



ON HILLS CENTRAL







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INSIDE?

LOCATION

Rouse Hill highlights

With its breezy open-air laneways, Rouse Hill Town Centre is a far cry from your average shopping centre. From its diverse collection of shops, to its community centre and library, this hub is everyone's 'go-to'.

VINEGAR HILL MEMORIAL LIBRARY

Within the Community Centre is Rouse Hills' favourite library. As well as boasting a fantastic collection of titles, the library also hosts regular activities and has a Justice of the Peace service.

COMMUNITY CENTRE

This fresh, contemporary building has a range of spaces where events are always happening: from drama workshops to language classes. Spaces are available to hire, too.

SHOPPING

Your retail needs are well and truly covered in Rouse Hill. Whether you're doing the groceries, browsing high-end fashion, or looking for the perfect gift, you'll find just what you're after.

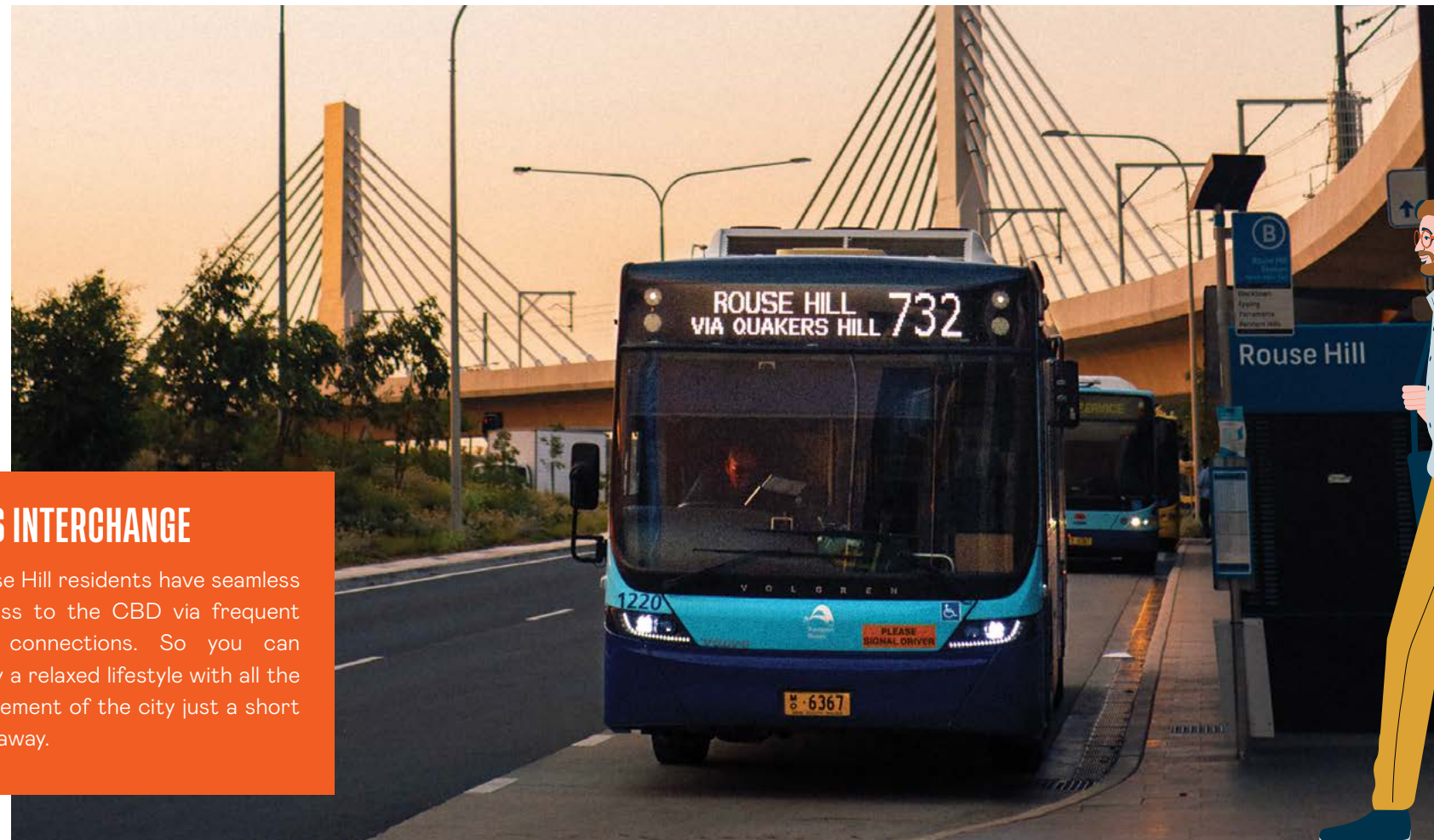
HEALTHCARE

Need a doctor? Look no further than Rouse Hill Medical Centre located in Market Lane, and a range of other healthcare professionals in the Town Centre, including dentists, podiatrists, pathologists as well as Body Focus Wellness Centre.



