

SALES MANUAL

Version 9

Date of Issue: [15/04/2026](#) / [27/03/2026](#)

HIGH FOREST

by mirvac



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Sales Manual Version Register

Issue	Date	Distribution	Amendment
V1	15/04/24	MDEV, SALES	N/A
V2	18/04/24	MDEV, SALES	Changes to construction programme timing, housing air conditioning wording, FAQs, distribution of final annexures
V3	29/04/24	MDEV, SALES	RFI's following opening weekend (19/04)
V4	05/07/24	MDEV, SALES	<p>Updates for Launch 2, including:</p> <p><u>General</u></p> <ul style="list-style-type: none"> Added section 16 – overview of Launch 2 Community Facility – original DA withdrawn, to be relodged. Updated description of facilities. Tree Replacement Strategy – further information added Updated finishes / upgrades wording to align with latest revisions of brochures Added RFIs from Launch 1 <p><u>Apartments</u></p> <ul style="list-style-type: none"> Updated community/strata levies to match Jun-24 fact sheet Updated list of adaptable apartments (one fewer adaptable apt in Bld A) Clarification on allocation of accessible car spaces Updated list of apartments which have full AC (as opposed to Day/Night AC) <p><u>Housing</u></p> <ul style="list-style-type: none"> Schedule of double/single garages added for Launch 2 product Updated community levies to match Jun-24 fact sheet
V5	07/02/25	MDEV, SALES	<p>Updates for Launch 3, including (Noting this is a Housing launch only):</p> <ul style="list-style-type: none"> Updated finishes / upgrades selection for Housing Winter colour scheme discontinued Further information relating to the new product type
V6	04/07/25	MDEV, SALES	<ul style="list-style-type: none"> ncl
V7	20/10/2025	MDEV, SALES	<p>Housing:</p> <ul style="list-style-type: none"> Included launch 4 Housing launch information Standard inclusion for launch 4 Retractable Awning 5% deposit incentive <p>Apartments:</p>

			<ul style="list-style-type: none"> • Schedule of Finishes updated to reflect latest inclusions • 5% deposit incentive
V8	27/03/26	MDEV, SALES	Apartments: <ul style="list-style-type: none"> • Updated typo on schedule of adaptable apartments. Note, Lot 4 Bluegum is adaptable, and not Lot 3 Bluegum.
V9	XX 15/04/26	MDEV, SALES	<u>Apartments:</u> <ul style="list-style-type: none"> • <u>General updates</u> <u>Housing:</u> <u>General updates</u> <u>Other:</u> - Updated timings for delivery of Community Facility (Highforest Club) and Forest Park

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H5	Draft Precinct Plan
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H7	Draft Precinct Management Statement
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ANNEXURES – Apartments

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A5	Draft Pro-forma Contract for Sale
A6	Draft Strata & Stratum Plan
A7	Draft Strata By-Laws
A8	Draft Strata Management Statement
A9	Draft s88B Instrument
A10	Unit Entitlements Annexure deleted. Unit Entitlements will not be available until just prior to settlement, when the final strata plan is registered.
A11	Tax Deprecation Estimates
A12	Rental Estimates

Acknowledgement of Country

Mirvac acknowledges Aboriginal and Torres Strait Islander people as the Traditional Owners of the lands and waters of Australia and we pay our respect to their Elders past, present and emerging. We recognise that West Pennant Hills is located on the land of the Dharug people, and we thank them for their care of this special place since time immemorial.

SECTION 1

Project Description

HIGH FOREST

by mirvac



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HIGHFOREST OVERVIEW

INTRODUCTION

The site is located at 55 Coonara Avenue, West Pennant Hills NSW and is referred to as 'Highforest'. The site previously housed a vacant business park facility, purpose built by IBM in the 1980's. Highforest is positioned approximately 2.8 kilometres southeast of Castle Hill town centre and 20 kilometres northwest of the Sydney Central Business District (CBD). The site covers approx. 26 hectares and adjoins Cumberland State Forest which contains approximately 40 hectares of native forest.

In June 2020 the site was rezoned from Business Park (B7) to Environmental Conservation (C2) and Medium & High Density Residential (R3 and R4). A Development Application for the demolition of all structures within the business park was approved by The Hills Local Planning Panel in September 2021, with demolition of the office buildings now completed. Numerous DAs and associated modifications have since been lodged with The Hills Shire Council. Refer to **Table 3** for their status.

The site falls within The Hills Local Government Area (LGA) and was identified by the 2013 North West Rail Link Cherrybrook Station Structure Plan as a significant site subject to further consideration and collaboration with stakeholders.

On completion, Highforest will house a total of approximately 1,045 residents across 414 dwellings, comprising 165 attached and detached homes, and 249 apartments.



Figure 1 – Site Location (Note: outlined Highforest area excludes forest that will be dedicated)

DEVELOPMENT SUMMARY

DEVELOPMENT OVERVIEW

Address: 55 Coonara Avenue, West Pennant Hills, NSW 2125

Overall Lot Size: Approx. 25.87 ha

Legal Description: Lot 61 DP 737386

[NOTE – the above lot and DP was the original ~26 hectare site. This lot has since been subdivided, as precincts and lots register.](#)

Bordered by: **North:** Coonara Avenue

South: Cumberland State Forest

East: Cumberland State Forest

West: Coonara Avenue / The Glade (existing town home development)

Local Council: The Hills Shire Council

Responsible Authority: The Hills Shire Council

PLANNING

Numerous Development Applications and associated modifications have since been submitted to Council (refer to **Table 3** in Section 2 Development and Project Structure) for a detailed breakdown. To date a total of 16 approvals have been received.

DEVELOPMENT PARAMETERS

Based on the development approvals:

- Staged release of 165 homes
- Staged release of 249 apartments
- Diverse mix of product including 1, 2, 3 & 4-bedroom apartments and 3, 4 and 5- bedroom houses
- Shared 2-3 storey basement across 4 apartments buildings
- Recreation area/community facilities

- Publicly accessible open spaces

Summary of the residential stages of Highforest:

	Sales & Marketing Precinct Name	Development/ Construction Name	Total Dwellings Under DA approved scheme:	Status
Housing	Stage 1 (Treeview)	Housing South	60	Approved
	Stage 2 (Evergreen)	Housing Central	55	Approved; modifications in progress
	Stage 3 (Canopy)	Housing North	50	Approved; modifications in progress
Apartments	Eucalypt	Building A	68	Approved; modifications in progress
	Bluegum	Building B	54	Approved; modifications in progress
	Grandis	Building C	64	Approved; modifications in progress
	Ironbark	Building D	63	Approved; modifications in progress
TOTAL			414	

Table 1: Residential Stage Summary

Please refer to the below Concept Masterplan Summary for locations of the above stages.

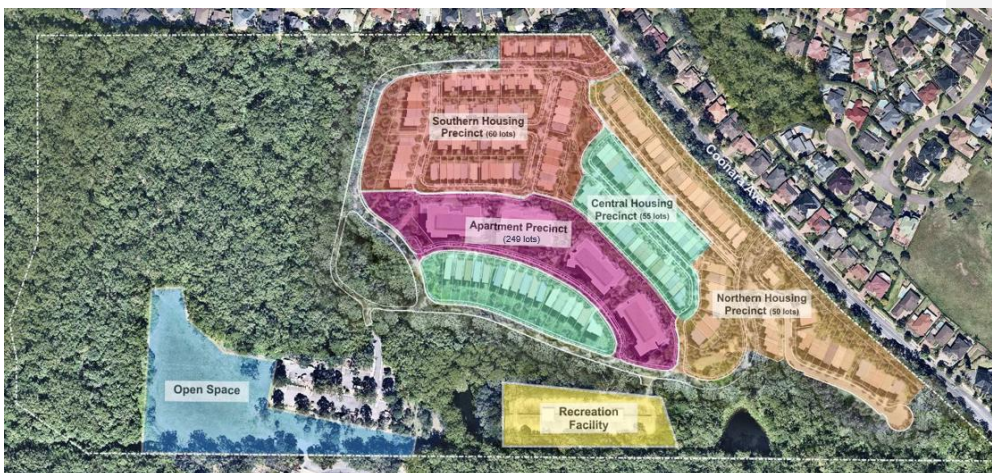


Figure 2 – Concept Masterplan Summary

PUBLIC DOMAIN AND LANDSCAPE

The Cumberland State Forest provides a green frame to the site, which is further enhanced by landscape buffers along Coonara Avenue. The future residential community will be encompassed by layers of landscaping showcasing ecological variety and richness. Carefully selected native and endemic species are set amongst small parks, streetscapes, green links and private open spaces. Views to the surrounding forest areas and parks is key to the bushland character and locality. Approximately 10ha of forest is intended to be dedicated to the NSW State Government as Public Open Space to be managed by Forestry Corporation of NSW, as an extension of the adjoining Cumberland State Forest.

A summary of public domain and landscape areas is summarised in the below table and **Figure 4**:

Item No.	Development Description	Area (sqm)	Stage Delivered In	Marketing Name
1	Central Linear Park	1,971	Housing South	Barrugin
2	Green Link	684	Housing Central	Girrawi
2	Forest Plaza	1,238	Apartments	-
3	Housing North Park	1,648	Housing North	Wubin
4	Northern Pocket Park	407	Apartments	-
5	Housing Central Pocket Park	595	Housing Central	-
6	Southern Pocket Park	1,438	Apartments	Bundalug
7	Forest Fringe	1,574	Housing	-
8	Streetscape	8,182	Housing	-
9	North Pedestrian Link	170	Housing	-
10	Community Facility	3,175	Community Facility	Highforest Club
11	Open Space	21,778	Open Space (proposed to be dedicated to Forestry Corporation also)	Bud Bud

Table 2: Public Domain and Landscape



Figure 4 – Public Domain and Landscape Map

SITE HISTORY

Traditional Owners

For thousands of years the Country in and around Highforest was home to the Bidjigal clan of the Dharug people. For millennia they cared for the forests that once dominated the inland rivers, ridges and valleys of Sydney, where they hunted and foraged for food, and harvested timber with care.

The Dharug people lived in harmony with the land, relying on the abundant natural resources for their survival. They had a complex understanding of the local flora and fauna which helped them sustain their way of life through hunting, fishing, and gathering. Country provided shelter along with plentiful supplies of fruit, vegetables, grains, fish, meat and medicinal plants.

Colonial Era

The arrival of British colonisers in 1788 brought significant changes to the Dharug people and their Country. As the colony was established, their traditional territories were progressively occupied and disrupted.

The forest management practices of the Dharug that preserved both fauna and flora were cast aside with the arrival of settlers. On a tour of the colony, Governor Lachlan Macquarie was so impressed by the huge trees in the Pennant Hills area that he organised convicts to begin logging the forests.

The majestic blue gums, blackbutt, forest oak and cedar were felled and by 1830, with the best timber removed, much of the land was cleared for farms and orchards, and allotments granted to soldiers and settlers. Among the first beneficiaries of land grants in the Pennant Hills area was William Bellamy, who had been transported to Australia in 1791. In 1804 William and his wife Ann were granted 100 acres of land in the Pennant Hills District of Bellamy Farm. Following two years later another 30 acres in the Field of Mars was granted. Will established orchards, grew wheat, maize and potatoes and raised cattle, sheep and pigs. With the benefit of centuries of care by the Bidjigal, orchards in the area produced some of the best quality fruit in the colony.

In 1938 part of the land occupied by the Bellamy family that had been cleared and used for agriculture

was dedicated as Cumberland State Forest. It was never intended for commercial logging, instead a third was developed as an arboretum and the rest was allowed to regenerate with a nursery and community facilities.

IBM

In 1986 IBM opened its South-East Asian headquarters on land adjoining Cumberland State Forest that had previously been cleared by James Bellamy for orchards and agriculture.

In keeping with a company at the cutting edge of innovation, IBM sought innovative and environmentally friendly sustainability solutions for its high-tech operations. Rather than relying on back-up diesel generators they used a refrigerated water system to prevent computers overheating.

The forest also helped to maintain stable temperatures and humidity levels reducing the need for air-conditioning. Computer controlled sunblinds and lighting systems further reduced energy use.

When Mirvac acquired the site in 2007, IBM was the sole occupant. With a desire to consolidate its four offices into locations closer to the CBD, IBM relinquished the lease, departing the forest in August 2019.

Residential Development

Prior to IBM's departure Mirvac searched for new commercial tenants to occupy the site. But the era of the suburban office had passed, and the CBD held greater allure for companies seeking a competitive edge in the race for talent.

With the site's commercial property use at an end and aligning with the NSW Government strategy relating to new Metro network infrastructure, Mirvac began developing plans for a new residential community. The first step in repurposing the site involved commissioning detailed ecological, arborist and bushfire reports.

These revealed the extent of flora and fauna on the site with associated recommendations to ensure ecological values were maintained, together with the regeneration and conservation management of the forest.

Following consultation with the community and State and Local authorities, Mirvac refined its planning proposal for the site resulting in a change of use from commercial to residential. Mirvac's vision was revealed to create a family friendly residential community including dwellings of both houses and apartments that sensitively responds to the natural landscape of this beautiful area.

By subdividing the land and rezoning approximately 10 hectares of remnant forest, including endangered Blue Gum High Forest and Sydney Turpentine Ironbark Forest, is now protected as C2 Environmental Conservation and is being dedicated to the NSW Government as public open space.

In line with our sustainability strategy, This Changes Everything, we have set out to repurpose, reuse and recycle as much as possible of the former IBM building in pursuit of our zero-waste target. Office furniture was sold or donated, generators went to a mushroom farm in Windsor, mechanical plant was relocated to other Mirvac operating assets.

With assistance from Indigenous landscaping company Jiwah, a nursery was established on-site where more than 600 trees and shrubs that had been planted around the commercial buildings are being cared for before being transplanted within the new residential community. Excavated sandstone will be used for landscaping.

We have engaged social enterprise, Muru Mittigar, to facilitate collection, germination into tube stock and replanting of Sydney Blue Gum and Sydney Turpentine Ironbark Forest on site. A pledge to plant 1.5 trees for each one removed.

Part of Mirvac’s vision for Highforest is acknowledgement of the Traditional Owners, the Dharug people. We have listened to the stories of their Elders, been inspired by their deep spiritual connection to Country and learned from the wisdom of generations that every living thing within the forest has a purpose, no greater or lesser than the other. If we care for the Forest, the Forest will care for us in return.

Please refer to below diagram outlining the key milestone dates of the site:

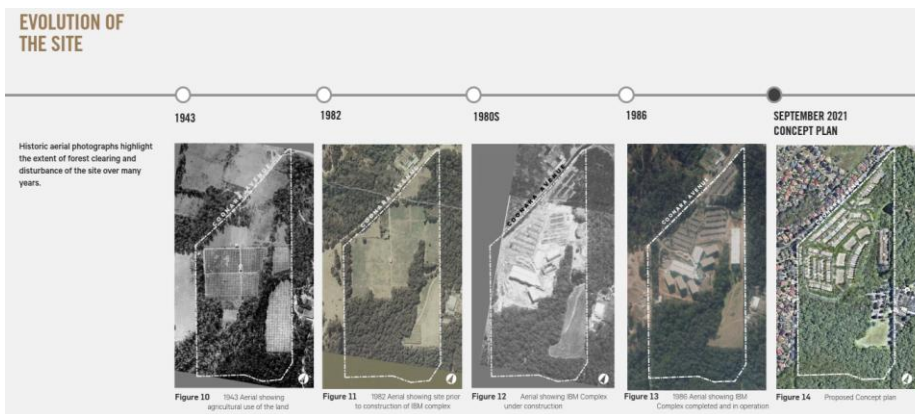


Figure 5 – Evolution of Site Diagram

MASTERPLAN SUMMARY

MASTERPLAN OVERVIEW

Situated adjacent to a metropolitan remnant forest, the site's unique location provides opportunities to push boundaries and inform projects across Mirvac and the wider industry. The project's vision is to protect, conserve, and enhance; restoring and regenerating this very special place. In practice, to leave having made this site better than we received it – enriching lives by doing the right thing and creating enduring value.

Highforest is community titled and on completion will house a total of approximately 1,045 residents across 414 dwellings, comprising 165 attached, semi-attached and detached homes, and 249 apartments. Highforest will deliver a diverse range of dwelling types from generous attached and free-standing homes to apartments in a suburb of limited new housing supply. These homes will be complemented with a series of carefully curated public domain and community amenity that promote an enriching and seamless indoor and outdoor living experience with the forest.

The community will be all-electric which will include solar PV systems, induction cooktops, provision for electric vehicle charging, electric hot water systems and rainwater tanks. Rainwater tanks will be included in all backyards of housing lots and situated within the apartment basement. In addition, several OSD and rainwater tanks located in the park areas below ground are designated to capture stormwater for the irrigation purposes across the site. The above-mentioned initiatives will ensure that the community minimises the consumption of fossil fuels and carbon footprint.

Please refer to the below image of the approved masterplan.

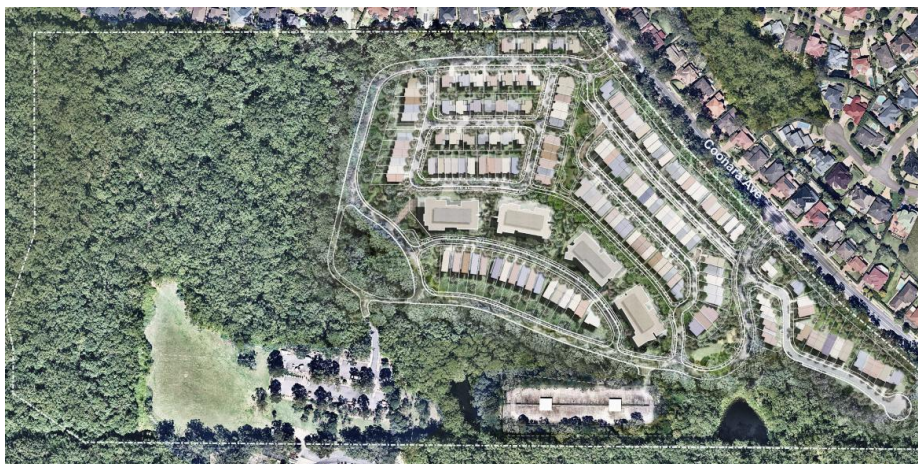


Figure 6 – Approved Masterplan

DESIGN INTENT

The design response seeks to capture the natural character of the remnant forest. Public spaces, streets and buildings are inspired by the idea of living in harmony with nature.

The beauty and importance of the remnant native bushland with Blue Gum High Forest and Sydney Turpentine Ironbark Forest is paramount. The protection of this precious environment through a sensitive and design-led approach will ensure the distinct qualities of this remarkable place will be protected and enjoyed in perpetuity by all living beings.

OPEN SPACE

The open space area is a curation of an outdoor space to a cultural classroom. The proposed design includes a yarning circle, indigenous edible garden, forest regeneration, nature play, outdoor picnic areas and connection to existing walking trails.

Mirvac has lodged a Development Application for approximately 2 hectares of this space in November 2023. Located adjacent to the site's southeast boundary (i.e. the common boundary shared with the Cumberland State Forest), both to the east and south of an existing at-grade carpark that was formerly associated with the IBM business park.

Key features of the proposed open space area are listed below:

- A cultural classroom with a seating circle and native species that have specific uses for food sources and medicinal use for first nations people
- Pedestrian pathways
- New vehicular access route connecting the existing carpark to internal roadways within the adjacent Cumberland State Forest including a drop-off parking bay
- Amenities block
- Shade structures containing BBQ areas, seating, and ancillaries (e.g. ~~power connections~~, sinks/taps, etc.)
- A playground containing a variety of play equipment
- Pedestrian pathways
- ~~A small bicycle track for children within the southwest part of the open area~~
- Maintenance track for access Forestry NSW to access existing accessways in the southwest corner of the site

FOREST DEDICATION

Approximately 10 ha of forest area ~~is proposed to be~~ **has been** dedicated to the State Government as public open space, located in the southern portion of the site adjacent to the Cumberland State Forest. This will additionally include replacement of bridges, upgrade of walking tracks, weed eradication plan and 10 years of maintenance costs to be provided by Mirvac.

[This land dedication was completed in late 2025.](#)

Please refer to the below Forest Dedication Plan outlining these areas.

**FOREST DEDICATION PLAN
22/04/22**

KEY	
---	TRACED CREEK
---	SURVEYED CREEK
---	WALKING TRACK
---	RIPARIAN ZONE
---	SYDNEY WATER EASEMENT
---	CATCHMENT AREAS
---	SEWER
---	EXISTING WATER
---	FOREST DEDICATION AREA
---	EXTENT OF WEED ERADICATION PRIOR TO DEDICATION

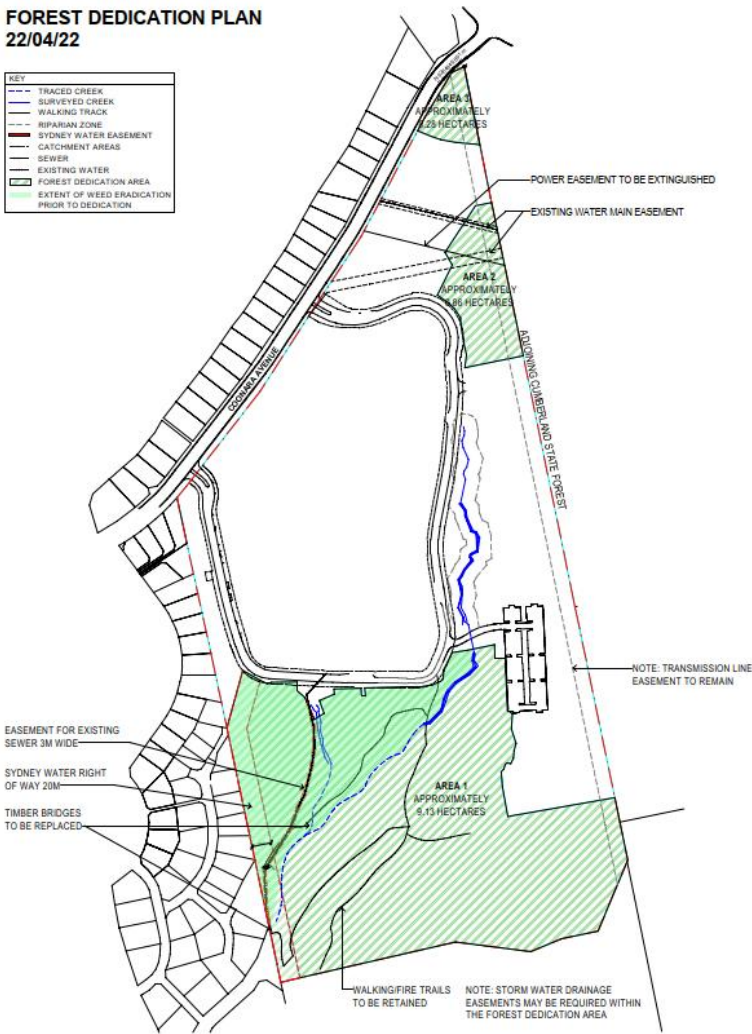


Figure 7 – Forest Dedication Plan

Selected bushland areas are subject to a signed Voluntary Planning Agreement (VPA) between the Minister for Planning and Infrastructure and Mirvac Projects (Retail and Commercial) Pty Ltd (Mircac) which provides for these areas to be dedicated back to the NSW Government. Discussions with Government to date, indicate that this land will come under the management of NSW Forestry Corporation who manages the adjacent Cumberland State Forest.

The VPA identifies the below works that are necessary to complete before the land will be suitable for dedication:

1. Weed Management;
2. Management of 10 high risk trees; and
3. Reconstruction of 2 pedestrian bridges (part of former business park landscaping).

These works will occur in the south-western portion of the Forest Dedication area and seek to enhance existing biodiversity values, as well as improve safety for people using the walking trails in this portion of the site.

~~The timing of this dedication is to be prior to the first settlement at Highforest. This land was dedicated to Forestry NSW in late 2025, prior to the first Housing settlements. Based on this we anticipate dedication to occur in second half of calendar year 2025.~~ The dedication process ~~involves~~ involved several steps which have been summarised within the timeline diagram below:



Figure 8- Forest Dedication Timeline

ECOLOGICAL COMMUNITIES

Current site conditions inhabit largely vegetated areas and comprises a mix of remnant and regrowth bushland and planted, landscaped areas within and adjacent to the site.

Studies to date within the site have determined that much of the remnant, old regrowth vegetation and some areas of regrowth within the site conform to two threatened ecological communities namely Blue Gum High Forest of the Sydney Basin Bioregion (BGHF) and Sydney Turpentine Ironbark Forest of the Sydney Basin Bioregion (STIF). Both BGHF and STIF are listed as Critically Endangered Ecological Communities under the NSW BC Act and the EPBC Act. Other vegetation communities recorded within the site include exotic grasslands from historic agricultural/orchard uses, landscaped plantings for the former business park and younger regrowth on modified soils from former land uses.

PARKS AND GREEN LINK

Multiple parks and green spaces are aimed to link the community with the natural environment. The green link is a key habitat corridor and active pedestrian route connecting the Central Linear Park, forest areas and housing. The green link will feature community meeting points, seating, and wildlife habitat in landscaped areas. Introducing this diversity in streetscapes ultimately enriches the character, identity and experience of Highforest. The green link is to be delivered in line with Housing Central.

A summary of parks and green spaces is shown in **Figure 4**.

COMMUNITY FACILITY

The Community Facility will include a mix of both inside and outdoor recreational areas. Outdoor areas include an outdoor playground, outdoor gym, car parking area, multicourt pickleball and basketball FIBA half court, lawn area and communal gathering areas.

