

SALES MANUAL

Version 7
Date of Issue: 2 October 2025

HARBORSIDE RESIDENCES



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ISSUE REGISTER

Issue	Date	Distribution	Amendment	By
1	18/09/2024	ALL	Initial Issue of Sales Manual	SN
2	27/09/2024	ALL	FIRB approval and residency status Storage Cage Update Strata Levies	SN
3	04/10/2024	ALL	Terms of Purchase amendment with date of completion definition as per contract of sale Penthouse and Sub-Penthouse Strata Levies estimate around \$30,000 per quarter Removal of Put and Call Option wording on page 71 Update of Rental estimates for break down with car space by Res by Mirvac Updated annexure list	SN
4	29/01/2025	ALL	Update on pg 59 to: L6-45 Ceiling Heights L46-47/48 Ceiling Heights	SN
5	14/08/2025	MDEV SALES MTKG	Updates: 1. Development Application Status (Pg 14): <ul style="list-style-type: none">SSDA3 Public Domain approved on 19 June 2025. 2. Modification Application Status (Pg 14): <ul style="list-style-type: none">Mod 2 approved on 11 April 2025Mod 3 approved on 12 March 2025Mod 4 approved on 14 July 2025Mod 5 & Mod 6 under assessment 3. Residential Carpark Bays: <ul style="list-style-type: none">Mirvac will deliver 242 residential carpark bays.	SN

			<p>4. Product Mix Update (Pg 20 & 21):</p> <ul style="list-style-type: none"> Following Mod 4 approval, Mirvac will deliver 260 units. <p>5. Silver Liveable Apartments (Pg 24):</p> <ul style="list-style-type: none"> 53 Silver Liveable Apartments to be delivered (reduced to 260 apartments). Lot 253 removed and amalgamated into a Sub Penthouse. <p>6. Common Property Access (Pg 59):</p> <ul style="list-style-type: none"> Ladder access between Levels 6 & 7. <p>7. Air Conditioning Update (Pg 55):</p> <ul style="list-style-type: none"> Cooling tower and condenser units billing method updated. <p>8. Licence Plate Recognition System (Pg 57):</p> <ul style="list-style-type: none"> Removed from basement due to privacy concerns. <p>9. Surrounding Development (Pg 95):</p> <ul style="list-style-type: none"> Updates included in FAQ section. <p>10. Sales Manual (Pg 104):</p> <ul style="list-style-type: none"> Links now direct to annexures rather than appendices. 	
6	27/08/2025	MDEV SALES MTKG	Update to joint venture comms in FAQ (Pg 105)	EK
7	15/09/2025	MDEV SALES MTKG	<p>Model Update:</p> <ul style="list-style-type: none"> Addition of davit arm anchors to Lv6 perimeter Addition of davit arm anchors to Lv 7 terrace Addition of privacy doors to Lv6 	

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7	Strata Plan
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9	Urbis Market Report
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SECTION 1: PROJECT DESCRIPTION

HARBORSIDE

RESIDENCES



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PROJECT SUMMARY

ITEM	DESCRIPTION
Site Address	Residential: 8 Darling Drive, Sydney NSW 2000
Freehold Landowner	Place Management NSW (PMNSW)
Developer	Mirvac Retail Sub SPV Pty Ltd
Builder	Mirvac Construction
Concept Architect	Snøhetta + Hassell
Interior Designer	Bates Smart
Landscape Architect	Snøhetta + Hassell
Tower summary:	Ground to Level 4: Commercial and Retail Level 5: Residential Amenity Level 6-48: Residences
Site Ownership	Place Management NSW retains the freehold ownership of the Land. Mirvac Construction is currently operating under a Works Area Licence provided by PMNSW for the site. On completion of the new development and registration of the residential strata plan, PMNSW will grant Mirvac a new long-term lease (99 years).
Total Site Area	2.05 Hectares
Heritage	The site does not contain any heritage items but is located adjacent to the State heritage listed Pyrmont Bridge and Darling Harbour Woodward Fountain. Surrounded by Heritage Seawall and Powerhouse Museum Seawater conduits/culverts
Site Bordered By	North: Murray Street South: Darling Quarter and ICC East: Cockle Bay West: Darling Drive
Local Authority	City of Sydney Council
Planning Authority	Department of Planning, Housing & Infrastructure (DPHI)

HARBOURSIDE OVERVIEW

The Harbourside site is located within the Darling Harbour Precinct in the City of Sydney Local Government Area (LGA). Darling Harbour is a 60-hectare waterfront precinct on the south-western edge of the Sydney CBD, and to the east of the Pyrmont Peninsula. The Darling Harbour precinct is unique in terms of its function, location, land ownership and physical characteristics, and accommodates a wide range of land uses. These land uses predominantly relate to recreation, tourism, entertainment, retail, residential apartments and business.

The Darling Harbour precinct has gone under significant revitalisation as part of the Sydney International Convention, Exhibition and Entertainment Centre Precinct (SICEEP) Project, Darling Square, and IMAX renewal projects. The urban, built form and public transport / pedestrian context for Harbourside will fundamentally change as these developments are progressively completed.

The site is bound by Pyrmont Bridge to the north, the Sydney International Convention, Exhibition and Entertainment Centre Precinct (SICEEP) to the south, Darling Drive and Sofitel Hotel to the west and Cockle Bay and foreshore promenade to the east. A locational context area plan and location plan are provided at Figures 1.

The site is approximately 12-minute walk to Townhall Train Station, 1 minute walk to Convention Centre Light Rail Station, 3 minute walk to Pyrmont Bay Light Rail Station, 4 minute walk to Pyrmont Bay Wharf and estimated 3 minute walk to the proposed Pyrmont Metro Station.

On completion, Harbourside will consist of 263 luxury apartments, 7,200sqm of retail space, 27,100sqm of commercial office space, and over 10,200sqm of public domain open space.

