



HIGH FOREST





TRUE  
FOREST  
LIVING



### Acknowledgment of Country

Mirvac acknowledges Aboriginal and Torres Strait Islander people as the Traditional Owners of the lands and waters of Australia and pays 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.

## HIGHFOREST

Deep within the forest, nature's grand design has created habitat for every living thing.

Within this special place, Mirvac introduces Highforest, a community of luxurious nature inspired homes and apartments where your every sense comes alive to the sights, scents and sounds of the forest.





Discover the true meaning of modern living, where individuals and their surroundings are intricately connected, fostering joy, satisfaction, and equilibrium.





Artist's impression as at 28.03.2024 was produced prior to receipt of all final planning approvals and prior to commencement of construction and is subject to change. The information, image and artist's impression depicting exteriors are intended only as a guide and are not to be relied on as a representative of the final product. Landscaping and other aspects of the project may differ from this image. The view depicted is not to be taken as a representation of the final view.



In this beautiful environment,  
we are creating a new community that  
captures the natural character of the  
Cumberland State Forest and encourages  
connection and social interaction.



#### ARCHITECTURAL VISION

## Nature's grand design

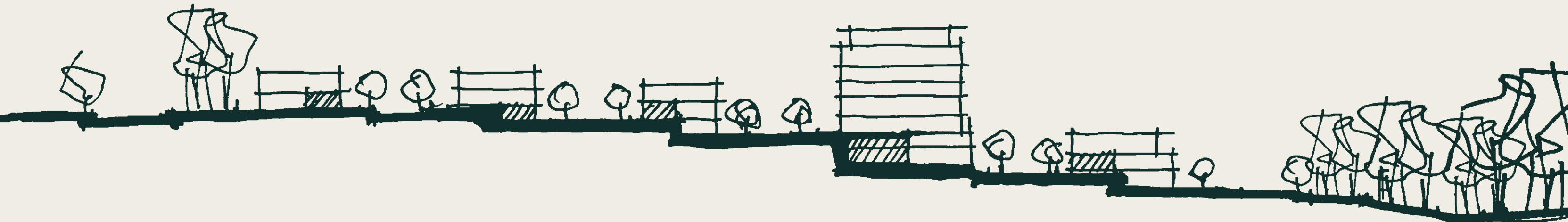
**Highforest is like no other place, unique in its location beside a rare urban forest yet connected to city life.**

Setting a new benchmark in regenerative living, Mirvac has set out to capture the natural character of the forest in homes appropriate for the location and sympathetic to a sensitive environment. A legacy that speaks to our purpose and ethos.

More than just homes, we are creating a community where people are part of an ecosystem, putting down roots to grow their own family tree; treading lightly on the landscape, respectful of the delicate balance that supports all life.

At every step in creating Highforest, the forest has been our muse, from apartments that evoke tree house living to expansive houses, adaptable for multi-generational living, reflecting the layered shale and sandstone geology. The multi-hued, multi-layered palette of the forest is mirrored in luxurious all-electric homes designed and built to nestle into the environment, naturally.

We have worked with the environment and landscape to create a place of wellbeing, safe and protective, a contemporary take on nature's grand design.



LOCATION



# CONNECTED TO WHAT MATTERS



To live well is to live connected to the  
urban essentials that nurture and  
support everyday life.





CHATSWOOD

MACQUARIE  
UNIVERSITY

EPPING

SYDNEY CBD

WEST PENNANT  
HILLS PRIMARY  
SCHOOL

THOMPSONS  
CORNER  
SHOPS

PENNANT  
HILLS GOLF  
CLUB

M2 MOTORWAY

CUMBERLAND  
STATE FOREST

CHERRYBROOK  
METRO STATION

COONARA  
SHOPPING  
VILLAGE

# HIGH FOREST

Artist's Impression. This aerial image was taken in October 2023. Other than in respect to Highforest, the image is a true aerial image as at October 2023 and does not represent any future development that may occur in the area. Purchasers should make and rely on their own inquiries. Artist's Impression of Highforest as at 28 March 2024 was produced prior to final planning approvals and commencement of construction and is therefore indicative only. This aerial is not intended to be an accurate representation of the masterplan or of the final location or scale of buildings or amenity.