Inside the facility will include a swimming pool, multi-function room and alfresco dining facilities and associated amenities. These indoor facilities will be available to only future residences and their guests. It should be noted that these facilities may not be ready or available at the time of settlement.

Residents will be able to access the recreation areas via established pedestrian links and the green link which connects residences to parks, pocket park and the forest. Through the provision of well designed, activated and inclusive parks, streets and amenity we are able to positively contribute to place creation and the identity of the neighbourhood.

~~The proposed delivery of this building is expected in 2027. The Community Facility is expected to be completed around mid 2028, with construction commencing around mid 2027. This is approximately a 6 month delay from the originally advised commencement date of late 2026.~~ The existing multistorey car park is within the proposed Community Facility footprint.

The car park will be utilised for construction worker parking through the Apartments construction, and during Housing Central/North construction. It is also where the Apartment site sheds are located.

Utilising this existing carpark for construction worker parking will ensure the roads can be kept as clear as possible, minimising the impact on Highforest housing and apartment residents. ~~The proposed delivery of the Community Facility is therefore linked to the delivery of the Apartments precinct and when that stage commences and completes.~~

This Community Facility and landscaped areas are subject to DA approval by The Hills Shire Council. The application was lodged in December 2024 and is still under assessment with Council. Approval is anticipated mid 2026.

~~The intention currently is for Mirvac to deliver the construction component of this stage, being either Mirvac Construction Pty Limited or Mirvac Homes Pty Limited.~~

It is not known if the Community Facility will be constructed by Mirvac Homes, or if an external builder will be used.

OTHER MATTERS

TITLING

Highforest will form a Community Association who will be responsible for the running, maintaining, and insuring of common property. As part of the association, each owner will need to contribute financially.

There will be 2 precinct associations (Housing and Apartments) under the Community Association, which will have one vote each.

Common property will include streetlights, roads, irrigation, OSD tanks, stormwater, community facility, landscape maintenance, parks and other infrastructure.

The levies paid will be put together by way of a budget by a Community Manager for the Community Associations approval, on an annual basis. Once approved the intention is to apportion this budget apportioned by Unit Entitlements (UEs). This UE is determined by a registered valuer.

The apartments precinct will be under a Strata Management Statement, where each building will have its' own strata scheme and stratum lot. There will be a shared facilities schedule which will apportion costs for running, maintaining, and insuring common property within the Apartment Precinct such as the shared basement and apartment resident amenity. Owners will need to contribute financially to this strata scheme based on Unit Entitlements.

Please see below for a summary of the voting system within the Community Association.

July 25 Update – chart has been reformatted and tidied up, however no changes to proposed titling or voting structure.

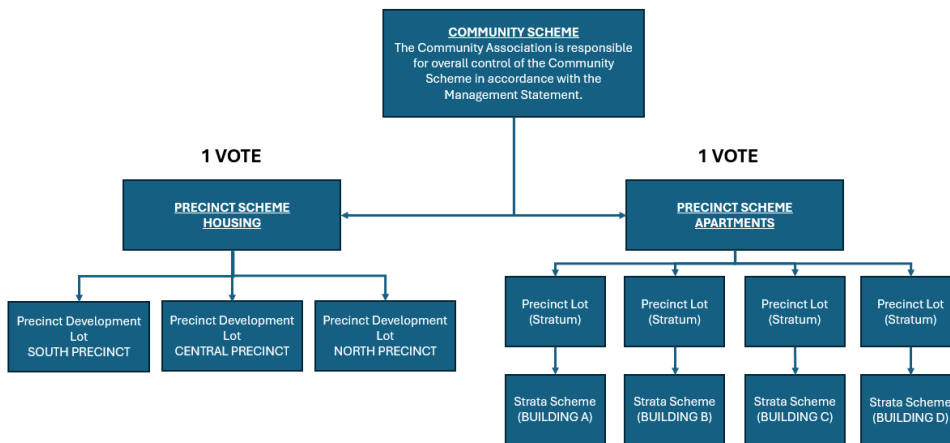


Figure 9 – Community Association Voting Summary

Housing:

The title structure of the Development is a single Community Scheme with two Subsidiary Bodies, each being a Precinct Scheme.

The property sold under this contract is a dwelling (either attached, semi attached or detached) within a single torrens lot but with an overlay of Precinct Scheme and Community Scheme. All of the individual housing lots are Precinct Development Lots and together form a single Precinct Scheme ie the Housing Precinct Scheme. The second subsidiary body under the Community Scheme is a Precinct Scheme for the apartments.

The Development Team have prepared the 'Highforest Strata and Community Levies Factsheet' to provide further information on the levies applicable to the project..

PROJECT STAGING

Early Works and Civil Staging

Civil works for Highforest commenced in mid-2023 and included bulk earthworks to the site to create grades and levels for the subdivision, construction of the apartment's basement and installation of authority services and roads.

Works for the construction of the first housing precinct commenced in November 2024, with Mirvac Construction commencing on the apartment buildings in early 2025.

Apartments Construction Staging

Construction for the apartment buildings is expected to be delivered as a single stage – as at July 2025, all four buildings are under construction.

The development has been structured to enable a staged construction if required, separating the delivery into two stages (Buildings C and D in the first stage and Buildings A and B in the second stage).

[As at April 2026, all four buildings are under construction concurrently and are expected to be completed around the same time.](#)

Future Works and Construction Requirements

Construction delivery of the site has been staged, starting in the southeast portion of the site (Housing South) to the northwest (Housing North).

Current approved construction hours for Highforest are 7:00am to 5:00pm Monday to Saturday (inclusive), with Council nominated respite periods due to the ecological sensitivity of the site. With endangered flora and fauna and environmental challenges there are also additional consent conditions which need to be strictly adhered to at all times.

Future residents will be subject to adjoining construction activities and may experience temporary access arrangements, diversions, shutdowns, noise etc. which may be unavoidable. Construction of other areas may occur during/after some portions or buildings have settled.

CONSTRUCTION PROGRAM (INDICATIVE)

Milestone	Target Timing
Civil Works (Stage 1 – Separable Portions 1, 2 and 3 – bulk earthworks, masterplan and apartments) completed	Mid to late 2024
Housing South start on site	Late 2024
Civils Works (SP 3, 4 & 5) commence	Late 2024
Apartments start on site	Early 2025
Dedication of Forest lot	Mid to late 2025
Housing South settlements commence	Commencing-Commenced in late 2025 between Sep-Nov 2025
Apartments settlements commence	Late 2026 to early 2027 September to November 2026
Community Facility commence	Late 2026 Mid 2027
Community Facility completed	Late 2027 Mid 2028
Housing Central settlements commence. Note , the Housing Central stage is split over a number of superlots and has a wide range of settlement dates. Settlements for some superlots in Housing Central are expected to commence mid to late 2026, with other superlots settling throughout 2027. The last superlot in Housing Central is expected to settle around early-Mid 2028 .	Commencing mid to late 2026 with last settlements expected in Mid 2028
Housing North settlements commence. Note , the Housing North stage is split over a number of superlots and has a wide range of settlement dates. Settlements for some superlots in Housing North are expected to commence in 2027 with the last superlot in Housing North expected to settle around early 2028.	Commencing in 2027 with last settlements expected in early 2028
Project completion	Early 2028 Mid 2028

Commented [RM1]: [Ben Linn](#) To be updated based on latest Housing settlement dates
 Commented [AM2R1]: Completed

APARTMENTS - CARPARK ENTRY POINTS

Access to the Apartment Precinct basement is via two driveways, located at the south end of Building D (Ironbark), and between Building A (Eucalypt) and Building B (Bluegum). Drop off zones adjacent to main lobbies on Road 5 ([Birang Crescent](#)) provide convenient access for deliveries and pickups.

The main basement entry near Building D (Ironbark) is located at the lowest area of the site, below the homes on adjoining Superlot 11. The secondary basement entry between Building A (Eucalypt) and Building B (Bluegum) is at a similar height to the homes on Superlot 13 opposite.

Please refer to the plan below for further detail on basement and vehicle access.



Figure 11 – Vehicle Movement and Basement Access

PRECINCT AND BUILDING NAMES

There are 4 distinct precincts within Highforest, each of them determined by their location, topography, geology and relationship to the forest and amenity.

Housing

Evergreen: The homes within Evergreen are neighbouring the Central Linear Park, a heavily landscaped public space that offers a natural environment with stairs, lawn, trees and footpaths linking to Coonara Avenue, the recreation facility and the forest. Homes enjoy a green outlook all year round.

Canopy: Canopy is located at the highest point on the northern edge of Highforest emphasising the sense of living in amongst the treetops. It lies close to the remnant stands of endangered Blue Gum High Forest, adjacent to Environmental Conservation Land, enabling a close connection to the forest.

Treeview: Treeview is located at the southern perimeter of Highforest, offers homes with unobstructed views to the forest as well as a second neighbourhood park with a stairway and viewing platform, leading to the Cumberland Forest walking trails.

Apartments

All four buildings are named after species of eucalypt that are native to the area: Eucalypt, Bluegum, Grandis & Ironbark.

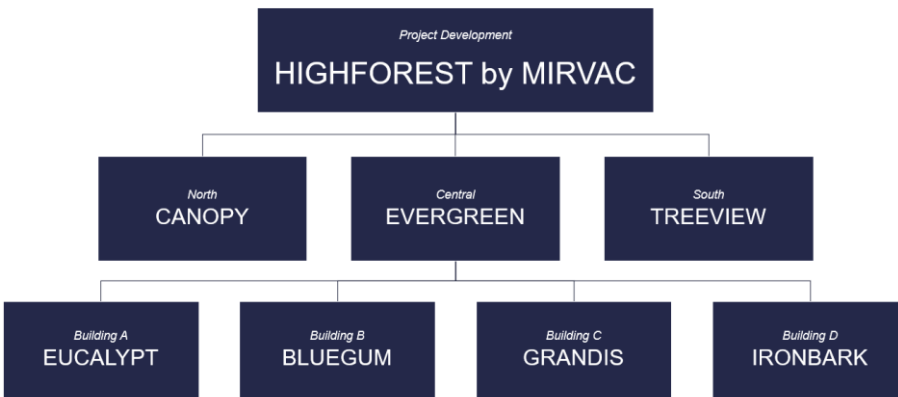


Figure 12 – Highforest Brand Naming

STREETS & PARKING

Highforest is bordered by Coonara Avenue to the north and west, with Cumberland State Forest bordering the remaining balance of the site. Street addresses are yet to be finalised and are subject to approval by Council.

The approved street and parking naming is outlined on the below masterplan map. The approved street names are also shown on the masterplan model in the Discovery Centre.



Access to Highforest will remain through the two main entry points off Coonara Avenue, which have been retained from the previous IBM use.

- Coonara Avenue Entry:** The arrival experience into the site aims to immediately engage with the natural landscape through physical and visual links to the forest. The existing streetscape character of Coonara Avenue is retained through the two access points and an 11-metre setback for existing street trees.
- Perimeter Road:** The perimeter road is reutilised as a clear spatial boundary separating C2 land from the developable area. It also serves an important role in emergency and firefighting access and assists with the APZ.

No additional points of entry or exit are proposed. Note no vehicle access through to Cumberland State Forest. The principal address for the project will be 55 Coonara Avenue, West Pennant Hills.

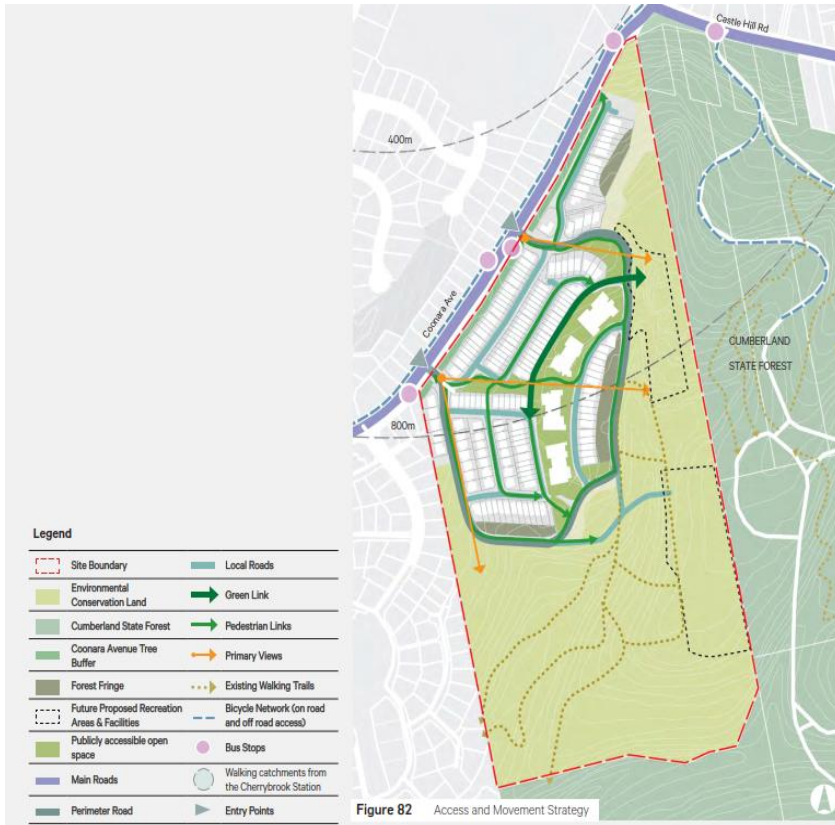


Figure 13a – Masterplan Road Diagram

In relation to the Apartment Precinct, a common shared basement is proposed to rationalise car parking areas, minimise excavation, reduce basement access points and to promote pedestrian-orientated street design. Car space breakdown below:

- Resident Car Spaces: 413
- Visitor Car Spaces: 51

Within the Housing Precinct, 2 parking spaces will be provided within each private lot, either in the form of a double garage or single garage with driveway parking, as well as readily accessible on-street parking facilities. Please refer to **Table 5** for detailed breakdown. 40 visitor on-street car spaces have been allowed for across the entire Housing Precinct.

Car space breakdown below:

- Resident Car Spaces: 330 (via single garage and space in driveway, or double garage)
- Visitor Car Spaces: 40 (on-street)

RELEVANT AUTHORITIES

The Natural Resources Access Regulator (NRAR) ensures water is used lawfully and that all communities, and the environment get a fair share. NRAR is an independent water regulator which oversees the enforcement of laws in NSW.

The project team have obtained a site wide NRAR as a part of the development and construction process.

ON SITE SUBSTATION LOCATIONS

There are a total of 8 substations located on site. See below map for substation locations from buildings:

- 2 Kiosks within the Apartments precinct, between Ironbark and Grandis buildings
- 1 Kiosk along Perimeter Road (adjacent to Superlot 12)
- 1 Kiosk located in the Through Site Link in Superlot 6
- 1 Kiosk located in Housing North Pocket Park
- 1 Kiosk located in Housing South Central Park
- 2 Kiosks located in Housing North Park



Figure 14 – Substation Location Map

SURROUNDING AREA

West Pennant Hills is located 27km northwest of the Sydney CBD, situated between Cherrybrook to the north, Castle Hill to the west, Beecroft to the east and Carlingford to the south. West Pennant Hills is a well-established suburb largely characterised by dense bushland.

LOCAL FEATURES

Nearby Childcare

Kids Planet Academy	Kindalin
Guardian Childcare & Education	Hills Montessori Pre School
Adventures Preschool and Long Day Care	Wonder Years Early Learning Centre

Nearby Primary Schools

West Pennant Hills Public School (<i>catchment</i>)	Cherrybrook Public School
Arden Anglican School	Pennant Hills Public School
Murray Farm Public School	Roselea Public School

Nearby High Schools

Muirfield High School (<i>catchment</i>)	Mount St Benedict College
Cheltenham Girls High School	Cherrybrook Technology High School
Carlingford High School	Pennant Hills High School
Arden Anglican School	Oakhill College

Nearby Universities/Tertiary Education

Macquarie University	Western Sydney University (Paramatta Campus)
TAFE NSW Baulkham Hills	

Nearby Hospitals

Sydney Adventist Hospital	Hornsby Hospital
Westmead Hospital	Ryde Hospital
Norwest Private Hospital	

Main Retail Precincts

Castle Towers	Macquarie Centre
Top Ryde Shopping Centre	Cherrybrook Village Shopping Centre

Local Shopping Centres

Coonara Shopping Village
Thompsons Corner Shops

Beecroft Place
Thornleigh Marketplace

Nearby Parks

Cumberland State Forest
Samuel Oxley Park

George Thornton Reserve
Hills Road Reserve

Services**Post Office**

Australia Post – West Pennant Hills
Australia Post – Pennant Hills
Australia Post – Beecroft

Medical Centre

West Pennant Hills Medical Centre
16 Castle Hill Rd, West Pennant Hills

Supermarkets

Coles
556 Pennant Hills Rd, West Pennant Hills

Woolworths Metro
12/35 Coonara Ave, West Pennant Hills

Café / Restaurants**Sunny Side Café**

35 Coonara Ave, West Pennant Hills

Café Salinga

Cumberland State Forest, 95 Castle Hill Rd,
West Pennant Hills

Grind & Bloom Café

8/35 Coonara Ave, West Pennant Hills

Other**Pennant Hills Library**

Yarrara Rd, Pennant Hills

Castle Hill Police Station

Castle St & Pennant Street, Castle Hill

TRANSPORT

West Pennant Hills is well connected to the CBD and surrounding suburbs through major freeways and public transport networks.

Please see below map summarising transport and amenity connectivity relative to the site.



Bus

The bus network surrounding West Pennant Hills is extensive and will efficiently service the incoming Highforest residents.

Route	Bus Stop Location
632 – Rouse Hill Station to Pennant Hills via Norwest & Castle Hill	Castle Hill Road after Edward Bennett Drive
633 – Rouse Hill to Pennant Hills via Kellyville & Castle Hill	Castle Hill Road after Edward Bennett Drive
635 – Castle Hill to Beecroft via West Pennant Hills	Coonara Avenue, opposite #102 Coonara Avenue, before The Glade
642X - Dural to City Wynyard via Lane Cove	Castle Hill Road after Edward Bennett Drive

Tunnel (Express Service)	
651 – Rouse Hill Station to Epping via Castle Hill	Taylor St after Coonara Avenue
652X – West Pennant Hills to City Wynyard (Express Service)	Taylor St after Coonara Avenue

Train

Highforest is located approximately 800 metres from Cherrybrook Metro Station which is situated on Castle Hill Road. Cherrybrook Metro Station is an underground station that travels along the Metro Northwest line (Rouse Hill to Chatswood).

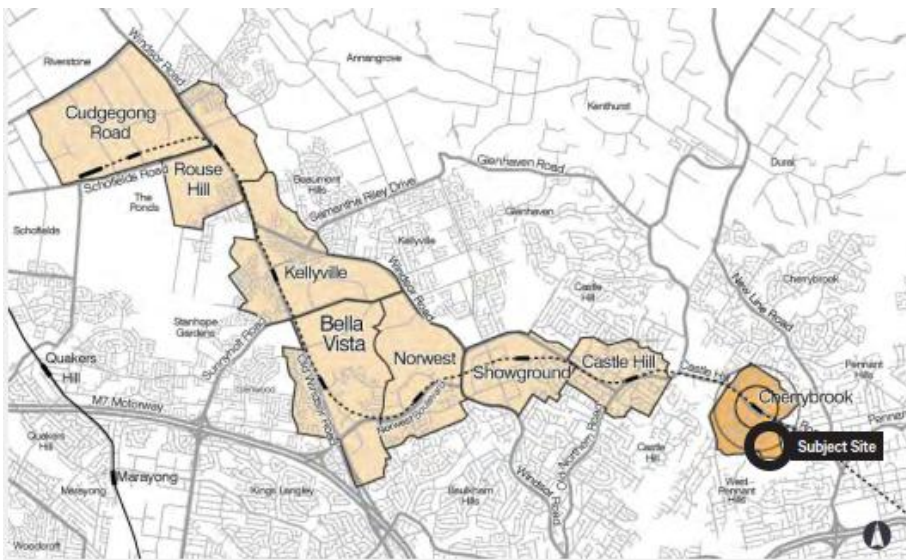


Figure 16 – North West Rail Link Corridor Strategy (DPIE’s Cherrybrook Station Structure Plan)

Construction has recently been completed on the Sydney Metro City line linking Chatswood to Sydenham, with services having commenced mid-2024. Now operational, services are expected to run every 4 minutes in the peak.

The site is located within the Cherrybrook Station Precinct and was identified by the 2013 North West Rail Link Cherrybrook Station Structure Plan as a significant site subject to further consideration and collaboration with stakeholders.

Future planning for the Cherrybrook Station Precinct aims to create a vibrant local town centre to be integrated with Cherrybrook Metro Station. The future planning of this precinct is ongoing including the development of a long-term vision for the area.

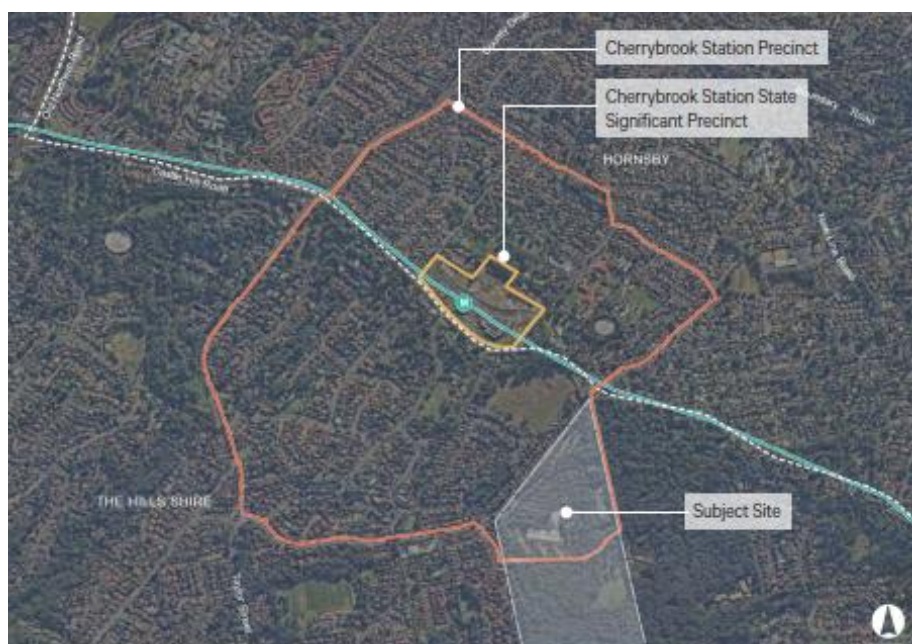


Figure 17- Cherrybrook Station Precinct (DPIE's Cherrybrook Station Structure Plan)

Bicycle

- 8 Minutes / 800m to Cherrybrook Station
- 18 Minutes / 4.1km to Castle Towers

SECTION 2

Development & Project Structure

HIGH FOREST
by mirvac



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DEVELOPMENT & PROJECT STRUCTURE

PROJECT STRUCTURE

Landowner: Mirvac

Development Manager: Mirvac Residential (NSW) Developments Pty Ltd

Party responsible for development and delivery of the Project.