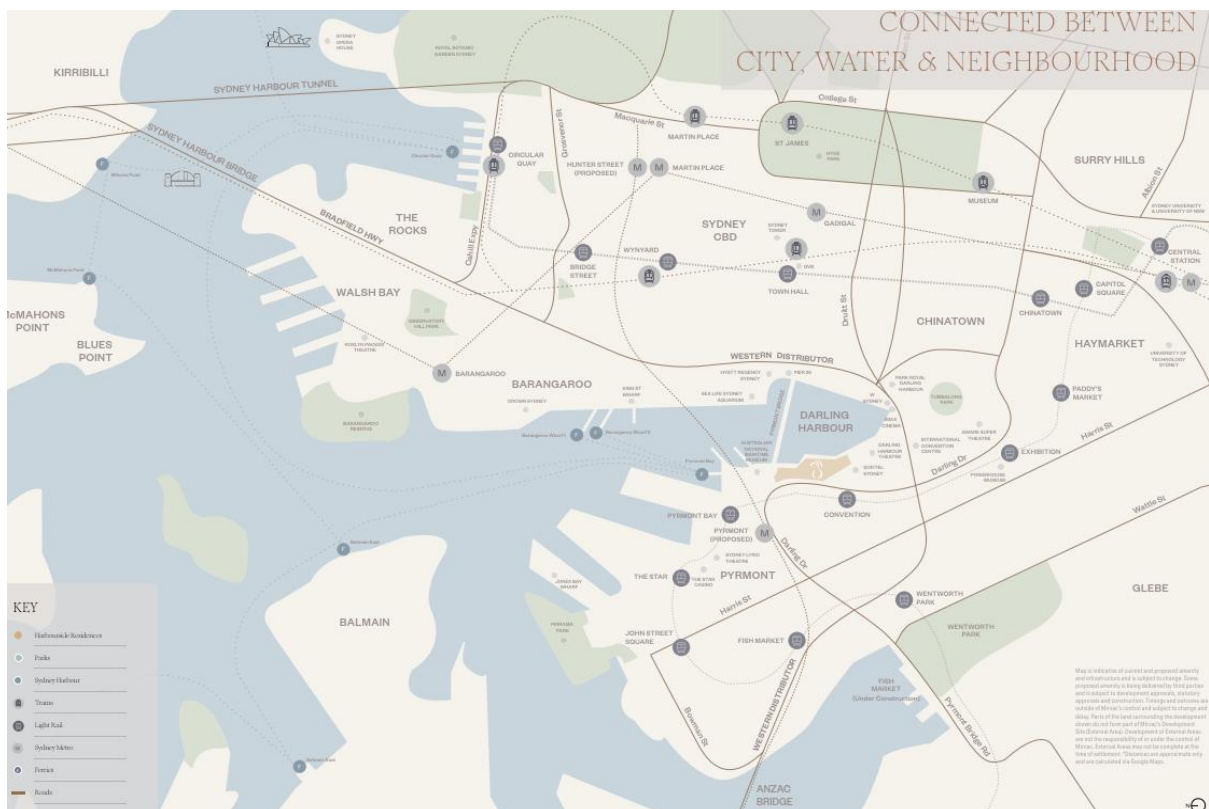


Figure 1: Site Map



Figure 2: Artist Impression of Harbourside

HARBOURSIDE VISION

Vision Statement:

Harbourside embodies luxury from the ground up, celebrating its proximity to Sydney Harbour with a unique city skyline view and a natural aesthetic that blurs the line between inside and out. Residing in a tower connecting water, land and sky, the sophisticated and timeless residences are meticulously crafted to embrace the best that Sydney has to offer.

Harbourside's elegant details and considered finishes evoke a sense of refined beauty within uncompromised luxury. These generous and sun-filled apartments exude warmth and comfort, a personal sanctuary moment away from the CBD.



Figure 3: Artist Impression of Harbourside

SITE OVERVIEW

The Harbourside site occupies an area of approximately 2.05 hectares within the northwestern portion of the Darling Harbour precinct. The site is generally bound by Pyrmont Bridge and the National Maritime Museum to the north, the International Convention Centre (Darling Harbour Live) site to the south, a mix of residential buildings and Ibis and Novotel Hotels across Darling Drive and the alignment of the light rail to the west and Cockle Bay to the east.

The site is located on land owned by the NSW Government and administered, maintained and managed by Place Management NSW (PMNSW) (previously known as the Sydney Harbour Foreshore Authority). PMNSW retains the freehold ownership of the Land. Mirvac Construction is currently operating under a Works Area Licence provided by PMNSW for the site. On completion of the new development and registration of the residential strata plan, PMNSW will grant Mirvac a new long-term lease (99 years).

Site Address:	2-10 Darling Drive, Sydney NSW 2000 (whole site)
Commercial North:	2 Darling Drive, Sydney NSW 2000
Retail:	4 Darling Drive, Sydney NSW 2000
Residential:	8 Darling Drive, Sydney NSW 2000
Commercial South:	10 Darling Drive, Sydney NSW 2000
Overall Lot Size:	Residential: 42,000 sqm Non-residential: 45,000 sqm Total: 87,000 sqm
Bordered by:	North: Murray Street South: Darling Quarter and ICC East: Cockle Bay West: Darling Drive
Local Authority:	City of Sydney Council
Planning Authority:	Department of Planning, Housing & Infrastructure (DPHI)

PLANNING CONTROLS

On 25 June 2021 the Independent Planning Commission granted consent to the development application SSD-7874 for the Harbourside Shopping Centre Redevelopment. This approval was for Concept development application and Stage 1 Demolition of all existing structures of the shopping centre down to the ground level slab only, which means subsequent development applications/s is required for future stages on the site.

Stage 1 early works comprising of demolition of the existing shopping centre, southern pedestrian link, former monorail station and removal of trees commenced in January 2023.

Status of the Development Applications submitted by Mirvac as below:

Reference	Application summary	Status
Concept / Stage 1 Approval (SSD 7874)	Demolition of Harbourside Shopping Centre to slab level.	Approved 26 Oct 2022
SSDA1 (SSD 38881729)	Site preparation, bulk earthworks and including remediation and dewatering.	Approved 2 March 2023
SSDA2 (SSD 49295711)	Detailed design, construction and operations of the podium and tower	Approved 4 December 2023
SSDA3 (SSD 49653211)	All construction, fit-out and landscaping works within the public domain located within and around the tower and podium	Approved 19 June 2025

Modification Applications:

Reference	Application summary	Status
SSDA2 MOD 1 (SSD 49295711)	Section 4.55 Modification 1 application was submitted to: <ul style="list-style-type: none"> • amend the internal layout of apartments on levels 9 to 45 • amend the mix of three and four bed apartments • make minor external façade changes. 	Approved 3 July 2024
SSDA2 MOD 2 (SSD 49295711)	Section 4.55 Modification 2 application was submitted to: <ul style="list-style-type: none"> • Amendments to podium and residential tower layout and design • Expansion of potential land uses on level 1 to include event and conference uses Minor amendments to basement layout	Approved 11 April 2025
SSDA2 MOD 3	A minor amendment to the extent of the Level 4 podium plant area	Approved 12 March 2025
SSDA2 MOD 4	Amalgamation of Apartments: <ul style="list-style-type: none"> • Level 16 amalgamated apartments 	Approved 14 July 2025