HIGHFOREST OVERVIEW

## Forest living with urban amenity



Surrounded by  
50 hectares of forest



An ecological  
conservation area



Luxury living nestled  
in the forest



Recreation centre<sup>^</sup>  
Including community facilities



3km of walking trails<sup>~</sup>



800m walk\* to  
Cherrybrook Metro Station



Open spaces, outdoor play  
and BBQ areas<sup>^</sup>



25 mins\* to  
Sydney CBD

<sup>^</sup> Subject to development approval.

<sup>~</sup> Distance is approximate only.

<sup>\*</sup> Distance is approximate only and calculated via Google Maps outside of peak hour or via the shortest distance.





Awaken to a symphony of  
birdsong, the shadow play of  
sunlight dancing through the trees,  
the fresh eucalypt-scented air  
of a new day dawning.



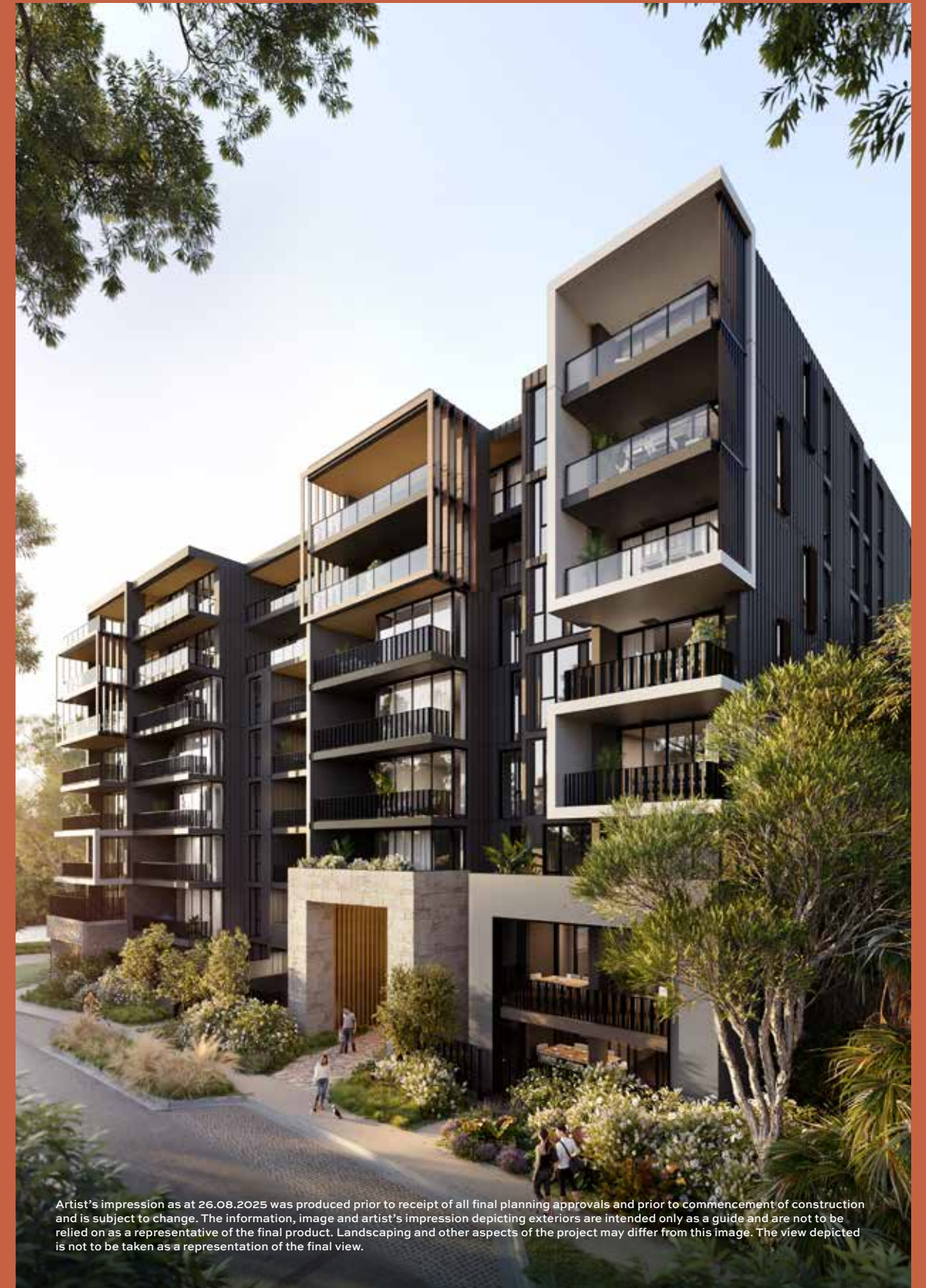
APARTMENTS



# ELEVATE YOUR EVERY DAY



Survey the forest from your own treetop perch, where expansive views to the canopy bring nature into your light-filled home.



Artist's impression as at 26.08.2025 was produced prior to receipt of all final planning approvals and prior to commencement of construction and is subject to change. The information, image and artist's impression depicting exteriors are intended only as a guide and are not to be relied on as a representative of the final product. Landscaping and other aspects of the project may differ from this image. The view depicted is not to be taken as a representation of the final view.

The textures, tones and dappled light of the forest are reimagined in residences that honour the location and local environment.



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APARTMENT  
RESIDENCES

## Tree house living

Up in the leafy canopy, select apartments offer a bird's eye view to the forest, a sense of tree house living and an intimate connection to nature.

Balustrading casts playful light and shadows into generous living spaces, a delightful reimagining of sunlight as it sprinkles like star dust through the trees in the forest.

Premium finishes reflect the tones and textures of nature, lending serene sophistication to luxurious contemporary apartments that offer diversity and flexibility to suit all lifestyles, with the kitchen central to family life.

Beyond the protective sanctuary of your private domain, a retreat for social gathering is offered exclusively to apartment residents, with a billiards room, library, workspace, firepit and bookable dining space and kitchen.



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^ Subject to development approval.