DEVELOPMENT SITES

The site is to be delivered over a staged and progressive period incorporating the below:

- Apartments Precinct
- Southern Housing Precinct
- Central Housing Precinct
- Northern Housing Precinct

ALL DEVELOPMENT APPLICATIONS

Application	Description of Proposal	Status
Masterplan		
Demolition	Demolition of existing buildings and ancillary structures associated vegetation clearing and other associated works.	Approved September 2021
Facilitating Subdivision	Facilitating subdivision creating three residue lots including no physical works to separate land intended to be dedicated to the Forestry Corporation of NSW from land intended to be developed subject to a separate concept master plan proposed under DA 860/2022/JP.	Approved October 2022
Facilitating Subdivision #2	Facilitating subdivision to approve Community Plans 2 & 3 and Community Development Contracts	Approved March 2025
Concept Masterplan	Concept Master Plan Development Application for 417 dwellings which includes 165 dwelling houses and 252 apartments, associated internal road and superlot arrangement, civil works including tree removal, earthworks, and new road construction.	Approved November 2022
Forest Dedication works	Forest dedication works, including weed management, tree removal and reconstruction of two pedestrian bridges.	Approved August 2024
Civils Modification 1	The modifications related to civil, and stormwater works.	Lodged February 2023 Approved April 2024
Housing		
Southern	Southern Housing Precinct – Construction of 60 integrated	Approved

Housing Precinct - DA	attached and detached dwellings (reduced from 61 dwellings), individual lot subdivision and associated lot civil works and associated landscape works.	November 2022
HSouth Modification 1	The modifications to approved southern housing precinct include: <ul style="list-style-type: none"> • Changes to the plans to achieve seven-star NatHERS compliance • Modified facades (balconies) to Superlot 11 • Modifications to remove a requirement that all landscaping is to be provided prior to the issue of the first Occupation Certificate (OC) • Modifications to documents to satisfy consent condition 40 • Updated Subdivision sequencing plans. 	Approved October 2024
HSouth Modification 2	Section 4.55(1A) Modification Application, for modifications to the approved Housing South Precinct, including minor external changes, minor changes to the size and number of wall openings (i.e. doors and windows), changes to the materials and colours of some external fences, minor changes to private open space layouts, and minor exterior alterations to attain average seven-star NatHERS.	Approved October 2024
Central & North Housing Precinct - DA	Housing Central and Housing North Precincts for the construction of 105 integrated attached and detached dwellings, individual lot subdivision and associated lot civil works and associated landscape works.	Approved July 2024
Central & North Housing Modification 1	Section 4.55(1A) Modification Application, for modifications to the approved Housing Central and North Precinct, including: Minor internal changes to 28 x three-bedroom dwellings to enable their conversion to four-bedroom dwellings, Façade amendments to allotments within Superlot 3, Updates to fence types in Superlot 4, Amendments to roof colours, Amendments to front door designs, Replacing rendered cladding with rendered Hebel, Replacing Zinc cladding with Colourbond, Updated BASIX - NatHERS certificates, and Minor landscape design changes, including adjustments to tree locations to mitigate clashes with authority services.	Approved June 2025
Apartments Precinct		
Apartments Precinct	Apartment Precinct for 252 dwellings contained in four residential flat buildings, basement car parking for 456 vehicles, associated earthworks, and landscaping.	Approved November 2022
Apartments Modification 1	The modifications to the approved RFBs include: <ul style="list-style-type: none"> • Changes to the levels of the loading dock • Changes to levels of shoring wall alignment and bulk excavation • Amendments to the location of the service room and amendments to the waste holding room • Relocation of the Bicycle Store • Increase in the number of car spaces as a result of 	Approved August 2024

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	<p>amended basement layouts and implementation of two-way lifts,</p> <ul style="list-style-type: none"> • Staged construction of the apartment precinct to allow for a staged strata subdivision. 	
Apartments Modification 2	<p>Section 4.55(1A) Modification Application, for modifications to the approved residential flat buildings. Modification includes minor internal layout changes, changes to roof screens and access, changes to skylights, a relocated DDA lift, amendments to fire escape paths and minor external facade changes.</p>	Approved June 2023
Apartments Modification 3	<p>Section 4.55(1A) Modification to the Approved Apartment Precinct for 252 Dwellings contained in four residential flat buildings.</p> <p>Modifications broadly relate to:</p> <p>Minor internal layout changes that are generally associated with post-consent refinements to the engineering and construction design of the buildings,</p> <p>Changes to unit numbering, in accordance with apartments DA consent</p> <p>Minor façade changes (i.e. colour and material changes to parts of the building)</p> <ul style="list-style-type: none"> • Minor interior and exterior alterations to attain average seven-star NatHERS ratings. 	Approved September 2024
Apartments Modification 4	<ul style="list-style-type: none"> • Minor updates to all four buildings • Amalgamation of eight 2-bedroom apartments to create four 4-bedroom apartments • Additional apartment on Building B, Level 1 	Approved December 2024
Apartments Modification 5	<ul style="list-style-type: none"> • Minor updates to alignment of retaining walls at podium level 	Lodged April 2025 Approved October 2025
Apartments Modification 6	<ul style="list-style-type: none"> • Minor amendment to a development consent condition regarding acoustic consultant certification. The amendment sought to broaden the range of qualified practitioners able to certify compliance with residential acoustic requirements. 	Approved October 2025
Other		
Discovery Centre	Temporary exhibition home, display suite, sales office and associated works.	Approved March 2023
Signage DA #1 (Northern signage)	Installation of temporary signage on construction hoardings addressing the Coonara Avenue frontage, which were separately approved by earlier consents for civil works.	Approved June 2023
Signage DA #2 (Southern	Replace DA Signage #1 with installation of temporary signage on construction hoardings addressing the	Approved October 2023

signage)	Coonara Avenue frontage, which were separately approved by earlier consents for civil works.	
Recreational Area & Facility (Rec Fac) / Community Facility	Indoor Recreation Facility, Carpark, multicourt pickleball and basketball FIBA half court, , Play areas, outdoor gym and Associated Works.	Lodged December 2024
Open Space	2 hectares of open space with proposed facilities including an amenities block, shade structures containing BBQ areas, seating and ancillaries, a playground containing a variety of play equipment, pedestrian pathways and a small bicycle track.	Lodged November 2023
Subdivision Mod 1	Forest Dedication Lot 2 boundary adjustment to combine two part lots into one singular lot to be dedicate to Forestry Corporation of NSW	Lodged December 2024 Approved.

Table 3: Development Application Summary

MEET THE TEAM

DEVELOPER – Mirvac Projects

Mirvac Group is a diversified property investment and management group in Australia, made up of investment, development, and asset management. With over 40 years of experience, the Mirvac Group has built a reputation for delivering quality product. The level of quality in every Mirvac developed property is manifested through innovative planning, meticulous design and a high standard of construction. When purchasing a Mirvac residence, purchasers have the comfort of Mirvac's experience and reputation.

BUILDER (APARTMENTS) – Mirvac Construction

Mirvac Construction is one of Australia's leading building contractors and employs more than 450 highly skilled professionals, providing construction services across all asset classes in which Mirvac operates. These services include project planning and programming, cost planning, project and design management, and site and HSE management. Mirvac Construction holds a 5-star ICIRT Rating for a second year in a row.

The total control Mirvac exercises over the entire development process, from concept to completion, is the major defining influence in Mirvac's ability to continually create products of uncompromising quality and value. A large portion of control of the process is derived from utilising a construction team, that has years of construction experience across Australia.

BUILDER (HOUSING) – Mirvac Homes

For more than 50 years Mirvac has been building homes in NSW, creating exceptional living experiences through the pursuit of quality and care in every little detail. Building exclusively within Mirvac master planned communities. This experience has created a legacy of working with customers to find the right design for their life and their lot, through our extensive Homes by Mirvac portfolio.

ARCHITECTURE AND INTERIOR DESIGN – Mirvac Design

Mirvac's award-winning internal design team is a diverse team of professionals working together to create amazing places for people through urban design, architecture, and interior design. Since the company's inception, design has always been at the core of Mirvac. Co-founder Henry Pollack an esteemed Sydney Architect instilled a vision within the company that is as relevant today as it was in 1972. Mirvac's legacy projects and industry reputation are a showcase of the lasting impact Pollack made on the company.

Mirvac design has been responsible for the design and/or design management of the following significant projects:

- The Eastbourne, East Melbourne
- The Moreton, Bondi
- Quay West, Sydney, Brisbane, Melbourne
- Waverly Park, Mulgrave
- Walsh Bay, Sydney
- Newington (Olympic Village) Homebush
- The Melburnian, Melbourne
- Forge at Wharf's Entrance, Melbourne

- Quay Grand, East Circular Quay
- Beacon Cove, Melbourne
- Beachside, Leighton Beach WA
- The Point, Mandurah WA
- Magenta Shores, NSW
- Yarra's Edge (Park Precinct), Melbourne
- Laureate, Albert Park, Melbourne
- Harcrest, Wantirna South
- Harold Park, Sydney
- Union at Waterfront, Brisbane
- Montage, Double Bay
- The Peninsula, Perth
- Cutters Landing, Brisbane
- Tennyson, Brisbane
- Yarra's Edge (Marina Precinct), Melbourne
- Yarra's Edge (River Precinct), Melbourne
- Enclave, Ascot Vale
- Era, Sydney
- Pier at Waterfront, Newstead
- Green Square Stage 1, Sydney

Many of these projects have won numerous design and construction industry awards by recognised bodies such as the Property Council of Australia, the Urban Development Industry of Australia and the Housing Industry Association.

SUSTAINABILITY

SUSTAINABILITY AT MIRVAC

Mirvac prides itself as an industry leader when it comes to sustainability. Throughout all our projects whether apartments, offices, homes or communities, Mirvac continues to display innovative ways to ensure our buildings environmental footprint is minimised. Our commitment towards delivering world class projects is driven by the organisation's recently updated sustainability strategy: *'This Changes Everything'*. The strategy is underpinned by six focus areas: Climate Change, Natural Resources, Our Community, Social Inclusion, Our People and Trusted Partner (summarised below).



OUR FOCUS

 <p>CLIMATE CHANGE Net positive carbon by 2030</p> <p>Climate risk. Energy. Board capability. Net positive roadmap.</p>	 <p>OUR COMMUNITY Net positive legacy</p> <p>Community engagement & investment. Social return. Wellbeing.</p>	 <p>OUR PEOPLE Highly engaged, capable and diverse workforce</p> <p>Safety. Culture. Diversity. Reward.</p>
 <p>NATURAL RESOURCES Net positive water and Zero waste by 2030</p> <p>Waste. Water. Materials. Biodiversity.</p>	 <p>SOCIAL INCLUSION \$100m investment in social sector by 2030</p> <p>Procurement. Volunteering. Reconciliation.</p>	 <p>TRUSTED PARTNER Most trusted owner and developer</p> <p>Integrity. Reporting. Earnings visibility.</p>

Furthermore, Mirvac has identified ambitious missions under each one of these guiding principles, which ensure we continue to create outstanding living environments for years to come. This approach is based on a rich history of achievements that demonstrate our capability to deliver sustainable projects. In 2017 Mirvac Group was named the world's most sustainable real estate by the globally renowned Dow Jones Sustainability Index.

SUSTAINABILITY FOR HIGHFOREST

The project team is committed to ensuring Highforest protects, conserves, and enhances; restoring and regenerating this very special place. In practice, the project team vision is to leave having made this site better than we received it – enriching lives by doing the right thing and creating enduring value.

At Highforest all houses are to achieve a minimum of 7-star NatHERS rating and intends to future proof the development to be all-electric across both housing and apartment precincts. In its' commitment to be net positive in carbon by 2030 and to empower customers to achieve their own sustainability goals, Mirvac has incorporated a range of active and passive sustainability measures into the design and construction of Highforest.

The sustainability efforts displayed at Highforest are listed below:

Green Star Communities - Green Star is an internationally recognised rating system setting the standard for healthy, resilient, positive buildings and places. Highforest is registered to target a 6 Star Green Star rating. That said, certification is not guaranteed, and agents must communicate this to purchasers.

All Electric - (i.e. not using gas), Highforest features induction cooktops and heat pumps for hot water. Leading to healthier indoor environment compared to homes and apartments that use gas for cooking.

Solar Panels - Solar panels on every home and on the apartments (note - Electricity generated by apartment solar panels will be used for common facilities only & is not expected to reduce residents' individual power bills for their apartment.). 6.6kWp solar panels on each home and a minimum of 50kW for the apartment precinct.

Concrete in Civil Works - Consideration of reducing embodied carbon through the use of concrete in civil works that uses supplementary materials and re-use of stone, timber, mulch on site.

Forest Dedication - Approximately 10ha of forest area proposed to be dedicated to the State Government as public open space including replacement of bridges, upgrade of walking tracks, weed eradication plan and ten years of maintenance costs to be provided by Mirvac.

Powerful Owl - Recording box installation for Powerful Owl (and other fauna) on habitat trees for ongoing monitoring.

Open Space - Approximately 2ha of open space to be delivered and act as self-sustaining. Curation of an outdoor space as a cultural classroom. The design includes a yarnning circle, indigenous edible garden, forest regeneration, nature play, outdoor picnic areas and connection to existing walking trails.

Tree and Plant Transplanting - Transplantation of over 640 established plants and trees from the demolition area, which are housed in our onsite self-sustained nursery.

Fauna Relocation - Careful relocation of fauna prior to commencement of works on site (around 4000 as at March 2023).

Reuse of Site Materials - Reuse of existing site materials including sandstone blocks and trees for use in landscaping, nature play equipment and mulch.

Tree Replacement Strategy - 1.5 planted for every tree cut down. Tree planting will feature native species that extend and augment habitat corridors and food forage for local fauna. The planting strategy also includes a number of larger trees.

Around 3000 trees were approved to be felled as part of the Demolition DA and Concept Plan DA for

the site. The majority of these trees formed part of the landscape verges that IBM planted as part of their works in the 80s. The remnant forest to the south of the site remains. Mirvac is not touching that forest and will be dedicating over 10ha of it to the NSW Government.

Mirvac has committed to a 1.5:1 tree replacement strategy on site. These will be planted as part of the residential community but also in the forest park area, where Mirvac will be regenerating a parcel of forest.

To regenerate the forest, Mirvac has engaged a First Nations social enterprise to propagate seeds from across the site to be replanted as endemic tube stock. Seed propagation from the site will regenerate approximately 9,700sqm of forest.

Mirvac has salvaged over 600 trees and plants from around the office compound before it was demolished. These are housed in our on-site self-sustaining nursery. These plants will be reused at other projects.

A great resource in the Discovery Centre is the historical aerials for the site in the flip book closest to the cubby house. You can see we are not touching the remnant forest footprint and keeping to the footprint of IBM.

Rainwater Tanks – Included in all homes (1,500L) and in apartment common areas to harvest rainwater and use for landscape irrigation.

Stormwater - On-site stormwater capture for irrigation of community landscape areas

7-star NatHERS - All houses to achieve a minimum of 7-star NatHERS. All apartments are to achieve 7-star NatHERS average.

EV Chargers - All parking spots in homes and majority of the parking spaces in apartments are EV ready. There will be a total of 2 EV chargers available for apartments visitor parking spaces in the basement.

Water ratings (fixtures and appliances):

- Showerhead 3 star for overhead and 4 stars for handheld
- Toilets 4 stars
- Taps 5 stars
- Dishwashers 5 stars (standard)
- Washing machine (apartment purchaser upgrade) 4.5 stars

Energy Ratings

- Dishwashers 3.5 stars (standard)
- Clothes dryers 2 stars (standard)
- Clothes dryer 10 stars (apartment purchaser upgrade)
- Washing machine (apartment purchaser upgrade) 4.5 stars

Discovery Centre

The traditional sales suite doubles as a Discovery Centre for this extraordinary site. This innovative hub not only facilitates the sales process but also invites the community to engage with a series of interactive installations. Highlights include understanding the unique flora, fauna and ecosystem of the forest, promoting tree conservation, learning about the contributions of specialist consultants who have played a pivotal role in shaping this project and delving into the rich history of the site dating back to its Traditional Owners, the Dharug people.

Mirvac have partnered with Muru Mittigar to conduct cultural learning sessions for school students from ages 1 to 6, aligned with the school curriculum. In addition to this, we have provided opportunities to learn from the ecologists and specialist contractors working on the project. Mirvac have hosted two schools holiday programs in September 2024 and January 2025 at the Discover Centre with a program of free education sessions for the local community to attend. The educational sessions have included Native Food making workshops, Culture & Country bush tucker talks, honey workshops, germination workshops, bug and insect demonstrations, organic skin care workshops, forestry wildlife detectives and forest management walks in the Cumberland State Forest, creative story and poetry writing workshops, secret life of powerful owl presentations and indigenous art and crafts sessions.

SECTION 3 Housing Overview

HIGHFOREST

by mirvac



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HOUSING OVERVIEW

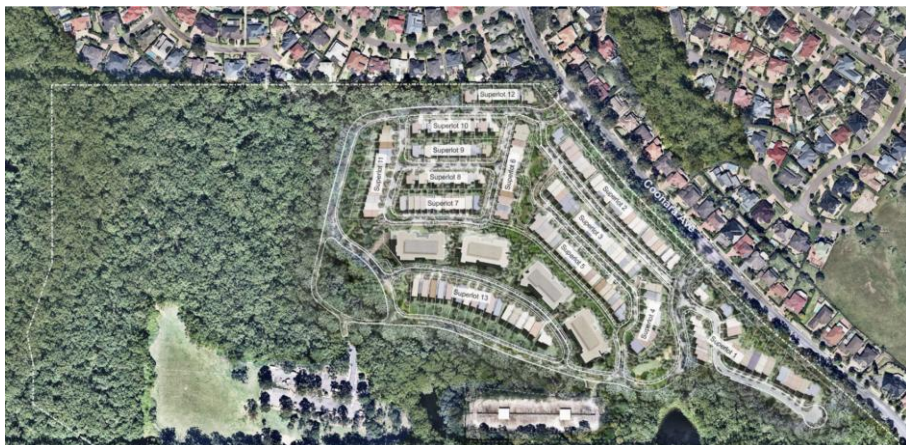


Figure 18 – Site Masterplan

HOUSING MIX

Housing Precinct	Summary Product Type			
	3B	4B	5B	Total No. of Houses
H SOUTH	7	41	12	60
H CENTRAL	8	30	17	55
H NORTH	12	32	6	50
Total No. of Houses	27	103	35	165
%	16%	63%	21%	

Table 4 – Housing Product Summary

Housing South (60 dwellings)

In Housing South (Treeview) the stage encompasses 60 residences across 7 superlots. The architectural composition showcases a diverse range of housing typologies as listed below.

1. **Configuration:**

- The development integrates both attached, semi-attached and detached homes.

2. **Spatial Composition:**

- Accommodations vary from 3, 4, and 5-bedroom configurations, with additional provisions for study and media spaces.
- Housing structures span two to three storeys, incorporating split levels for a dynamic spatial experience.
- The inclusion of single garage residences, complemented by secondary parking on driveways, alongside double garage housing, caters to diverse resident needs.

3. Spatial Distribution:

- Bedrooms are strategically distributed across lower ground, ground, and first floors, fostering a multilayered living experience.

4. Outdoor Features:

- Private open spaces manifest as ground-level and upper-level balconies, offering residents intimate connections with the surrounding environment.
- Large courtyard homes positioned along the forest fringe provide a unique living experience.

5. Design Diversity:

- A spectrum of floor layouts and sizes is offered, with the following distribution:
 - Three-bedroom dwellings: 7
 - Four-bedroom dwellings: 41
 - Five-bedroom dwellings: 12

This architectural ensemble reflects a thoughtful integration of form and function, promoting a harmonious coexistence with the natural surroundings while catering to the varied lifestyle preferences of its residents.

Housing North and Central (Subject to Mod Approval) (105 dwellings)

In Housing Central (Evergreen) (55 dwellings) and Housing North (Canopy) (50 dwellings), comprising a total of 105 residences spread across 6 superlots, the architectural configuration demonstrates a diverse array of housing typologies as listed below.

Please note that compared to Housing South (i.e. what has been released to date at the time of this update), the product type being introduced for Housing Launch 3 (March 2025) is predominantly split level, terrace style product. Majority of the 3 and 4 bedroom homes in Launch 3 are a new product type including service yards and without typical backyards, across Superlot 3 and 5.

1. Dwelling Types:

- The development incorporates a mix of detached, semi-detached, and attached homes, fostering a varied residential streetscape.

2. Spatial Organization:

- Dwellings are designed across two and three storeys, featuring split levels to introduce spatial complexity and visual interest.

3. Spatial Distribution:

- The housing units encompass 3, 4, and 5 bedrooms, supplemented by additional spaces for study and media activities.
- Parking solutions include both single garage housing with secondary spots on driveways and double garage housing.

4. Multilevel Living:

- Bedrooms are strategically distributed across lower ground floors (split-level lower levels), ground floors, and first floors, optimizing the utilization of space.

5. Outdoor Amenities:

- Private open spaces are thoughtfully incorporated, manifesting as ground-level and upper-level balconies, providing residents with personal outdoor retreats.
- Large courtyard homes positioned along the forest fringe create a unique living experience, connecting residents with the natural surroundings.
- As noted above, in the townhouse style 3 and 4 bedroom product in Superlot 3 and 5, instead of traditional private open space, homes have service yards adjacent to the garage and patios to the pedestrian street access.

6. Design Diversity:

- The development offers a variety of floor layouts and sizes, including:
 - Three-bedroom dwellings: 20
 - Four-bedroom dwellings: 62
 - Five-bedroom dwellings: 23
- Please note, this current dwelling count is subject to mod approval. The change in product mix was applied following the agents feedback after the first two housing launches.

This architectural amalgamation signifies a thoughtful blend of design elements, promoting a cohesive yet diverse living environment. It aims to enhance the overall residential experience while establishing a harmonious relationship with the adjacent forest fringe.

DESIGN

The design of homes within Highforest by Mirvac draw on the natural character of the remnant forest to create chic homes that will stand the test of time.

The proposed built form has a diverse and contextual architectural expression that responds to the natural landscape of the site. The architectural language, material selection and colour palettes seek to embrace the natural qualities of the remnant native forest. Visually prominent buildings will be highly articulated and integrated with a rich landscape. The character and ambience of the new residential neighbourhood at 55 Coonara Avenue is one of serenity and calmness – a sanctuary surrounded by bushland and remnant Cumberland Forest that takes advantage of this rare setting. The built-form, scale and height will complement the existing suburban neighbourhood. Housing is arranged (where necessary) as split-level dwellings to gently terrace with the fall of the land.

Across the Housing precincts the product sees an extensive range of product that has been carefully integrated with the site's unique landscape setting comprising low scale, two to three storey dwellings. Split housing forms are positioned on the disparate topographical areas of the site aiming to maximise resident amenity with views and outlooks to the forest from the private and public domain.



Urban Design and Streetscape Strategies

In the Highforest development, a comprehensive set of design strategies has been employed to enhance the streetscape and foster a welcoming and visually appealing environment. Key design principles include:

Landscaped Verges

Roads are adorned with carefully landscaped verges, contributing to a lush and vibrant streetscape that integrates seamlessly with the natural surroundings.

Consistent Tree Planting

A commitment to consistent tree planting is evident throughout the development, not only enhancing the aesthetic appeal but also promoting environmental sustainability. All trees planted will be endemic or native to the local area.

Articulated Building Facades

Building facades are thoughtfully articulated, contributing to a visually interesting streetscape. This design approach ensures diversity and interest in the architectural expression of each dwelling.

Fenestrations for Passive Surveillance

Each dwelling's facade is strategically designed with fenestrations to encourage passive surveillance. This not only enhances the safety of the community but also activates the streets, creating a lively and secure community.

Garage Dominance Mitigation

Front loaded lots employ architectural elements, facade expression, and landscaping to mitigate garage dominance, ensuring a balanced and aesthetically pleasing presentation looking into the home.

Housing Lot Conditions

Housing lots are carefully categorised into various conditions to support positive and pedestrian-oriented streetscapes. These include front loaded lots, double frontage with one frontage facing publicly accessible open space or a landscape buffer.

These design strategies collectively contribute to the creation of a vibrant, safe, and pedestrian-friendly community within Highforest.

HOUSING TYPES

Mirvac Design has been entrusted with the design responsibilities for the Housing Precincts in Highforest. Mirvac Design stands out as a distinctive and diverse collective of professionals specialising in architecture, urban design, interior design, landscape architecture, and graphic design.

Each residence within Highforest undergoes meticulous consideration to ensure the provision of functional and ergonomic living spaces for future residents. ***The design process places particular emphasis on factors such as solar access, natural ventilation, and visual and acoustic amenity.*** The result is homes that not only adhere to architectural excellence but also prioritize the well-being and comfort of the occupants.

Key highlights of the design philosophy include:

1. Architecturally Designed Layouts:

- Each home boasts an architecturally designed layout, showcasing a commitment to thoughtful spatial planning and aesthetic appeal.

2. Interior Design Expertise:

- The interiors of each home are curated by a dedicated team of interior designers. This ensures a seamless integration of design elements, creating visually pleasing and functional living spaces.

3. Standard Inclusions:

- The base purchase price of each home encompasses a set of standard inclusions, reflecting the fundamental features and quality standards.

4. Upgrades Options: Refer to **Annexure H2** for further details.

- For those seeking personalised enhancements, an upgrades list is available, offering a suite of products that can be individually selected to tailor the home according to specific preferences.
- The cost of each upgrade is intricately tied to the home design, providing transparency and flexibility to potential residents.



CARPARKING

Carparking has been carefully considered to ensure every home has a suitable number of car parks for their product type.

Within the Housing Precinct, 2 parking spaces will be provided within each private lot, either in the form of a double garage or single garage with driveway parking, as well as readily accessible on-street parking facilities. 40 visitor on-street car spaces have been allowed for within the housing precinct.

Please refer to **Table 5** below for breakdown of garage type for lots included in Housing South (Release 1) and refer to **Table 6** for the breakdown of garage types for Housing South (Release 2). Please refer to **Table 7** for the breakdown of garage types for Housing Launch 3 (Housing North and Central). **Note Homes allocated with a single garage have provision for a secondary car space in the driveway.**

<u>Super Lot No.</u>	<u>Lot No.</u>	<u>Garage Type</u>
6.01	68	Double
6.02	67	Double
6.03	66	Double
6.05	64	Double
7.01	46	Double
7.02	47	Single
7.03	48	Single
7.04	49	Single
7.05	50	Single
8.01	39	Double
8.02	40	Double
8.03	41	Single
9.05	36	Single
9.06	37	Single
9.07	38	Double
10.01	20	Double
10.02	19	Double
10.03	18	Double
10.04	17	Double
10.05	16	Double
10.06	15	Double
10.07	14	Double
11.06	26	Double
11.08	28	Double
11.09	29	Double

Table 5 – Housing South (Release 1) Garage Types

<u>Super Lot No.</u>	<u>Lot No.</u>	<u>Garage Type</u>
6.04	65	Double
6.06	63	Double
6.07	62	Double
6.08	61	Double
6.09	60	Double
6.10	59	Double
6.11	58	Double
6.12	57	Double
7.06	51	Double
7.07	52	Double
7.08	53	Single
7.09	54	Single
7.10	55	Single
7.11	56	Double

8.04	42	Single
8.05	43	Single
8.06	44	Single
8.07	45	Double
9.01	32	Double
9.02	33	Double
9.03	34	Single
9.04	35	Single
11.01	21	Double
11.02	22	Double
11.03	23	Double
11.04	24	Double
11.05	25	Double
11.07	27	Double
11.10	30	Double
11.11	31	Double
12.01	13	Double
12.02	12	Double
12.03	11	Double
12.04	10	Double

Table 6 – Housing South (Release 2) Garage Types

<u>Super Lot No.</u>	<u>Lot No.</u>	<u>Garage Type</u>
3.13	115	Single
3.14	116	Single
3.15	117	Single
3.16	118	Single
3.17	119	Single
3.18	120	Single
3.19	121	Single
4.01	102	Double
4.02	101	Double
4.03	100	Double
4.04	99	Double
4.05	98	Double
4.06	97	Double
4.07	96	Double
4.08	95	Double
5.10	85	Single
5.11	84	Single
5.12	83	Single
5.13	82	Single
5.14	81	Single

5.15	80	Single
5.16	79	Single
5.17	78	Single
5.18	77	Single
5.19	76	Double

Table 7 – Housing Launch 3 (Housing North and Central) Garage Types

LOCAL ROAD WIDTHS AND TRAFFIC RULES

Highforest’s street network is based around a defined hierarchy of routes to ensure, effective linkages, and safe circulation of traffic without vehicle dominance. As such, the street network within the development will result in a more permeable and mobile community that connects with its surroundings and facilitates easy access to local amenities.