METRO STATION

Completed in 2019, Rouse Hill Metro provides frequent rail services to Chatswood – and as the network expands, it'll take commuters all the way to Sydney CBD, Bankstown and Marsden Park.



BUS INTERCHANGE

Rouse Hill residents have seamless access to the CBD via frequent bus connections. So you can enjoy a relaxed lifestyle with all the excitement of the city just a short ride away.



-  **TRANSPORT**
 1. Tallawong Metro
 2. Rouse Hill Metro / Rouse Hill Station
Rouse Hill Bus Interchange
 3. Schofields Station
 4. Kellyville Metro

-  **CONVENIENCES**
 1. IGA Rouse Hill
 2. Australia Post Rouse Hill
 3. Aldi Rouse Hill
 4. Rouse Hill Shopping Precinct
 5. Australia Post Rouse Hill Town Centre
 6. Lakes Neighbourhood Centre
 7. The Ponds Family Medical Practice
 8. Mungerie House
 9. Kellyville Mart
 10. Woolworths Kellyville North
 11. The Fiddler
 12. The Ponds Shopping Centre
 13. Ettamogah Hotel
 14. Dan Murphy's Rouse Hill
 15. Marsden Park Business Park
 16. Box Hill Town

-  **EDUCATION**
 1. Ironbark Ridge Public School
 2. Rouse Hill High School
 3. Rouse Hill Public School
 4. The Ponds School
 5. John XXIII Catholic Primary School
 6. Rouse Hill Anglican College

-  **SPORTS & RECREATION**
 1. Rouse Hill Regional Park
 2. Ironbark Lake
 3. Lakes Edge Park
 4. Camomile Street Foreshore
 5. The Hills Centenary Park
 6. Castlebrook Memorial Park
 7. Kanebridge Oval
 8. Caddies Creek Park
 9. Rouse Hill Community Hall & Swimming Pool
 10. Milford Drive Reserve
 11. Caddies Creek

CONNECTION

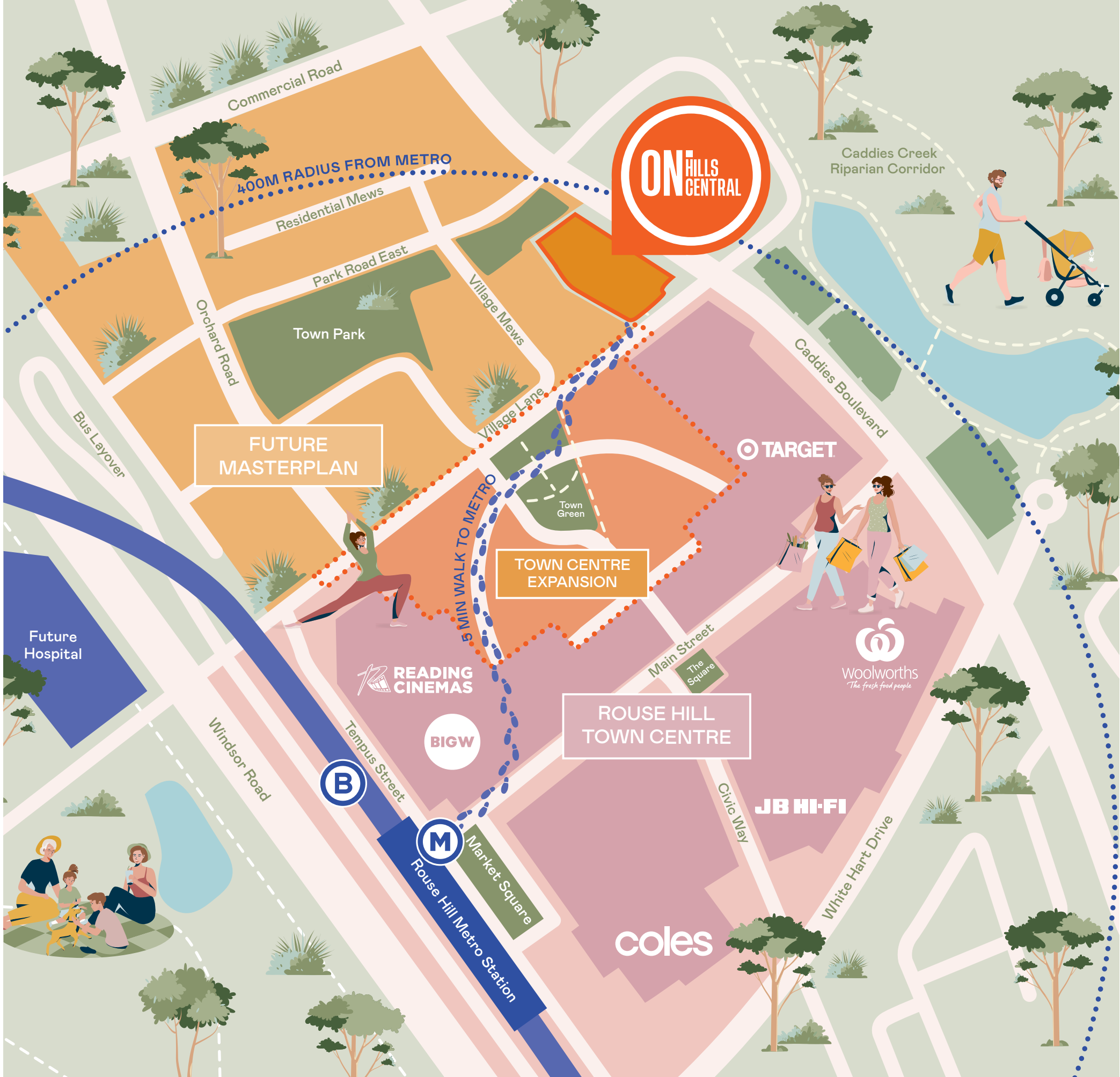
On the Metro (and more)

