



CAMELLIA
PEONY PLACE

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YOUR BEAUTIFUL
NEW LIFE

CAMELLIA
PEONY PLACE



BOILL.COM.AU

A DESIGN-CONSCIOUS VILLAGE COMMUNITY

Envisage your beautiful new life amid the idyllic surrounds of the Hills Shire's most desirable new address, Magnolia at Peony Place. An undertaking of impressive architectural merit, Magnolia delivers a longed-for sense of security, privacy and serenity in a harmonious village environment.

Created by one of Australia's most trusted development teams in collaboration with leading firm Zhinar Architects, Magnolia showcases carefully considered modern architecture with a feeling of intimacy and an appreciation for fine design. This collection of low rise, high quality one, two and three bedroom apartments is nestled among verdant landscaped gardens, meandering pathways and leafy break-out communal spaces, including a rooftop terrace. It showcases a modern expression of traditional, enduring materials such as facebrick.

Close to the new Bella Vista town centre and train station, you will feel constantly connected to everything you need for a beautiful way of life. The allure of Kellyville is that it's well established, familiar and convenient yet rapidly evolving to accommodate the growing lifestyle desires of the people who make their home here. This makes it both a wonderful place to live and an astute place to invest.



THE BELOVED HILLS SHIRE

As one of Sydney's most rapidly transforming regions, the North West offers a lifestyle in perfect balance. Here you'll enjoy plenty of room to move, scenic natural beauty, vibrant urban attractions and ever-increasing connectivity.

Well established with a strong sense of community and a welcoming neighbourly atmosphere, Kellyville lies at the heart of the Hills Shire, where quality of life is paramount. It's loved by families for its high performing educational institutions, leading health facilities and convenient access to a range of upmarket retail offerings.

The area is also increasingly sought-after by professionals drawn here by the constantly expanding employment and growth opportunities.

Major employment centres such as Norwest Business Park and Sydney Business Park play host to multi-national organisations. They encompass a host of much-needed lifestyle amenities for the thousands of people who work there, including gyms, supermarkets and childcare facilities.

New local infrastructure projects are enhancing livability in so many ways, from connectivity to recreation, entertainment and culture. The calibre of local residential architecture has become increasingly innovative and savvy, reflecting the design-conscious population.



76%
Forecast increase in The Hills' population over the next 20 years

63%
Residents are families with children

119%
Increase in house prices in The Hills over the past decade

2019
First services for the Sydney Metro Northwest are scheduled to start

20,000
Employees able to be accommodated in Norwest Business Park

15
Trains per hour at peak times on the Sydney Metro Northwest in 2019

Source: Savills Research, Residex, Census, ABS, NSW Department of Planning and Environment, sydnymetro.info



NORWEST BUSINESS PARK

This thriving, strategically located business community accommodates more than 20,000 employees with expansion expected to increase capacity to 35,000 employees. It's home to major companies such as Woolworths and Bunnings, shopping centres, restaurants, childcare centres, gyms and the new Hills Private Hospital.



EDUCATION

The Hills Shire's highly regarded schools and great range of pre-schools and childcare options reflect the area's family oriented nature. Educational facilities, both private and public, are abundant, with additional new local schools in planning, giving you plenty of choice when it comes to primary and high schools. Once complete, the new Sydney Metro railway will take you directly from Bella Vista station to Macquarie University.



Rouse Hill Town Centre



Norwest Markettown by the Norwest Lake

EXCITING RETAIL AND DINING EXPERIENCES

When it comes to excellent shopping, dining and entertainment options, you're spoilt for choice at Magnolia, with a number of vibrant retail and culinary destinations within easy reach.

Head to the Hills District's premier retail hub, Castle Hill Towers Shopping Centre, catering to all life's necessities and indulgences. Enjoy alfresco wining and dining at The Piazza and indulge in cuisine from around the globe in a leisurely culinary and entertainment precinct. Catch the latest blockbuster or rom-com at Event Cinemas, shop at department stores such as David Jones, peruse the latest fashion or entertain the kids at Tiny Tots Playland.