All roads will be owned by the Community Association within Highforest and as such all-traffic rules and intersections will be built in accordance with the Hills Shire Council and TFNSW statutory requirements. Perimeter width is sufficient to cater for emergency vehicles. Parking restrictions yet to be confirmed.

INTERNAL FINISHES SCHEDULES

Refer to Annexure H1 for the Inclusions Schedule.

COLOUR SCHEME AND UPGRADE OPTIONS

Highforest will now offer purchasers a choice of 2 colour schemes across both housing and apartments, including Summer and Autumn schemes. Please refer to palette examples below.

Summer



Autumn



Figure 19 – Highforest Colour Schemes

Please refer to Annexure H2 Customer Option Brochure V27 and Annexure H3 Customer Option Form for more detail. **Please note, ahead of this launch, the options and upgrade on offer for Housing have been revised. Please make sure you familiarise yourself with the changes introduced.**

COMMUNITY LEVY ESTIMATES

Highforest is a community title scheme comprising residential dwellings and apartments, together with community and recreation facilities including a pool, BBQ area, kids' playground and green open space areas.

The indicative Community Levy estimates are on average \$568 per quarter per lot with differentiation according to unit entitlement. Please refer to **Section 12 Community Title Scheme, Strata Scheme & Levy Estimates** for further information.

Unit Entitlements are calculated as a proportion of the unimproved value of the land. This is a requirement Community Title legislation and is not controlled by Mirvac. It therefore doesn't necessarily reflect the sale price of the home and is different to the calculation of Unit Entitlements under a Strata Scheme. Please refer to below breakdown:

February 2025: Updated to match fact sheet.

Levy Estimates	Average Community Levy
3B	\$530 per quarter
4B	\$610 per quarter
5B	\$750 per quarter

Table 6 – Housing Community Levy Summary as of February 2025.

Since the last update of this sales manual, the Development Team have prepared the 'Highforest Strata

and Community Levies Factsheet' to provide further information on the levies applicable to the project. This is also available in Annexure G12.

Services – General

COUNCIL/WATER RATES ESTIMATES

The indicative Council and Water Rates estimates per home are as follows:

- Council Rates are estimated at approximately \$500 per quarter. These will be calculated based of lot size.
- Water and Sewerage Rates are estimated at approximately \$175 per quarter.

GARABGE COLLECTION/DISPOSAL

The Hills Shire Council will provide a weekly kerb side waste collection service to each home, payable through your council rates. All residential properties are eligible for three (3) Kerbside Collection services per financial year. Residents may book an additional collection for an additional Council fee.

Purchasers will need to enquire with Council directly to obtain the following bins once they move in. Purchasers may also have the ability to purchase additional bins.

- Garbage (Red) – choice of 80L, 120L or 240L – Emptied Weekly
- Recycling (Yellow) – 240L – Emptied Fortnightly
- Green Waste (Green) – 240L – Emptied Fortnightly

ELECTRICAL/NBN/COMMUNICATIONS/WATER/WASTEWATER

All lots will be fully serviced (including potable water, wastewater, electrical and NBN). The availability of services at the time that purchasers move in is subject to service authorities.

House connections to the below provided services are the responsibility of the purchaser as part of their building works.

GENERAL

All Houses will have access to fibre Optic services to the premises. Telephone and internet services will be available via this fibre connection.

Service Type	Provided
Potable Water (connect to main)	Yes
Wastewater (connect to main)	Yes
Stormwater Drainage (mains in street or inter-allotment drainage where required)	Yes
Electrical	Yes
NBN	Yes
Gas	No

Recycled Water (1,500L rainwater tank in rear yard).	Yes
--	-----

Table 7 – Services Inclusion Summary

TELEPHONE SERVICES

Telephone services will be available to each individual house via fibre connection. NBN (or equivalent wholesale provider) will maintain this connection as per the standard agreement to residential customers. Customers are responsible for entering into their own agreement with a telephone service provider.

INTERNET

Internet connections will be available via the National Broadband Network or equivalent certified fibre to the premises provider (subject to the individual plan purchased). The hardware required to connect to the fibre network will be provided by NBN in each house. It is the responsibility of each resident to engage an internet service provider to activate their connection.

FREE TO AIR TV

Free to air TV will be available through connection to an antenna which is located on the roof [or through the NBN fibre network](#). Free to Air may also be streamed via the internet.

AIR CONDITIONING

All homes are equipped with ducted air conditioning and wall mounted controllers. Unit size varies with house size. Condenser locations within external rear or side yards per sales plan.

Air conditioning for Housing is zoned per storey. Two storey homes have 2 zones, one zone for ground level and one zone for the 2nd storey. Three storey homes have 3 zones, one zone for ground level, one zone for lower ground and one zone for the 2nd storey.

CEILING FANS

Ceiling fans are located in selected living areas and bedrooms across all houses. The ceiling fans provided are either 1300 mm or 1500mm pending the house type and including remote controls.

Services – Rear Yard

Rainwater Tanks

1500 Litre Modline and Circle rainwater tanks are supplied in the backyard of all homes. Plumbed with tap for hose connection to front garden and toilets.



Figure 20 – Rainwater Tanks - Refer to Sales Plan for which RWT shape is included.

Hot Water System

The allocation of hot water systems were based on the size of each individual lot. Electric heat pump units must be installed externally and require more space in the backyard hence, usually larger backyards will have heat pump units. However, this is not a blanket rule. Homes with compromised storage space may have an electric heat pump unit even if the back yard is one of the smaller areas.



Figure 21a – Electric Hot Water System (270L hot water unit heat pump)



Figure 21b – Solar Hot Water System (410L solar water heater)

Air Conditioning Unit

All homes are equipped with ducted air conditioning. Features include a programmable thermostat with wall mounted controllers. Unit size varies with house size. Condenser locations within external rear or side yards per sales plan.

Air conditioning for Housing is zoned per storey. Two storey homes have 2 zones, one zone for ground level and one zone for the 2nd storey. Three storey homes have 3 zones, one zone for ground level, one zone for lower ground and one zone for the 2nd storey.



Figure 22 – Example Air Conditioning Unit

Clothesline



External folding frame clothesline supplied for all homes. Urban single folding frame 1.8m x 0.9m (12 x Lines).

Figure 23 – Clothesline

Operable Pergola

Selected homes feature an outdoor pergola in the backyards. The pergola is designed with louvre blades, integrated gutter and drainage in the posts. The louvre roof can be electronically opened or closed via a wall mounted panel. Refer to Annexure H3 for upgrade options related to the outdoor pergola.

Please note, homes introduced in Housing Launch 4 (November 2025) have retractable pergola's and therefore, the pergola upgrade option is not available.



Figure 24 – Operable Pergola

Retractable Awning

Please note: Standard inclusions in Launch 4 Superlot 2 [for specific lots](#).

Superlot 2 homes include the Helioshade full cassette retractable folding arm awning delivers a streamlined, motorised shading solution for outdoor spaces. Featuring face-fit fascia brackets and a clean, valance-free design, it can be optionally automated with the Soliris sun and wind sensor for added comfort and ease of use.



Figure 25 – Retractable Awning

SMOKE DETECTORS

All houses are fitted with a photoelectric smoke alarm, coloured white.

COLD WATER

A separately metered cold-water supply will be provided to each house. Residents will be required to liaise with the local water authority for owner billing details.

EXHAUST FAN TO BATHROOM & LAUNDRY

Each bathroom fan has a built-in timer which will automatically turn the fan off after a fixed time enabling it to continue running after the light has been switched off.

The laundry is fitted with a dedicated dryer power point interconnected to the laundry exhaust fan. The laundry exhaust will automatically run while the dryer is in operation and will automatically turn off after a fixed time when the dryer stops.

CONSTRUCTION

The construction adheres to the stipulations of the Building Code of Australia (BCA), BASIX, and NatHERS, ensuring that the building not only meets regulatory requirements but also prioritises energy efficiency and sustainability. The thermal performance target is achieving 7-star rating.

STRUCTURE (SLAB, FRAME, BLOCKS ETC)

The floor system integrates a combination of concrete slab on-ground construction and a suspended timber floor system. This blend is selected for its structural efficiency and performance attributes. Housing flooring in the 2.5 storey homes are a mix of suspended slab and suspended joists. The first floor slab are generally suspended joists structure.

Structural integrity is achieved through a judicious combination of steel and timber for vertical elements. Steel and timber structural posts and beams work in tandem to provide both strength and aesthetic flexibility.

FACADE DESIGN FOR ENVIRONMENTAL, THERMAL, AND ACOUSTIC PERFORMANCE:

The façade of each residence in Highforest is purposefully designed to meet the project's unique environmental, thermal, and acoustic design specifications. Key elements of the façade design include:

Material Selection:

The glazing incorporates an aluminium frame, chosen for its durability, versatility, and modern aesthetic appeal.

Glazing Systems:

Both single and double glazing systems are employed, tailored to meet specific thermal and acoustic requirements. This approach ensures an optimal balance between natural light, insulation, and sound attenuation.

External Sunshades:

Some residences feature external sunshades, strategically positioned to provide shading benefits. These sunshades not only enhance the architectural aesthetics but also contribute to passive climate control, reducing heat gain and optimizing interior comfort.

Thermal Break Technology:

In select houses, double glazing with thermally break technology is implemented to fulfill stringent thermal performance requirements to achieve 7 star. This advanced glazing solution minimizes heat transfer, enhancing the overall energy efficiency of the homes.

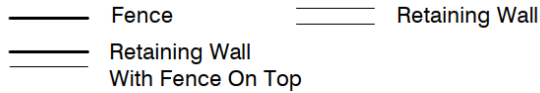
INTERTENANCY WALLS

Walls between houses are a combination of plasterboard lined insulated stud within the Hebel system, providing appropriate fire rating, thermal, and acoustic requirements.

RETAINING WALLS

Retaining walls have been carefully curated to maximise usability of outdoor spaces, assist in erosion prevention, and manage run off for areas of uneven surfaces.

Please refer to individual sales plans where retaining walls have been depicted as per below legend.



LANDSCAPING

Please refer to **Annexure H12** for further details and on the landscaping palette that is applicable for a certain Lot.

BATHROOM/ENSUITE

The internal walls are timber stud with a moisture resistant lining with nominated tiled / plasterboard finish or similar.

JOINERY

Refer to Finishes and Inclusions Schedule **Annexure H1**.

TILES

Refer to Finishes and Inclusions Schedule Annexure H1

DOORS

Entry

Solid core door timber blackwood finish, in two different design of the exposed battens or timber veneer. Typical height approx. 2340mm.

Internal

Hollow core door (painted finish). Typical height is 2340 & 2040mm (including frame).

CEILING HEIGHTS

Ceiling height is defined as the distance between the finished floor level to the underside of the ceiling.

Ceiling heights are approximately, 2700mm to the ground floor and approximately 2400mm to 2600mm to the first floor.

These are indicative ceiling heights only and are subject to change during construction. For enquiry relating to ceiling heights for a certain Lot, please enquire with Development Team.

SLIDING / BIFOLD DOOR TO PATIO AND BALCONIES

All houses will have a either sliding or bifold doors connecting the living area and bedroom/s to the balcony and patio, where applicable. All houses have tiles on the balconies and patio to the courtyards.

TIMBER FLOORBOARDS

The standard flooring for all houses is tiles to living spaces & carpet to bedrooms. Purchasers can select to upgrade to engineered timber floorboards for a predetermined cost subject to availability. Please note that a timber floor upgrade to the first floor only is NOT available. Refer to the Upgrade schedule and Sales Manual for detailed explanation.

The cost of the timber floorboards depends on whether the house has 3, 4 or 5 bedrooms. The cost of the timber floorboards will be determined prior to launch and included in the Customer Option Selection form.

All purchasers who select the timber upgrade are required to sign the *Highforest – Timber Flooring Waiver*. All customers who select timber floorboards must be clearly educated on the maintenance and warranty conditions by the Sales Consultant.

SECTION 4 Apartment Overview

HIGH FOREST

by mirvac



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DESIGN

The apartments precinct has been designed with a diverse and contextual architectural expression that responds to the natural landscape character of the site, while the building form, scale and height complement the existing suburban neighbourhood. The architectural language, material selection and colours palettes seek to embrace the natural richness of the surrounding native forest.



It addresses a notable gap in the current dwelling supply at West Pennant Hills. The Apartment Precinct has a distinct architectural response reflective of its context. It will benefit from high quality architectural design, an integrated landscape setting, central community facilities and rich visual amenity afforded by the forest.

The apartments precinct is located within R4 (High Density Residential) zoned land and comprises of four apartment buildings. The apartment buildings have been carefully located away from the bushland edge to minimise any potential noise, light spill or overshadowing impacts on the forest's flora and fauna.

The four apartment buildings are situated and designed with regard to the Apartment Design Guidelines (ADG) and SEPP 65 design principles. Building siting, orientation, and façade articulation maximise solar access to the apartments and communal areas, enhances natural ventilation and promotes indoor / outdoor living.

The façades will be designed to visually harmonise with the surrounding bushland and will include a selection of natural and man-made materials to complement the bushland. The architecture will have a contemporary yet relaxed and articulated aesthetic designed to break down the mass of the building in response to the forest setting and surrounding Housing Precinct.

Each of the 4 apartment buildings has 8 residential levels with a total of 249 apartments. Apartment

residents will have exclusive access to a residents' only facility with flexible meeting and work from home spaces, and bookable dining and kitchen area.

Exterior Render – Building A



PROJECT RESIDENTIAL MIX

Apartment Type	No. of Apts	Mix	Internal Area Approx. Range and Average (m ²)
1 Bedroom	23	9.2%	54-61 m ² (avg. 58 m ²)
1 Bedroom + Media	15	6.0%	57-65 m ² (avg. 59 m ²)
1 Bedroom + Study	-	0.0%	-
2 Bedroom	73	29.3%	83-99 m ² (avg. 90 m ²)
2 Bedroom + Media	43	17.3%	90-112 m ² (avg. 96 m ²)
2 Bedroom + Study	12	4.8%	93-103 m ² (avg. 95 m ²)
3 Bedroom	2	0.8%	122-128 m ² (avg. 125 m ²)
3 Bedroom + Media	46	18.5%	116-155 m ² (avg. 127 m ²)
3 Bedroom + Study	24	9.6%	116-148 m ² (avg. 125 m ²)
4 Bedroom*	-	0.0%	-
4 Bedroom + Media*	5	2.0%	169 - 191 m ² (avg. 174m ²)
4 Bedroom + Study*	6	2.4%	163 – 173 m ² (avg. 167 m ²)
Total	249	100%	

Table 8 – Apartment Product Summary

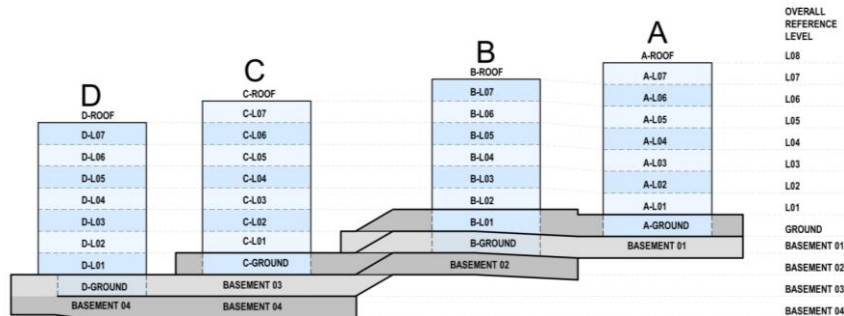


Figure 25 – Building Level Summary

CAR PARKING

413 resident car spaces are provided, with each building containing either two or three basement levels. There are five basement levels total.

Car spaces are yet to be individually allocated to apartments; the allocation will be listed on the final plan of subdivision. An approximate summary of car spaces is provided below. ~~DA modifications are currently under assessment with Council to add additional 8 car spaces.~~

- Resident Car Spaces: 413
- Visitor Car Spaces: 51
- Car Wash Bays: 2
- Service Vehicle Bays: 2
- Motorcycle Spaces: 6
- Bicycle Spaces: 16

BUILDING AMENITIES

Located on the ground floor of Bluegum (Building B), apartments residents only facilities include a bookable ~~multifunction meeting rooms~~spaces, bookable kitchen and dining spaces, co-working spaces, lounge area, and breakout areas.

BUILDING SEPARATION

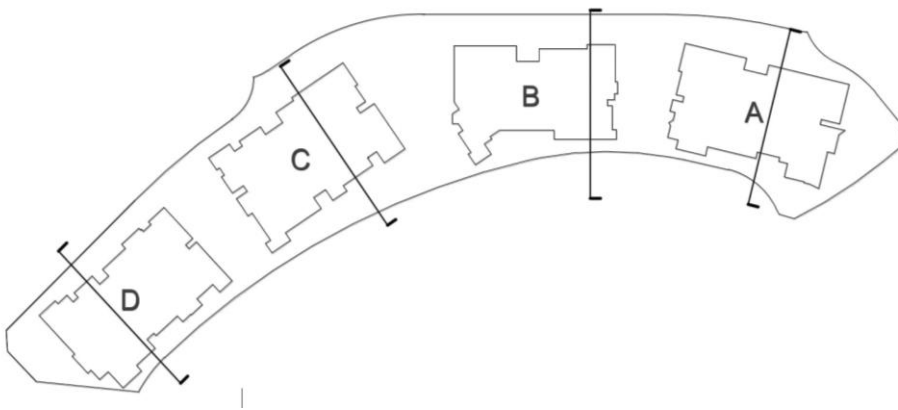
Building separations are in accordance with the ADG. An indicative plan of these areas is below.



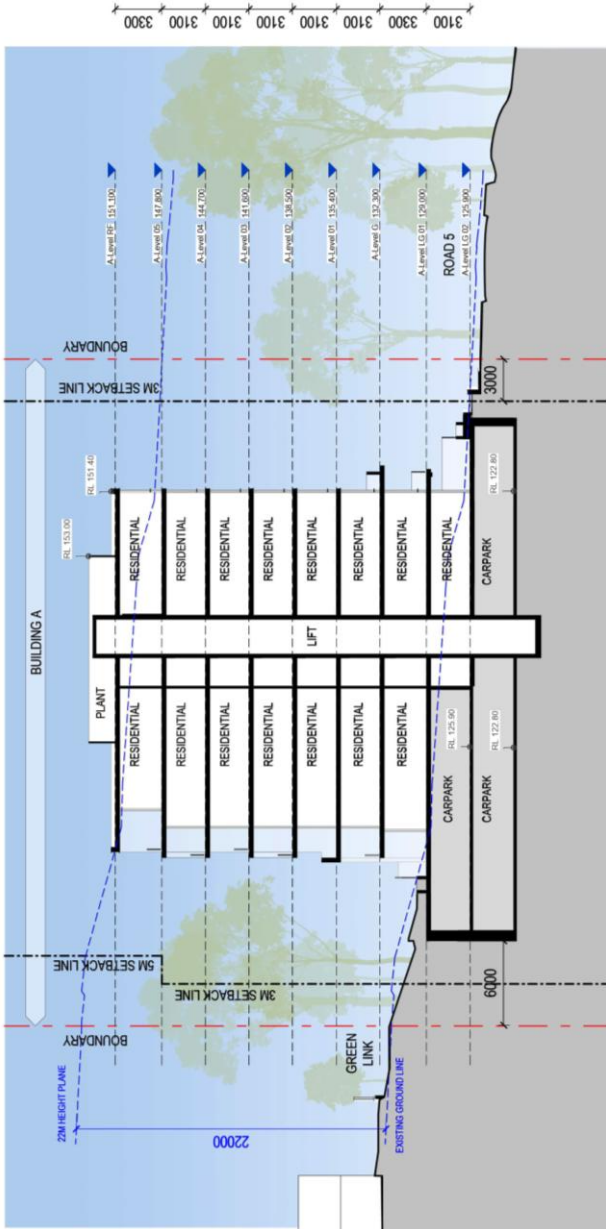
Figure 26 –Apartments Building Separation

VIEWS

Please refer to the below cross sections reflecting views from each of the 4 apartment buildings

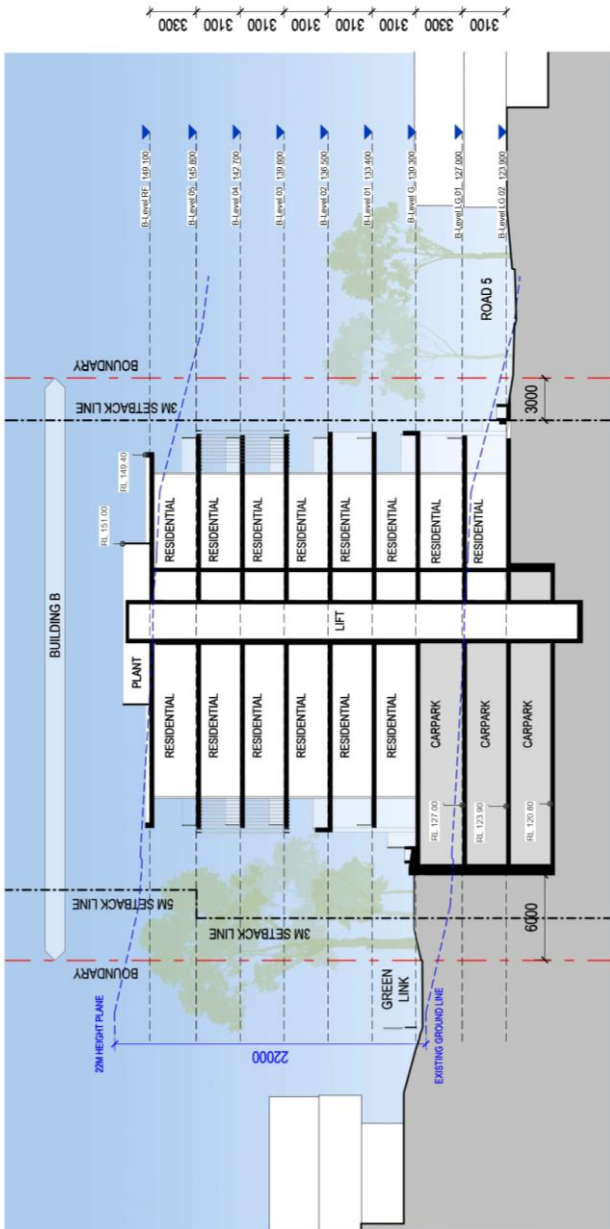


Building A

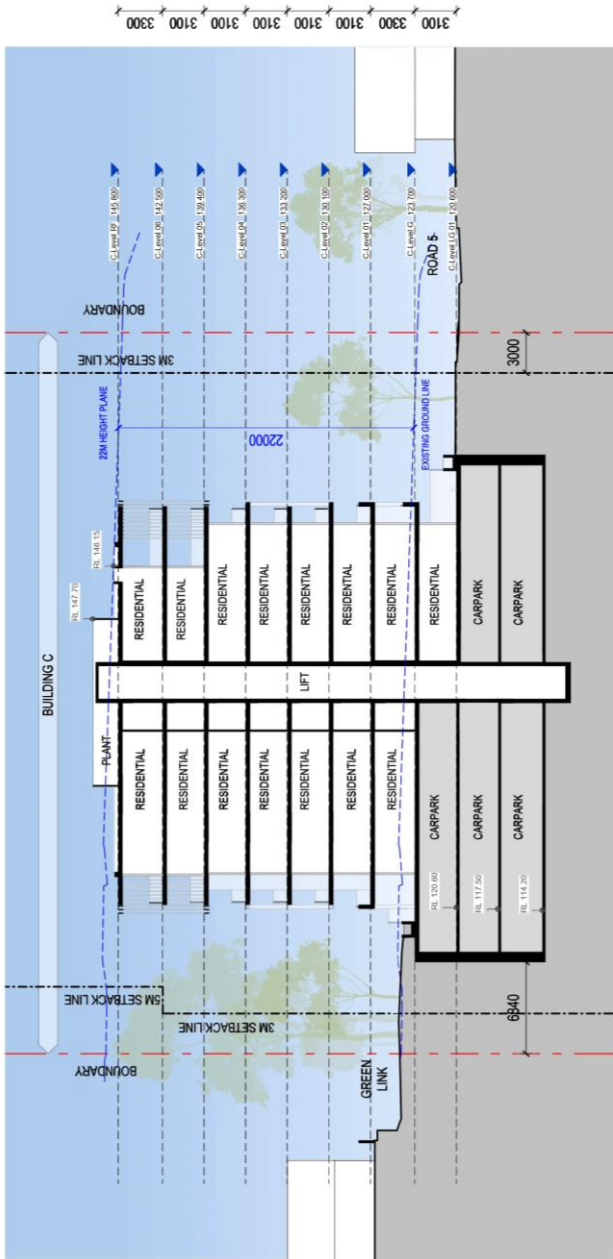


1 Building A
1:200

Building B



Building C



3 Building C
1:200

Building D

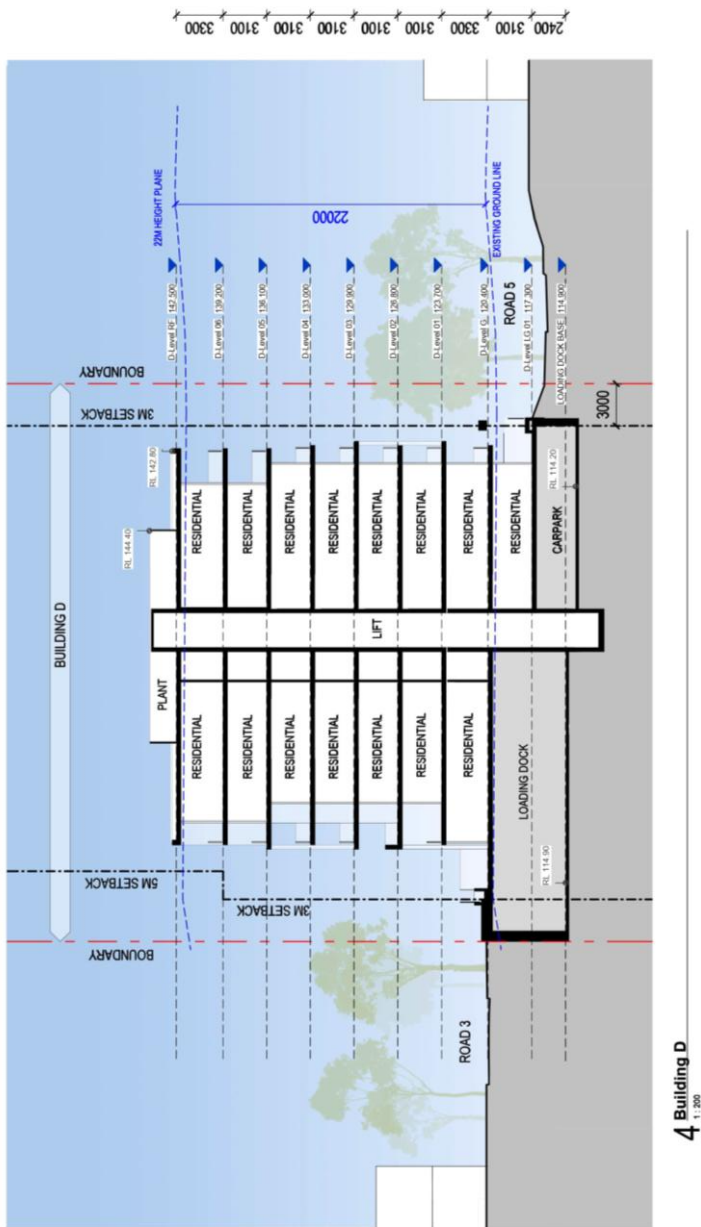


Figure 27 – Apartment Cross Section Views

BASEMENT EXHAUST LOCATIONS

Please refer to the below plan for basement intakes on the ground floor. Locations are approximate only and are generally around the north end of Building A, and between Buildings C and D on the east face.