	<ul style="list-style-type: none"> • Level 45 amalgamated apartments to create sub penthouse floors • Minor planning changes to Penthouse Floors Levels 47 & 48 	
SSDA MOD 5	<p>Staged Occupation</p> <p>This modification seeks minor administrative amendments to various conditions of consent to enable staged occupation of the development.</p>	Under Assessment
SSDA2 MOD 6	<p>Construction Hours</p> <p>A modification application to modify the construction hours to enable flexibility to complete out of hours works (such as, completion of concrete pours, internal fit-out works and authority works - Sydney Water, Jemena and Sydney Light Rail).</p>	Under Assessment

Construction is expected to be completed in November 2027.

Upon completion, Harbourside Residences will consist of 260 apartments across 48 levels, 242 car spaces a residence exclusive only amenity floor on Level 5 and commercial and retail base from ground to Level 4.

DEVELOPMENT PARAMETERS

Based on the development approval:

- 27,100 sqm of office space
- 7,200 sqm of shopping, entertainment and hospitality space
- 10,200 sqm of public domain space includes a proposed 3,500sqm waterfront gardens, and widened waterfront promenade
- 260 luxury apartments showcasing a diverse mix of product including 1, 2, 3 & 4 bedroom apartments, sub penthouses and penthouses
- Carpark bays located over 4 basement levels
- A total of 242 residential and 30 non-residential carpark bays will be delivered;
- A total of 3 car share spaces will be delivered;
- A total of 292 residential bicycle parking spaces (27 visitor) will be delivered;
- Resident facilities include an outdoor garden, landscaped terrace with BBQ facilities and seating area, car wash bay, dog wash bay and concierge in building lobby
- Resident facilities will also include an indoor and outdoor pool, wellness suite, gym, golf simulation room, cinema lounge, open lounge space, and a private dining space for exclusive use of all residents in the building.
- Commercial and retail below

- Electric only building, no gas
- Electric Vehicle (EV) charging provisions

CAR SHARE

Under the Development consent conditions, Mirvac is to provide a minimum of 3 carshare spaces, with all carshare bays being EV enabled. These carshare spaces are retained as common property of the residential Owner's corporation of the site, and not sold or leases to an individual owner/occupier at any time. These spaces will only be available for use by residents, whereby the vehicles will be maintained and managed by a third-party operator.

WATERFRONT GARDEN & PUBLIC DOMAIN

Mirvac's wider \$2bn Harbourside precinct revitalisation will deliver over 10,000 square metres of public open space, including a new waterfront promenade and new 3,500 square metre waterfront park; pedestrian connections to Pyrmont and the waterfront including \$50 million in public domain funding; and \$7 million in public art and activation.

Mirvac is committed to delivering this waterfront garden park as a public benefit and ongoing cost and maintenance will be contributed by Retail, Commercial and Residential combined.

The SSDA 3 Public Domain and Bridges was approved was approved on 19th June 2025. This marks a significant milestone for the Harbourside project, as it is the project's final State Significant Development Application.

RETAIL

Mirvac will deliver retail throughout the ground floor (promenade) and partial section of Level 2 leading to the waterfront garden.

Harbourside will be a vibrant retail destination providing an authentic, diverse experience, connected to place for people living, working and visiting from the neighbourhood, locally or globally.

The retail precinct will have a variety of eat and play destinations to provide residents a high level of amenity offerings including restaurants, national and international retailers and integrative public spaces.

The current retail strategy proposed comprises of the following:

- Global food market operator
- Waterfront Promenade dining including licensed premises with late night trading
- Health and Beauty service operators
- Experience & Entertainment centres
- Variety of restaurant and café operators, some with outdoor dining

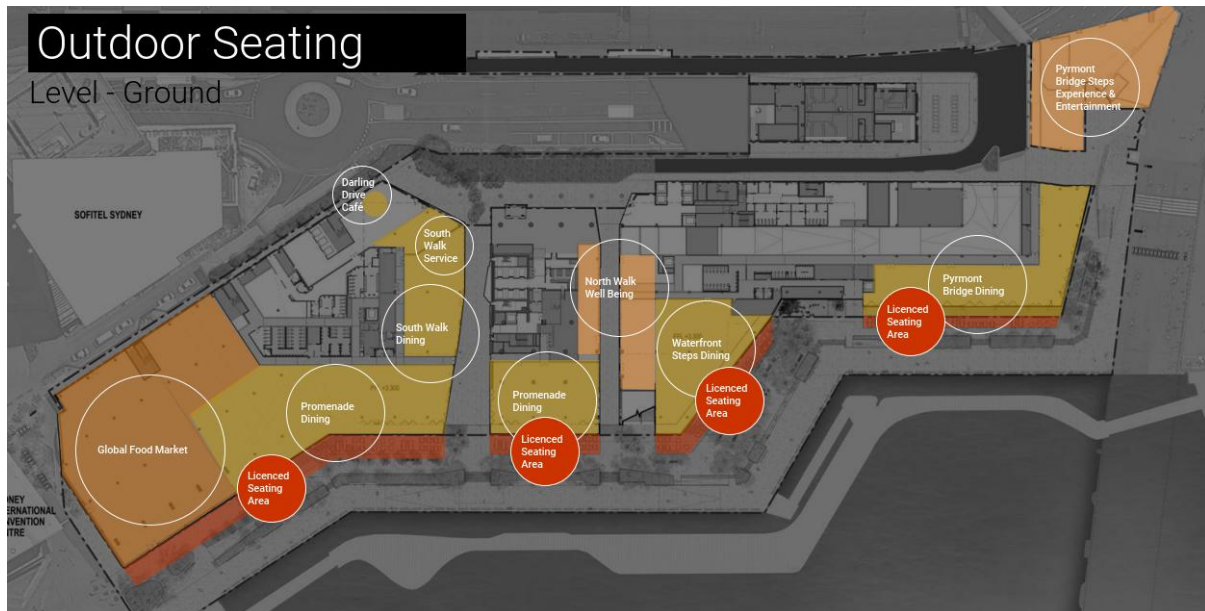


Figure 4: Proposed Retail Offering

DARLING HARBOUR ENTERTAINMENT PRECINCT

Through the delivery of the overall Project, Darling Harbour will also become home to Australia's largest convention and exhibition facilities. The redevelopment of the site and the creation of significant new and improved public domain will complement the neighbouring developments in Cockle Bay, including the ICC, Sofitel hotel, The Ribbon and Cockle Bay Park. It would also see the completion the Darling Harbour precinct as a mixed-use tourist, entertainment and commercial precinct.

