

HIGHFOREST
by mirvac

LIVING WITH CARE



A close-up photograph of a vibrant green fern frond, showing the intricate details of its feathery leaves. The frond is positioned diagonally across the frame, with its base on the left and its tip pointing towards the upper right. The background is dark and out of focus, highlighting the fern's texture and color. The lighting is soft, creating a gentle glow on the leaves.

As the first Australian property group to be net positive in carbon for activities within our control, Mirvac's commitment to the environment through sustainable design, development and construction is outstanding.

At Highforest we are raising the bar for regenerative development guided by a belief in the value of all living things.

CONSERVATION

IF WE CARE FOR THE FOREST, THE FOREST WILL CARE FOR US.
OUR CARE EXTENDS TO THE CAREFUL CONSERVATION
OF FOREST HABITAT.



Forest returned to public

Over 10 hectares of endangered
Blue Gum High Forest and Sydney
Turpentine Ironbark Forest is
being returned to public ownership
equating to 40% of the site

4.5k+

Trees identified

More than 4,500 trees
identified, assessed and tagged

650+

Trees and plants

Transplantation of more than
650 established trees and
plants to a self sustaining
holding area on site

4k+

Relocated

Successful relocation
of more than 4,000
tadpoles, frogs,
possums, lizards,
snakes and snails

Restricted development

Development
restricted to the
footprint of prior
construction

Powerful Owls

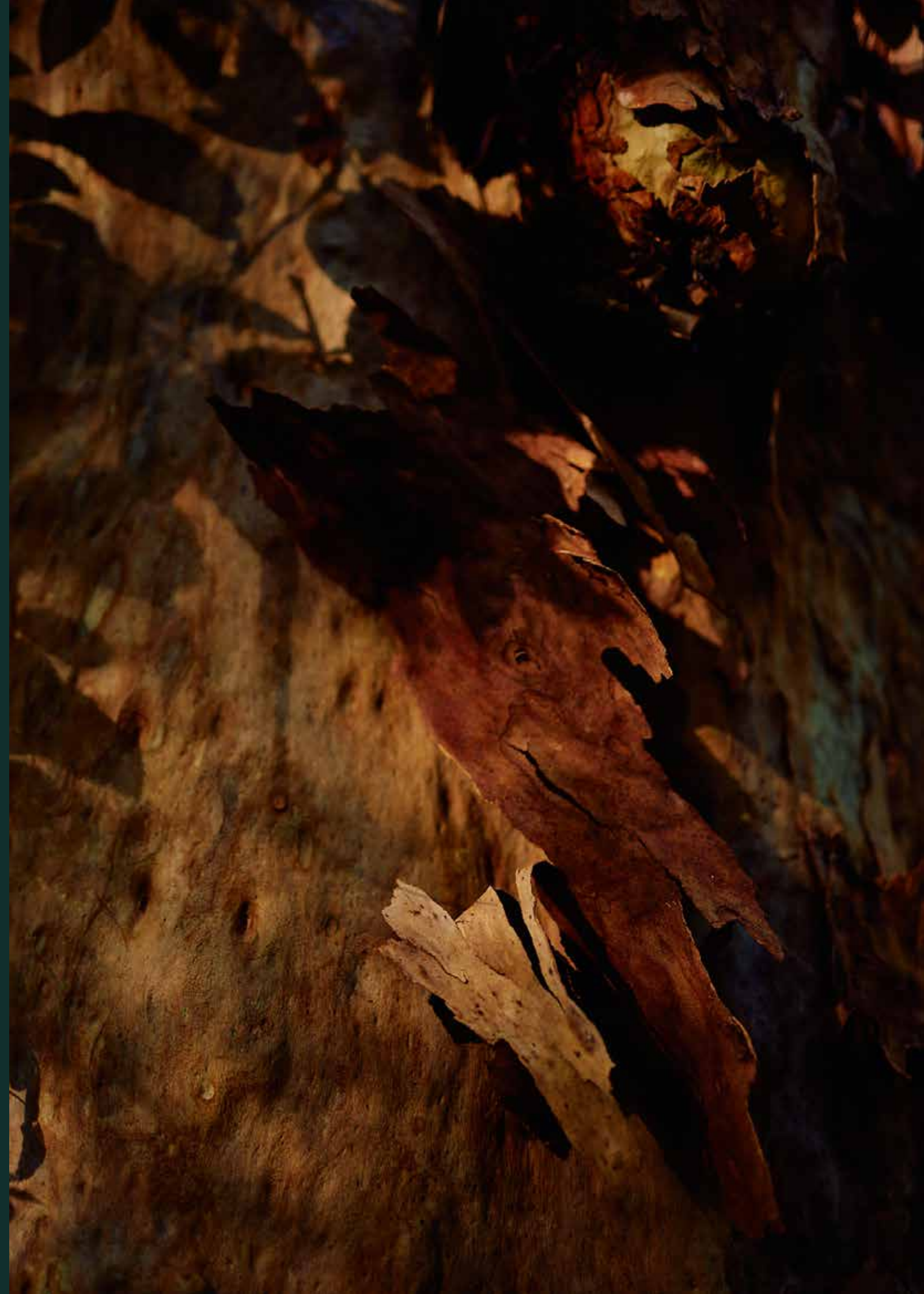
On-going
monitoring
of resident
Powerful Owls
during periods
of construction