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## BATHROOM

# Sensory sanctuary

Step into a sanctuary of sensory delights in bathrooms that owe their provenance and inspiration to nature.

Porcelain stone paired with timber look vanities set the scene for bathroom pampering with a plinth that extends to the glass enclosed rain shower.

HOUSES



# LIVE IN YOUR ELEMENT



Houses nestle harmoniously in a leafy landscape, drawing in the fresh air and vistas of the forest. Your private sanctuary to rejuvenate, restore and replenish the spirit.



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Tree-shaded streets, parks and green walking trails create an immersive experience that honours the natural ecology of the forest.



GARDEN

## Green escape

At Highforest live outdoors with your own patch of earth to cultivate and tend. Living spaces for select houses extend to a courtyard and landscaped lawn, inviting you to step outside to breathe in the fresh forest air and bask in the sunshine. It's a place to play, to celebrate, to absorb the beauty of nature all around.

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LIVING ROOM

## Let nature be the perfect backdrop to living

Generous living spaces draw nature indoors, enlivening your tree change in the city. The open plan kitchen and living area forms the heart of the home, a stylish backdrop to the ebb and flow of daily living.

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## KITCHEN

### Functionality meets beauty

There's wizardry at work in all-electric kitchens that present as a beautiful piece of joinery, many with a walk-in pantry, with task space hidden from view.

Angled apertures and natural textures replicate the verticality of the architecture, the large kitchen island forming a natural gathering place for family and friends.\*\*

Dappled sunlight and leafy views lend joy to time spent in the kitchen, making it a happy place for preparing food served with love, and creating the special family moments that live long in the memory.

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\*\*Speak to a Mirvac Sales Consultant for details about which finishes/fitings are upgrade items and if a kitchen island is included.

BATHROOM

## Relax in nature's luxury

Restore your sense of wellbeing and calm in a bathroom designed for indulgent self-care.

Pampering meets practicality with a back to wall bathtub, semi-frameless glass shower and storage hidden behind an underlit mirror vanity.

Offered in colourways drawn from the seasons, it's the perfect way to end a day.