Figure 28 – Basement Exhaust Locations

STORAGE

In addition to general storage in kitchens, bathrooms and bedrooms, the following minimum storage volumes are included within the apartment and in the basement in order to meet ADG storage requirements:

Dwelling Type	Minimum Storage Size Volume
1 Bedroom Apartments	6m ³
2 Bedroom Apartments	8m ³
3+ Bedroom Apartments	10m ³

Table 9 – Apartment Storage Summary

At least 50% of the required storage is to be located within the apartment.

Every apartment will have a linen/store cupboard within the apartment itself. Prior to settlement, all apartments will be allocated a basement storage cage on title which will be a minimum of 3m³. Most storage cages will be enclosed by chain wire. [Some storage cages may have one or multiple sides made from metal cladding \(similar to Colourbond\) to provide visual privacy where cages are located in high traffic areas.](#) Purchasers are to supply their own locking systems. Some cages will have different ceiling heights due to structure and services and are subject to change during construction.

Please note, it is **not guaranteed** that a purchaser's storage cage will be located close to their car space(s). Purchasers should be aware that their storage cage or car space(s) may be located in a different lift lobby than their apartment, although Mirvac will endeavour to co-locate these where possible.

BIKE STORAGE

A number of bike storage racks and rails are proposed to be installed throughout the project. These are primarily located within the basement. The majority of storage cages have also been sized to accommodate a bicycle.

INTERTENANCY WALLS

Hebel intertenancy walls.

ADAPTABLE APARTMENTS

In accordance with the Hills Development Control Plan, a minimum of 25 adaptable housing units are to be capable of being adapted for an occupant with a disability in accordance with the relevant codes. There are no restrictions on who can purchase an adaptable apartment.

Please refer below for list of adaptable apartments [– noting all adaptable apartments are 3-bedrooms.](#) Occupants who wish to adapt one of the selected apartments will be required to make modifications to the apartment post-settlement to suit their individual requirements. Adaptable apartments are designed

so that a person with a disability could make changes to the apartment after they move in. All adaptable apartments will be constructed with the same finishes/inclusions as the non-adaptable apartments.

Each adaptable apartment will be allocated one accessible car space. For adaptable apartments with multiple car spaces (such as a 3-bed), the remaining space will be standard size.

There are no additional accessible car spaces that can be allocated to non-adaptable apartments.

List of Adaptable Apartments:

Lot No.	Apartment No.	Level	Count
A-11	A-125	1	1
A-17	A-233	2	1
A-27	A-334	3	1
A-37	A-434	4	1
A-47	A-534	5	1
A-57	A-627	6	1
Building A Total			6
Lot No.	Apartment No.	Level	Count
B-01	B-G08	G	1
<u>B-04B-04</u>	B-118	1	1
B-09	B-225	2	1
B-17	B-325	3	1
B-26	B-425	4	1
B-35	B-525	5	1
B-44	B-618	6	1
Building B Total			7
Lot No.	Apartment No.	Level	Count
C-10	C-114	1	1
C-21	C-220	2	1
C-31	C-320	3	1
C-41	C-420	4	1
C-51	C-520	5	1
C-58	C-613	6	1
Building C Total			6
Lot No.	Apartment No.	Level	Count
D-05	D-102	1	1
D-13	D-202	2	1
D-23	D-302	3	1
D-33	D-402	4	1
D-43	D-502	5	1
D-53	D-602	6	1
Building D Total			6
Total Apartment Precinct Units			249
Total Adaptable Units			25
Percentage of Adaptable Units			10%

Internal Apartment Finishes

Refer to Annexure A3 for the Inclusions Schedule.

Colour Schemes & Upgrade Options

Highforest ~~will offer~~ offered two colour schemes across and apartments, including Summer & Autumn schemes. Note the Winter scheme was discontinued in early 2025. Please refer to palette examples below as shown on the apartment kitchens.

As at February 2025, colour schemes are locked in for all apartments. This includes all unreleased stock in Buildings A & B. It is not possible to change or swap the colour scheme on any apartment.

As at March 2026, a small number of apartments offer a 'hybrid' colour scheme. This means their kitchen is in one colour scheme, with their bathroom(s) and laundry in the other colour scheme. Please refer to the latest isometric to confirm which apartments are in a 'hybrid' scheme.

Summer



Autumn



Figure 29 – Highforest Colour Schemes

Please refer to Annexure A4 Customer Option Booklet and Annexure A5 Customer Option Form for more detail.

Community Levy Estimates / Strata Levy Estimates

Highforest is a Community Title scheme comprising residential dwellings and apartments, together with community and recreation facilities including a pool, BBQ area, kids playground and green open space areas.

Apartments residents will be required to pay both a community and strata levy. The indicative levy estimates ranges are as per the below table, are on average ~~\$1,556 per quarter per lot~~ with differentiation according to unit entitlement. This amount includes both the community and strata levy.

<u>Product Type</u>	<u>Levy Range (includes community and strata levy)</u>
<u>1 Bedroom</u>	<u>\$1,094 - \$1,357 per quarter ~</u>
<u>2 Bedroom</u>	<u>\$1,803 - \$2,188 per quarter ~</u>
<u>3 Bedroom</u>	<u>\$2,407 - \$3,508 per quarter ~</u>
<u>4 Bedroom</u>	<u>\$4,489 - \$5,462 per quarter ~</u>

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Please refer to Section 12 Community Title Scheme, Strata Scheme & Levy Estimates for further

information.

Product	Average Community and Strata Levy
1B	From \$856 per quarter
2B	From \$1,418 per quarter
3B	From \$1,919 per quarter
4B	From \$3,206 per quarter

Table 11— Apartments Community & Strata Levy Summary as at July 2024.

COUNCIL/WATER RATES ESTIMATES

The indicative Council and Water Rates estimates per apartment are as follows:

- (i) Council Rates are estimated at around \$335 per quarter. These will be calculated based off lot size.
- (ii) Water and Sewerage Rates are estimated at around \$165 per quarter.

BUILDING SERVICES

LIFTS

Each of the four buildings is provided with two passenger lifts. There will be one lift per lobby.

Please see the below internal dimensions, which apply to all lifts. These will also be listed in the Settlement Guide, which is issued to purchasers prior to move-ins.

- Car internal height - 2700mm
- Car internal width - 1400mm
- Car internal depth - 1940mm
- Door width - 1000mm
- Door height - 2100mm

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AIR CONDITIONING - ALL APARTMENTS

All apartments will be provided with a full air-conditioning system, with zones for each bedroom plus the living area. These zones can operate simultaneously.

WASTE MANAGEMENT

Each typical apartment floor lobby will have access to a waste disposal chute for disposal of general waste and a second chute for recyclables. The chutes will discharge into a garbage room on the basement levels. Waste will be taken from these rooms and placed in the waste holding room ready for collection by Council garbage collection. These bins will be managed by the Building Manager and waste will be collected by the Council.

In addition to the waste chute system, the garbage chute room on each residential floor level will have an extra bin for disposal of items that are unsuitable for the chute (e.g. bulky cardboard). It will be the responsibility of the Building Manager for decanting filled bins into the appropriate larger bins located within basement garbage rooms.

Each apartment has a 3 bin waste sorting system in their kitchen to assist residents with waste sorting. Residents also have access to worm farms located in the common landscape areas for compost recycling.

A bulky waste room is in the Ironbark (Building D) basement. The Building Manager can provide access for residents to allow the storage of larger or unsuitable items for pick up by Council at a nominated time.

ELECTRICAL / DATA / COMMUNICATIONS

GENERAL

All apartments will have access to fibre to the premises. Telephone and internet services will be available via this fibre connection.

The configuration of these connections may differ from customer's experiences with the traditional copper network.

INTERNET & NBN CONNECTION

~~Internet connections will be available via the National Broadband Network or equivalent certified fibre to the premises provider (subject to the individual plan purchased). NBN is available for connection within Highforest Apartments.~~ The hardware required to connect to the fibre network will be provided by NBN in each apartment. Data outlets will be provided in each apartment, with the NBN box located in each apartments' linen cupboard.

It is the responsibility of each resident to engage an internet service provider to activate their connection.

In accordance with the Australian Government's new Telecommunications Infrastructure in New Developments Policy, a \$300 connection charge applies for the first connection in new developments. This cost is the responsibility of the homeowner.

Superloop (or a similar service) will not be utilised for Highforest.

TELEPHONE SERVICES

Telephone services will be available to each individual apartment and terrace via fibre connection. NBN (or equivalent wholesale provider) will maintain this connection as per the standard agreement to residential customers. Customers are responsible for entering into their own agreement with an internet telephone service provider.

FREE TO AIR TV

Free to air TV will be available through connection to an antenna which is located on the roof. Free to Air may also be streamed via the internet.

INTERCOM

External intercoms are located at the ground floor and podium building entry points and are connected to a colour audio visual handset in each apartment. Residents can release the entry door and provide lift access from their intercom. The audio-visual intercom will be in the kitchen/living area.

External intercom for visitors will provide access at each of the two entry driveways.

SECURITY

All entries to lobbies, residential levels (via lift) and resident carparks will require a proximity card and/or remote-control readers or similar to gain access.

Visitors will call the resident via the audio-visual intercoms, and the resident will permit visitor pedestrian

access via lobby entry doors. This will simultaneously activate the lift for access to the residents' floor (and no other floors).

The apartments precinct will have 24 hour CCTV surveillance and recording at the building perimeter entries and carpark entries.

AUTHORITIES

FIRE SAFETY

All apartments have a self-contained hard-wired smoke alarm system. If one alarm is triggered, it will cause all the other alarms within the apartment/ terrace to sound. They will not however trigger the building's fire alarm. Smoke detectors will be installed in corridors and all common areas. These are connected to the building's fire alarm system. Activation of the fire alarm system will call the fire brigade.

All apartments and balconies are fully sprinkler protected to comply with the Building Code of Australia, Australian Standards or Fire Engineering Strategies. The car park is mechanically exhausted and fully fire sprinkler protected. Activation of the fire sprinkler system within the common areas or within an apartment will activate the building's fire alarm and call the fire brigade.

COLD WATER

A separately metered cold water supply will be provided to each strata lot, stratum lot and common property. Residents will be required to liaise with the local water authority for owner billing details. Cold water will be billed for any water usage within an apartment such as kitchen and laundry sinks usage, bathroom use, balcony tap usage etc. All water usage within common areas will form part of strata levies.

EMBEDDED NETWORK FOR HOT WATER

The Owners Corporation will be required to enter into an agreement with an Embedded Network Provider who will manage the supply of and hot water to each apartment and terrace by way of an Embedded Network and engage with retail energy providers for the supply of the services to the building. The Embedded Network Provider will manage metering and billing. Hot water will be billed based on each apartment's consumption of hot water.

MAIL

Each mail room will be accessed off the main lobby in each building. All apartments will have access to individual mailboxes. Each building will have its own parcel locker zone within the mailroom.

BUILDING MANAGER

Management of Highforest will be the responsibility of the Owners Corporation. The Owners Corporation may appoint a Strata Managing Agent to manage and administer the Strata Scheme. This appointment may occur at the first Annual General Meeting of the Owners Corporation.

An on-site building manager / caretaker may also be desired by the Owners Corporation to manage the day to day operations of the building. The building manager's office is located in the shared basement under Building B.

FAÇADE CLEANING & REPAIRS

The inside face of windows are to be cleaned by the owners. All external faces of windows are the responsibility of the Building Management Committee.

Inaccessible windows/walls—and planter boxes are the responsibility of the Building Management Committee and shall be cleaned/repared via abseilers or the like.

REMOVALIST / LOADING ARRANGEMENTS

Loading and unloading of furniture will occur from the loading dock located in the basement of Building D. Coordinated by the Owners Corporation and Building Manager, direct access will be provided to the apartment lifts. Height restrictions apply to the basement carpark, therefore there will be no access for large removal trucks or vehicles that exceeded the low clearance height. A secondary ute / ferry vehicle (which are to be appropriately sized) may be required by the removalist for residents to transport goods closer to the lift.

All move ins/outs will need to be fully co-ordinated with the relevant Owners Corporation and Building Manager.

EXHAUST SYSTEM TO BATHROOM & LAUNDRY

Each bathroom exhaust system has a built-in timer which will automatically turn the exhaust system off after a fixed time enabling it to continue running after the light has been switched off.

The laundry is fitted with a dedicated dryer power point interconnected to the laundry exhaust system. The laundry exhaust will automatically run while the dryer is in operation and will automatically turn off

CONSTRUCTION

STRUCTURE (SLAB, COLUMNS, SHEAR WALLS, ETC)

The building structure will be generally comprised of; reinforced concrete footings, suspended reinforced concrete floor slabs and load bearing reinforced concrete wall and column elements.

FACADE

The façade has been designed to comply with project specific environmental, thermal, acoustic and bushfire design requirements. The façade is a combination of metal standing seam and CFC-Cladding inclusive of a window wall system comprising of an aluminium frame and double glazing. The building entries feature double height glazing with automated sliding doors and stone cladded portals. External screens have been incorporated to sections of the glazing to assist privacy whilst maximising the available views and light. Thermal insulation is provided where required.

INTER TENANCY WALLS

Walls between apartments are plasterboard lined and inclusive of acoustic insulation and fire rating requirements. Intra tenancy walls have a metal stud framing with plasterboard to both sides. Note: risers are of AAC/Masonry construction (with plasterboard lining) to meet fire and acoustic requirements.

BATHROOM/ENSUITE

The internal walls are metal stud with a moisture resistant lining with nominated tiled finish.

JOINERY

Refer to finishes Annexure A3 Inclusions Schedule.

TILES

Refer to finishes Annexure A3 Inclusions Schedule.

DOORS

- Apartment Entry - Solid core door (painted finish). Typical height approx. 2360mm (including frame).
- Apartment Internal - Hollow core door (painted finish). Typical height is 2040mm (including frame).

CEILING HEIGHTS

Ceiling height is defined as the distance between the finished floor level to the underside of the ceiling. The proposed ceiling heights for Apartments can generally be described as follows:

	Approx. Living Ceiling Height (mm)	Approx. Bedroom Ceiling Height (mm)	Approx. Wet Areas / Bulkhead Ceiling Height (mm)
All Levels (Ground to Level 7)	2700	2700	2400

These are indicative ceiling heights only and are subject to change during construction without notice to the purchaser.

SLIDING DOOR TO MAIN BALCONIES

All apartments will have a full height sliding doors connecting the living area to the balcony. Some apartments may also have a sliding door connecting the bedrooms to the balcony. All door access points to balconies are indicated on the sales plans.

Apartments will step out to the balcony from the internal apartment space to the external paved external area. All apartments have pavers on poly pads. Drainage occurs below pavers to achieve best practice water shedding principles.

All sliding doors will be fitted with flyscreen track suitable for fitting flyscreens as part of a purchaser upgrade.

OVERLOOKING/SCREENING

A screening strategy has been implemented to minimise overlooking and cross viewing between apartments within the building.

BALUSTRADES AND TERRACE FENCES

The balustrades have been designed in conjunction with the specific environmental requirements and are a combination of framed glass balustrades, metal palisades or concrete upstand. Apartment outdoor terraces that are located on the ground floor are equipped with a 1800mm fence system providing adequate security and visual privacy. Some ground-floor apartments may have direct access from the terrace to the landscape podium.

NATURAL MATERIALS

TIMBER FLOORBOARDS

~~As at March 2025, all unsold 3- and 4-bedroom apartments include engineered timber floorboards as standard to the kitchen, living, dining, hallways, and study/media space (if applicable). This also applies to the unreleased 3- and 4-bedroom apartments in Buildings A & B.~~

~~Prior to March 2025, timber flooring was offered as a purchaser upgrade to 1-, 2-, and 3-bedroom apartments. It has always been a standard inclusion on 4-bedroom apartments.~~

The following unsold stock now includes timber flooring to living/dining/kitchen/hallways as a standard inclusion. Please refer to the Schedule of Inclusions within the latest master sales contract which contains the list of apartment numbers.

- All 3- and 4- bedroom apartments
- 2- bedroom apartments, on Levels 2-7 only. Note any available 2-bedroom apartments on Ground or Level 1 include tile flooring as standard to living/dining/kitchen/hallways.

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SECTION 5 DISCOVERY CENTRE

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Note – this section will be updated as part of the next sales manual revision, once the Discovery Centre decommissioning has occurred. Further information will be added at this time regarding DC 2.0.

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DISCOVERY CENTRE – OVERVIEW

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The Highforest Discovery Centre is located onsite at 55 Coonara Avenue, West Pennant Hills, and will have a dedicated driveway for customer, community and staff access. It will feature:

- Sales floor – project models, interior and exterior finishes boards, sales and marketing collateral
- Partial display apartment (kitchen, bathroom, and study/media upgrade)
- Partial display home (entry, kitchen, living, dining, laundry, and one bedroom with ensuite)
- Educational elements

The traditional sales suite doubles as a Discovery Centre for this extraordinary site. This innovative hub not only facilitates the sales process but also invites the community to engage with a series of interactive installations. Highlights include understanding the unique flora, fauna and ecosystem of the forest, promoting tree conservation, learning about the contributions of specialist consultants who have played a pivotal role in shaping this project and delving into the rich history of the site dating back to its Traditional Owners, the Dharug people.

The Discovery Centre has been purposefully crafted to provide an informative and engaging experience, encouraging a deeper understanding of the forest's significance and the importance of preserving its biodiversity. Our intention is to foster a sense of understanding and responsibility among individuals, cultivating a community that values and actively contributes to the preservation of this beautiful site.

Mirvac have partnered with Muru Mittigar, a local indigenous social enterprise, to conduct cultural learning sessions for school students from stages 1 to 6 aligned with the school curriculum. In addition to this, we have provided opportunities to learn from the Ecologists and specialist contractors working on the project. These sessions will be run during the school term with additional programs scheduled during school holiday periods.

The connection to the Traditional Owners on this project has been instrumental in recognising the invaluable wisdom of their Country Centred approach to life. Embracing their deep-rooted respect for every living being, we uphold a philosophy where each entity holds equal significance. This principle guides our journey, reminding us of the sacred interdependence between humans, nature and the land. By fostering this partnership, we not only enrich our project but also cultivate a shared understanding of stewardship and reverence for the world around us.

We also recognise the profound losses endured by the Dharug people since the arrival of Europeans to Australia. Our commitment extends to sharing their truth through the dissemination of their rich history, vibrant culture and cherished language.

INTERACTIVE DISPLAYS

Discover Our Forest

The 'Discover our Forest' installation explores the unique forest ecosystem surrounding the site. To gain a high-level insight into the distinctive features that set our forest apart, we provide an overview of the endangered Blue Gum Highforest and Sydney Turpentine Ironbark Forest communities present and highlight some of the special fauna who have made it their home.

The interactive displays spotlight the captivating fauna on-site, featuring the endangered Powerful Owl and Dural Land Snail, vulnerable micro-bat, and black cockatoo and interesting facts about the Ringtail Possum and Crimson Rosella, cherished residents of the Highforest.

Kids Cubby

We've created a serene environment for children to engage in both play and learning, surrounded by the soothing sounds of the forest. This designated area serves as a tranquil hideaway, fostering a space where children can connect with their imaginations and explore the concept of forest living through imaginative play. It is our aim to provide a peaceful and inspiring setting that encourages creativity and a deeper connection with nature for young minds.

Flip Book

In our commitment to providing an insightful experience, we've installed a giant flip book that chronicles the rich history of this site. This informative resource offers aerial views capturing the transformation from farmland to a commercial site, and finally, its evolution into the vibrant tapestry of forest living. The flip book delves into essential details about the traditional owners, the Dharug people, providing insights into their historical presence, cultural practices, and their dedicated stewardship of Ngurra (Country). We encourage our valued visitors to embrace a similar ethos of care for Ngurra, inspired by the enduring legacy of the Dharug people. Additionally, we spotlight the contributions of our dedicated team of consultants, including specialists in Powerful Owl and Dural Land Snail, bush regeneration experts, social enterprises, and the talented teams that have played pivotal roles in shaping and bringing this special project to life.

Project Commitments

Mirvac is committed to working with the unique and natural elements of the Cumberland State Forest surrounding the site. We're inspired to protect and enhance this space through design, construction and education leaving it better than we found it. In this showcase, we delve into the intricate processes we've prioritised, from recycling and reusing materials to thoughtful site design that nurtures the forest's vitality within the existing footprint defined by the IBM development. We take immense pride in dedicating over 10 hectares of forest to the community, embarking on its restoration and ensuring ongoing care. Together, we're fostering a symbiotic relationship between development and nature, ensuring that we leave the Cumberland State Forest even better than we found it.

Tree Conservation

This installation delves into the fascinating world of the trees surrounding this site. Through this installation, we aim to illuminate the vital role these trees play in the cycle of life, showcasing their significance and underscoring the urgency of preserving them. We discuss intriguing facts about their ecological importance, their symbiotic relationships with other organisms, and why safeguarding their existence is paramount for our planet's well-being.

SECTION 6 MARKETING PLANS

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ITEMS TO NOTE REGARDING MARKETING PLANS

These plans show our current design only and are subject to change as follows:

1. The location of the fixtures and fittings may be changed (but the new location must not adversely affect the use or functionality of the unit);
2. We may substitute items if the new item is at least the same quality; and
3. We may make changes required by the Council, any other authority or because of a law.

SECTION 7

Finishes & Inclusions (Housing)

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SCHEDULE OF STANDARD INCLUSIONS & FINISHES

The following schedule of inclusions and finishes is the current schedule at the date of publication. This list is indicative only and is subject to variations in accordance with the Contract Terms.

SPECIFICATIONS

This schedule lists the range of materials, appliances, general finishes, fixtures and fittings for the above homes. Their use, extent and location will vary from lot to lot throughout the stage as indicated on marketing drawings and as specified in the selected colour scheme.

Exteriors Finishes & Inclusions

Note below is applicable for all 3, 4 & 5 Bedroom types.

EXTERIORS

FACADES (as applicable)

Rendered lightweight cladding

Fibre cement cover batten cladding

Feature timber-look vertical rib

Vertical metal standing seam

Feature tile cladding

Rendered hebel panel

Brickwork face brick

External operable Venetian blinds

WINDOWS (as applicable)

Aluminium powder-coated sliding and awning windows

Flyscreens to operable windows, where applicable

ROOFING (as applicable)

Flat metal decking roof

Tile roof to homes with a pitch roof

Colourbond steel fascia and gutters

6.6Kw Solar Panels

FRONT DOOR

Selected timber entry door with painted or timber batten finish

GARAGE DOORS

Panel lift door with automatic door opener and remote control

EXTERIOR

Powdercoated galvanised steel letterbox

TV aerial installed on roof

Folding frame clothesline

Either electric heat pump or solar hot water unit, as applicable

1,500L above ground rainwater tank

Air conditioning unit

Bin enclosures, where applicable

TAPWARE AND FITTINGS

Brass garden taps to front and rear

DRIVEWAY AND REAR PATIO

Concrete with exposed aggregate driveway

Tile finish to porch and patio

Operable pergola to rear patio, where applicable

LANDSCAPING

All lots landscaped to Mirvac specification

Interior Finishes & Inclusions

Note below is applicable for all 3,4 & 5 Bedroom types.

