

# HARBOURSIDE

RESIDENCES



We acknowledge the Gadigal People and the Ancestors of Coastal Sydney clans, their Elders both past and present and the people who still live on Country and maintain their cultural connections to Country.

We acknowledge the continuing cultural practices of the Coastal Sydney clans, and that cultural knowledge is obtained within community and family.





## BEYOND LUXURY THERE IS BELONGING

Harbourside Residences reimagines what it means to belong, to live at the pinnacle of luxury with breathtaking panoramic views of the world's most beautiful harbour and the glittering lights of Sydney CBD laid out for your private and exclusive enjoyment.

Within touch of the Sydney CBD and a waterfront alive with activity and excitement, Harbourside Residences is an exquisite expression of elegance and sophistication, taking inspiration from an ancient shoreline to craft a beacon of beauty as timeless as the landscape.



Artist's impression as at 27.08.2024 was produced prior to planning approval, statutory approval and is subject to change. The building/architecture and landscaping are an artist's impression only. Views depicted are indicative only and should not be relied upon as representative of any final views. Purchasers should make their own enquiries as to the impact of any proposed surrounding development on any views.

ENDLESS VIEWS OF WATER, CITY AND SKY



The image has been photographed via a drone located in the site at approximately Level 43 and as such should not be taken as indicative of the view available from an apartment. Purchasers should make their own enquiries of the impact of any proposed surrounding development on any views.



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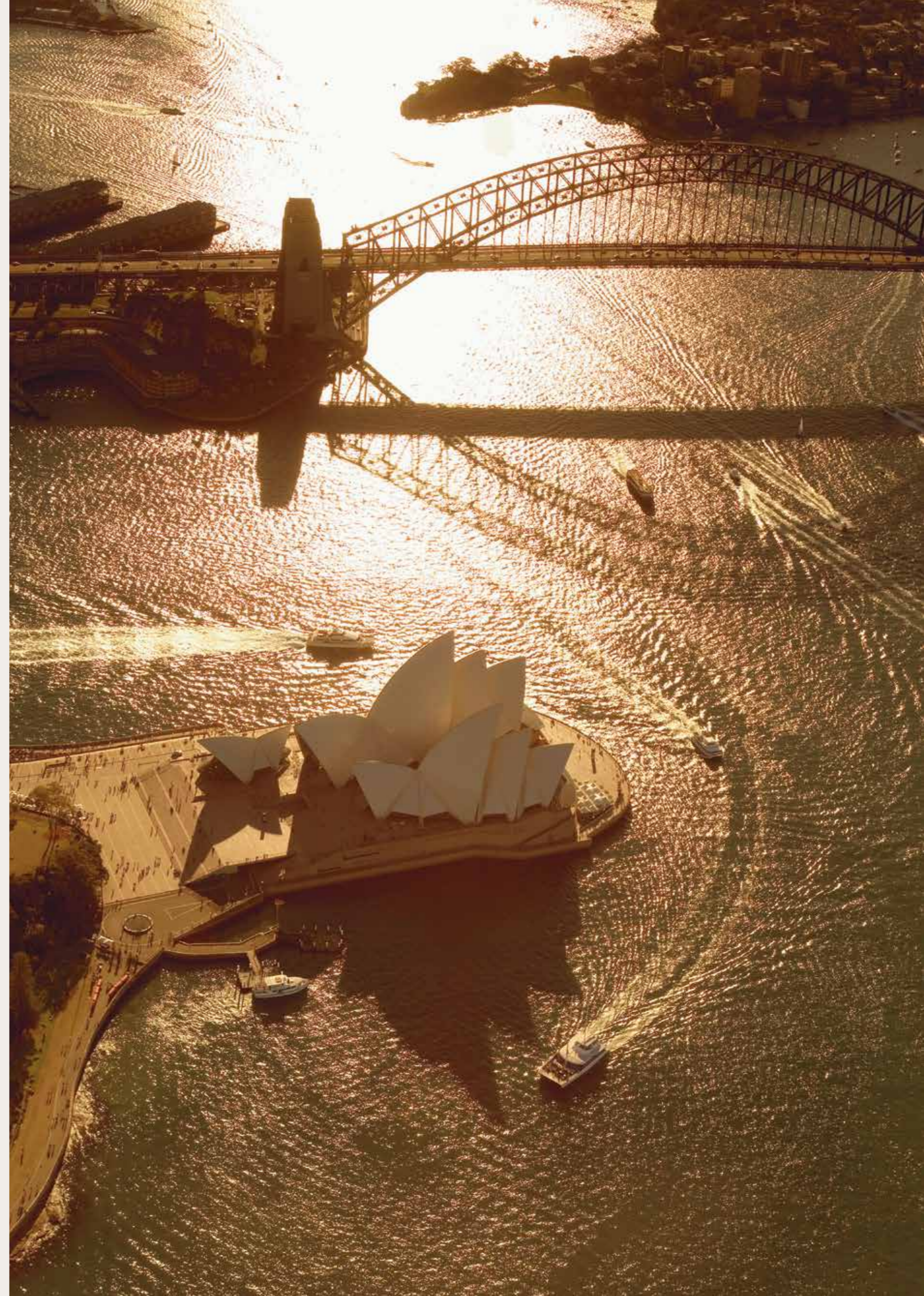
\*Artist's Impression