Bella Vista's Circa Shopping Centre is a smart and stylish centre featuring a full-line Woolworths supermarket, specialty stores, dental and medical, restaurants and a food court. Plans have been proposed for significant transformation under the new Circa Precinct masterplan, which seeks to create a vibrant intergenerational community within a mixed-use environment. It includes a lake surrounded by retail, cafés, restaurants, bars, a wellness centre, swimming pool, library and community centre, ensuring maximum social interaction between local residents, office workers, visitors and the wider community.

Kellyville Village is also conveniently close by. This neighbourhood shopping centre caters to your everyday needs with specialty stores complemented by a new-look Coles supermarket and a number of food outlets. Nearby, the iconic Parklea Markets is set to be developed into a vibrant mixed use commercial, retail and residential precinct over the coming years.



The Piazza at
Castle Towers



Castle Towers



The Fiddler

GLORIOUS GREEN OPEN SPACES

The Hills Shire has a colossal 329 parks and reserves in both urban and rural environments. These include beautiful picnic and barbeque areas, children's playgrounds, bushland walking trails, formal gardens and wide open spaces.

Magnolia is set among beautifully landscaped gardens with seating areas and space for barbequing, relaxation and contemplation. Almost 2000sqm of public recreational reserve adjoins the grounds, enhancing the sense of space and seclusion.

Castle Hill Country Club is one of Sydney's leading private golf clubs and for many years has been recognised among the top 100 golf courses in Australia, hosting major events including the Australian PGA Championship and Canon Challenge. Boasting a world-class par-72 championship golf course, it's nestled among 167 acres of open fairways and picturesque bushland with modern clubhouse amenities. Bunya pines and convict cut sandstone feature on the course and driving range.

Nearby Kellyville Park encompasses a variety of local sporting clubs and amenities including baseball, tennis, netball and rugby league. Experience the tranquillity of Bella Vista Farm, an intact farm including homestead and out-buildings dating from the original land grant to Joseph Foveaux in 1799. Enjoy 20ha of parkland and panoramic views of the Sydney basin back to the Blue Mountains. Immerse yourself in Australia's history and take a tour of the homestead, take morning tea in the gardens, make use of the barbeque facilities or browse the Free Spirit Markets.

A wonderful resource for kids and adults alike, nearby Waves Fitness & Aquatic Centre provides an outdoor heated 50m pool, an outdoor splash park, indoor program pool, trampoline park and gym.



Bella Vista Farm Park



Castle Hill Country Club



Bella Vista Farm Park

FUTURE GROWTH

As part of the North West Priority Growth Area, the Hills Shire is set to benefit significantly from substantial infrastructure investment across a broad range of projects, from public transport and roadworks to retail, recreation and educational facilities.



BELLA VISTA STATION PRECINCT

The Bella Vista Station Precinct Proposal seeks to create the Hills' premier living and business precinct – a more attractive place to live with new public spaces including a new town square, provision for improved neighbourhood parks, improved connections for pedestrians and cyclists and enhanced community facilities. It also proposes more accessible natural spaces adjoining Elizabeth Macarthur Creek.



CASTLE TOWERS REDEVELOPMENT

A \$900m expansion of Castle Towers will transform the regional shopping centre into the second largest shopping centre in Australia. This outstanding retail destination will be as much about lifestyle, dining, recreation, entertainment and experiential events as it will be about shopping.

The redevelopment will increase space by up to 80,000sqm and increase parking capacity to more than 8000 vehicles.



THE NEW NORTH WEST METRO

Bella Vista station will become part of the state-of-the-art new Sydney Metro Northwest rapid transit railway network, due for completion in 2019. The transformed station is set to feature 800 commuter car spaces and new retail shops. A journey to Martin Place in the Sydney CBD is ultimately expected to take 41 minutes, with Macquarie University just six stops away and peak hour trains running every four minutes.



COURTYARD RETREAT

All apartments have private balconies whilst those on the ground-floor have landscaped courtyard gardens. These provide sublime open space for alfresco entertaining and ultimate relaxation in complete privacy.

Living and dining spaces flow effortlessly to these ambient courtyards, which are partially covered for year-round use. They're framed by planter boxes adding a lush green touch and enhancing the sense of seclusion. Host dinner parties, unwind with a book, turn your hand to gardening or simply soak up the sun in your own alfresco domain.