The contracts for the sale of Residential Lots include provisions under which the purchaser acknowledges and agrees that:

- A. the Land is within Darling Harbour which is a major event, entertainment and exhibition precinct;
- B. entertainment and promotional events or activities and public festivals (which may include fireworks, amplified sound and large crowds) are conducted at Darling Harbour;
- C. the events, activities or festivals may temporarily interfere with the purchaser's use and enjoyment of the Development Land;

- D. there may be noise and other disturbance from activities carried out at Darling Harbour; and
- E. roads in the vicinity of the Development Land may be temporarily closed during periods when certain events or activities occur and for the purpose of carrying out maintenance and repair.

TITILING

The development will be divided into 4 stratum lots.

Lot 1: Retail

Lot 2: Commercial

Lot 3: Residential

Lot 4: Place Management NSW

The residential Stratum Lot will be further divided into its own residential Strata Scheme.

The maintenance of the roads, streetlights, publicly accessible waterfront promenade and garden, and landscaping within the development, will be a shared cost which each Stratum Lot Owner excluding Stratum Lot 4 (Place Management NSW) to contribute through the payment of Building Management Committee (BMC) contributions.

SECTION 2: HARBOURSIDE RESIDENCES

HARBOURSIDE RESIDENCES



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APARTMENT OVERVIEW

Harbourside residences comprises of 260 luxury apartments over 43 residential levels, 4 levels of commercial office and Ground floor and Level 2 retail and basement car parking within the Darling Harbour waterfront precinct. The residential quarter elevates living to remarkable new heights. The design competition for the project was won by award winning architects, Snøhetta + Hassell. The interior design for the apartments has been crafted by award winning Bates Smart. Positioned at the Sydney's waterfront precinct, these iconic residences embody all-encompassing luxury at every moment, on every level. A home beyond compare.

The unique design features of this building include:

- Positioned at the gateway to Sydney's sought after waterfront precinct
- Fully electric building with solar panel roofing
- Focus on Connection to Country
- Rising 48 storeys tall with breathtaking vistas of the Cityscape CBD, Sydney Harbour and the Blue Mountains
- Residential tower will sit above a vibrant retail destination which offers a mix of world-class amenity for those working, living and exploring Harbourside
- Hotel-like private amenities with exclusive access for residents only
- Full height glazing allowing an abundance of natural light through the apartments.
- Integrated of the site into wider urban context through the development of the public domain works

STREET NAMES & NUMBERING

Harbourside Residences primary address is 8 Darling Drive, Sydney, NSW 2000.

Unit numbers will be 3-4 digits with the first 1-2 digits being the level number and the last 2 digits being the unit number e.g.

- 603 – Level 6, unit 3
- 1201 – Level 12, unit 1

Marketing collateral and contract of sale will only refer to a Lot number. While every attempt is being made to skip the apartment number '4', at this stage we do not have authority approval to do so.

HARBOURSIDE RESIDENCES - RESIDENTIAL MIX

Product Type	No.	% of Mix	Avg. Area
1 Bedroom	29	11%	56
2 Bedroom	89	34%	96
3 Bedroom	111	43%	154
4 Bedroom	22	8%	184
Sub Penthouse	6	2%	276
Penthouse	3	1%	479
	260	100%	133

APARTMENT COMPETITORS

ONE SYDNEY HARBOUR – TOWER 1

Address: Residences One of One Sydney Harbour, Barangaroo NSW

Developer: Lendlease

Apartment Type	Total Qty	Approx. Ave Internal Area m ²
1 Bedroom	91	63 sqm
2 Bedroom	96	114 sqm
2 Bedroom 2 Bath	2	106 sqm
2.5 Bed	2	149 sqm
3 Bedroom	66	163 sqm
4 Bedroom	36	237 sqm
5 Bedroom	2	829 sqm
Total	295	

ONE CIRCULAR QUAY

Address: 1 Alfred Street, Sydney
Developer: Lendlease

Apartment Type	Total Qty	Approx. Ave Internal Area m ²
1 Bedroom	7	58 sqm
2 Bedroom 2 Bath, No Car	32	99 sqm
3 Bedroom, 2 Bath	117	191 sqm
3 Bedroom, 2 Bath, No Car	2	121 sqm
Penthouse Bed, 4 Bath	1	1015 sqm
Sub Penthouse Bed, 3 Bath	6	515 sqm
Total	165	

SIRIUS

Address: 2-60 Cumberland Street, The Rocks
Developer: JDH Capital

Apartment Type	Total Qty	Approx. Ave Internal Area m ²
1 Bed, 1 Bath, No Car	12	49 sqm
1 Bed, 1 Bath	1	56 sqm
2 Bed, 2 Bath, No Car	9	78 sqm
2 Bed, 2 Bath	23	78 sqm
3 Bed, 2 Bath	5	121 sqm
3 Bed, 3 Bath	5	163 sqm
3 Bed, 4 Bath	4	174 sqm
4 Bed, 6 Bath	1	277 sqm
Total	60	

111 CASTLEREAGH

Address: 111-121 Castlereagh Street, Sydney

Developer: CBUS

Apartment Type	Total Qty	Approx. Ave Internal Area m ²
1 Bed, No Car	3	62 sqm
2 Bed	6	85 sqm
2 Bed, No Car	2	84 sqm
2 Bed, Study/MPR	1	119 sqm
3 Bed, Study/MPR	1	169 sqm
Sub Penthouse	2	228 sqm
Penthouse	1	463 sqm
Total	16	

SILVER LIVEABLE APARTMENTS

Under the Apartment Design guidelines,, Mirvac will deliver 53 silver liveable apartments. Silver liveable apartment design focuses

on the key structural and spatial elements that are critical to ensure future flexibility and adaptability of the home.