No matter which way you look, the dazzling panorama of Sydney is yours to behold. Unrivalled views north and east from Harbourside Residences capture the breathtaking beauty of the harbour, city and sky, while westward offers water views and the vast spread of Sydney all the way to the spectacular Blue Mountains. It is the picture perfect way to experience Sydney by day and by night.




## AN ICON ON SYDNEY HARBOUR

In the eyes of the world, Sydney Harbour defines the city, shaping its character and enduring appeal. Standing apart at the water's edge on the western harbour shore, Harbourside Residences makes its claim for iconic status alongside Sydney's most internationally recognised icons, the Sydney Opera House and Sydney Harbour Bridge.





A woman with long dark hair, wearing sunglasses, a beige sweater, and white pants, stands in profile by a harbor. The background features a bridge with many lights and a boat on the water, all bathed in the warm glow of a sunset. The text "A NEW ERA IN LUXURY" and "HARBOURSIDE LIVING" is overlaid on the image.

A NEW ERA IN LUXURY  
—  
HARBOURSIDE LIVING



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\*Artist's impression

## GRAND ARRIVAL

It's at the moment of arrival at Harbourside Residences, that the scene is set for an experience like no other, an intimate entry to your private oasis away from the vibrancy of Darling Harbour. From the porte cochere to the hotel-styled lobby and familiar greeting from the concierge, every moment is an affirmation that this is where you belong. Soaring sandstone walls, soft filtered light and custom designed furnishings lend grandeur to the greeting.



\*Artist's impression

To live in Harbourside Residences is to live without compromise, to experience Sydney from an unparalleled waterfront location, the view trained upon the harbour and the ever-changing, ever-captivating city skyline. Elegant, refined and modern, with a layered and luxurious material palette grounded in authenticity, Harbourside Residences lets you exist at the intersection of a bustling city and a tranquil retreat.