When you live in Rouse Hill, connection comes naturally. With Rouse Hill Station, major bus routes and road networks all moments away, you can easily get wherever you want to go – whether it's into the city or way out of town.

Since it sprang into operation in June 2019, the Metro North West line has transformed the lives of locals, with trains departing every 10 minutes (every 5 minutes in peak hour). Now,

Chatswood is a 35-minute cruise away, and you can be in the CBD in under an hour. Hillsbus and Busway also service the area with regular routes taking in Marsden Park, Parramatta, Castle Hill, Blacktown and the city.

Of course, sometimes you just need to jump in the car – and with M2, M7 and A44 road networks all nearby, you can get in and around town (or head further afield) without breaking a sweat.



EDUCATION

Schools snapshot

Sitting comfortably in the Hills District school catchment area, On Hills Central will be a great place for growing families to call home. For younger children, there are excellent options including Rouse Hill Public School, Ironbark Ridge Public School and Beaumont Hills Public School.

Co-education Rouse Hill High is just around the corner, and there are also many highly-regarded private schools in the area – such as William Clarke College, which caters for students from kindy to Year 12.





VISION

What's in store for Rouse Hill?

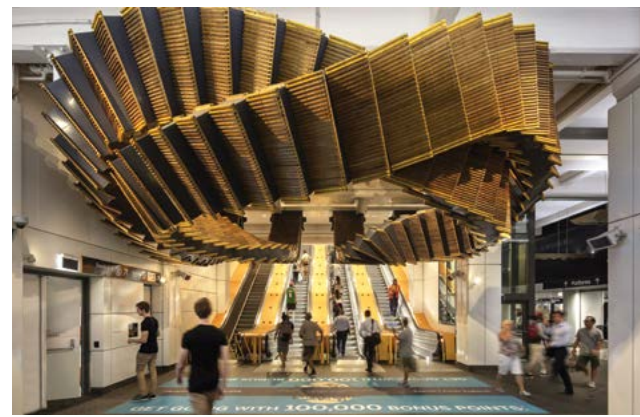
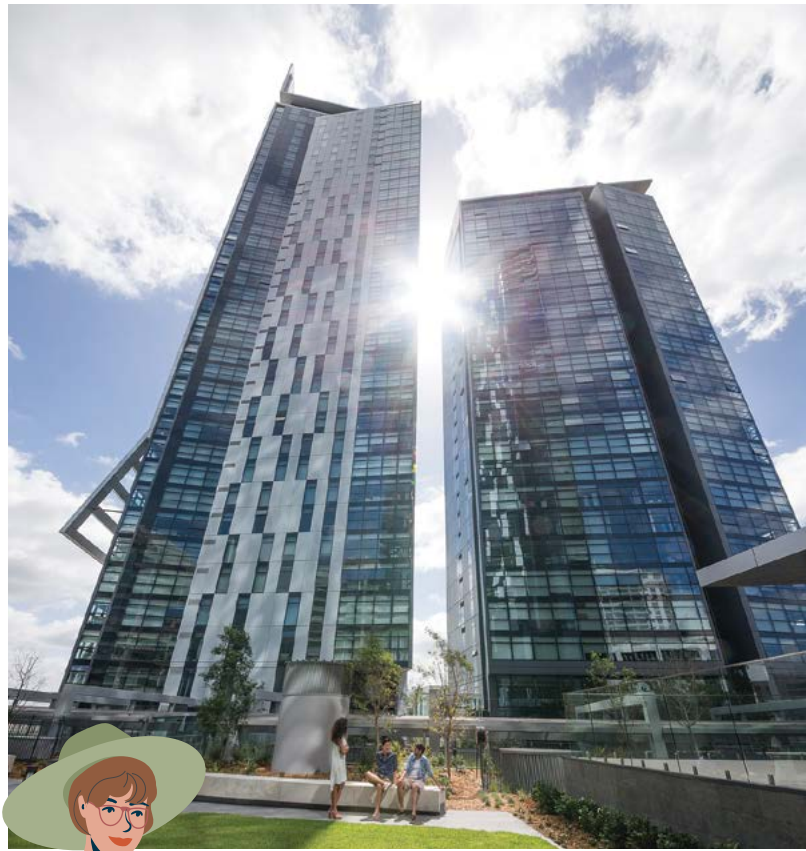
Situated on the corner of Caddies Boulevard and Rouse Hill Drive, On Hills Central represents the first page in Rouse Hills' latest chapter. Due to be completed in 2022, it will become a gateway to the new North Precinct – connected to the existing Town Centre by the new pedestrian overpass, and just a short stroll from the Metro.