The seven core design elements are:

1. A safe continuous and step free path of travel from the street entrance and / or parking area to a dwelling entrance that is level.
2. At least one, level (step-free) entrance into the dwelling.
3. Internal doors and corridors that facilitate comfortable and unimpeded movement between spaces.
4. A toilet on the ground (or entry) level that provides easy access.
5. A bathroom that contains a hobless shower recess.
6. Reinforced walls around the toilet, shower and bath to support the safe installation of grabrails at a later date.
7. Stairways are designed to reduce the likelihood of injury and also enable future adaptation.

Lot No.	Level
8	7
9	7
15	8
16	8
22	9
23	9
30	10
31	10
38	11
39	11
46	12
47	12
54	13
55	13
63	14
71	15
79	16
87	17
94	18
101	19
108	20
115	21
122	22
129	23
136	24
143	25
150	26
158	28
164	29
166	29
170	30
172	30
176	31
178	31
182	32
184	32
188	33

190	33
194	34
196	34
200	35
202	35
206	36
208	36
212	37
214	37
218	38
223	39
228	40
233	41
238	42
243	43
248	44

ADAPTABLE APARTMENTS

In accordance with the DA, Mirvac is to deliver 27 adaptable apartments which are capable of being adapted for an occupant with a disability in accordance with relevant codes. Please refer to below for list of adaptable apartments. Occupants who wish to adapt one of the selected apartments will be required to make modifications to the apartment to suit their individual requirements.

Each adaptable apartment will be a 3-bedroom apartment and allocated one accessible car space.

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

Lot No.	Level
8	7
9	7
15	8
16	8
22	9
23	9
30	10
31	10
38	11
39	11
46	12

47	12
54	13
55	13
63	14
71	15
79	16
87	17
94	18
101	19
108	20
115	21
122	22
129	23
136	24
143	25
150	26

FLOOR PLATES

Refer to [Annexure 1](#) for Floor Plates.

CARPARKING, BICYCLE BAYS & BONNET BOXES

Vehicular access for loading dock and entry to the basement carpark levels is provided off accessing the Darling Drive West Slip Lane that goes under Darling Drive. Security roller shutters at the bottom of the ramp will segregate residential and commercial components of the basement.

Carparking and basement storage cages will only be allocated once the final strata plan is registered.

Generally, 1 bedroom and some 2-bedroom residences will not have a car space.

Some 2-bedroom, and all 3- and 4-bedroom apartments will have 1-2 carpark space allocated respectively.

Under the Development Application Conditions of consent, Mirvac is to provide 272 carpark spaces.

Car spaces are yet to be individually allocated to apartments; the allocation will be listed on the final plan of subdivision

Summary provided below:

- Residential Spaces: 242 (including 27 accessible and no visitor spaces)
- Non-residential Spaces: 30
- Car Share Spaces: 3
- Car Wash Bay: 1
- Motorcycle Spaces: 21

- Bicycle Bays: 292 (265 residential and 27 visitor)
- Residential visitor spaces: 0
- Service Vehicle Bays: 4

All residential carparks will have EV provision and option to purchase an upgrade offering for EV charger.

Owner/Occupier may install one bonnet box within each car space forming part of their lot. This is subject to approval of the Owner's corporation and confirmation from a qualified fire services designer. There is strict adherence to the By-laws regarding maintenance and upkeep of the bonnet box.

ELECTRIC VEHICLE CHARGING

Provisioning for EV charging will be made to all carpark spots. Resident owners will be able to choose installation of an electric vehicle charger as an upgrade option to a car space. Individual EV chargers will be metered through a load management system by a third-party operator. If a customer does not choose to purchase the EV charger through their upgrade option, they will need to review the process of installation through the by-laws of the Owner's Corporation and make an application via the Strata Manager after settlement.

CARPARK ENTRY POINTS

The shared carpark entry is accessed via Darling Drive West Slip Lane (green) that underpasses Darling Drive and exited through Darling Drive East Slip Lane (red) which will lead to the Porte Cochere and main Darling Drive to East (towards City).

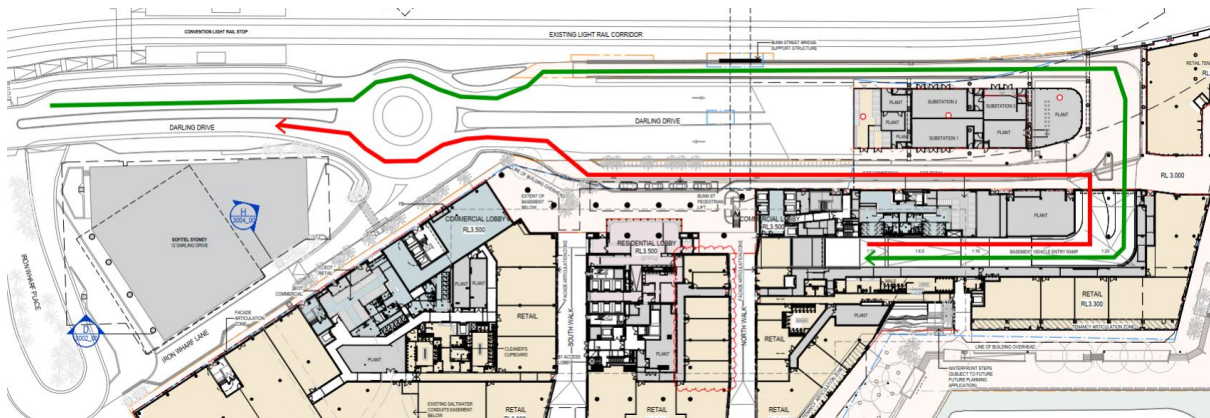


Figure 5: Carpark Entry and Exit

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

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. All apartments will have external basement storage.

However, this has not been allocated and it cannot be guaranteed that the storage cage will be next to a carpark bay.

BUILDING FACILITIES & AMENITY

Resident will enjoy exclusive access to facilities such as:

- Landscaped terrace with BBQ facilities and outdoor seating area
- Indoor pool with spa
- Outdoor pool with cabanas and lounges
- Wellness suite inclusive of a gym room, yoga room, ice bath, and a sauna and steam room
- Bookable lounge area
- Entertainment facilities such as cinema room and golf simulator room
- Private bookable dining space with show kitchen

PORTE COCHERE ENTRY

Coming off Darling Drive the residential Port Cochere encompasses the ultimate experience of luxury and convenience. With a perfect blend of elegance and functionality, driveway welcomes you with open arms to the building's entry. Whether residents are arriving or departing, they can enjoy the utmost comfort and protection from the outside elements as they proceed on their journey.