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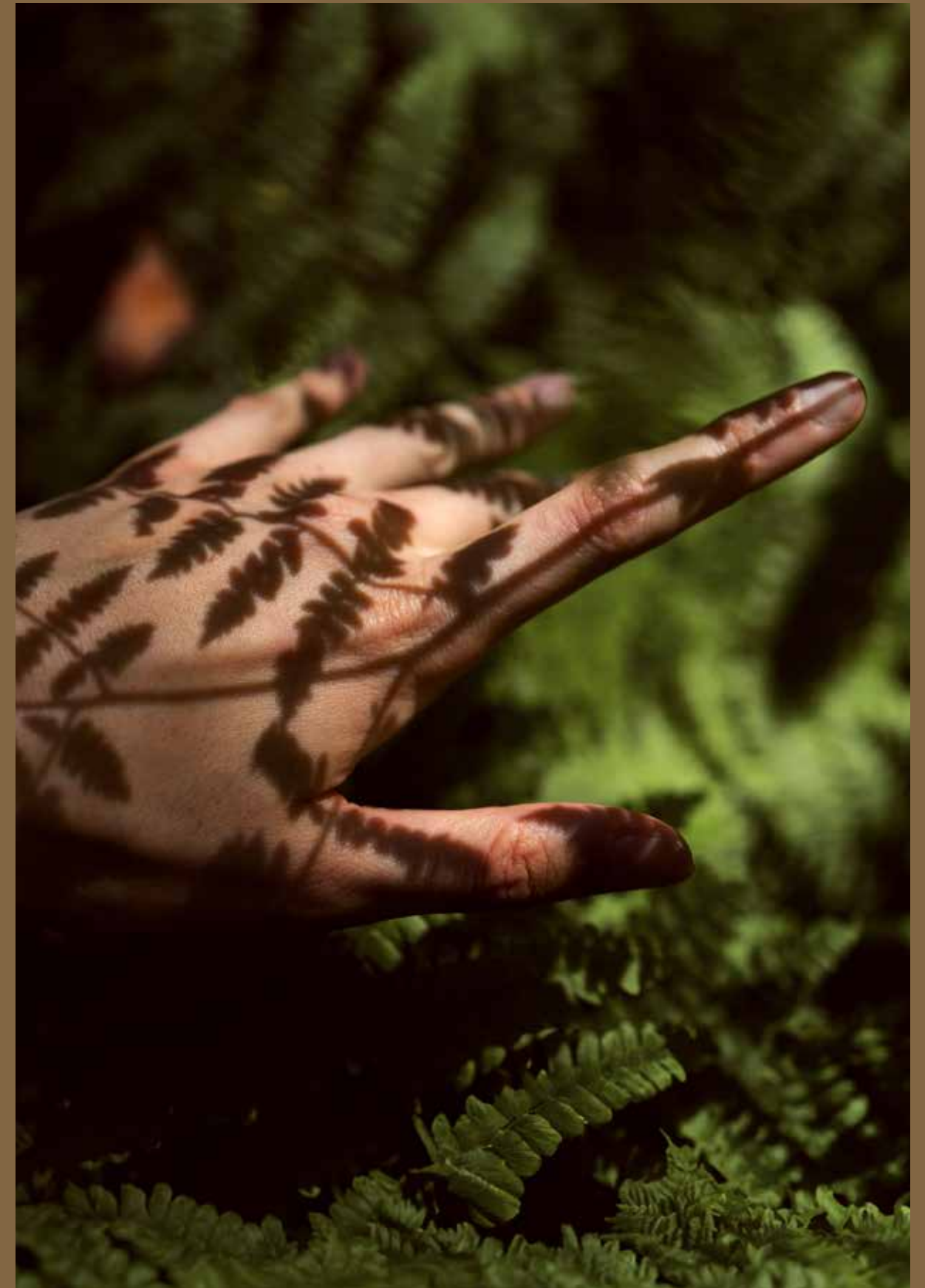
LIFESTYLE



# LIFE AS NATURE INTENDED



Luxuriate in the feeling of wellbeing  
that comes from connection to the  
natural world and community.





FOREST LIVING

## Feel alive in nature's presence

Every day brings a new discovery with access to 3km\* of walking trails and 50 hectares of forest to explore and excite the senses, restoring mind, body and spirit.