3 Bedroom Residence

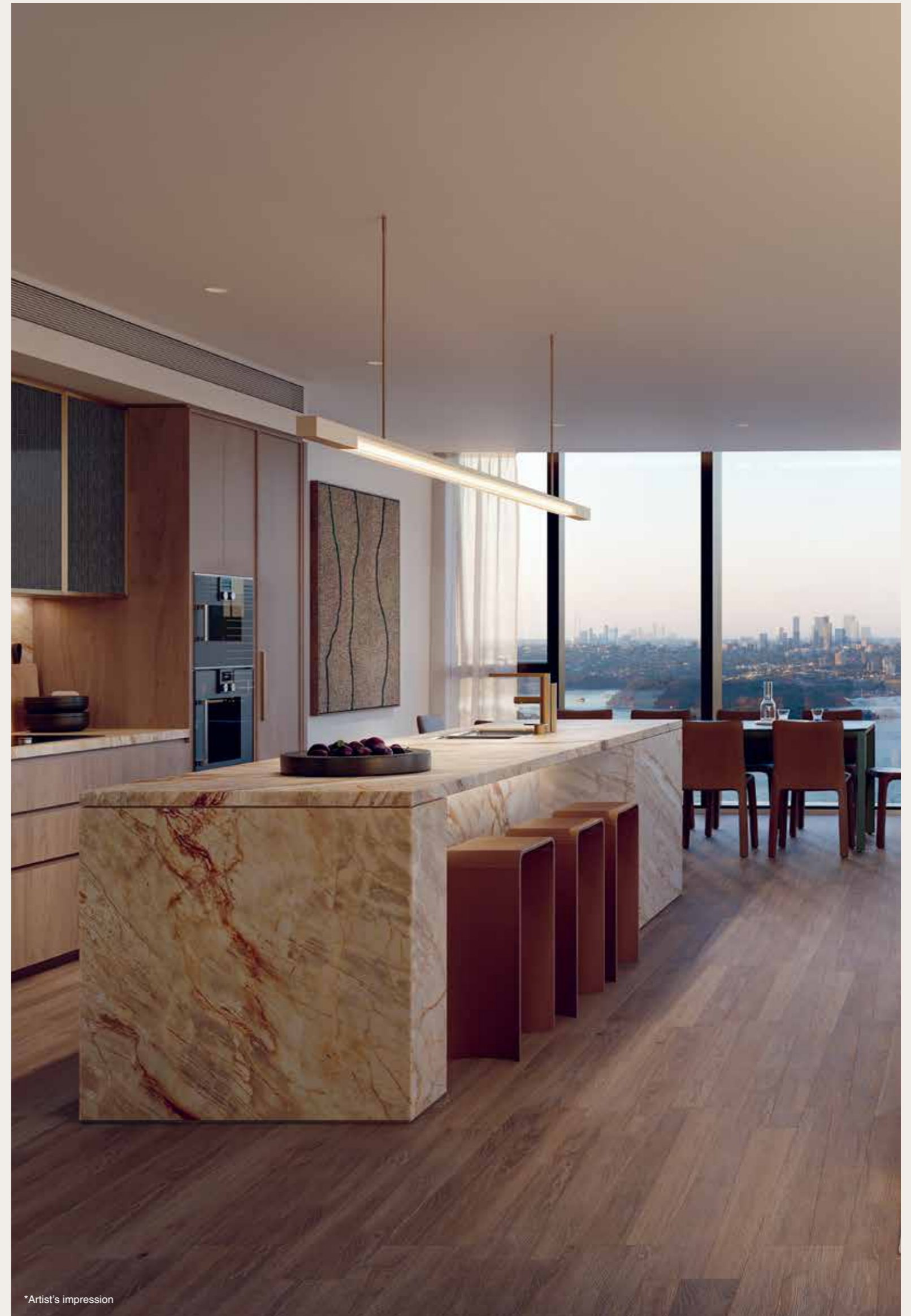
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## SHAPED BY NATURAL BEAUTY

The beauty that lies within natural stone is revealed in kitchens whose sculptural form speaks to the architecture and the ancient shore where the water laps at the harbour's edge. A layered material palette of marble, quartzite and fine grained timber veneer brings authenticity and elegance to light-filled interiors. Private balconies extend the living space, offering a fully immersive experience of a sublime climate and the unfolding picture show of Sydney by day and night.

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3 Bedroom Residence



\*Artist's impression



\*Artist's impression

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3 Bedroom Residence



TIMELESS ELEGANCE  
—  
CRAFTED AND BESPOKE





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An exquisite tableau of understated elegance, where organic meets ornate and grandeur meets grace. These residences are an ode to the terrain, a symphony of coordinated hues and accentuated textures that craft a sanctuary of tranquility and a rarefied calm.

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\*Artist's impression

Sumptuous bathrooms are luxuriously designed for pampering and wellness. The angular motif of the architecture, reinterpreted in a custom designed sculpted vanity and bathtub, is complemented to exquisite perfection by metallic trimmed mirrors that lend a jewel-like sparkle of glamour.

3 Bedroom Residence



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2 Bedroom Residence





IMMERSED IN A HAVEN  
—  
OF RARE REFINEMENT

## HARBOUR DREAMING

Above the bustle of the boardwalk, an exclusive residents' retreat, devoted to leisure and relaxation, in pursuit of health, wellbeing and social connection. Capturing the essence of laidback Sydney luxury, this private sanctuary takes inspiration from nature's grand design, fashioning water, land and sky into a serene urban oasis.



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## A LIVING WATERFRONT

Offering a fresh perspective upon the city, Harbourside Residences is transformed into a living waterfront, with lawns for lounging, trees for shade and spaces for all residents to gather and feel welcome.



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\*Artist's impression

## A SANCTUARY FOR BODY AND MIND

Rediscover the essence of you in a blissful sanctuary devoted to holistic health and wellbeing. Experience the healing force of water, the purifying power of steam and the endorphin rush of a sauna and ice bath treatment. A yoga room with Pilates reformer beds, and fully equipped gymnasium looking out to the city, is a reminder that being match fit applies to every aspect of life.