Figure 6: Concept design only of the Porte Cochere

ENTRY LOBBY WITH 24 HOUR CONCIERGE

The residential lobby creates a grand welcoming experience to the building. Featuring impressive ceiling heights, stunning floor and wall coverings, designer furniture selected by renowned interior designer Bates Smart, bespoke artwork, feature joinery and impressive lift lobby materiality and finishes, this space will create a sense of luxury on first stepping into the building.

Residents will be greeted by 24-hour service concierge who will be able to provide an array of unique services, including:

- Manage bookings for residential facilities
- Store bulky deliveries for resident pick up

The concierge service and allowance in strata budgets is subject to approval from Owner's Corporation.

The operating hours of the building manager are yet to be determined. Further details are yet to be finalised and will be up to the future Owner's Corporation to determine.

WELLNESS SUITE – GYM, YOGA, ICE BATH, SAUNA & STEAM ROOM

Noting an active lifestyle is a reflection of Harbourside residents, the building will have a wellness suite that comprises of the following:

- Variety of equipment (cardio, strength and free weight)
- Open space yoga room
- Sauna & Steam Room
- Ice Bath

SPA & SWIMMING POOL

The indoor swimming pool spanning approximately 20m will be located on Level 5, with a high feature ceiling residence and lounges, residents can fully utilise the space however they please. Adjacent to the indoor pool will be a spa for residents to relax in. In addition to the indoor pool, there will be an outdoor pool with cabana and outdoor lounges overseeing the city skyline.

PRIVATE DINING AND LOUNGE

The private dining and lounge offer a luxurious and comfortable setting for casual drinks and food for residents. Perfect for entertaining family and friends, the level 5 residents lounge / dining room will be bookable for all residents, this area will be fully equipped with both a show and catering kitchen that can both accommodate for a small or large function.

LANDSCAPED GARDEN AND TERRACE

Residents can discover a hidden oasis within Harbourside's landscaped garden and terrace. The seating nodes allow residences to be surrounded by native flora and city view. The outdoor terrace beautifully furnished & landscaped encompasses breathtaking views of the city and BBQ facilities to enjoy time with family and friends.

CINEMA LOUNGE & GOLF SIMULATOR ROOM

Residents can enjoy and entertain guest and family in Harbourside's own cinema room and play against their friends in our state-of-the-art golf simulator room.

SURROUNDING CONTEXT

The site is located within a high-density urban context on the edge of the CBD and surrounding development within the vicinity of the site varies in use, form, age and architectural design. The surrounding context is summarised below:

- the State Heritage listed Pyrmont Bridge, the Australian Maritime Museum to the north
- the low/medium rise residential/mixed use suburb of Pyrmont to the north to the west and north west which will include a new metro station and associated development over the next 20 years
- Cockle Bay wharf, which is subject to a Concept Approval (SSD 7684) and Stage 2 detailed SSD application (SSD 9978934) for construction and use of a 43-storey mixed-use development and land bridge across part of Western Distributor between Darling Harbour and Darling Park (currently under assessment) and Four Points by Sheraton to the east across Cockle Bay
- the 35 Storey Sofitel hotel building, ICC Convention centre and public domain to the south, including the State heritage listed Woodward Fountain
- the Western Distributor and the 25-storey Ribbon building including hotel, serviced apartments and an IMAX theatre (currently under construction) to the southeast
- a 17-storey residential apartment building at 50 Murray Street (known as One Darling Harbour) and the Novotel and Ibis Hotels to the west, across Darling Drive
- medium rise residential and mixed use further to the west and southwest across Murray Street.

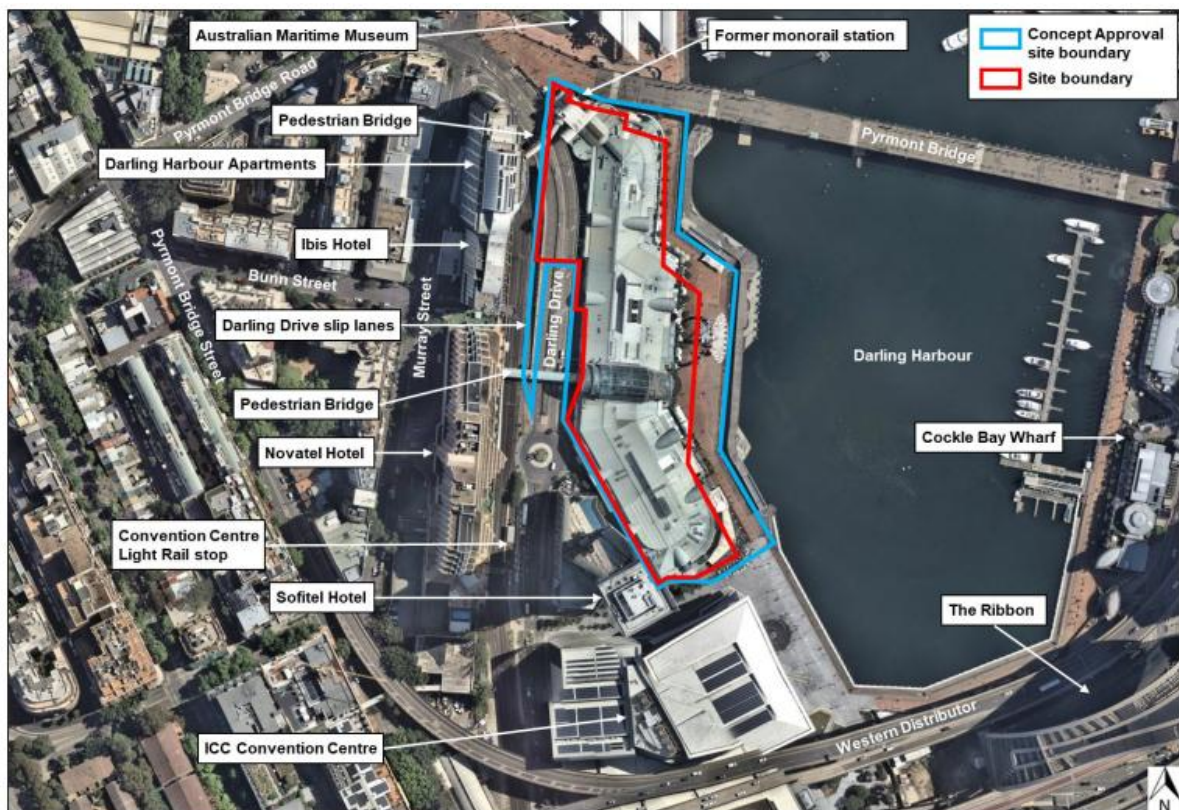


Figure 7: Surrounding Context

LOCAL FEATURES

Nearby Childcare

SDN Pyrmont	Darling Nest Childcare Centre
Pyrmont – Thrive Early Learning Centre	Guardian Childcare & Education
Genius Childcare Pyrmont	Barangaroo Montessori Academy