On Hills Central will comprise a combination of 1, 2, 3 and 4 bedroom apartments, all of which boast spacious layouts and balconies. With its thoughtful, timeless design aesthetic, it will set the tone – and the standard – for what's to come.

COLLABORATION

Designing the future

COX



At the helm of On Hills Central is experienced multi-disciplinary developer, Ecospective. “In our eyes, On Hills Central will be a landmark development, so it was critical to get the right team in place,” says Matthew Min, Managing Director at Ecospective. “For this reason, we engaged COX as our architects. On top of their incredible reputation, COX was also behind the greater North Precinct masterplan – so they have a unique understanding of the greater Rouse Hill context.”

**RAMIN JAHROMI,
DIRECTOR AT COX**

What was your vision for On Hills Central?

For us, it was really important not to simply replicate what had already been done by others at Rouse Hill – we wanted to create a place that genuinely reflected what it’s like to live in the Hills. Something unique to its location. So, we made sure the design has a clear connection to its natural environment, and lets people live a lifestyle where they feel like they have lots of space and light. Somewhere they’re proud to call home.

Can you tell us a bit about how the development will look?

We’ve chosen a lot of natural materials – there’s a lot of brick, which is unexpected these days. The thinking behind this was to avoid the ‘brand new’, white-panelled aesthetic – and instead, to create a place that feels like it’s always been there.

The façade is quite sculptural, and the buildings all overlook a shared landscaped courtyard. We’re conscious that people will often enter from the pedestrian walkways leading in from the Town Centre and Metro – which is essentially the ‘back’ of the building. So, with our design, we made sure this back entrance still felt welcoming and creates a sense of arrival. When people come home, they’ll stroll down from the Metro, and in through these beautiful gardens.

Any features that make it particularly unique?

All the apartments do have a real connection to the outdoors – every single one has a balcony and full height

glazing, and an open outlook. There’s also a rooftop garden that is easily accessible for everyone. It will be lovely and sunny, the perfect place to entertain or have a BBQ.

Any influences that inspired the design?

We wanted to capture the values of the Hills, and create a place that responds to its setting. Out here, we recognise that people love to have the lifestyle that comes with living in a detached home – the space, the freedom, and the fact they can jump in their car and go wherever they want easily.

With this development, people get to have all those things (every apartment has parking, which is hidden in the basement), but there’s this added benefit of walkability. They can also pop into the Town Centre or walk to the Metro on foot, which is a real plus.

Who do you imagine living here?

Young professionals, because it’s low maintenance and close to the shops – plus, once the Metro is complete, you’ll be 40 minute train ride from the CBD. People who are downsizing will also like it, because it has amenities akin to a detached house. For investors, it’s an attractive opportunity too.

What do you think the future of Rouse Hill will look like?

We’ve been working on the masterplan for over 3 years, so it’s exciting to see it becoming a reality. On Hills Central is going to be the first piece of the masterplan puzzle. It’s unlike like everything else – it’s a sign of the new Rouse Hill; a sign of things to come. There’s something inspirational about that.