Dural Land Snail

Retention of
Dural Land Snail
habitat on site

Rezoning of forest

Rezoning of
original forest
to conservation
status

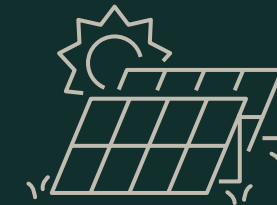


REDUCING CARBON FOOTPRINT



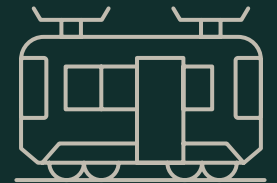
All-electric community

All-electric community targeting 7-star NatHERs rating to houses and 7-star average to apartments



Solar power included

6.6kW solar system to every house, as well as solar panels to the apartment precinct, servicing common areas



Close to public transport

New housing within walking distance of public transport



Rainwater tank

Rainwater harvesting for every house to reduce potable water usage, as well as two rainwater tanks located in apartment building basements



Electric vehicle charging

All homes and apartments provisioned for electric vehicle charging and two EV chargers in the visitors area of the apartment building basements

COMMUNITY & NGURRA

Discovery Centre

Discovery Centre education program highlighting the forest ecosystem, endangered species, Dharug culture and site history

First Nations businesses

Engagement of Indigenous businesses and social enterprise

Traditional Owners

Consultation with Traditional Owners and First Nations people to guide design, development and education



Open spaces

Connected and publicly accessible open spaces to maximise social benefits



Accessible amenities

Publicly accessible amenity including proposed half basketball court and playground



Walking trails

Access to walking trails to enhance forest connection including the repair of bridges to improve safety and community access



Community development commitment

Commitment to working with the existing wider community and establishing the new one at Highforest



Seed harvesting

Seed harvesting for propagation of trees endemic to the area



Tree replacement strategy

Revegetation by planting 1.5 trees for every one removed



REDUCING OUR WASTE



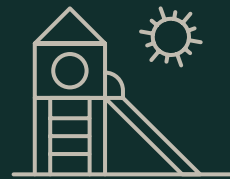
Construction re-use & recycling

96% of demolition waste
diverted from landfill through
recycling and reuse



No waste goes to waste

Office fittings and
furniture sold
or donated



Material reuse

Sandstone and timber reclaimed
from site is being reused in
open spaces, nature play and
landscaped areas



New uses for old plant and mechanical equipment

Generators and used mechanical
plant from former commercial building
relocated to mushroom farm in Windsor
and repurposed in other Mirvac assets.



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.

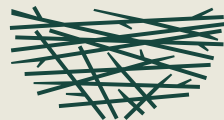


BIODIVERSITY



For native fauna

A green grid and habitat corridors for native fauna



Hollows and nest boxes

Artificial hollows and nest boxes installed for birds and arboreal mammals, and mazes for microbats



New plantings

New plantings of native trees and shrubs including regenerating a parcel of forest



Invasive weeds removed

Removal of invasive weeds and introduced species, allowing native flora to regenerate and provide habitat for local and endangered fauna



Tree buffers

Retention of Coonara Avenue trees to maintain street character

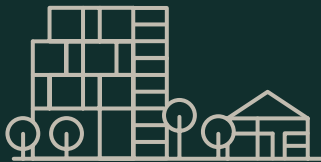


DESIGN



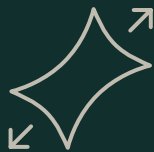
Nature inspired

Houses and apartments inspired by nature and Ngurra



Housing diversity

Housing diversity within existing development footprint



Flexible design

Flexible design to accommodate changing household composition and needs



Natural light

Homes designed to maximise natural light and ventilation



Forest views

Apartments, where possible, are located and oriented to maximise forest views



Open space

Multiple curated outdoor spaces to promote an active lifestyle and connection with Ngurra

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RECYCLED PAPER



CARBON NEUTRAL



100% BIODEGRADABLE

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