INTERIORS

INTERNAL WALLS

Plasterboard with low VOC paint system and semi-gloss finish to woodwork

INTERNAL DOORS

Paint finish doors

Satin hinges and latches

Satin finish levers

Satin finish door stops, where applicable

LINEN CUPBOARD

Included as per sales plans

MOULDINGS

Painted pine architraves and skirting

INTERNAL STAIRCASE

Staircase with timber handrail and carpet to treads and risers, where applicable

LIGHT FITTINGS

LED downlights to all rooms, wall lights to stairs and external wall light fittings to entry and patio, where applicable

AIR CONDITIONING DUCT PROVISION

Fully ducted air conditioning

Ceiling fans to living spaces and bedrooms

FLOORING

CARPET

Wool blend carpet to second storey, stairs, and bedrooms

TILING

Porcelain floor tiles to ground entry ways, ground floor and lower ground floor, where applicable

KITCHEN

KITCHEN CUPBOARDS

Timber look or colour laminate doors (depending on selected scheme), with white lining to interiors and soft close drawers

Pantry and butlers pantry, where applicable

KITCHEN BENCHTOP

Porcelain stone with waterfall edge, where applicable

KITCHEN SINK

Double bowl stainless steel under mount sink

TAPWEAR & FITTINGS

Brushed nickel mixer

KITCHEN APPLIANCES

Smeg appliances including 90cm induction cooktop, 2 x 60cm ovens, microwave, fully integrated dishwasher and 90cm concealed and ducted rangehood

BATHROOMS

WALL & FLOOR TILING

Porcelain floor tiles with full height porcelain wall tiling to bathroom and ensuite

VANITY UNITS

Porcelain benchtop with timber look laminate vanity

Wall basin to powder room (where applicable to home design)

VANITY MIRRORS

Wall mounted mirrored cabinet above vanity

TAPWARE & FITTINGS

Brushed nickel tapware and hardware

BATH & SHOWER

Back to wall freestanding bathtub, where applicable

Frameless shower screen and door

TOILET SUITES

Back to wall toilet suite with soft close seat and concealed cistern

LAUNDRY

FLOORING

Porcelain floor tiles

LAUNDRY JOINERY

Stainless steel 35L tub

Overhead and under bench joinery

TAPWARE & FITTINGS

Brushed nickel mixer

BEDROOMS

WARDROBES

Sliding robe doors

Double and single hanging, 1 x set of drawers with shelves above

ELECTRICAL & SECUIRTY

ELECTRICAL

Safety switches

Smoke detectors

TV points

Phone points

NBN connection with data points to all bedrooms, living room, Family room and study, where applicable to home design

Power outlets (indicative list only, subject to change):

- 3 x Double GPOs to master bedroom and living areas
- 2 x Double GPOs minimum to kitchen and all remaining bedrooms

- 1 x Double GPO to dining, garage, laundry, ensuite and bathrooms
- 1 x Waterproof GPO to first floor balcony adjacent to living area, where applicable
- 1 x Waterproof Double GPO to patio area
- 1 x Double GPO to under stair storage
- 1 x Double GPO in entry area of 2.5 storey homes only

SECTION 8

Finishes & Inclusions (Apartments)

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SCHEDULE OF STANDARD INCLUSIONS & FINISHES

The following schedule of inclusions and finishes is the current schedule at the date of publication. This list is indicative only and is subject to variations in accordance with the Contract Terms.

SPECIFICATIONS

This schedule lists the range of materials, appliances, general finishes, fixtures and fittings for the above apartments. Their use, extent and location will vary from lot to lot throughout the stage as indicated on marketing drawings and as specified in the selected colour scheme.

PLANNING

- All residences feature a balcony
- Internal storage includes built in wardrobes and linen/storage cupboards
- Internal laundry included in all residences
- One storage cage allocated for each residence in the basement

AIR CONDITIONING

- Individually controlled ducted air conditioning system to each bedroom, and living room, including wall-mounted control panel in each room to adjust temperature and zoning

INTERIORS

- Flooring – One Bedroom
 - Wool cut pile carpet to living, dining, hallways, and bedrooms
 - Porcelain floor tiles to kitchen, bathrooms, laundry, hallways, and media (where applicable)
- Flooring – Two Bedroom
 - Please refer to the below table as finishes vary by apartment.
- Flooring – Three and Four Bedroom
 - Wool cut pile carpet to bedrooms
 - Porcelain floor tiles to bathrooms and laundry
 - Engineered timber flooring to kitchen, living, dining, hallways, and study/media (where applicable)
- Square-set ceilings
- LED downlights
- [Sheer curtains to living/dining area only \(Note, bedrooms do not include any window coverings as standard\).](#)
- Ceiling fan to living room, for the below residences only
 - Lot 25 Grandis
 - Lot 28 Grandis
 - Lot 38 Ironbark

Flooring – 2 Bedroom Apartments:

Building and Lot Number	Floor Finishes
2-Bedroom apartments on Levels 2-7 (inclusive):	<ul style="list-style-type: none">• Wool cut pile carpet to bedrooms• Porcelain floor tiles to bathrooms and laundry

<p><u>Eucalypt:</u> Lots 15, 16, 18, 21, 22, 24, 25, 28, 31, 32, 34, 35, 36, 38, 41, 42, 44, 45, 46, 48, 51, 52, 54, 55, 58, 61, 62, 65</p> <p><u>Bluegum:</u> Lots 6, 7, 8, 10, 12, 14, 15, 16, 18, 21, 23, 24, 25, 27, 30, 32, 33, 36, 39, 41, 42, 45, 48, 54</p> <p><u>Grandis:</u> Lots 13, 17, 23, 25, 28, 30, 33, 35, 38, 40, 43</p> <p><u>Ironbark:</u> Lots 30, 31, 38</p>	<ul style="list-style-type: none"> Engineered timber flooring to kitchen, living, dining, hallways, and study/media space (where applicable)
<p>2-Bedroom apartments on Ground or Level 1:</p> <p><u>Eucalypt:</u> Lots 1, 2, 4, 8, 9, 10, 12</p> <p><u>Grandis:</u> Lots 6, 8, 9</p> <p><u>Ironbark:</u> Lots 6, 8, 11</p>	<ul style="list-style-type: none"> Wool cut pile carpet to bedrooms Porcelain floor tiles to bathrooms and laundry Porcelain floor tiles to kitchen, living, dining, hallways, and study/media space (where applicable)

KITCHEN

- Appliances – One and Two Bedroom
 - Smeg appliances including a 60cm induction cooktop, 60cm fully-integrated dishwasher, 60cm built-in electric oven, built-in microwave and concealed ducted rangehood.
- Appliances – Three Bedroom
 - Smeg appliances including a 90cm induction cooktop, 60cm fully integrated dishwasher, two 60cm built-in electric ovens, built-in microwave and concealed ducted rangehood
 - Fisher & Paykel integrated fridge (Not applicable to Lot 58 Grandis)
- Appliances – Four Bedroom
 - Smeg appliances including a 90cm induction cooktop, 60cm fully integrated dishwasher, built-in microwave and concealed ducted rangehood.
 - Smeg Dolce Stil Novo oven package consisting of one 60cm pyrolytic steam oven and one 60cm pyrolytic oven
 - Fisher & Paykel integrated fridge
- Timber look and colour laminate doors with white melamine internals to joinery and overhead cupboards, porcelain benchtop, porcelain splashback, and soft closing drawers.
- Stainless steel sink:
 - Single bowl in one bedroom apartments
 - 1.5 bowl in two bedroom apartments
 - Double bowl in three and four bedroom apartments.
- Feature LED strip lighting to the underneath of overhead cupboards

- Feature LED strip lighting to the island bench, and overhead shelves (Three and Four bedroom residences only) (Not applicable to Lot 58 Grandis)
- Brushed nickel finish tapware
- Waste and recycling bins with lids, to suit 900mm wide cabinet below sink
- Walk-in pantry (to select residences)
- Water point to fridge cavity
- Four Bedroom Apartments:
 - One pantry upgrade, with porcelain benchtop and splashback to match nominated colour scheme, drawers to lower portion, and open shelving to upper portion with feature LED strip lighting – in lieu of one pantry with full height joinery doors.

BATHROOM / ENSUITE

- Porcelain floor tile and full height wall tiling
- Mirror finish joinery cabinet
- Shower shelf to select bathroom types
- Porcelain benchtop and joinery drawer to bathroom vanity
- Undermount basin with brushed nickel tapware
- Brushed nickel hand-held shower with overhead rose
- Semi frameless glass shower screen
- Back to wall toilet suite with soft close seat and concealed cistern
- Back to wall freestanding bathtub, in select bathroom types
- Feature LED strip lighting

WARDROBES / BEDROOMS

- Hinged polyurethane doors
- Internal melamine drawers, open shelving and hanging rail
- Wool cut pile carpet to all bedrooms

LAUNDRY

One and Two Bedroom

- Stainless steel laundry tub with chrome tapware
- Overhead shelf
- Wall mounted Fisher & Paykel vented clothes dryer

Three and Four Bedroom

- Laminate laundry benchtop and timber-look joinery to match selected kitchen finishes
- Chrome tapware and stainless steel sink
- Overhead cupboard with internal shelving and hanging rail
- Wall mounted Fisher & Paykel vented clothes dryer

SECURITY

- Electronic access control at main building lobbies, car park and lifts
- Residence intercom system
- Secure basement car park
- CCTV to selected common property areas and car park entries

COMMUNICATIONS

- Free to air TV to living room and master bedroom
- Pay TV point to living room and master bedroom
- NBN connection with data points to living, master bedroom, and study (where applicable)

EXTERIORS

- A power and water point to main balcony
- Pavers to all balconies
- Flyscreen track provision to all external sliding doors
- Flyscreens to all openable windows

SECTION 9 Customer Option Schedule – Housing

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CUSTOMER OPTION & UPGRADES

Each purchaser can customise their house with the following upgrade options available. [Refer to current customer option & upgrades with lot specific selection.](#)

Upgrade	Area	Description	Eligibility
Flooring	Ground Floor Living Spaces and Stairs	Engineered timber flooring to living spaces, inclusive of ground floor, entry & stairs, as applicable. Feature tile to laundry and powder room, as applicable. Tile colour to align with selected home scheme. Bedrooms to remain as carpet.	All houses
Additional Timber Flooring	First Floor	Engineered timber flooring to first floor area, including bedrooms <u>IMPORTANT: Only available in combination with Ground Floor Timber Floor Upgrade!</u>	All houses
Additional Timber Flooring - Bedrooms	Ground Floor/Lower Ground Floor	Engineered timber flooring to ground floor or lower ground bedroom, where applicable <u>IMPORTANT: Only available in combination with Ground Floor Timber Floor Upgrade!</u>	Selected houses, refer to sales plan
Feature LED Lighting	Kitchen	LED lights to kitchen floating shelves & island face	All houses
Feature Pendant Light	Kitchen	Feature pendant light above island bench	All houses
Natural Stone	Kitchen	Natural stone to kitchen island benchtop, splashback, front face, and sides. Natural stone to pantry benchtop and splashback, where applicable.	All houses
Oven	Kitchen	SMEG oven package including Stil Novo Pyrolytic Oven and Pyro Steam 40 Oven	All houses

Integrated Fridge	Kitchen	Fisher & Paykel 90cm integrated refrigerator & freezer	All houses
Water Point	Kitchen	Water point to fridge space. Not applicable to integrated fridge upgrade.	All houses
Laundry Appliances	Laundry	Fisher & Paykel Steam Care stacked front load washing machine and heat pump dryer. Offered in a white or graphite finish. Fisher & Paykel 11kg Front Load Washer & Fisher & Paykel 9kg Heat Pump Dryer	All houses
Bathroom Ensuite	Bathroom	Heated towel rail in lieu of standard towel rails	All houses
Smart Toilet	Bathroom	Smart toilet in lieu of standard toilet	All houses
Flyscreen Doors	General	Aluminium mesh flyscreen to living room and bedroom sliding doors (excluding entry door) as applicable	All houses
EV Charger – 1 Space	Garage	Smart charger and integrated charging cable to car space as nominated	All houses
EV Charger – 2 Space	Garage	Smart charger and integrated charging cable to car spaces as nominated. Not applicable to single car garages	Only houses with double garages, refer to sales plan
Battery Storage	Garage	13.5 kWh Tesla Powerwall 2 Battery Storage	All houses
Wet Bar Upgrade	Kitchen	Porcelain to bench top and splash back. Includes bar fridge, sink and mixer and under bench joinery (where applicable).	Selected houses, refer to sales plan

Table 12 – Housing Options & Upgrades

SECTION 10
Customer Option Schedule –
Apartments

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CUSTOMER OPTION & UPGRADES

Each purchaser can customise their apartment. The following upgrades are available as at October 2025. Note, these upgrades apply for all available/unreleased stock in all four buildings.

Please note all of the below upgrades will be discontinued as at **Friday 5th December 2025**.

Upgrade/Option	Area	Package Description	Eligibility
Oven Upgrade	Kitchen	<p>SMEG Exclusive Package</p> <p>1B/2B apt: Smeg oven package including Dolce Stil Novo pyrolytic steam oven, offered in lieu of Smeg standard oven.</p> <p>3B apt: Smeg oven package including Dolce Stil Novo pyrolytic steam oven and Smeg pyrolytic oven, offered in lieu of Smeg standard ovens.</p> <p>Note this is a standard inclusion for 4 Bedroom Apartments.</p>	All apartments
Laundry Upgrade	Laundry	Fisher & Paykel Steam Care stacked 11kg front loader washing machine and 9kg heat pump dryer. Offered in a white or graphite finish.	All apartments
Living Upgrade	General	Flyscreen doors offered to all sliding doors in living and bedroom areas (as applicable).	All apartments
Electric Vehicle Charging Upgrade	Basement	Smart charger and integrated charging cable to car space as nominated. Limit of one electric vehicle charger per apartment.	All apartments

Table 13 — Apartments Options & Upgrades

All upgrades for Highforest Apartments are now discontinued.

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SECTION 12 Contract Documents

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CONTRACT OF SALE

Minter Ellison prepared the Highforest Contract Documents.

The Contract for Sale is a typical Mirvac standard contract that has been amended to suit the site-specific design and circumstances as they apply to Highforest.

Key items of the contract worth noting are as follows:

Update: 5% Deposit Incentive

Development has approved a 5% deposit which applies to Houses and Apartments that must exchange before ~~31st December 2025~~^{30th June 2026}.

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Terms:

- Must exchange by ~~31 December 2025~~^{30th June 2026}
- The incentive is 'below the line' and offered via the agents only i.e. not promoted 'in market'.
- Incentive commences immediately.

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Deposit – 10% of the price payable as the deposit under the Contract for Sale

Sunset Date – ~~TBC~~^{Please refer to the relevant master sales contract}

A copy of the draft Contract for Sale is provided in Annexure A6/H6

BANK GUARANTEES

Please refer to **Annexure G7** for approved providers of Bank Guarantee/Deposit Bond.

STRATA BY-LAWS

Minter Ellison have prepared the Strata By-Laws for Highforest.

The Strata By-Laws are typical Mirvac standard By-Laws that have been amended to suit the site specific design and circumstances as they apply to Highforest

Please refer to ~~Annexure G2~~^{the master sales contract} for the Draft Strata By-Laws.

S88B INSTRUMENTS

Please refer to ~~Annexure A10/H9~~^{for the master sales contract for} the Draft S88B Instruments. Note that both the stratum plan and strata plan have their own respective s88b instruments.

DOCUMENTS

Competitions and Consumer Act (formerly Trade Practices Act 1974)

You must review, understand and comply with this attachment to ensure you do not breach the Competitions and Consumer Act.

Sales Advice Form

TERMS OF PURCHASE

1. Prices as per current published price list
2. Prices subject to change without notice
3. Settlement 21 days (or ~~45-14~~ business days) after notification to the Purchaser of the last to occur of:
 - o the Plan of Subdivision being registered;
 - o an Occupation ~~Certificatene~~y Permit being issued for the Property; and
 - o ~~the Architect's Certificate being issued.~~

The following documents also need to be completed by the Sales Consultants for each Put and Call Option and Contract of Sale:

Sales Advice Form

The Sales Advice Form has been updated to include the following additional items

- Date & Time when contract was executed
- Other attendees at appointments
- Appointment time
- A copy of the Price List (at the time of Contract execution)
- Signed Viewing Disclaimer Form (if applicable)

All correspondence (and notes) with the Buyer must be attached the Sales Advice Form

POST CONTRACT SIGNING CHECKLIST

The Post Contract Signing Checklist should be used to record any additional discussions / advice given to Buyers during the appointment process. This is intended to be a guide only and is not an exhaustive list of potential issues.

Please ensure that any advice that was unusual is confirmed in writing via email to the Buyer. A copy of this correspondence (and any other correspondence to the Buyer) must be attached to the Sales

Advice Form.

COMPETITION AND CONSUMER ACT CHECKLIST

The Australian Consumer Law sets out a range of laws designed to protect consumer interests. In addition, the *Competition and Consumer Act 2010* (formerly known as the *Trade Practices Act 1974*) sets out a range of laws designed to ensure fair competition.

In this section, we discuss some of the requirements under ACL and CCA and how they apply in practice.

Unconscionable Conduct

RULE: You must not engage in unconscionable conduct with respect to the sale of a property

What is Unconscionable Conduct?

In simple terms, unconscionable conduct is unfair conduct. In determining whether you have acted unconscionably, a court may consider the following matters:

- The relative strengths of the bargaining positions of the parties;
- Whether you require the buyer to comply with conditions that are not reasonably necessary for the protection of your or Mirvac's legitimate interests;
- Whether the buyer is able to understand any documentation you give it;
- Whether you have placed undue influence or pressure on the buyer;
- The extent to which your conduct is consistent with other sales involving similar buyers; and
- Whether you have disclosed any unforeseen risks the sale may pose to the buyer.

Steps Taken by Mirvac to Avoid Breaching this Rule

Mirvac has taken the following steps to ensure it is not acting unconscionably:

It has ensured that its contracts of sale are in plain English and are not unreasonably one-sided, given the nature and type of development and considering that a property may be sold "off the plan";

Whilst Mirvac operates on a standard form of contract of sale, it is willing to undertake negotiations so that the rights and interests of both parties are balanced and adequately protected;

It undertakes to act in accordance with its contractual rights under contracts of sale; and

It encourages buyers to obtain separate independent legal representation regarding the purchase generally, the contract of sale and the conveyance.

How to Avoid Breaching this Rule

When discussing a contract with a potential buyer it is essential that you disclose all material risks of which you are aware that would impact on the buyer and that you do not exert undue influence or pressure on the buyer.

Misleading and Deceptive Conduct

RULE: You must not say or do anything or act in a way that is misleading or deceptive or is likely to mislead or deceive.

Examples of Misleading and Deceptive Conduct

The following are examples of conduct that would be considered misleading and deceptive conduct:

- Lying to potential buyers about the merits of the property;
- Overstating the merits of the property to potential buyers;
- Telling only part of the truth or staying quiet if you know the buyer has the wrong impression;
- Misrepresenting the location of the property or its vicinity or the views available from the property;
- Misrepresenting the availability of services to the property; and
- Making unsubstantiated predictions as to rental return or capital growth of the property.

How to Avoid Breaching this Rule

It is essential that you:

- Do not make statements as statements of fact unless you know them to be true;
- Make it clear when you are stating an opinion that it is an opinion only;
- Avoid making predictions without having a reasonable basis for making the prediction or without explaining the basis for the prediction; and
- Refer to the information contained in the Mirvac Marketing Material and Sales Manual at all times.

False or Misleading Representations

RULE: You must not make false or misleading representations.

Examples of False or Misleading Representations

The following are examples of representations that would be considered to be false or misleading:

- A false representation that a property is of a particular standard, quality, value, grade, composition, style or model or have a particular history or a particular use;
- A false representation that a particular person has agreed to acquire property in the same development;
- A representation that the property has approval, performance characteristics, accessories, uses or benefits which it does not have;
- A representation that Mirvac has a sponsorship, approval or affiliation it does not have;
- A false or misleading representation about the price of the property; and
- A false or misleading representation about the existence, exclusion or effect of any condition, warranty, guarantee, right or remedy (e.g., a false representation about the rights Mirvac or a buyer has under a contract of sale).

Third Line Forcing

RULE: The sale of a property must not be made conditional on the buyer also buying something else from a third person. Further, the terms on which a property is to be sold must not change if the buyer also buys something from a third person. This activity is referred to as 'third line forcing'.

In order to assist Mirvac in complying with this rule, you must not:

- Tell potential buyers that the purchase of the property is conditional on them agreeing to purchase a product from a third party as well; nor
- Offer the purchaser a discount or rebate if the purchaser agrees to acquire a product from a third party.

Examples of Third Line Forcing

The following are examples of third-line forcing:

- Making a sale conditional on the buyer agreeing to take finance from a particular lender; or
- Offering the buyer a cash-back amount if they agree to insure the property with a particular insurer.

Misleading Conduct

RULE: You must not do anything that is likely to mislead a customer about the nature, characteristics or suitability of the services that you provide.

Misleading Conduct in Relation to Services

The scope of your duties as an introducer or a marketing agent are contained in the agreement you signed with Mirvac when you were appointed. You must ensure that you are upfront with potential buyers about your role as introducer or marketing agent.

SECTION 13

Community Title Scheme, Strata Scheme & Levy Estimates

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STRATA TITLE

Each of the residential stratum lots will be strata subdivided under a Strata Title scheme. Each lot owner has Strata Title to their individual apartment. Refer to **Annexure A7** for the Draft Strata Plans.

OWNERS CORPORATION & BY LAWS

Each strata lot owner will be a member of the Owners Corporation for the relevant stratum lot, which is an association of all apartment owners within that stratum lot. The Owners Corporation owns, manages and maintains all the common property of the building including but not limited to the lifts, lobbies, common property landscaping, electrical, mechanical, hydraulic and fire services.

An Executive Committee (made up of elected lot owners) manages the administration of the association, common property and obligations. By-Laws provide the rules and regulations relating to the management and operation of the relevant stratum lot.

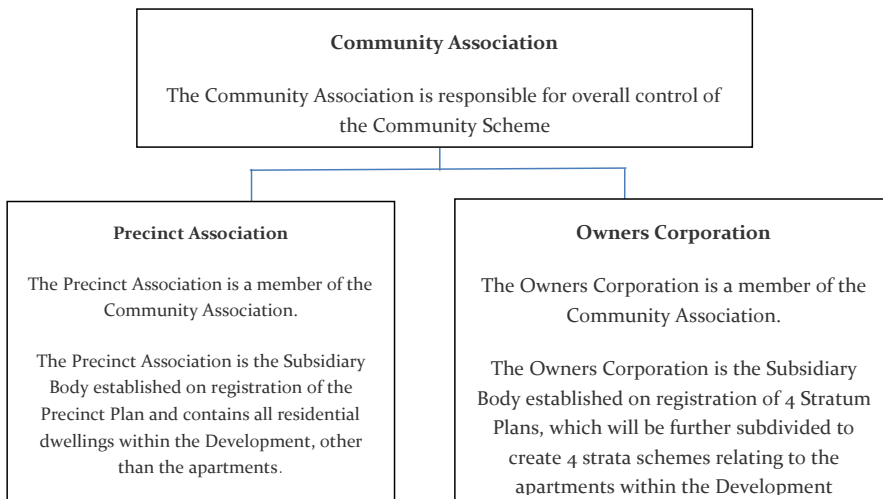
Refer to **Annexure G2** for the Draft Community By-Laws.

COMMUNITY TITLE

Highforest is a community title scheme comprising residential dwellings and apartments, together with community and recreation facilities including a pool, BBQ area, kids playground and green open space areas. It is the intention of the Contractor that the Development will be completed in stages. As such, the Contractor will be completing development activities both before and after completion of this contract.

The Development is intended to comprise a Community Scheme with two Subsidiary Bodies, comprising a Precinct Scheme and a Strata Scheme.

The structure of the Community Scheme is intended to be as follows:



STRATA LEVIES & UNIT ENTITLEMENT

Strata levies are the financial contributions paid by all lot owners to the Owners Corporation to cover costs incurred in the management of the strata scheme.

Strata levies cover expenditure such as:

- Administration expenses;
- Maintenance and repairs of common property e.g., lifts, garbage;
- Cleaning of common property;
- Insurances; and
- Future capital expenses.

Apartment owners are levied based on their strata Unit Entitlement (UE).

Please note the below table represents a best estimate only at the time of preparing this revision (July 2024).

Apartments

~~February 2025: Updated to match update issued to Sales team in November 2024.~~

Product	Average Community and Strata Levy
1B	From \$856 per quarter
2B	From \$1,418 per quarter
3B	From \$1,919 per quarter
4B	From \$3,206 per quarter

[Please refer to the latest Highforest Factsheet.](#)

Housing

February 2025: Updated to match fact sheet.

Housing Type	Average Community Levy (per quarter)
3B	\$528
4B	\$613
5B	\$752

The above estimates may not reflect the range that is levied once the Strata Scheme is formed.