REFINED INTERIORS

Innovative interior design firm DKO delivers a contemporary design imprint that reflects Magnolia's intent to stand in a class of its own. Stylish interiors defined by soft textures and fine detailing are complemented by high quality features and finishes. Carefully selected details include engineered oak floors, plush cut pile wool carpet and black framed windows.

Kitchens feature Quantum Quartz engineered stone benchtops, European appliances and bold pendant lighting over the islands. Ambient downlights and air conditioning complete the picture. Your choice of a cool or warm interior colour palette creates scope for you to personalise your surroundings. This influences accents such as bathroom joinery along with kitchen benchtops, cabinetry and hardware.





KITCHEN

Highly acclaimed interior design company DKO have specified a palette of beautiful materials, premium finishes and soft tones to create a contemporary feel in your new kitchen. The engineered Quantum Quartz stone benchtops are equipped with Gas cooking, LED

backlit lighting, an abundance of cupboard space, double sinks and stainless steel appliances. The unique pendant lighting defines the look and creates a bold statement, yet elegant accent.



BATHROOM

DKO have delivered a timeless sophistication into the design of the bathrooms that compliments the overall feel for each apartment. The oversized mirrored cupboards, direct lighting, concealed cisterns, frameless glass shower screens and wall hung vanities create a sublime feel. Some with freestanding baths*

DEVELOPER



Founded in 1996, the Shanghai-based Boill Holding Group is a diverse large-scale conglomerate with property development as its main business, diversifying into other areas such as financial investment, industrial investment, asset management and international trade through its 40 wholly owned subsidiaries around the world.

Boill adheres to its mission statement 'create quality lives' and has earned its reputation as a trusted residential service supplier. Catering to clients' specific needs, the team has developed sophisticated product portfolios and standards along with sound systems for design, engineering, cost, marketing, plan operation and customer service. Persistent efforts and cultivation have made Boill a respected operator that brings together industry and finance, as well as industrial growth and urban development.

They have built a real estate development business dominated by residential property, signature commercial property, industrial property and senior housing property extending across China and Australia. Delivery of outstanding multi-year construction projects has gained Boill market recognition and community praise. The company has remained the winner of China's Top 100 Real Estate Developers consecutively since 2007 and is recognised by the panel of Development Research Centre of State Council. Boill is committed to building quality spaces, providing career platforms for employees, sharing development achievements with partners and creating long-term value for the community. They are forging ahead to become one of China's Top 100 enterprises, sparing no effort to realise this ambitious dream.



ARCHITECTS

GILSENAN ASSOCIATES ARCHITECTURE + URBAN DESIGN

Gilsenan Associates was established in 1992 and is led by its Director Glenn Gilsenan. Glenn Gilsenan has been involved in the construction industry for 40 years with extensive experience in building design, urban planning and teaching. He has been involved in the design of small and large public and private projects in Australia and overseas, and taught design at universities in Australia and United States. Gilsenan Associates take an integrated approach to design. Commitment to the resolution of client needs, budgets and production time within the environmental, urban and landscape context, assure excellence in professional service and quality of the architectural product. We seek to develop close relationships with our clients and a detailed understanding of their business. Our clients benefit from a value-added approach to problem solving and design backed up with a depth of technical knowledge and building type experience.

INTERIOR DESIGNERS

DKO

Having first opened its doors in 2000, DKO has grown from a small but dedicated team delivering medium density residential architecture into a practice of more than 140 design professionals working out of multiple offices in Australia, New Zealand and Asia. While the practice has expanded, so too has the breadth of projects undertaken, from landmark mixed-use developments to bespoke residences, luxury resorts, retail interiors, community churches and large-scale masterplanning. What remains consistent is the pursuit of high quality architecture driven by the needs of the client, the site's opportunities and the dynamic process of translating design intent into built outcome. At the core of DKO's design philosophy lies a commitment to an architecture that serves people, respects place and stands the test of time.

The diverse, passionate and accomplished interior design team at DKO focuses on sharp, intelligent and articulated design. With an understanding of how a space works, moves and moulds with the user, DKO's intuitive approach encourages collaboration on each project, bringing individual strengths and varied experience to maintain a lively and reflective angle on their designs.



