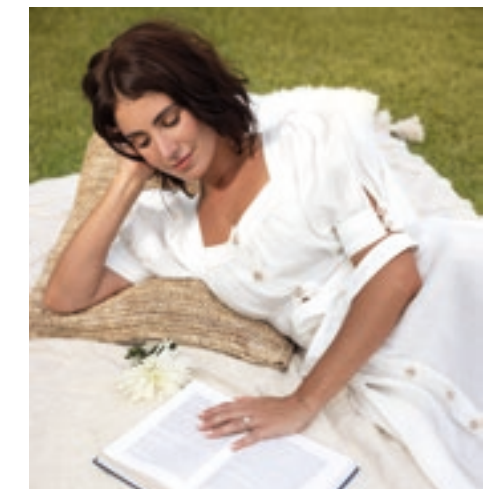
A safe pedestrian and cycleway connects the separate elements of the precinct with areas that provide a mix of active and passive spaces so you can enjoy every type of activity from daily exercise to quiet relaxation.



The Orchards parklands

Infinity-edge swimming pool

Landscaped communal courtyard



### The Orchards parklands

Maximising the surrounding space, the new linear park creates a stretch of green space accessible for both the public and residents.

Situated along the boundary it connects the masterplan development to the whole of The Orchards and beyond.

The linear park forms a scenic walkway, easily accessible and safe for all, planted with mature trees and sympathetic landscaping.

Offering both a convenient and a cool and shady walk, the linear park will become popular with families and picnickers as well as those heading further afield.



Artist impression

# SPACES TO REVIVE YOUR SENSES.

Offering a true connection to nature within both its public and private areas, from active zones to quiet nooks, no matter what you want to do in your day, Lumia has a space for it.

Apartments benefit from a landscaped communal courtyard garden, offering seating and overlooking the new linear park. With a heated swimming pool and outdoor dining and BBQ facilities it's a great place to enjoy time with family and friends.

A woman with dark, wavy hair is standing in a lush garden. She is wearing a white, long-sleeved, button-down dress with a square neckline and a matching white sash tied around her waist. The background is filled with green foliage and small white flowers. The lighting is soft and natural, suggesting a bright day. The overall mood is serene and elegant.

WITH PEOPLE  
AT IT'S CORE, LUMIA  
IS A PLACE OF NATURAL WONDER  
WHERE IT'S RESIDENTS IGNITE  
A PASSION FOR LIFE.



# MASTERS OF THEIR CRAFT.

Lumia has been designed by an award-winning team.

## Developer

Sekisui House are one of Australia's leading residential property developers. As a specialist residential builder and developer, we've gained an accomplished track record in delivering masterplanned communities incorporating residential land, homes and apartments. We measure our success in the happiness of our communities.



## Architect

The multi-award-winning design practice has designed projects, both completed and under construction, valued at over \$3 billion. With over 19 years of practice, Turner is a mature and sophisticated business recognising the needs of people and the environment today and in the future.



## Landscape Architect

Creating spaces that people want to experience, Site Image has been in business for over 30 years. Embracing the past and the present, and the natural surroundings, these spaces become the heart of communities.



## Central Park

Designed by a world-leading team of architects, Central Park has its global roots firmly planted and inspired by the people of Sydney. Its spacious landscaped gardens welcome everyone and offers a true community heart.

Sekisui House and its joint venture partner, Frasers Property Australia, have been recognised for Central Park's unprecedented achievements in championing green technologies and setting new industry benchmarks for sustainable residential development.

**Winner, Excellence In Sustainability & Environmental Technology**  
**2019 UDIA NSW Awards For Excellence**  
Central Park by Frasers Property Australia & Sekisui House Australia

**Winner, Masterplanned Communities**  
**2019 UDIA NSW Awards For Excellence**  
Central Park by Frasers Property Australia & Sekisui House Australia

**Winner, Mixed-Use Development**  
**2019 UDIA NSW Awards For Excellence Duo**  
Central Park by Frasers Property Australia & Sekisui House Australia

**Winner, High-Density Development: Part Of A Masterplan**  
**2019 UDIA NSW Awards For Excellence Duo**  
Central Park by Frasers Property Australia & Sekisui House Australia



# LIVE LIFE, -ILLUMINATED.

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