Harbourside Residences  
Gymnasium

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AN EXCLUSIVE  
PRIVATE RETREAT



Artist's impression

## WATERFRONT LOUNGE

With the hallmarks of an exclusive club, the residents' Waterfront Lounge is a place to relax and unwind, entertain and impress, in the company of fellow residents and friends. Against a backdrop of crafted and textured finishes, intimate conversation spaces are suffused with natural light, spilling to a terrace overlooking gardens, the harbour and city. A private dining room can be reserved for celebrating special moments and entertaining.

Harbourside Residences  
Waterfront Lounge

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## BESPOKE DESIGN

The organic beauty of natural materials brings warmth and authenticity to light-filled lounge spaces, where the cityscape is framed and softened by the landscape.



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Harbourside Residences  
Waterfront Lounge

\*Artist's impression



THE BEST OF SYDNEY  
—  
YOURS TO EXPERIENCE





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## THE HARBOUR REBORN

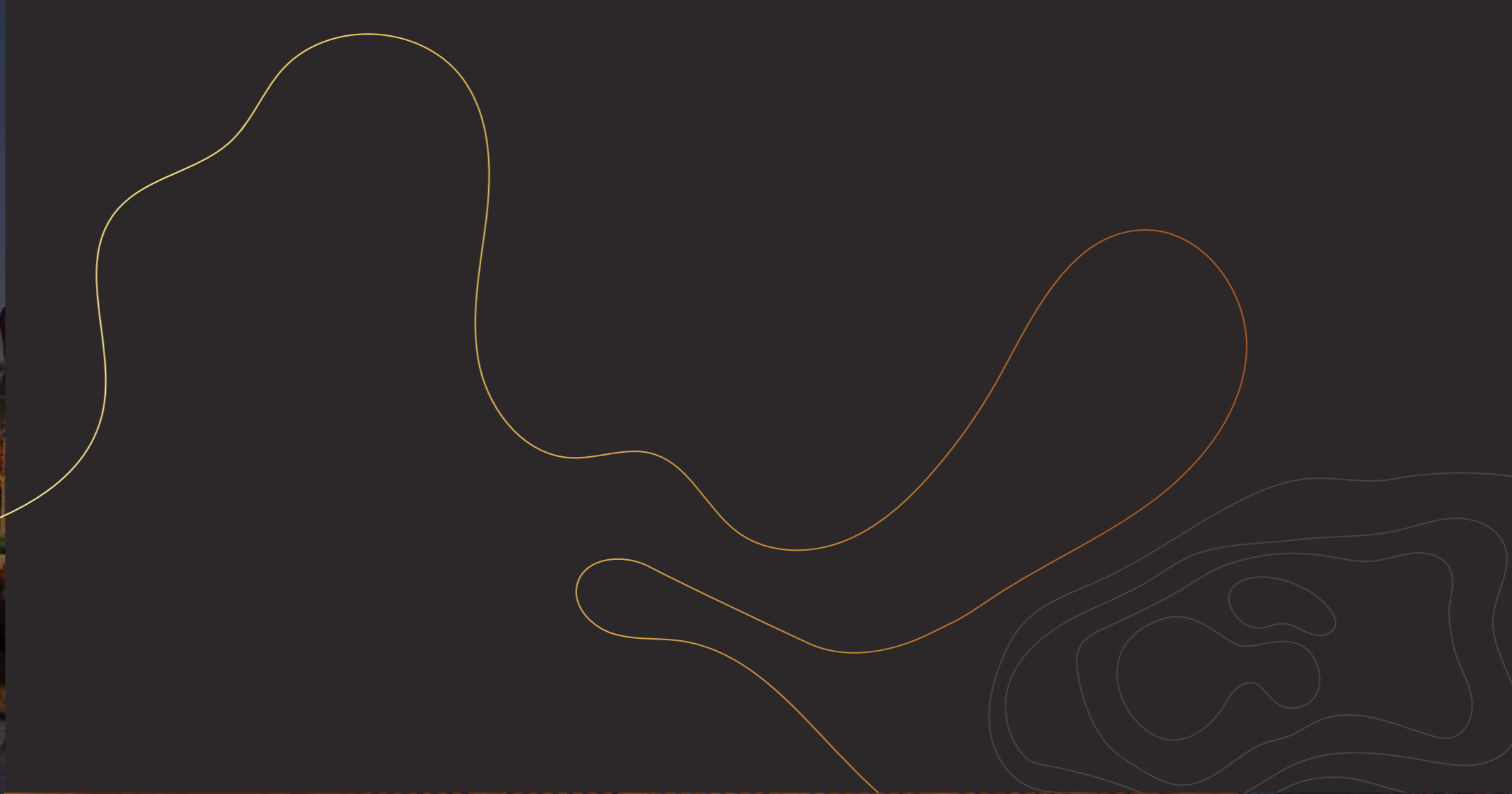
The rejuvenation of Harbourside brings Sydney's favourite playground to your doorstep; a fitting tribute to a place beloved by visitors and locals. The magical mix of natural beauty and city sophistication presents a new way to experience the harbour. A place for joyous celebration, relaxation and meditation. A place for people to be together.