The below summaries strata levy estimates for similar developments:

Project	No. Apts	Facilities	1B	2B	3B
NINE by Mirvac	442	Gym Yoga/Stretch Room Pool/Spa - BBQ/Outdoor Entertaining - Kitchen/Dining - Games Room - 2 x Meeting Rooms - Cinema - Music Room - 24 Hour Concierge	\$880-\$1,380 Per Quarter	\$16,00-\$2,130 Per Quarter	\$2,345-\$3,225 Per Quarter
St Leonards	527	- Gym - Yoga/Stretch Room - Pool/Spa - BBQ/Outdoor Entertaining - Kitchen/Dining - Games Room - 2 x Meeting Rooms - Cinema - Music Room - 24 Hour Concierge	\$1,425-\$2,025 Per Quarter	\$2,375-\$3,375 Per Quarter	\$3,560-\$5,060 Per Quarter
SOPA	696	- Gym - Landscaped Podium - Community Room	\$850-\$1,200 Per Quarter	\$1,300-\$1,800 Per Quarter	\$2,000-\$2,400 Per Quarter
OVO	302	- Rooftop Courtyard (Building B Only)	\$600-\$750 Per Quarter	\$900-\$1,200 Per Quarter	\$1,200-\$1,500 Per Quarter

STRATA MANAGING AGENT & BUILDING MANAGER

Management of Highforest will be the responsibility of the Owners Corporation. The Owners Corporation may appoint a Strata Managing Agent to manage and administer the Strata Scheme. This appointment may occur at the first Annual General Meeting of the Owners Corporation.

An on-site building manager / caretaker may also be desired by the Owners Corporation to manage the day to day operations of the building.

SECTION 14

Tax Depreciation Estimates

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TAX DEPRECIATION ESTIMATES

The Income Tax and Assessment Act (ITAA) may entitle a taxpayer, as a purchaser or investor of property to claim deductions against accessible income from that property for capital works (Division 43) and depreciable items (Division 40).

Tax depreciation estimates have been prepared showing estimates of potential tax allowances for typical 1, 2, 3 and 4 bedroom apartments, and typical 3, 4 and 5 bedroom homes.

Refer to **Annexure A12/H11** for the tax depreciation estimates prepared by BMT. Mirvac does not warrant the accuracy or completeness of the tax depreciation estimates.

Mirvac will provide a 'statement of cost' for the building at settlement. Purchasers will be responsible however for obtaining (at their own cost) their own depreciation schedule. Mirvac will assist purchasers by handing over relevant required information to one of our recognised depreciation schedule providers. We will inform purchasers of this provider on settlement.

SECTION 15

Frequently Asked Questions

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GENERAL FAQ'S

1. Where is the project located?

55 Coonara Avenue is located in the leafy and established suburb of West Pennant Hills, in the Hills District of Sydney. It is approximately twenty-six kilometres north-west of the Sydney CBD (25 minutes by car) and nine kilometres north of Parramatta CBD. The site has a total area of approximately 25.8 hectares, including over 10 hectares of remnant forest being dedicated to the State Government.

Neighbouring the site to the north, south and west is dominated by predominately low-density residential dwellings. Located to the east is the Cumberland State Forest (and contains approximately 40ha of native forest), including TreeTops Adventure Park, various walking trails, picnic areas, a visitor centre, nursery and café.

The Coonara Shopping Village (with Woolworths) is located to the southwest. The Cherrybrook Metro Station is located within 800m of the subject site to the north-west, while Tangara School for Girls is located to the north of the site. George Thorton Reserve is located towards the west of the site.

The site previously contained a redundant and vacant business park facility comprising approximately 34,000m² of office space with 1,670 car parking spaces (at grade and within a 3 storey multi-level car park). The existing business park was purpose built for the tenant in the 1980's and the structures had served their purpose with no further opportunity for occupation. Prior to this, the development footprint of the site was used as an orchard.

2. What approvals have been received and what are still required?

The site has received 16 approvals (including modifications) to date. These are as follows:

Demolition of existing buildings and ancillary structures, associated landscaped vegetation clearing and other associated works.

Temporary Exhibition Home being the Discovery Centre- Sales Office and Associated Works

Concept Master Plan for 417 dwellings which includes 165 dwelling houses and 252 apartments (note, future modification to adjust yield to 249 dwellings), and associated internal road and superlot arrangement, and civil works including landscaped vegetation removal, earthworks and new road construction.

Southern Housing Precinct for the construction of 60 attached and detached dwellings, individual lot subdivision and associated lot civil works and associated landscape works.

Housing Central and North for the remaining 105 housing lots.

Apartment Precinct for 249 dwellings contained in 4 residential flat buildings, basement car parking for 456 vehicles, associated earthworks and landscaping.

Facilitating subdivision creating three lots including the creation of the forest lot which will be dedicated in the future to NSW Government.

Forestry dedication works being the works required to be undertaken prior to the transfer of the forest

to the NSW Government. This includes some weed management and construction of timber bridges
2 temporary signage for the Hoardings

The applications below are currently being assessed by the Hills Shire Council:

Recreation facility which will house the communities pool, multi-function room and alfresco dining facilities multicourt pickleball and basketball FIBA half court, outdoor gym, play area and lawn.DA lodged December 2024.

Open Space which is an area that will include a lawn area, children's nature play, a junior bike track, BBQ facilities and an area of forest regeneration.

3. **How many dwellings will there be?**

The Concept Plan Development Approval has granted 414 dwellings made of 165 houses and 249 apartments.

4. **How many apartments / buildings will there be?**

The Apartment development approval has granted 249 apartments contained in 4 residential flat buildings, with a common basement car park for 456 vehicles.

5. **How many houses will there be?**

Within the Concept Masterplan, Development Approval has been granted for the provision of 165 dwellings. This is broken down into 3 separate stages below:

- South (60 dwellings – DA approved November 22)
- Central (55 dwellings – DA approved July 24)
- North (50 dwellings – DA approved July 24)

6. **How tall will the buildings be on the site?**

Each of the four apartment buildings will have 8 residential levels (ground to Level 7), with either 2 or 3 storeys of basement carparking below.

The houses will be a mix of 2 or 3 storeys.

7. **What type of dwellings will be built on site?**

Housing

Lot sizes ranging from 150m² up to 600m² with attached houses and detached houses.

3-, 4- and 5-bedroom housing including additional family/study/living areas.

Bedroom locations catered to suit a large variety of household requirements including some homes with bedrooms on the lower floors.

Apartments

1,2,3& 4 bedroom apartments across 4 apartment buildings

All types of bedroom offerings in multiple layouts and configurations including media rooms and extra space areas.

Ground floor courtyard apartments

Through / dual aspect apartments

Large penthouse type apartments

8. When will the apartments and houses be launched to the market?

The following launches have been held to date:

- May 2024 – Housing (25 lots in Treeview), and Apartments (Building D)
- August 2024 – Apartments (Building C)
- March 2025 (Lots in Housing Central & Housing North)
- *September 2025 – Apartments (Buildings A & B)*

9. What will the houses/apartments be priced at for Launch 3?

Please note, Launch 3 (March 2025) is an exclusive housing launch of 25 lots. There will not be any new apartment product introduced in this launch.

Housing

3-bedroom home – from low \$2m.

4-bedroom home – from mid \$2m

5-bedroom home – over \$3m

Individual lot prices will be made available to the sales team for sales launch.

Apartments

Please refer to latest Highforest apartments price list and isometrics for pricing of available apartments. Timing and pricing for the next Apartments launch will be communicated by the Development team in due course.

Launch 4 – November 2025

Please note, launch 4 (November 2025) is an exclusive housing launch of 10 lots. There will not be any new apartment product introduced in this launch.

Housing

3-bedroom home –pricing range TBC

4-bedroom home – pricing range TBC

Individual lot prices will be made available to the sales team for sales launch.

10. Who is designing and building the project?

Highforest by Mirvac is another example of Mirvac utilising our residential integrated model including development management, design, construction, sales and marketing.

- Mirvac Design will be the primary design team behind the project
- Mirvac Construction will be building the apartments
- Mirvac Homes will be building the houses
- Mirvac Homes or Mirvac Construction will be building the Recreation Facility
- An external landscape contractor will deliver the Forest Park

11. When will Mirvac start construction?

Demolition of the previous IBM business park has been completed. The existing multistorey car parking still remains to allow for the construction team to utilise during works, to reduce on street parking.

Construction for Housing South commenced in November 2024 and apartments will commence in early 2025.

12. How long will construction take?

Apartments

Mirvac Construction are on track to commence construction of the apartment precinct in early 2025. Settlements are anticipated ~~late 2026 / early 2027~~ to commence from September to November 2026.

Housing

Mirvac Homes commenced on site late 2024 with the first homes ~~expected for settlement from midsettled in~~ to late 2025 .

13. What measures will be implemented in order to keep residents away from noise, dust etc?

Mirvac takes pride in creating safe construction sites and respecting the surrounding communities during construction works, as such a number of dust and noise measures may include the following:

- Working hours restrictions
- Limitations on heavy duty vehicles queuing on public roads,
- Acoustic and dust barriers such as hoarding
- Dust mitigation inclusive of restriction on heights of soil stockpiles, and stockpiles will be kept moist to avoid any dust being made airborne.

14. Will there be any retail / commercial uses on the site?

No. However Coonara Shopping Village is approximately 200m (5 minute walk) from the site which includes a Woolworths Metro, cafes, bakery and other daily needs.

How much open space will be provided in the new development?

The project will consist of many open space areas. Some will be for passive enjoyment, others more active with children's play and other recreation activities. These parks will fall under the ownership of the Community Plan and will be available for the wider public to use. The open space will be delivered in a staged manner, with each parcel being connected to the delivery of a housing or apartment stage

Landscape Type	Approx Total Area (Ha)	Approx Total Site (%)
Publicly accessible open space (excl. Apartment Precinct)	0.5	2%
Publicly accessible open space (incl. Apartment Precinct)	1.25	5%

In addition to the community owned open space, there will also be two recreational areas dedicated to the State Government for the use of the residents of Highforest. These include the forest dedication area of over 10 hectares and will include walking trails, and also the open space area. This area will include a First Nations cultural classroom, BBQ facilities, childrens play and a bike track to name a few.

15. How can people register to receive updates on market launches?

Interested parties can register for updates at highforest.mirvac.com

16. Where can I find information on questions around the forest, tree felling etc?

Please refer to our community website found here: <https://coonara.mirvac.com/community-information>

17. What is the nearest train/bus stop to Highforest?

800m to Cherrybrook Metro Station

500m to Bus Stop – Castle Hill Road after Edward Bennett Drive. Express buses to the city leave from this stop.

18. Does the Discovery Centre accurately represent the DA submitted to Council for approval?

The Discovery Centre will have a number of items that reflect what will be delivered at Highforest. It will contain a master plan model and an apartments model. It will include an apartment display kitchen and bathroom, as well as an indicative housing display with kitchen, living, laundry, master bedroom with ensuite.

19. Are pets permitted in the apartments and at Highforest?

Yes, they will be permitted in the apartment buildings, however this is expected to be restricted to no more than two small to medium animals per apartment (under 25kg). This excludes Guide dogs / other service animals.

All animals must be kept on a lead throughout Highforest, to ensure the safety of native wildlife. Cats are not permitted to be on balconies due to the risk to native wildlife.

20. Will there be a concierge service?

No.

21. Opening hours of the community facility?

The proposed operating hours of the pool/gym area will be 7:00am to 9:00pm 7 days a week. Note that operating hours are subject to approval by Council.

22. What appliances will be installed in my residence?

For both apartments and housing – Smeg kitchen appliances including cooktop, dishwasher, microwave, oven and rangehood, will be installed as standard. Select 3- and 4- bedroom apartments also include an integrated fridge as standard.

23. What sustainability initiatives are proposed for Highforest?

Mirvac's vision is to create a new, family friendly sustainable residential community that will integrate seamlessly into the surrounding environment and provide a sanctuary for a new community amongst the flora and fauna of the forest.

Highforest is targeting Greenstar Communities rating. Greenstar Communities assesses projects against a holistic set of distinct social, environmental, and economic categories, and an innovation category. The categories are called: governance; liveability; economic prosperity; environment and innovation. A Greenstar communities rating demonstrates world leadership in addressing environmental and social issues while contributing to the community.

24. What is the titling structure at Highforest?

The development will form a Community Association who will be responsible for the running, maintaining, and insuring of common property facilities. As part of the association, each owner will need to contribute financially. There will be 2 precinct associations (Housing and Apartments) under the Community Association. Common property under the Community Scheme will include all roads, street lighting, the community facility, pocket parks and other infrastructure.

The apartments precinct will consist of one strata scheme per building, with a shared facilities schedule to cover the running, maintaining, and insuring common property within the apartment precinct. Each of the four strata schemes is a member of the apartments Precinct Association.

Housing:

The title structure of the Development is a single Community Scheme with two Subsidiary Bodies, each being a Precinct Scheme.

The property sold under this contract is a dwelling (either attached, semi attached or detached) within a single torrens lot but with an overlay of Precinct Scheme and Community Scheme. All of the individual housing lots are Precinct Development Lots and together form a single Precinct Scheme ie the Housing Precinct Scheme. The second subsidiary body under the Community Scheme is a Precinct Scheme for

the apartments.

25. What is porcelain stone and what are its advantages?

SLAB COMPOSITION

All true porcelain comprises only natural materials (powdered clay and coloured pigments) with no resin or binding agents. All porcelain supplied has respirable silica in the range of 10-20%. This has been independently verified by the manufacturers and by us here in Australia.

SLAB BODY COLOUR AND PRINTING AESTHETICS

Premium products put more time and research into the composition of the body of the slab so it more closely resembles the face of the material. Not just having colour in the body but movement, grain, and colour variation to give a softer transition from edge to face when you have exposed edges in the design like Highforest.

Premium products then employ a high-quality resolution and sophistication of the printing process to avoid pixelation, not print too much patterning etc. so it appears natural.

Finally, the premium product employs better processes to give a natural appearance to the finished surface of the slab. Over brushing or buffing of the material is usually done to try and mask some deficiencies in the surface but it usually gives a very plastic final appearance which is not attractive nor natural looking.

ADVANTAGES

Food preparation zones: Its high density and low porosity makes porcelain ideal for use in food preparation zones. The material is highly resistant to foods and liquids absorbing into the surface, where in other low density materials stains and bacteria can develop (think of red wine rings on Marble). Porcelain's hardness also makes it excellent around cutting surfaces as it has exceptional scratching and abrasion resistance.

Ideal around gas cooktops and ovens: Porcelain is heat and fire resistant, making it an excellent benchtop and splashback surface around gas cooktops and ovens. In some other benchtop materials such as laminate, the heat can cause the surface to delaminate and discolour.

Won't fade in sunlight: A high UV resistance means a porcelain benchtop will not fade in direct sunlight. A great new material for outdoor barbeques. Some other solid surfaces are also UV resistant, always check with the supplier or your kitchen designer.

Great for long islands: Porcelain slabs are currently manufactured larger than standard 3m long quartz-based slabs, avoiding seams or joins in long islands up to 3.2m and 1.6m wide.

Cladding onto surfaces: Matching porcelain panels and tiles are also available. They are much lighter and thinner (down as low as 3mm thick) and are great for feature walls, applying to kitchen doors, drawer fronts, and splashbacks.

When you want the look, without the issues: The manufacturers have had mixed success at replicating other natural materials. Neolith's rusted steel range for us at Dan Kitchens looks like the real thing without the risk of tetanus. On the other hand their Statuario still looks okay, but does not have the translucency and variation in pattern that real marble has. Whatever your opinion, porcelain has far superior durability than both of these materials.

25. What is the stone of the Natural Stone Upgrade?

The stone upgrade is a 20mm brushed quartzite.

26. Will residents be paying for Community Facilities before it is operational?

No.

27. For apartments and housing, what glazing? Why single and double?

Apts – All windows are double glazed, balcony sliding doors are single glazed due to the weight of the doors.

Housing – Mixture of glazing spec dependant on the home. Spec based on Nathe's requirements. TBC.

28. Will street parking be metered?

Street parking will be timed however, unlikely to be metered. Council agreement still TBC.

29. What is the standard door detail for wardrobes?

Hinged doors in apartments, sliding doors in housing.

30. Will the number of Flyscreens be specified in the contract dependant on Lot allocation?

No. For both apartments and housing, flyscreens will be provided to all operable windows and there is the upgrade option to sliding doors.

31. Can you provide more information about the balcony paving details?

For apartments, the external paving and internal tile is Tibet Greige, which is Sample 2 of internal finishes board.

For housing, the paving is SOHO Beige which is the veranda paver installed at the Discovery Centre.

32. What is the ceiling height in the display?

Approx. 2700mm ceiling height throughout majority of the display.

Approx. 2400mm ceiling height to apartments kitchen & bathroom display

33. EV Charging

• Can a purchaser bring their own EV charger, or must we use a charger provided by Mirvac?

Apartments: Purchasers will be able to arrange install of an EV charger post-settlement, however the brand and specifications will be restricted under the by-laws. This is due to fire safety requirements.

For housing, buyers will be able to bring their own, but it must comply with certain requirements.

- **How much power is available for a charger (i.e. single-phase = 7kW, or 3-phase = 22kW)?**

(HOUSING ONLY) The charger can charge up to 7 kW. However it is important to note that there will be a load management system in place to manage peak hour electricity usage which will impact charging loads (i.e. at busy hours in the day -morning and night – the charger may not reach the full 7kW capacity)

Apartments: We are not able to confirm the exact specification as procurement is ongoing.

- **Is there any scope to install individual solar power for a unit/apartment to help power the EV charger?**

No.

- **If Mirvac provides the EV charger, what length of charging cable from the charger to the electric vehicle (EV) is included?**

The chargers which are provided from Mirvac will be provided with the standard length of proprietary cable which comes with the selected system which is still being confirmed.

- **Can you specify where the EV charger is to be mounted on the garage wall? (Because different EV's have their charge ports in different locations around the car, so a charger mounted on one side garage wall may not reach to an EV charge port located on the far side of the vehicle.)**

Charger locations cannot be specified by customers because of specific design requirements but will be set out to ensure coordination with varying EV charge port layouts.

In housing, the intention is that the charger will be placed on the rear wall where space allows. For apartments, the charger will be located at either the left or right rear.

34. Is 5% deposit acceptable?

No – 10% deposit is required, [unless there is an incentive in place.](#)

35. Will the PP incentive be offered as a discount in price?

No – any incentive would be via credit towards upgrades.

36. Does Mirvac require the deposit bond length to be the sunset date of 30 June 2028?

Any bank guarantee or deposit bond is required to have either no expiry date or an expiry date at least 3 months beyond the Sunset Date.

The definition of 'Bank Guarantee' in the contract includes deposit bond.

37. Can the buyer attend and or receive reports of the Structural Integrity & Waterproofing inspections?

No, if they would like to see a copy of the occupation certificate, it will be made available to them at completion.

38. What is the Community Connections Program? Is this operated by Mirvac or a contracted third party?

Mirvac takes pride in creating communities. We currently have an internal community manager helping us on this project. Our intention is for this to continue as we curate this community.

39. What is a B6 easement?

This is an easement for maintenance and repairs related to retaining walls on the neighbouring Lot.

HOUSING FAQ's

1. Does the model in the Sales Suite represent the DA submitted to Council for approval?

The model in the Sales Suite is a general representation of the Housing at Highforest. Housing Central and North precincts are still under assessment with Council and are subject to change.

2. Who is the architect of Highforest by Mirvac?

Highforest by Mirvac features design and interiors by Mirvac Design.

3. Who is the Builder for the Homes at Highforest by Mirvac?

The builder for the Homes at Highforest by Mirvac will be Mirvac Homes. For more information please see Section 2.

4. How many houses are there in Highforest?

165 homes.

5. When will each stage be released?

Highforest launch program will be staged, the first housing release of 25 houses in Treeview happened in May 2024 and launch 2 of the remaining homes in Treeview was held in August 2024. A briefing EDM prior to every proposed release will be forwarded to the database(s), priority and Mirvac VIPs.

6. Do I need to pay to use the resident facilities?

Highforest operates as a Community Title scheme that will incur a levy from all owners for the private use and upkeep of community facilities. Please refer to Section 11.

7. When will payment of the community levies commence for Housing South (first release of homes to be completed mid-late 2025). Will the full estimated levy be charged from settlement on-going?

For the homes in the first release (whom will settle early) they will not be charged the full levy as outlined in the fact sheet at settlement. Levies will be based on community areas completed at such time and will increase when each stage is settled. Levies are able to be struck following the first AGM, which can occur when 1/3 of lots are settled. However, may be deferred at developer's discretion. Levies included in the fact sheet are for the fully completed development.

8. How will residential car parking be allocated?

On-site parking is provided with lockup garage and driveway access, where applicable. Refer to specific site plans for further detail.

9. How will rubbish be disposed of/collected?

The Hills Shire Council will provide a kerb side waste collection service to each home. The service is paid via council rates in the normal manner.

10. How do I move in?

Moving in will occur after final settlement and handover. Mirvac's Customer Relationship and Settlement Team will assist with settlement/move in the process as per standard Mirvac processes.

11. Can my house be rented?

Yes, Mirvac has a dedicated leasing specialist, Res by Mirvac, that can assist with leasing.

12. Will there still be construction taking place when I settle/move in?

Highforest is a staged development and therefore it is expected that building works will be continuing whilst residents settle and move-in and therefore expect some disturbance, construction noise and dust, which will be minimised as much as possible. Please refer to response in General FAQ 13 for further details.

13. Will I get to view my home prior to settlement?

You will have the opportunity to view your home at the Final Inspection prior to settlement. The Customer Relationship and Settlement Team will assist in this process.

14. Will we get regular updates regarding the construction and completion timing of our home?

Yes, the Customer Relationship and Settlement Team will provide updates on construction and settlement timing.

15. When will the by-laws be available?

By-laws are contained within the Community Management Statement of the estate and are available on request.

16. Are Pets allowed?

Refer to CMS in relation to any restrictions for the keeping of pets within the Community Scheme.

17. Can you provide photos of the interiors?

Renders of interiors will be available via the Highforest Homes Construction Brochure, project website and available on the touchscreens within the sales centre.

18. What changes can I make to the homes?

The only changes that can be made are in selecting the internal colour scheme and choosing any

upgrades. To be clear no changes can be made to the following:

- Inclusions list or upgrades list (i.e. purchasers may ask for brand names to be added which we won't be allowing)
- Colour schemes (internal and external) – i.e. no mix and match,
- Layouts or anything on the sales plans; and
- No deletions from the inclusions (i.e. leaving carpet out if they want timber floor boards).

19. What is the acoustic treatment?

Acoustic treatment will be provided to homes as per DA consent requirements.

20. What methods or materials will be used for shared walls between houses to minimise noise transmission?

Walls between houses are a combination of plasterboard lined insulated stud within the Hebel system, providing appropriate fire rating, thermal, and acoustic requirements.

21. What kind of insulation will be placed on roof to keep interior cool in summer and warm in winter?

Ceiling insulation will differ from home to home and will be dictated by the NatHERS and BASIX. The insulation will be compliant with the ESD requirements which has been assessed per house and may differ depending on location.

22. When does construction begin on the houses?

Construction is expected to commence in mid -late 2024.

23. Will there be electrical vehicle charging points for my car?

Provisioning for EV charging will be available to all garages. Purchasers will be able to choose installation of an electric car charger as an upgrade option. If chosen, a car charger will be situated in the garage.

24. What services will be included in my back yard?

Please refer to Section 3 for further information.

25. Will 6.6kW solar panels be installed in all houses?

Yes, 6.6kW solar panels will be installed on each home.

26. Can the purchaser upgrade from 6.6kw to 10kw solar panels?

No, we are only going to be offering the upgrades shown in the brochure.

27. Do the houses have a single inverter or multi inverter? Ie if one panel dies to all the panels die?

The houses will use a multi inverter so if one panel dies all others will still operate.

28. What phase? Ie: 3 phase or single phase?

Single Phase

29. What brand are the solar panels?

Supplier yet to be confirmed but will be aligned with the specifications above.

30. For semi attached/attached, what separates houses from neighbouring houses?

Lapped and capped fencing will separate interconnecting lots from neighbouring houses.

31. Can I park on the street/ is on-street parking available for visitors?

Street parking is available however it will likely be timed. Subject to change

32. Is there provision for a lift?

Yes - only in selected homes in future releases.

33. What appliance will be installed in my house?

Standard inclusions are:

- Induction cooktop
- Microwave
- Fully integrated dishwasher
- Concealed rangehood
- Oven x 2

34. Will my fridge cavity have a water supply point?

No however, you can select this as an upgrade.

35. Can I turn my lights on/off with my mobile phone?

If the relevant home automation upgrade is selected, purchasers will be able to control the lights from their mobile devices. Purchasers receive wall control as standard.

36. Can I adjust my air conditioner with my mobile phone?

If the relevant home automation upgrade is selected, purchasers will be able to control the air conditioning using their mobile devices. Purchasers receive wall control as standard.

**37. Will the rainwater be collected and reused for irrigating landscaped areas?
Is it treated in case a child or animal ingest it?**

The rainwater will be collected in rainwater tanks located in the rear yards of all homes and reused as irrigation to landscape, toilets and laundries. The rainwater harvesting system will include pre-treatment devices to manage the flushing out of contaminants.

38. Can the rainwater tank be buried in the future at the purchaser's own cost?

This will be up to the lot owner to seek the appropriate approvals from the community association and the Hills Shire Council.

39. What is the settlement defect process?

Prior to the day of settlement, purchasers will schedule a pre-settlement inspection. This inspection will allow purchasers to inspect for potential defects which will be rectified prior to the day of settlement. After settlement, purchasers will be granted three months to submit any other defects that they would like rectified.

40. Will I receive any warranties on the housing finishes?

Purchaser will receive various warranties from the suppliers for selected apartment finishes and appliances. These warranties will be provided to the purchaser at settlement.