CONVERSATION

COLLABORATION

Interior perspective

TURNER

There's more to On Hills Central than meets the eye. Step inside and discover that its intuitive, natural design sensibility doesn't stop at the front door – and it's all thanks to the team at Turner Studio.



KRISTI WAYMAN, DIRECTOR OF INTERIORS AT TURNER

How did you come to be involved in this project?

The Turner team has worked with Ecospective and COX in the past, and when they approached us with this project, we were keen to collaborate. Luckily, we have a really diverse team which includes some Hills locals, so we had some insight into the community from the start.

There's a long-term future for the North Precinct and it's exciting to be involved at the very beginning. As one of the first buildings on the site, we will set the precedent.

Can you talk us through your design process?

We really wanted to look at this project with a fresh approach, so we involved some of the younger people in our team from the very start. In particular, Emily Sandford and Sam Davidson, who have been heavily involved the whole way through.

We always start by looking at the broader context of a project (in this case, the Hills Shire), then zoom in to examine the architecture, and finally, the end user. In this case, the architecture has a strong connection to nature, so we carried that through into the interiors. For example, the façade is very sculptural – a lot of recesses and reveals. So inside, our joinery has the sense of push and pull, with little niches and nooks. Some things can be stored, while others are on show

How do the interiors connect us to the outdoors?

Our choice of materials reflect the exterior – everything is very classic, natural and timeless. In terms of layout, we've kept things fluid and open, so there's lots of flexibility. We love that

CONVERSATION

every single apartment has a balcony – that's rare!

The colour scheme is very soft and natural; lots of ochre and eucalypt green. We were inspired by a local artist, Belynda Henry, who creates wonderful abstract pieces that reference the Australian landscape.

What do you think residents will love the most?

People will have options, but they won't be overwhelmed by them. We've been very select in curating these spaces. No matter whether you choose a tile or timber floor, you'll have the same sense of balance and tranquillity.











CULTIVATION

Our new backyard

One of the stand-out features of On Hills Central is the landscaping. "The Hills is known as the 'garden shire' for good reason. People here have always loved spending time in nature, whether they're cultivating their own backyard, or visiting one of the many gardens in the area.

Step inside On Hills Central, and you'll enter an expansive communal space, beautifully landscaped to create a sense of natural tranquillity. Not only will this give residents a welcoming 'front yard' to walk through when they arrive home, it provides space to relax, unwind and connect.

Up on Level 7, there's also a fantastic communal space, perfect for entertaining. "It's lovely and sunny up here, and also very accessible," explains Felipe Miranda from COX. "We wanted everyone to have a sense of belonging here; it's a place for everyone."

EVOLUTION

Rouse Hill, past to present



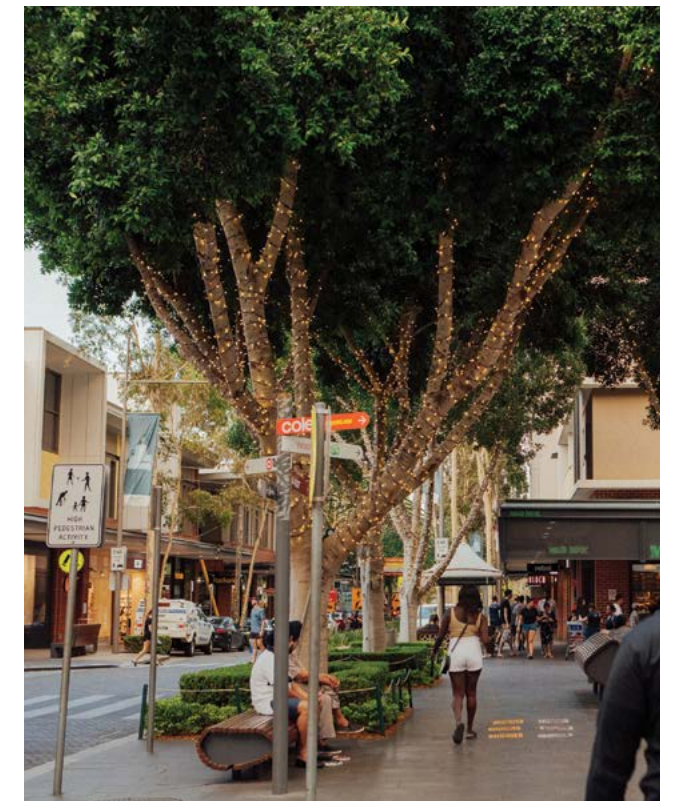
Nestled in the leafy Hills Shire, Rouse Hill has grown to become one of the area's most dynamic destinations.

With its rich agricultural heritage, the Hills was originally home to countless farms and orchards, producing everything from stone fruits to fresh flowers. While times have changed, the Hills is still affectionately known as the 'garden shire' – a place that's much loved for its relaxed lifestyle and sense of space.