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## LIGHTS, ACTION, GLOW

Industrious and purposeful by day, Sydney bedazzles by night. The harbour waters sparkle in the reflected glowline of city lights, drawing crowds to the restaurants, bars and special events for locals and visitors to enjoy. Harbourside puts you at the epicentre of a vibrant new waterfront lifestyle, between city and neighbourhood, with the attractions of the city and harbour at your fingertips.



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**MAGIC MOMENTS**  
Every day is a reason to celebrate the beauty of the harbour, breathtaking from sun up to sun down.

**CULINARY MECCA**  
United by the international language of food, served at its freshest.

A GLOBAL DESTINATION LOVED BY LOCALS AND TOURISTS ALIKE, HARBOURSIDE REFLECTS THE FUN, THE VITALITY, THE VERY ESSENCE OF SYDNEY

## HEART OF THE CITY



**PEOPLE MAGNET**  
Drawn by the energy of the people, brilliance of the sunshine and allure of the harbour nightlife.



**EVENT CENTRAL**  
The International Convention Centre Sydney, where global ideas, talent and trade converge in a spirit of innovation and creativity.



**BIG ATTRACTIONS**

Many of Sydney's most popular hotels, restaurants and entertainment venues are within walking distance - King Street Wharf, Darling Quarter, Lyric Theatre, Sydney Fish Market, Maritime Museum, Chinatown, Chinese Gardens, IMAX Cinema, The Star and Crown Casino.



**KID'S PARADISE**

Darling Harbour Playground is a magical place for children to explore and play.

IN THE NEIGHBOURHOOD

BETWEEN CITY AND NEIGHBOURHOOD, HARBOURSIDE IS WHERE LOCALS AND VISITORS LOVE TO GATHER



\*Artist's Impression

Image courtesy of Sydney Metro

**GOING PLACES FAST**

Moments from ^Pyrmont Metro station, part of the fast, modern transport network under construction and proposed completion in 2032.

**RETURN TO HARBOURSIDE**

Once more a place for people to gather, connected by the threads of time and place.





**BRIDGE TO THE CITY**  
 Historic Pyrmont Bridge connects Harbourside to the city, a delightful way to span the watery divide by foot or bicycle.



**FUN IN THE SUN**  
 A place for fun and festivity, and the everyday moments that bring colour and joy to life.



**A PLACE FOR ALL**  
 Never a dull moment in a precinct designed for people and their best friends.



**ON THE WATER**  
 Sydney Harbour presents a sea of possibilities for fitness and leisure, and exploring Sydney's myriad of bays.