Nearby Primary Schools

St Andrew's Cathedral School	Rozelle Public School
St Mary's Cathedral School	Fort Street Public School
Ultimo Public School	Inner Sydney Montessori School

Nearby High Schools

Sydney Secondary College Blackwattle Bay	St Andrew's Cathedral School
Sydney Boys High School	St Mary's Cathedral School
Sydney Girls High School	SCGGS Darlinghurst

Nearby Universities

The University of Sydney	The University of New South Wales
University of Technology Sydney	La Trobe University
CQ University Sydney	University of Notre Dame

Nearby Hospitals

Balmain Hospital	King George V Memorial Hospital
Central Sydney Private Hospital	St Vincents Private Hospital
Royal Prince Alfred Hospital	Sydney Day Hospital

Main Retail Precincts

Darling Quarter	Barangaroo
Pitt Street Westfield	Queen Victoria Building
Broadway Shopping Centre	Haymarket Chinatown

Nearby Parks

Tumbalong Park	Blackwattle Bay Park
Wentworth Park	Pirrama Park

Services

<u>Post Office</u>	<u>Medical Centre</u>
--------------------	-----------------------

Pymont Post Office	Pymont Doctors
Shop 1, 183 Harris Street, Pymont NSW 2009	50 Union Street, Pymont NSW 2009
Tel: 13 13 18	Tel: (02) 8999 0550
Supermarkets	
<u>Coles</u>	<u>Woolworths</u>
50/72 Edward Street, Pymont NSW 2009	63 Miller Street, Pymont NSW 2009
Tel (02) 8572 6450	Tel (02) 8736 7447
<u>IGA Local Grocer</u>	<u>Thai Kee Asian Supermarket</u>
121/29 Bunn Street, Pymont NSW 2009	9-13 Hay Street, Haymarket NSW 2000
Tel: (02) 9692 9909	Tel: (02) 9211 3150
Café / Restaurants	
<u>Planar Restaurant</u>	<u>Fratelli Fresh</u>
ICC Sydney, 8/14 Darling Drive, Sydney NSW 2000	ICC Sydney, 2/14 Darling Drive, Sydney NSW 2000
<u>The Ternary on Darling Harbour</u>	<u>Betty's Burger</u>
100 Murray Street, Pymont NSW 2009	ICC Sydney, 4/14 Darling Drive, Sydney NSW 2000
Other	
<u>Darling Square Library</u>	<u>Day Street Police Station</u>
The Exchange, Levels 1 & 2	192 Day Street, Sydney NSW 2000
1 Little Pier Street, Haymarket NSW 2000	Tel: (02) 9265 6499
Tel: (02) 9265 9333	
<u>The Star</u>	<u>Sydney Fish Market</u>
20-80 Pymont Street, Pymont NSW 2009	Corner Pymont Bridge Road & Bank Street, Pymont NSW 2009

TRANSPORT

Harbourside Residences is connected by transport to the surrounding area and major freeways.

The site is well served by public transport and is within walking distance to key connections including:

- Local bus services along Harris Street approximately 500 m to the west of the site
- Convention Centre light rail stop 70 m to the west
- Town Hall Station 1.4 km and Central Station 1.7 km to the south east
- Pyrmont Bay Ferry Wharf 250 m to the north and Casino Ferry Wharf 400m to the north west

In 2016, the Government announced the Sydney Metro West project, which aims to connect the CBD to Paramatta with a high-frequency metro rail service. On 11 December 2020, the Government confirmed Pyrmont as the location of one of the new metro stations on the Metro West line.

The Metro West line is predicted to open by 2030 with the proposed Pyrmont Metro Station just a 3 minute walk away (230m distance from Harbourside).