With the lush riparian corridor of Caddies Creek running through its centre, Rouse Hill captures the essence of what it means to live in the Hills. Since 2008, it's also been a mecca for

the whole community, thanks to Rouse Hill Town Centre – a vibrant open air shopping precinct developed by iconic property group, GPT.

Now, we're about to enter a new phase in Rouse Hill's history, with the development of the North Precinct. Over a decade in the making, this masterplan will see the existing town centre grow to encompass even more places to shop, dine, relax and play – not to mention some stunning residential developments. The first of these will be On Hills Central.





RECREATION

Out and about



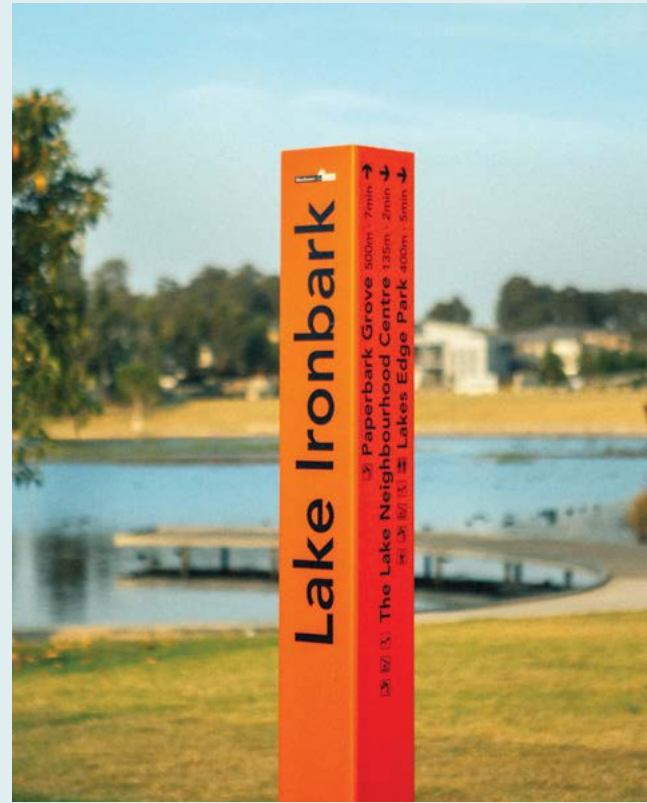
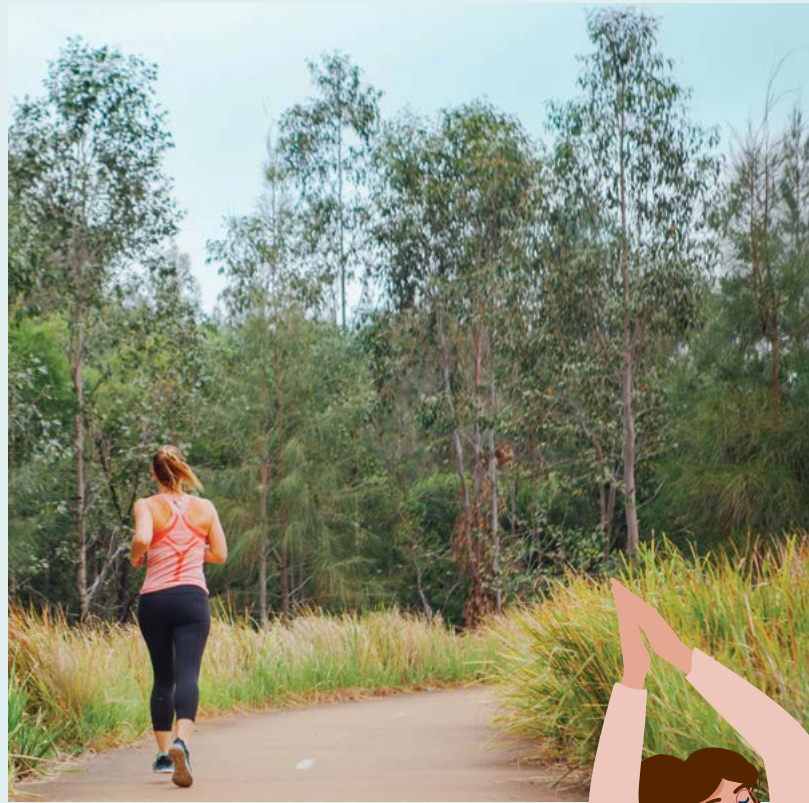
SPORTING CLUBS

No matter what you play, you'll find a sports club to join within easy reach. Rouse Hill Rams is a club that caters to all ages, and encompasses soccer, netball, cricket, softball and touch. For the kids, there's Rouse Hill Rhinos, the Hills' fastest growing junior rugby league club, plus tennis clubs, karate studios, gymnastics centres and plenty more.