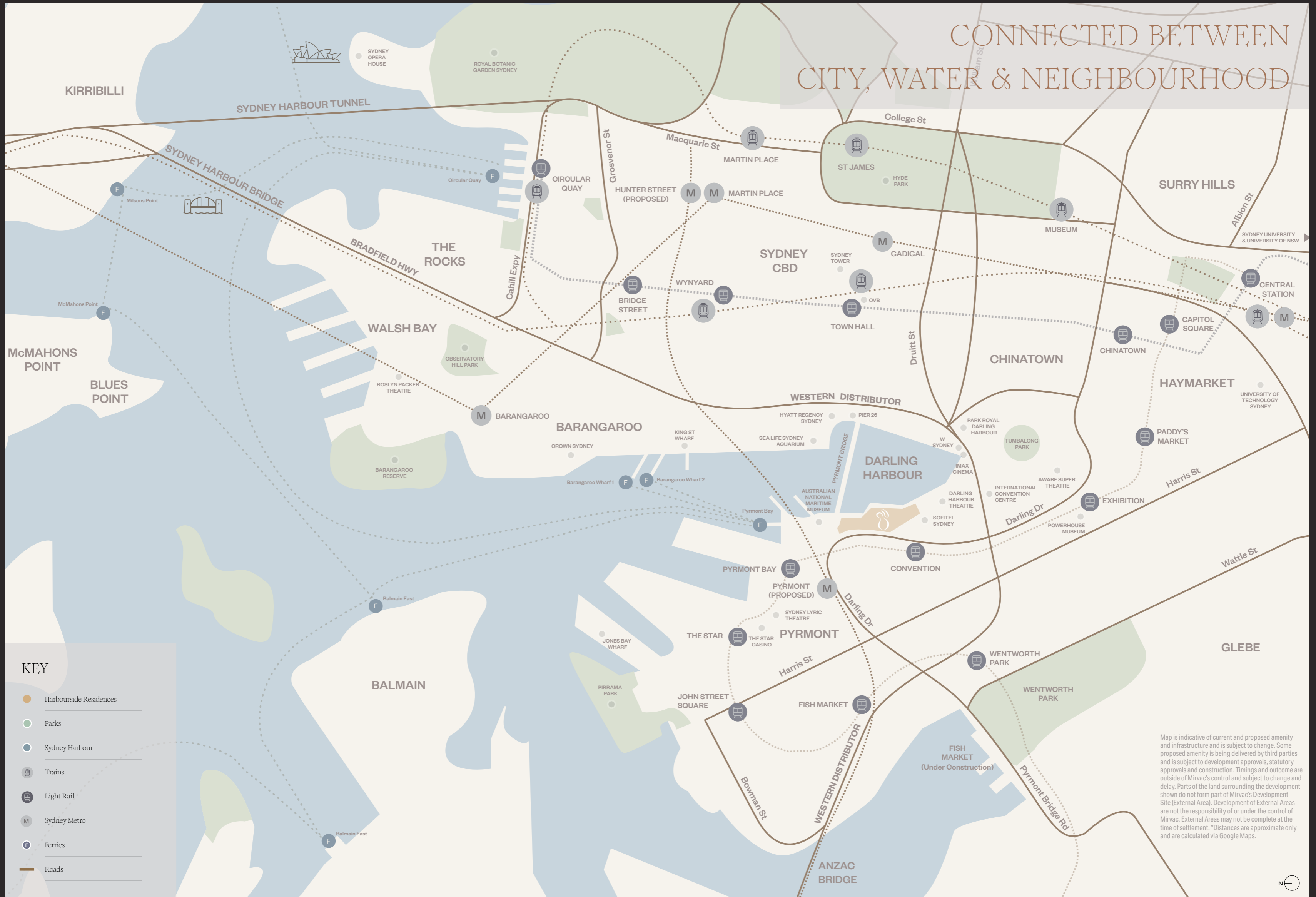
**CAFÉ CULTURE**  
A relaxed gathering place for innovators and creatives, where ideas flow along with the good times.



**FRIENDLY LOCALS**  
A step back from the water, Pyrmont offers the intimacy and warmth of a neighbourhood steeped in history.



# CONNECTED BETWEEN CITY, WATER & NEIGHBOURHOOD



## KEY

- Harbourside Residences
- Parks
- Sydney Harbour
- Trains
- Light Rail
- Sydney Metro
- Ferries
- Roads

Map is indicative of current and proposed amenity and infrastructure and is subject to change. Some proposed amenity is being delivered by third parties and is subject to development approvals, statutory approvals and construction. Timings and outcome are outside of Mirvac's control and subject to change and delay. Parts of the land surrounding the development shown do not form part of Mirvac's Development Site (External Area). Development of External Areas are not the responsibility of or under the control of Mirvac. External Areas may not be complete at the time of settlement. \*Distances are approximate only and are calculated via Google Maps.





# YOUR LOCAL NEIGHBOURHOOD



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# A LIVING WATERFRONT

Amongst the most important steps in rebalancing the urban ecosystem is restoring biodiversity by greening rooftops and planting trees that filter carbon from the atmosphere.

Harbourside's green rooftops will mitigate the urban heat island effect and encourage the return of native fauna, providing urban habitat to assist in their adaptation to an altered landscape.

The tower façade incorporates sculpted vertical and horizontal shading elements that offer protection from the sun while still affording residents magnificent harbour and city views.

These passive solar design moves reduce the need for mechanical heating, cooling and lighting while energy consumption is steered towards greater use of renewables with photovoltaic panels on the rooftop.

We have made a commitment to a minimum 5 star Green Star rating, with all-electric residences and provisioning for EV charging in all carparking spaces.