It's a place where you and your family can enjoy an active lifestyle while treading lightly on the landscape.



\* Distance is approximate only.

WELLBEING

## Recreational retreat

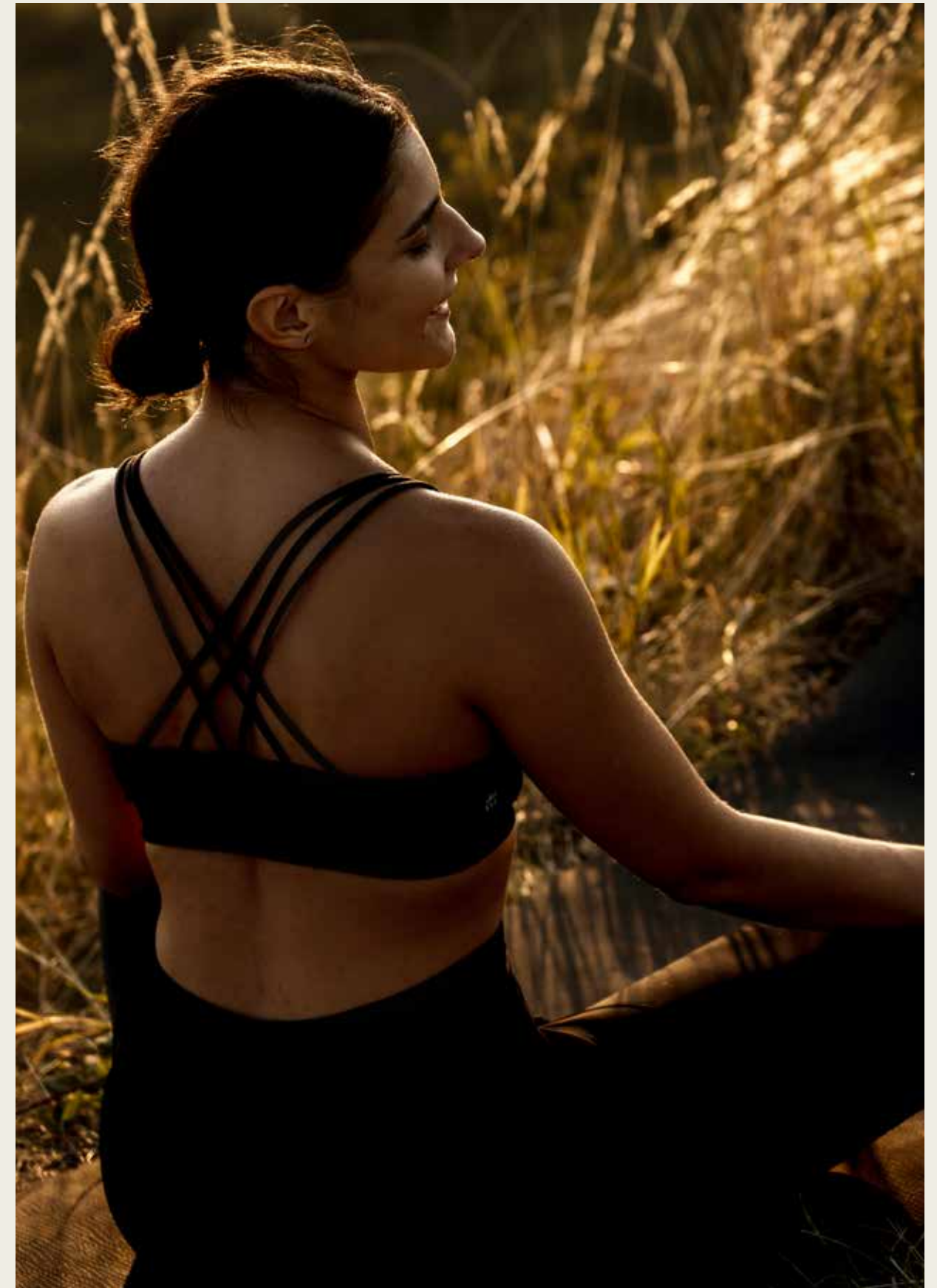
Wrapped in the protective embrace of tall forest trees, a wellbeing centre offering a restorative retreat, exclusively for residents of Highforest.