41. What is the warranty period for houses in Highforest?

The warranties should be in accordance with the NSW Department of Fair Trading Statutory Requirements.

42. Who pays for the upkeep of the publicly accessible space?

The publicly accessible space upkeep will be paid by the lot owners within the development through the strata and community levies.

43. Will air conditioning units be treated or screened?

Airconditioning units will be screened where they are not in a discrete location

44. Can purchasers install pools? How would that work?

The majority of backyards will be too small to accommodate pools. For those that could potentially accommodate, they will need apply to the Community Association and local Council.

45. Where can agents find landscaping details?

Please refer to sales manual annexures for each home's landscape planting palettes. Typical landscape plans are included in Annexure H12 – Landscaping Planting Palettes

46. Will the landscaping be specified in the contract and detail what will be included in “Mirvac specification”?

No, it is not usual practice to include this in the sales contracts.

47. What type of trees that Mirvac is going to plant on the road in front of the houses?

Planting along the streetscape will include primarily local native species and Blue Gum High Forest species.

48. Bathroom pods in houses?

No.

49. Are blinds included as standard?

No window furnishings will be offered, even as an upgrade.

50. Why are we not providing blinds?

This process is to be coordinated through the settlement team.

51. Flyscreens in homes?

Flyscreens to windows are included in housing and apartments as standard. Flyscreens to doors are an upgrade to housing and apartments.

52. Are fans an inclusion for houses, or not available at all? The ceiling fan is only shown as an upgrade for apartments.

Ceiling fans are in all bedrooms and ground floor living/dining areas for housing. The ceiling fans provided are either 1300 mm or 1500mm pending the house type and including remote controls.

53. Will the number of ceiling fans be specified in the contract dependant on Lot allocation?

No, the sales contract will have the same wording as page 51 of the Sales Manual.

54. Are there single storey dwellings?

There are no single storey dwellings however, many homes include a bedroom on the ground floor.

55. Do we have all colour bond roofs?

Majority yes, with a small number of pitched tile roofs.

56. Can purchasers upgrade to synthetic grass?

No this will not be an option. Minimum landscaping requirements to comply with as part of the original DA Consent.

57. What measures have been implemented throughout design and construction stages against pest control?

All homes will be built with a pest management system to commensurate with the site and its varying conditions, ensuring that all homes have a tailored system to meet the specific needs of each home.

58. Can you provide further details on the housing ceiling heights?

Ground Floor: Max. 2700mm

Second Floor: Min. 2400mm, Max. 2600mm

59. What is the most reflective house type for the house display – living room in particular?

Due to modular design, the housing display living space is not indicative of the final product. Refer to disclaimer in display suite.

60. Is the structural flooring to the first floor a suspended concrete slab or other?

The floor system integrates a combination of concrete slab on-ground construction and a suspended timber floor system. This blend is selected for its structural efficiency and performance attributes.

61. Are the internal stairs timber or MDF?

MDF

62. What is the style of the balustrade of the staircase, eg timber rail or a low wall?

Typical Housing Balustrade, staircases are typically a combination of wall and a round timber handrail.

63. Are the treads of the staircase going to be carpeted?

Treads will be carpeted unless upgrade to timber flooring selected.

64. What is Bushfire Attack Level (BAL Rating) of the houses?

All houses are BAL 12.5 except:

Lots 12, 17-20: BAL 19

Lots 13, 21-31: BAL 29

BAL ratings plan and information can be found in Housing Annexure H13 – BAL Ratings. Further details can be found on the RFS website.

65. APZ - what does this mean (extent of land for APZ restriction)?

APZ stands for 'Asset Protection Zone' related to bushfire requirements. Area within the APZ zone must comply with the bushfire measurements as stated in the DA Consent and in accordance with the NSW Rural Fire Services document 'Standards for Asset Protection Zone' - Please see Annexure H14.

66. What are the widths of internal streets, approximate distance between houses on opposite sides of the road?

As per DA 860/2022/JP Approved Civil Drawings, the internal road widths in Housing South are as

follows:

Road (refer to Sales Manual Figure 13c for detail, page 22)	Approx. Road Width (incl. parking)	Approx. Road Width (excl. parking)	Approx. Distance between boundary lines on opposite side of the road
P1 – Perimeter Road	10.1m	8m	13.7m
R3 – Road 3	8.1m	6m	11.7m
R4 – Road 4	8.1m	6m	11.7m

N.B. The P1 widths are based off P1-1 (West) between Superlot 10 & 12

67. Will the lot numbers for the homes be the same as the future “house” numbers?

No, street numbers will be allocated per DA consent.

APARTMENTS FAQ's

1. Who is the architect of Highforest by Mirvac?

Highforest by Mirvac features design and interiors by Mirvac Design. For more information about the architectural team, see Section 2.

2. Who is the Builder of Apartments at Highforest by Mirvac?

The builder of Apartments at Highforest by Mirvac will be Mirvac Constructions. For more information about Mirvac Construction, see Section 2.

3. Will I have views from my apartment?

Subjective to each apartment. It is important to note that views and view corridors may be affected by other developments and planning issues outside of the control of Mirvac.

4. How many visitor car parking spaces are provided?

Approximately 51 visitor car spaces will be provided across Buildings A-D. Visitor spaces are a mix of basement car spaces and on-street parking.

5. Is there a loading dock in the building? How do I move in?

The loading dock is located within the basement under neath Building D (Ironbark). The strata manager and/or building manager will determine an appropriate move-in process which will be communicated before settlement.

6. How will adaptable parking allocation work?

Adaptable apartments will be allocated one accessible car space with a shared zone which may contain a bollard or will be line-marked as per Australian Standards. The shared zones are on the common property title, not on a purchaser's title. Please note that adaptable apartments which come with more than one car space (e.g. a 3B) will only be allocated one of their car spaces as an accessible car space. Their other car space will be a standard one. Please note this means the purchaser's two car spaces may not be located together.

Accessible car spaces can only be allocated to adaptable apartments – there are 25 adaptable apartments in the precinct, and 25 accessible car spaces in the basement.

7. How are the car spaces allocated?

Car spaces are allocated as follows, unless otherwise noted. Purchasers with multiple car spaces should note there is no guarantee of their spaces being next to each other.

- 1 Beds have one car space
- 2 Beds have either one or two car spaces – please refer to Salesforce.
- 3 Beds have two car spaces. [There are a small number of 3-bedroom apartments with 3 car spaces – please refer to Salesforce.](#)
- 4 Beds have three car spaces

8. Will there be electrical vehicle charging points for my car?

Provisioning for EV charging will be available to all one resident car space per apartments in the basement where permitted. ~~Purchasers will be able to choose installation of an electric car charger as an upgrade option. If chosen, a car charger will be situated in the resident's car space.~~

Purchasers were previously able to select an EV Charger as an upgrade, however this is no longer available.

Capacity of the electrical substation, cable tray sizes, and distribution board sizes were based on an assumption of one EV charger per dwelling.

9. What appliance will be installed in my apartment?

Smeg kitchen appliances include:

- Induction cooktop
- Microwave
- Fully integrated dishwasher
- Concealed rangehood
- Oven(s) (single oven on 1B/2B, double ovens on 3B/4B)
- Dryer – vented, wall mounted.

Integrated Fridge – for all 3- and 4- bedroom apartments in Buildings A & B, and available 3- and 4- bedroom apartments in Buildings C & D. Please refer to Salesforce to confirm inclusions for a particular apartment.

10. Will my fridge cavity have a water supply point?

Yes, this is a standard inclusion for all apartments. Please note the integrated fridge included as standard for some apartments does not include an icemaker or water connection.

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11. Will my balcony threshold be fully flush?

The balcony thresholds have been designed to be flush on this project.

12. Will my bathroom threshold be fully flush?

The bathroom thresholds have been designed to have a minimum possible step and in most cases be flush. However, to align with BCA compliance, the shower will have a 15mm set down.

13. What window furnishings will be provided?

~~Window furnishings will not be provided as standard at Highforest. Purchasers will be able to upgrade to flyscreen doors (note all openable windows include flyscreens as standard). As at March 2026, unsold stock now includes sheer curtains to living/dining area as standard. Bedrooms do not include any window coverings. Please refer to Salesforce to confirm the finishes/inclusions for a particular lot.~~

Previously, a flyscreen door upgrade was available – this has now been discontinued, however note that flyscreen tracks to sliding doors are a standard inclusion.

Prior to settlement, we expect to issue purchasers with contact details for a couple of preferred suppliers. The intention is that purchasers could arrange for one of these suppliers to attend their pre-settlement inspection to do a measure and quote, with the window furnishings then installed after the purchaser has settled.

Purchasers or their contractors will not be permitted to install their own window furnishings prior to their settlement date.

14. Can I turn my lights on/off with my mobile phone?

If the relevant home automation upgrade was selected, purchasers will be able to control the lights from their mobile devices. Please note this upgrade is no longer available.

15. Can I adjust my air conditioner with my mobile phone?

If the relevant home automation upgrade was selected, purchasers will be able to control the air conditioning using their mobile devices. Please note this upgrade is no longer available.

16. Will my balcony have water/power/gas provisions?

All apartments will include a water point, and double outdoor GPO (power point) on their main balcony. No power or water will be available to secondary balconies (where applicable). The main balcony is defined as the balcony accessed off the kitchen, living or dining area.

Gas will not be available at Highforest.

17. Will the rainwater be collected and reused for irrigating landscaped areas? Is it treated in case a child or animal ingest it?

The rainwater will be collected in rainwater tanks located in the basement and reused as irrigation to the landscaped areas throughout the apartment precinct and as a water supply for the carwash bay. The rainwater harvesting system will include pre-treatment devices to manage the flushing out of contaminants.

18. What is the settlement defect process?

Prior to the day of settlement, purchasers will schedule a pre-settlement inspection. This inspection will allow purchasers to inspect for potential defects which will be rectified prior to the day of settlement. After settlement, purchasers will be granted three months to submit any other defects that they would like rectified.

19. Will I receive any warranties on the apartment finishes?

Purchaser will receive various warranties from the suppliers for selected apartment finishes and appliances. These warranties will be provided to the purchaser at settlement.

20. Who pays for the upkeep of the publicly accessible space?

The publicly accessible space upkeep will be paid by the lot owners within the development through

the strata and community levies.

21. Is there a car wash bay?

The basement will include two car wash bays.

22. What measures have been implemented throughout design and construction stages against pest control?

All homes will be built with a pest management system to commensurate with the site and its varying conditions, ensuring that all homes have a tailored system to meet the specific needs of each home.

23. Is there a minimum storage cage size?

As per the ADG, refer to sales manual for the minimum sizes. Each apartment will be allocated one storage cage in the basement.

24. What is the intertenancy wall for apartments?

Hebel wall between apartments.

25. Will EVs be offered as an upgrade?

~~Yes, the provisioning is there for purchasers to upgrade to an EV charger in their assigned car space. Refer to Item 8.~~

26. Is ground lobby the entry for all buildings?

~~Yes, all buildings with enter the lobby through ground floor.~~

Pedestrians would enter each building through the main ground floor lobby for that building. Residents would enter their apartment via a lift directly from the basement.

27. How to access Building D basement?

There are two driveway entries to the apartment basement – one below Building D, and one between Buildings A & B. Either driveway can be used to access each basement level.

28. What is the maximum number of levels you would have to drive down to reach your designated parking space?

Two levels - someone in Bld B would have to go through A and down to B.

29. Can you enter and exit from all basement openings?

Yes, you can enter and exit from all openings e.g. you can go from Bld D to Bld A driving through the basement.

30. Can purchasers install vergolas on Apt balconies?

No. External modifications to the building are not permitted, as per the strata by-laws.

31. Are apartments using bathroom pods?

Yes

32. Are we offering actual penthouse style apartments?

Highforest does not use the term 'penthouse' for its' apartments.

33. Are the apartment buildings constructed in a single stage?

Construction for the apartment buildings is expected to be delivered as a single stage.

The development has however been structured to enable staged construction if required, separating the delivery into two stages (Buildings C and D in the first stage and Buildings A and B in the second stage).

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34. What will the standard pantry include if the upgrade option is not chosen?

As a standard, typical pantries will include timber look doors to match chosen kitchen scheme with white melamine internals. Please refer to individual sales plans for size and layout of pantry.

35. What is the price of an extra car space?

~~As at February 2025, additional car spaces are priced a \$75,000 for all buildings. Note there is only a limited number of car spaces available for purchase.~~

All car spaces are allocated to apartments. There are no additional spaces available for purchase.

It is not possible to reallocate any car spaces from one apartment to another.

SECTION 16

Launch 3 Overview – March 2025

Launch 3 is an exclusive housing launch of 25 lots across Housing Central and Housing North. Below is an overview of the product in each launch, and how it varies from Housing South. The launch 3 lots are highlighted on the below plan with the yellow dots, totalling 25 homes. In the below plan, the 3 Beds are shown in blue labels and the 4 Beds are shown in yellow labels and the 5 Bed is denoted with the pink label. The lots used as the price leaders in the EDM sent to the Highforest database are marked with the corresponding coloured star.



The product offering mix for launch 3 is split out below:

	Launch 3 – Housing Central & North				Treeview – Release 1 & 2			
	No.	%	Avg. Int	Avg. Lot	No.	%	Avg. Int	Avg. Lot
3B	4	16%	184 sqm	156 sqm	7	12%	142 sqm	163 sqm
4B	20	80%	200 sqm	225 sqm	40	60%	170 sqm	243 sqm
5B	1	4%	258 sqm	309 sqm	12	20%	218 sqm	271 sqm
Total	25	100%	200 sqm	217 sqm	59	100%	177 sqm	239 sqm

Approved From Prices

Product	From (Launch 3)	From (Launch 2)	From (Launch 1)
3 Bedroom	Low \$2m	\$1,950,000	\$1,930,000
4 Bedroom	Mid \$2m	\$2,250,000	\$2,190,000
5 Bedroom	Over \$3m	\$2,750,000	\$2,720,000

Note for agents: Please refer to the agent briefing presentation dated 31 January 2025 for details relating to the product offering for Launch 3.

SECTION 17

Final Apartment Sales Launch (Sep-25)

HIGH FOREST
by mirvac



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The next and final sales launch for Apartments will occur in September.

Product Mix

The release will consist of all stock in both remaining buildings (A – Eucalypt, and B – Bluegum). A summary of the product mix per building is included below for reference.

Type	# Lots Building B (Bluegum)	# Lots Building A (Eucalypt)	# Lots Total A & B
1B	1	5	6
1B+media	8	5	13
1B+study	0	0	0
2B	11	31	42
2B+media	5	7	12
2B+study	11	0	11
3B	0	2	2
3B+media	9	8	17
3B+study	8	7	15
4B	0	0	0
4B+media	0	1	1
4B+study	1	2	3
Total	54	68	122

Approved From Prices

Product	From – Bld A & B Launch (Sep-25)	From – Bld C Launch (Aug-24)	From – Bld D Launch (May-24)
1 Bedroom	High \$700's	\$750,000	\$725,000
2 Bedroom	From around \$1.25m	\$1,215,000	\$1,195,000
3 Bedroom	From around \$1.9m	\$1,795,000	\$1,595,000
4 Bedroom	EQI Process	Over \$3M	Around \$3M

Finishes & Inclusions

Please refer to the Finishes & Inclusions schedule, however key items are noted below. For context all four apartment buildings are being constructed together, and are therefore all subject to the same cutoff dates for upgrades, colour schemes, and finishes.

- Colour Schemes:
 - These are locked in for all apartments on Highforest, including Buildings A & B. This was required due to bathroom pod procurement.
 - Development will not be approving any requests to swap the colour scheme on an apartment.
- Finishes
 - All finishes for Buildings A & B are the same as available stock on Buildings C & D – this has been coordinated to ensure consistent finishes across all four buildings.

Upgrades

Upgrades for Buildings A & B will be as per current upgrades available for Buildings C & D. As mentioned above, all four buildings are being procured together and are subject to the same cut-off dates for upgrades.

Please note — the available upgrades below are all expected to be discontinued by mid/late September 2025 due to procurement and documentation cutoff dates. Once this has occurred, purchasers will not be able to select any upgrades. All of the below upgrades will be on offer for the September launch.

We are aware some purchasers may have been on our database for a while and would be expecting to select upgrades and/or a colour scheme (or have friends who purchased and were able to select these) — messaging should be that these were required to be locked in at certain times for construction documentation to be finalised, and procurement to occur.

- SMEG Oven Package
- Fisher & Paykel — Washer/Dryer upgrade (choice of white or graphite)
- Flyscreen door upgrade
- EV Charger

All upgrades are now discontinued.

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Renders

Additional marketing renders have been prepared for this launch — please see below.

Building A – Balcony.

- This render generally shows the view from a forest facing Level 7 apartment — note this is a general indication only.



Building A – Living/Dining.

- This render generally shows the view from a forest facing Level 7 apartment – note this is a general indication only.
- This is described in all disclaimers, however please note window furnishings are not included as standard.
- Please note the pelmet detail (recess near windows where curtains hang from) is specific to Level 7 only. Lower levels do not include a pelmet.



Building A – Exterior

- This render shows the north face of Building A (closest to the Community Facility / Highforest Club)



Sales Plans

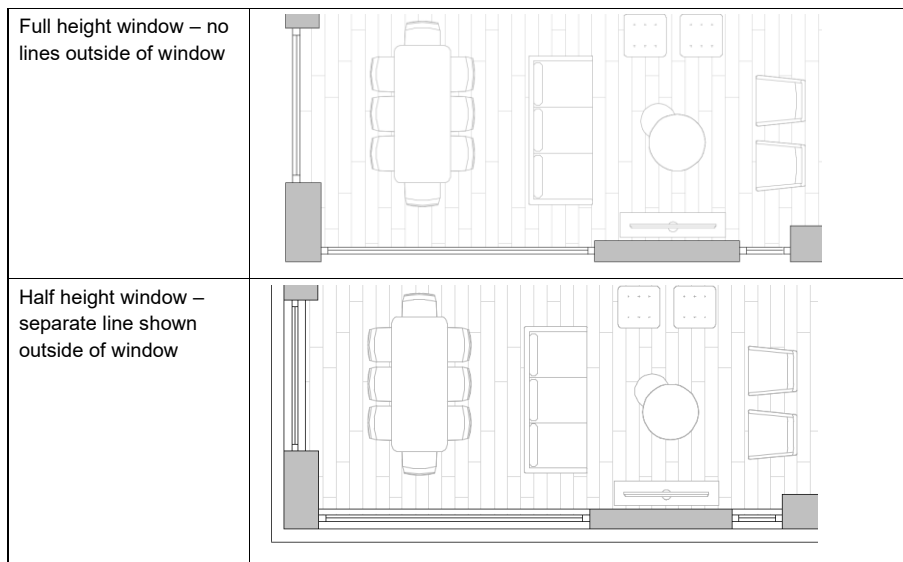
Sales plans for Buildings A & B are generally similar to those prepared for Buildings C & D, with key callouts noted below:

- Colour Schemes are now included on the sales plan, to assist the team
- Floor finishes are shown on the sales plan, where these are a standard inclusion (e.g. tile flooring to living/dining for 2-bedroom apartments)


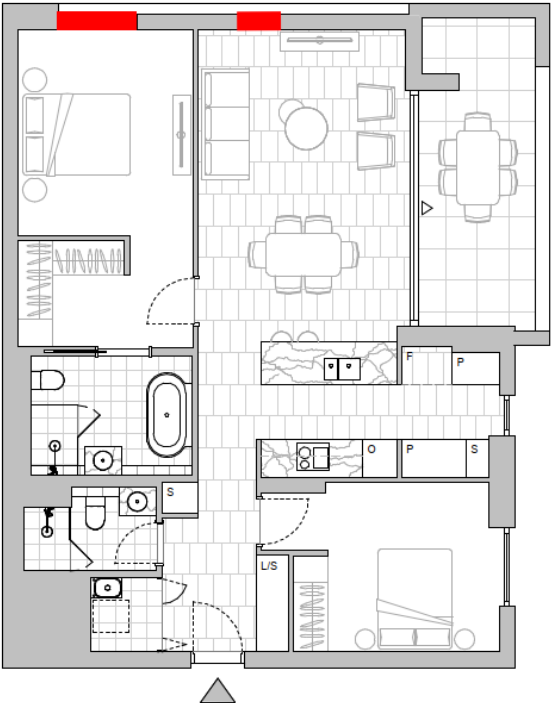
Window Heights

Generally, most windows to apartments are full height however there are a small number of apartments in Buildings A & B which have half-height windows. Note this is based on the current documentation, and is subject to change.

Below is an example of how these appear on the sales plans:



The apartments with half-height windows are shown on the model for each building, as well as on sales plans.

Apartment / Lot Number	Location of half height windows – red markup below:
A-233 (Lot A-17)	 <p>The floor plan for Apartment A-233 (Lot A-17) shows a layout with a living area, dining area, kitchen, and two bedrooms. Red markings indicate the location of half-height windows along the bottom and right-hand exterior walls of the unit.</p>
A-237 (Lot A-21) A-338 (Lot A-31)	 <p>The floor plan for Apartments A-237 (Lot A-21) and A-338 (Lot A-31) shows a larger layout with a living area, dining area, kitchen, and two bedrooms. Red markings indicate the location of half-height windows along the top and right-hand exterior walls of the unit.</p>

B-221 (Lot B-05)



SECTION 18

Housing Sales Launch 4 (Nov-25)

HIGH FOREST

by mirvac



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Launch 4 – Housing North Release will occur on 29th November.

Launch 4 is an exclusive housing launch of 10 lots in Housing North. Below is an overview of the product. The launch 3 lots are highlighted on the below plan with the green dots, totalling 10 homes. In the below plan, the 3 Beds are shown below in blue labels, the 4 Beds are shown in orange labels. The precinct plans are shown below.



Product Mix

Launch 4 - Housing North				
	No.	%	Avg. Int	Avg. Lot
3B	6	60%	142	160
4B	4	40%	175 - 185	250 - 291.6
Total	10	100%	200 sqm	217 sqm

Precinct	SL No.	Lot No.	Bedrooms	Balcony
H NORTH	2.14	128	3 Bedroom + Family	

H NORTH	2.15	129	3 Bedroom + Family	
H NORTH	2.16	130	3 Bedroom + Family	
H NORTH	2.17	131	4 Bedroom + Family	
H NORTH	2.18	132	4 Bedroom + Family	Features balconies on first floor
H NORTH	2.19	133	3 Bedroom + Family	
H NORTH	2.20	134	3 Bedroom + Family	
H NORTH	2.21	135	3 Bedroom + Family	
H NORTH	2.22	136	4 Bedroom + Family	Features balconies on first floor
H NORTH	2.23	137	4 Bedroom + Family	Features balconies on first floor first floor

Key Features:

Launch 4 offers a varied mix of housing types to broaden market appeal and complement existing offerings. Superlot 2 provides a conventional two-storey layout with open-plan living and dining and compact low-maintenance living. Positioned on elevated land and furthest from the apartment precinct, they provide a quieter, more private setting. An larger landscaped buffer with mature trees between Coonara Avenue and SL2a homes.. Predominantly North-West and West-facing orientations capture afternoon light, while convenient access in and out of the community mirrors the popular SL7 designs.

Approved From Pricing

Product	From (Launch 4)	From (Launch 3)	From (Launch 2)	From (Launch 1)
3 Bedroom	\$2,245,000	Low \$2m	\$1,950,000	\$1,930,000
4 Bedroom	\$2,595,000	Mid \$2m	\$2,250,000	\$2,190,000
5 Bedroom	N/A	Over \$3m	\$2,750,000	\$2,720,000

Sales Process

On the sales day, customers will sign a Sales Advice, pay their deposit. Contracts will be issued for signing via DocuSign once Minters Ellison has completed the contract noting this can take up 24 hours.



Renders

SL2 Homes do not have any specific renders, for facade colours and materials please refer to the façade plans.

SECTION 19

Urbis Market Outlook Report

HIGH FOREST
by mirvac



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ANNEXURES – General

Annexure G1 – Masterplan

Annexure G2 – Draft Community By-Laws

Annexure G3 – Draft Community Plan

Annexure G4 - Draft Community Management Statement

Annexure G5 - Timber Flooring Waiver

Annexure G6 – Approved Providers of Bank Guarantees

Annexure G8 – Open Space Design Plans

Annexure G9 - SMEG Appliances

Annexure G10 – Traffic Impact (IBM vs. Residential)

Annexure G11 – Masterplan Distances

ANNEXURES – Housing

Annexure H1 – Finishes & Inclusions Schedule

Annexure H2 – Customer Option Brochure

Annexure H3 – Customer Option Form

Annexure H4 – Pro-forma Contract for Sale

Annexure H5 – Draft Precinct Plan

Annexure H6 – Draft Precinct By-Laws

Annexure H7 – Draft Precinct Management Statement

Annexure H8 – Draft 88B Instrument

Annexure H9 – Unit Entitlements

Annexure H10 – Tax Depreciation Estimates

Annexure H11 – Rental Estimates

Annexure H12 – Landscaping Planting Palettes

H13 - BAL Ratings

H14 - APZ Requirements

ANNEXURES – Apartments

Annexure A1 – Isometric Plans

Annexure A2 – Finishes & Inclusions Schedule

Annexure A3 – Customer Option Brochure

Annexure A4 – Customer Option Form

Annexure A5 – Pro-forma Contract for Sale

Annexure A6 – Draft Strata & Stratum Plan

Annexure A7 – Draft Strata By-Laws

Annexure A8 – Draft Strata Management Statement

Annexure A9 – Draft s88B Instrument

Annexure A10- Unit Entitlements

Annexure A11- Tax Depreciation Estimates

Annexure A12- Rental Estimates