TARGETING

5 

STAR  
GREEN STAR

TARGETING

25

BASIX  
ENERGY

TARGETING

40

BASIX  
WATER

TARGETING

7

NaTHers AVERAGE  
MINIMUM

TARGETING



ALL  
ELECTRIC

THE TRANSFORMATION OF HARBOURSIDE INTO A LIVING WATERFRONT INVOLVES A RADICAL RETHINKING OF THE RELATIONSHIP BETWEEN THE LANDSCAPE AND THE BUILT ENVIRONMENT.

Artist impression. All information in relation to sustainability is indicative only, based on preliminary research. It does not necessarily reflect final outcomes which are dependent on a number of variable factors.

# WORLD-CLASS DESIGNERS



Kaare Krokene

The Harbourside vision is being realised by a collaboration of the world's best architects and landscape architects and designers, united in their purpose to produce a place of singular beauty and presence. The international design collective of Snøhetta + Hassell and Bates Smart, with cultural advisers Djinjama and Bila Group, have worked as one to bring together the city and its people, the built environment and the landscape.

## SNØHETTA + HASSELL

The creative vision of Harbourside as a place of belonging has sprung from a genuinely holistic approach to placemaking, weaving the principles of Country-led design into landscaping, architecture and planning.

Architects Snøhetta + Hassell are recognised globally for work that has transformed cities and place, acclaimed for design that elevates the human experience and reveres the pursuit of beauty in all its forms. Snøhetta has grown from its Norwegian roots into a global practice, winning a multitude of awards for work that fulfils their abiding philosophy of social, environmental and economic sustainability. Hassell, originally established in Australia and now with studios across Asia, the United States, and the United Kingdom, is a globally respected architecture and design firm. Renowned for its award-winning work, Hassell is committed to designing places that people love and that contribute to a better future.



Jason Cuffe

Liz Westgarth

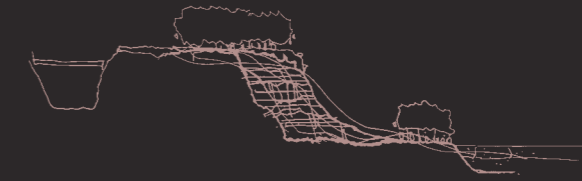


Jeff Copolov

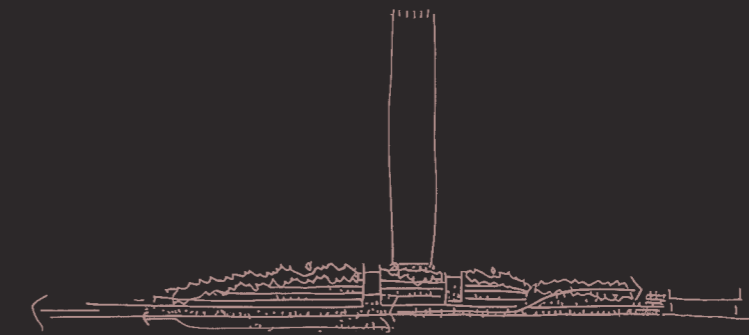
Justin Gallagher

## BATES SMART

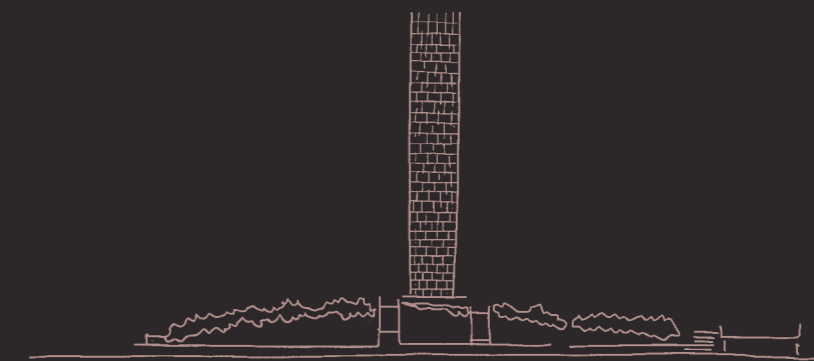
Bates Smart, responsible for interior design, is recognised as one of Australia's most accomplished design practices, whose creative and innovative projects, many in collaboration with Mirvac, have produced some of Australia's most outstanding buildings and places.



UNDERPINNED BY LANDSCAPE



RE-IMAGINING PODIUM AS PLACE



CONNECTING WATER, LAND AND SKY

# THE MIRVAC LEGACY

Mirvac stands apart in the Australian property landscape, twice awarded the highest possible 5 Gold Star iCIRT rating, a measure of our construction quality and integrity.