With a proposed swimming pool, kitchen, outdoor social space and barbecue, residents will have a dedicated and exclusive space for relaxation and social gatherings with family and friends<sup>^</sup>.

The adjoining proposed outdoor recreation area<sup>^</sup> with a planned half basketball court and playground for the enjoyment of all, extends the benefits of Highforest to the neighbouring community.



<sup>^</sup> Subject to development approval.





#### LOCAL AREA

## Step out into village life

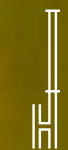
Within minutes of Highforest you will find a tantalising array of specialty shops and places to dine at Castle Towers and Macquarie Centre, with local cafes even closer to home. An abundance of tennis, golf and sporting facilities encourages fitness and healthy pursuits.



PROJECT TEAM



# DESIGNED AS NATURE INTENDED



Many brilliant Mirvac minds came together to create Highforest, setting a new standard for sustainable, regenerative living with conservation at its core.

Harold Park, Sydney, NSW



ARCHITECT  
& INTERIOR DESIGNER

## Mirvac Design

Lead architect and Director Andrew La counts some of Australia's most significant and awarded urban renewal projects amongst his long list of credits for architecture and urban design.

Interiors by the Mirvac Design team with Lisa James at the helm benefit from decades of experience creating homes where every little detail has been considered to meet the changing lifestyles of our customers.

The Langlee, Sydney, NSW



LANDSCAPE  
ARCHITECT

## COLA Studio

COLA Studio led by Kaylie Salvatori designed the landscaping in collaboration with Mirvac Design, taking a Country-centred approach integrating cultural and ecological values.



URBAN DESIGNER

## Turf Design Studio

Internationally acclaimed Turf Design Studio, led by Mike Horne, has crafted the beautiful streetscapes, parks and green links at Highforest, letting the forest be their design guide.



ECOLOGIST

## Cumberland Ecology

Cumberland Ecology developed the flora and fauna management plan that has guided design and construction with contributions from experts in specialist fields such as the Powerful Owl and Dural Land Snail.



THE MIRVAC DIFFERENCE



# QUALITY AND CARE IN EVERY LITTLE DETAIL



*It's in the detail.*



For over 50 years we have been reimagining urban life in Australia – creating exceptional living experiences through the pursuit of quality and care in every little detail.

AWARD WINNING EXCELLENCE SINCE 1972,  
WE HAVE WON OVER 800 AWARDS INCLUDING:



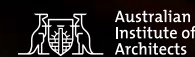
UDIA 2021

Development of the Year  
Environmental Excellence



SYDNEY DESIGN AWARDS 2021

Gold Winner



SIR ZELMAN COWEN AWARD 2020

Public Architecture



UDIA 2024

Excellence in Residential Subdivision



URBAN TASKFORCE 2020

Australia Development Excellence Award

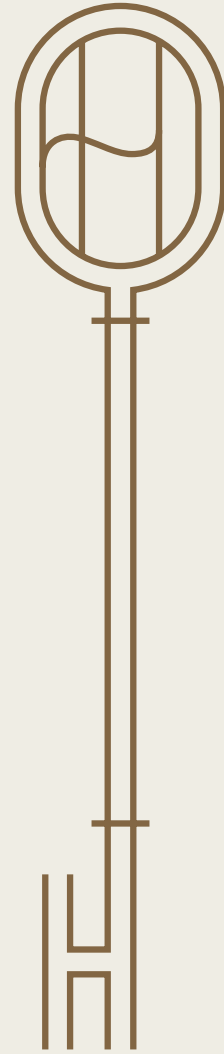


MIRVAC CONSTRUCTIONS  
5 GOLD STAR RATING



\*Rating of Mirvac Constructions Pty Limited (rated by an independent rating tool and operating in New South Wales). Mirvac Constructions Pty Ltd is Mirvac's licenced entity for apartment construction and a related body corporate to Mirvac Homes (NSW) Pty Ltd which is Mirvac's licenced entity for home construction.

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