PARKS & PLAYGROUNDS

The Hills district is full of beautiful parks, perfect for bike riding, picnics and dog walks. From sprawling Rouse Hill Regional Park, to the Hills Centenary Park, there are loads of spots to visit – not to mention the handy play areas within the Town Centre itself.





YOGA & PILATES

For a more zen experience, check out YogaBar – with 12 classes to choose from, you can try everything from Hot Flow Yoga to Barre. Serious Pilates aficionados will also love Pilates In The Hills, an intimate studio tucked away above the Medical Centre.



FITNESS

Want to work out? There are several fully equipped fitness studios within the Town Centre, including Anytime Fitness on Main Street, which is great when you have a demanding schedule. There's also FNF on Market Street, which offers cardio and strength training, HIIT and more.

BUSHWALKS

With the Caddies Creek riparian corridor on your doorstep, Rouse Hill is a great starting point for bushwalkers. From easy, child-friendly paths to longer and more challenging trails, you can head out to Beaumont Hills, Kellyville or even the Ponds. Hop onto mapmywalk.com for inspiration.

CYCLE PATHS

An easy way to explore is via bike – and the Hills' extensive network of safe cycle paths can take you wherever you want to go. Hop on your cycle and ride through gorgeous Smalls Creek, head out to Bella Vista Farm, or even ride into Castle Hill.





RELAXATION

Locals we love



With its growing retail and dining offering, Rouse Hill Town Centre is a great place to spend your downtime. It'd be impossible to mention all our favourite spots, but here are a few!

READING CINEMAS

A nine-screen cinema complex featuring wall-to-wall screens, digital sound and discounted ticket prices for groups of ten or more. Located on Main Street.

WOW DESIGNER GIFTWARE

With their full range of Glasshouse candles, not to mention styling home accessories, this is a great spot to feather your nest. Located on Big W Quad.

TIMEZONE

With loads of interactive entertainment, laser tag, and even a mini bowling alley, this is a great place for fun-loving folks of all ages. Located on Coles Quad.

FLOWERS FOR EVERYONE

Stunning market-fresh specials, bouquets and contemporary floral arrangements, you'll be spoilt for choice. Located on Woolworths Quad.



The Fiddler



The Bavarian

P'NUT STREET NOODLES

Fresh, fast and healthy Thai street food: think noodles, soups, salads and snacks. Located on Main Street.

GRO URBAN OASIS

Designed to help you bring the outdoors inside, this truly is an oasis, bursting with lush plants, pots and styling ideas. Located on Coles Quad.

BLENDS AND BROTHERS

Old school barbershop meets contemporary café (complete with Pablo & Rusty's coffee). Located on Market Street.

MECCA MAXIMA

The ultimate beauty destination has arrived in Rouse Hill – giving cosmetic addicts the 'go-to' shop of their dreams. Located on Big W Quad.

THE BAVARIAN

The signature Bavarian experience is fun and family-friendly. Sample delicious food, sip imported beer, catch up or chill out. Located on Main Street.

LUSSO

Contemporary Italian cuisine and Mediterranean tapas, dished up in a breezy, relaxed setting. Open for lunch and dinner every day. Located on Main Street.

THE FIDLER

The Fiddler is a modern eatery and bar offering quality casual dining and entertainment. The alfresco courtyard accommodates groups of all sizes.





BAVARIAN BIER CAFÉ ROUSE HILL

What inspired you to open up The Bavarian in Rouse Hill?

The Bavarian has become a household name in Australia, and we want to share the experience with people in the Hills Shire. Rouse Hill is an up-and-coming neighbourhood and we wanted to be part of its growth. Being on the main street, we're in a prime location, too (close to the new Metro, as well as both Market and Town Square, which are always buzzing with activity).

How would you describe The Bavarian experience in a nutshell?

It's a modern, fun, family-friendly dining experience. Our Bavarian heritage is evident in everything we do – from our communal tables, to our menu and imported beers. But it's a contemporary interpretation, with an easy-going, fresh look and feel. Think of The Bavarian as a great local destination; a place to bring groups of friends and the whole family.

What's currently most popular on your menu?

Diners can't go wrong with the Munich Brewers Platter. It has all our favourite morsels loaded onto one giant platter: crackling pork belly, ½ signature crispy pork knuckle, a selection of haus-made sausages, and chicken schnitzel. Oh, and a meal at The Bavarian will never be complete without a stein of beer!