THE TEAM

Developer Boill Holding Group has brought together a team of visionaries with a shared appreciation for fine design and an intimate understanding of the unique and evolving nature of Kellyville. Their combined experience and collaborative approach has brought to life a project that reflects the area's sophisticated future.

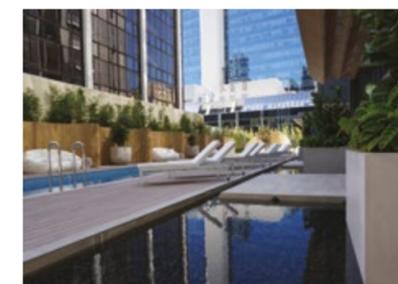
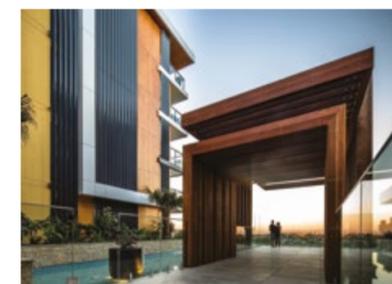
LANDSCAPE ARCHITECTS

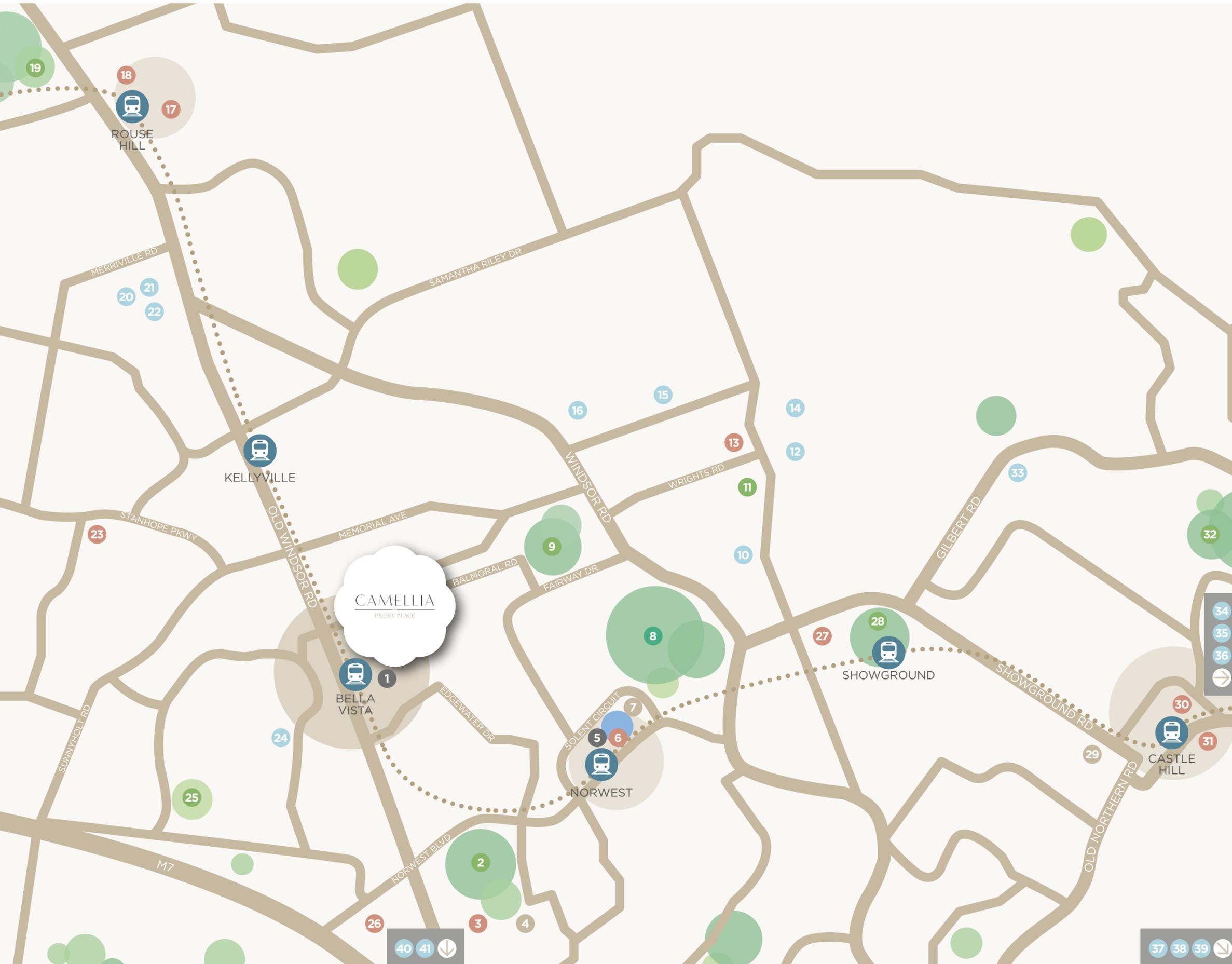
TaylorBrammer

TaylorBrammer Landscape Architects is an award-winning design practice specialising in landscape architecture, architecture heritage, cultural planning and environmental design. With offices in both Sydney and the Illawarra, the team provides quality outcomes for the public realm where the importance of placemaking and design is carefully woven throughout.

Their highly skilled staff are driven by their design philosophy and are committed to providing design excellence in every project, delivered through a disciplined approach to design, vision, philosophy and people. Their philosophy is reflected in a diverse range of nationally and internationally significant projects, recognised by a number of professional awards and publications. These include the ANZAC Commemorative Site at Gallipoli, Turkey and the award-winning Cockatoo Island, Sydney. International and multi award-winning residential projects include Top Ryde City Living, urban and regional universities (UOW WSU, Sydney University, UTS, CSU, Wagga Wagga, Bathurst) and a multitude of seniors living precincts across Australia.

Sustainable outcomes have been delivered in the award-winning Green and Golden Bell Frog Habitat at Edgewood Estate, Woonona. The firm was also named the winner of the World Solar Decathlon in Datong, China in collaboration with the University of Wollongong, which exemplifies their global best practice expertise.