Founded in 1972, Mirvac's purpose, to reimagine urban life, has produced some of Australia's most acclaimed buildings and places, a testament to our unwavering pursuit of design and construction excellence.

The enduring beauty and value of the homes and places we create has earned Mirvac a legion of loyal customers and contributed to the richness of Australian cities.

Mirvac's integrated business model, with in-house expertise across design, development, construction, marketing, sales and customer experience, allows us to control all aspects of a project. With control comes accountability and responsibility, to our customers and the cities and communities in which we operate.

Harbourside Residences is an exceptional addition to the Mirvac legacy, the final portion of Sydney's western harbour shoreline reimaged for a new era. We take great pride in crafting a finale and a new beginning worthy of this rare and precious place.

# THE MIRVAC DIFFERENCE

QUALITY AND CARE  
IN EVERY  
LITTLE DETAIL



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

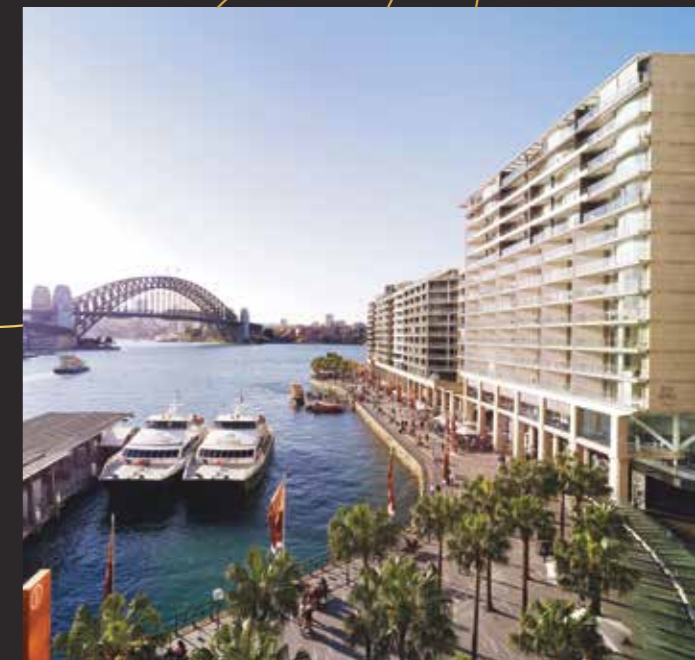
AWARD WINNING EXCELLENCE SINCE 1972,  
WE HAVE WON OVER 800 AWARDS



MIRVAC CONSTRUCTIONS  
5 GOLD STAR RATING



WALSH BAY



QUAY GRAND



THE EASTBOURNE

\*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. The use of the iCIRT star-rating is subject to Equifax's terms, exclusions and/or disclaimers which are available at [www.buildrating.com](http://www.buildrating.com). Please scan the QR code for further information on this particular iCIRT star-rating. Issued by international ratings agency Equifax, the iCIRT (Independent Construction Industry Rating Tool) star rating assesses the capability, capacity and ability of a company to deliver a trustworthy building.



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The content of this brochure was produced prior to completion, and prior to the receipt of final planning approvals. Photographs, diagrams, sketches and artists' impressions depicting interiors, exteriors and indicative views are a guide only. The information provided in this brochure, including those images, is believed to be correct at the time of printing but will change as the development and planning approvals proceed. All retail mentioned is correct as at below date. Changes will also be made during the development of the project and specifications, details and fittings may be changed without notice. Purchasers must rely on their own continuing enquiries. \*Proposed amenity is being delivered by third parties and is subject to change, development approvals, statutory approvals and construction timing and outcomes are outside of Mirvac's control and are subject to change and delay. To the extent permitted by law, this brochure is not an offer or a contract. Mirvac expressly excludes any and all liability relating to, or resulting from, the use of or reliance on, any information contained in this brochure by any person. This is correct as of 27/08/2024 V1.

Place Management NSW (also known as Placemaking NSW) (PMNSW) is a **Public Non-Financial Corporation (PNFC)**, established to create, manage and care for some of Sydney's iconic harbourside locations and **public spaces**. **Its significant events and activations contribute individually and collectively to the visitor economy.** Mirvac and its contractors are responsible for all matters in connection with undertaking and completing the works for the delivery of the Harbourside Residences and PMNSW has no responsibility in those matters.