What kind of feedback are you getting so far?

Customers are loving how family-friendly and affordable we are. Compared to our other bigger restaurants, The Bavarian Rouse Hill is smaller, and our customers love that it feels cosy and intimate.

Any specials you'd like to share?

We have a fabulous happy hour from 4pm to 6pm every day of the week. We also have daily specials from 5pm. Come in and check 'em out!

SIMONE KENTWELL, FLOWERS FOR EVERYONE ROUSE HILL

What do you like about Rouse Hill?

I feel very lucky to be working and living in the Hills District – the Town Centre has created a real community feel. I especially love the organic food and farmers' market every Saturday morning, and the Sunday monthly Sydney boutique markets on Main Street.

What floral trends are popular with your customers at the moment?

Currently people are loving blooms treated with colour dye in lots of different beautiful shades. Native dried flowers are also making a comeback at the moment – we are incorporating preserved blooms with dried flowers for a modern take on the trend.

Any tips for using flowers as a decorative feature within the home?

Use of one sort of flower en masse – this never goes out of style. Another great way to fill a space in your home is to use different varieties of foliage, which gives you a fresh but long-lasting focal point.

Where do you like to eat/shop/visit in the Town Centre? Any local recommendations?

The Source bulk foods store is fantastic. I find myself in their store multiple times a week! I also love OSSO restaurant. Lovely food and such great service.

What's your (personal) favourite bloom and why?

Hydrangeas, always hydrangeas!



INTRODUCTION

The team behind On Hills Central

ECOSPECTIVE PROPERTY GROUP

A highly experienced developer, Ecospective has been creating residential communities for over twenty years. In addition to their own team's expertise, Ecospective is skilled at coordinating world-class project teams – working collaboratively to deliver an outstanding end result.

ecospectiveproperty.com.au



COX ARCHITECTURE

Cox is a design-focused contemporary architectural practice with studios in every major Australian city. Over the last 60 years, Cox has delivered some of the most iconic buildings in Australia and the world – always focusing on the principles of structure, art, craft and nature.

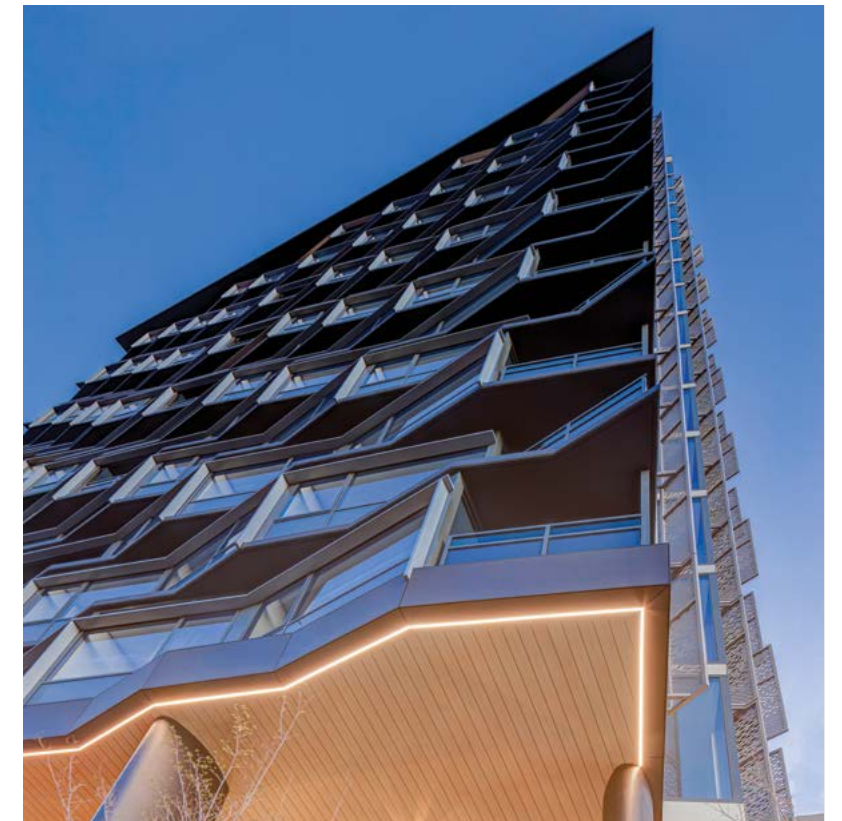
coxarchitecture.com.au



TURNER

Turner is a multi-award-winning design practice, known for creating crafted environments that transform the fabric of urban life. With a team of over 110 hailing from 28 countries, Turner delivers sharp, evocative solutions that reflect the talent and diversity of their team.

turnerstudio.com.au



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