- GROWTH CENTRE
 - 1 Bella Vista Station Precinct
 - 5 Norwest Business Park
- HEALTH CARE
 - 4 Norwest Private Hospital
 - 7 Hospital For Specialist Surgery
 - 29 The Hills Clinic
- GOLF COURSE
 - 8 Castle Hill Country Club
- OPEN SPACE
 - 2 Bella Vista Farm Park
 - 9 Kellyville Baseball Club
 - 11 Centenary Of Anzac Reserve
 - 19 Rouse Hill Regional Park
 - 25 Exeter Farm Reserve
 - 28 Castle Hill Showground
 - 32 Castle Hill Heritage Park
- RETAIL
 - 3 Circa Retail Shopping Centre
 - 6 Norwest Marketown
 - 13 Kellyville Village Plaza
 - 17 Rouse Hill Town Centre
 - 18 The Fiddler
 - 23 Stanhope Village Shopping Centre
 - 26 Glenwood Village Shopping Centre
 - 27 Home Hub Castle Hill
 - 30 Castle Towers
 - 31 Castle Mall
- EDUCATION
 - 10 St Angela's Primary School
 - 12 William Clarke College
 - 14 Sherwood Ridge Public School
 - 15 Kellyville High School
 - 16 Kellyville Public School
 - 20 Kellyville Ridge Public School
 - 21 John XXIII Catholic Primary School
 - 22 St Mark's Catholic College
 - 24 Glenwood High School
 - 33 Samuel Gilbert Public School
 - 34 Macquarie University
 - 35 Oakhill College
 - 36 Cherrybrook Technology High School
 - 37 Western Sydney University
 - 38 The King's School
 - 39 James Ruse Agricultural High School
 - 40 Matthew Pearce Public School
 - 41 Jasper Road Public School

NEW SYDNEY METRO NORTHWEST DUE FOR COMPLETION 2019

-  Sydney Metro Northwest Open 2019
-  Sydney Metro City & Southwest Alignment
-  Potential Metro Extension
-  Metro Stage 1
-  Proposed Metro Stage 2



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Design and Art Direction by **ouragency.**

 New Airport at Badgerys Creek