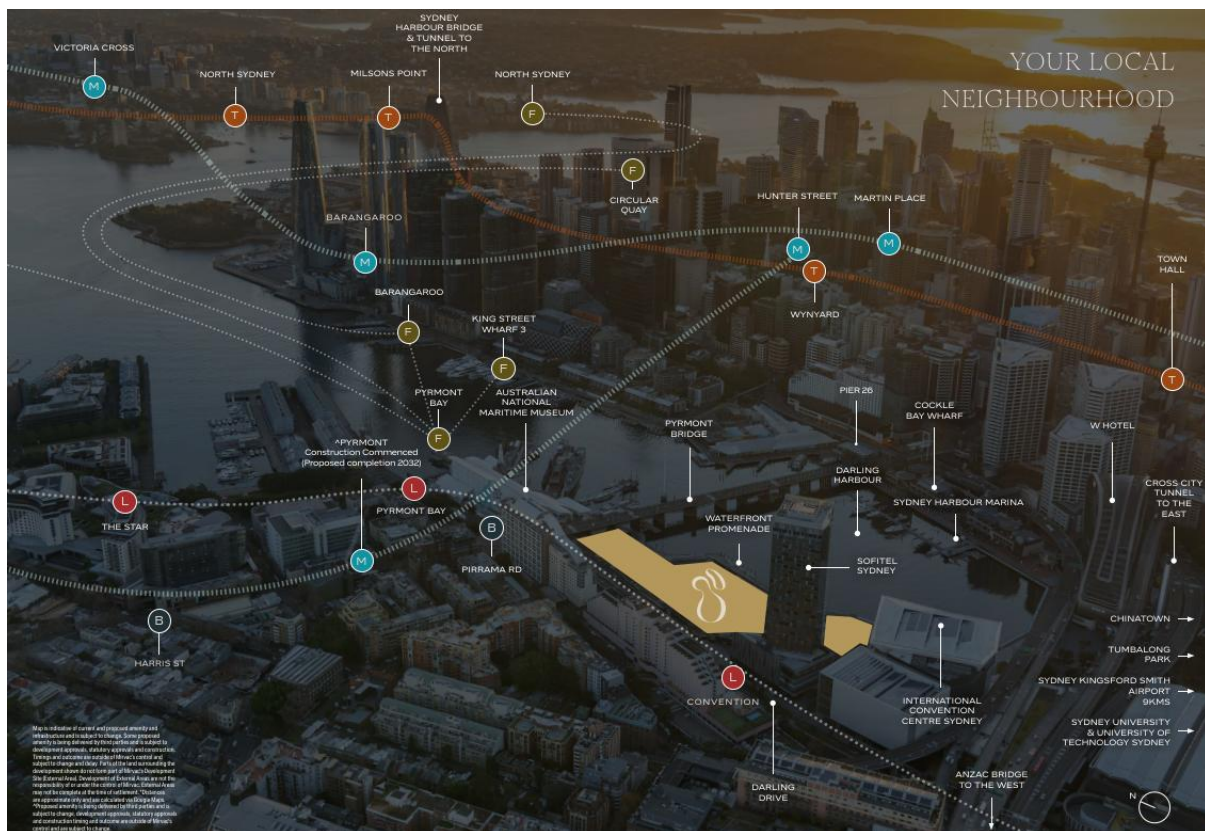


Figure 8: Transport map

Car

The key roads that provide access to the Site include:

- Pyrmont Bridge Road – is a State Road (west of Harris Street) connecting the Glebe area to Darling Drive near the western end of Pyrmont Bridge;
- Harris Street – a 50 km/h State Road (south of Pyrmont Bridge Street) running parallel to Pyrmont

Street. Parking is permitted on both sides of the street and regulated through parking ticket meters. During peak hour, no parking zones operate;

- Darling Drive – traverses the western edge of the Site in a north-south direction. It is the main arterial road that the development is accessed from via the northbound slip lane; and
- Harbour Street – is classified as a State Road aligned in the north-south direction, parallel to Darling Drive and to the east of Darling Harbour.

Bicycle

The site is accessible to cyclists via several cycle routes including the Sydney Harbour Bridge to Anzac Bridge route and the Anzac Bridge to Prince of Wales Hospital route. There is a designated cycleway along Darling Drive between Pyrmont Bridge to the north and the University of Technology to the south. The cycleway forms part of the City of Sydney's cycle network and allows for connections to Pyrmont and ANZAC bridge to the north and west, Central Station (and beyond) to the south and Chinatown and Sydney CBD to the east.

Walking

Pyrmont Bridge is the primary pedestrian connector between Pyrmont and the Sydney CBD and provides access to major shopping centres such as Queen Victoria Building, Townhall and Pitt Street Mall. It is heavily used by residents, office workers and tourists. The waterfront promenade around Darling Harbour connects people to Tumbalong park, Sydney International Convention Exhibition and Entertainment Precinct, Darling Quarter, IMAX cinema and more.

The expansive public transport services outlined below are expressed as approximates only.

Light Rail

The closest public transport service to the Site is the Light Rail Station at the Convention Centre which provides a direct connection to the Inner West and Central railway stations via Darling Harbour South. The Light Rail runs from Central Station to Dulwich Hill via Darling Harbour. Refer to the Sydney Light Rail Network Map for further details.

The Light Rail network was recently expanded with the introduction of the Sydney CBD and South East Light Rail ('CBDSELR') which runs from Circular Quay along George Street to Central Station, through Surry Hills, Moore Park, Kensington, Kingsford and Randwick. The CBDSELR extension opened in December 2019. Sydney Light Rail Network Map: <https://transportnsw.info/sydney-lightrail-network-map>

Ferry and Water Taxi

The Site is situated approximately 700m south west of the Darling Harbour Ferry Terminal, 300m south of the Pyrmont Bay Ferry Wharf, and 1km south of the King Street Ferry Wharf (approximately 5-10 minutes walking distance). Ferries from these locations connect the Site with key locations, including Circular Quay, Milsons Point, and Parramatta. Ferries also connect the Site with a variety of tourist and visitor attractions located around Sydney Harbour. Water taxis are accessible from the public wharf directly adjacent to Harbourside.

Refer to the Sydney Ferries Network Map for further details. Sydney Ferry Network Map: <https://transportnsw.info/sydney-ferries-network-map>

Bus

There are multiple bus services which operate near the Site. The closest bus stop is located at the Maritime Museum, approximately 5 minutes walking distance from Harbourside. This bus stop is serviced by the No. 389 between North Bondi and the Maritime Museum. Harris Street is located 500m to the west of the Site and is also a bus corridor. A major bus terminal is also located at Railway Square, approximately 1.8km (24 minutes' walk) to the south east of the Site.

Train

The Site has good rail connectivity and is located approximately 1.4km to the north west of Town Hall Station and 1.7km north-west of Central Station. Town Hall and Central Stations are key stations in the Sydney Trains network with excellent connectivity to the wider network. Refer to the Sydney Rail Network Map for further details. Sydney Rail Network Map: <https://transportnsw.info/sydney-trains-network-map>

- [12 Minutes to Town Hall Station](#)
- [20 Minutes to Central Station](#)

Sydney Metro

Sydney Metro is Australia's biggest public transport project.

By 2030, Sydney will have a network of 4 metro lines, 46 stations and 113 km of new metro rail.

The new Pyrmont Station will be one of these new metro station locations, which is on the doorstep of Darling Harbour, Blackwattle Bay, the new Sydney Fish Market and the Sydney CBD.

Pyrmont Station will greatly enhance plans to revitalise this inner-city precinct by encouraging jobs, investment and economic growth. The station will enable a new level of connectivity to the Pyrmont Peninsula and prioritise pedestrian movement through vibrant street frontages and open public spaces.

Pyrmont Station is considered part of the Sydney Metro West line which will connect Greater Parramatta with the Sydney CBD. The line will include new stations at Westmead, Parramatta, Sydney Olympic Park, North Strathfield, Burwood North, Five Dock, the Bays Precinct, and the Sydney CBD.

Sydney Metro West will target an opening date of 2032.

Sydney Metro Northwest

Sydney's first metro line, Metro Northwest, opened in 2019 and extends from Rouse Hill to Chatswood. The line services 13 stations and is being extended into the Sydney CBD and beyond as part of Sydney Metro City and Southwest.

Sydney Metro City and Southwest

Sydney Metro City and Southwest will extend from Sydney Metro Northwest at Chatswood under Sydney Harbour, through new CBD stations and south-west to Bankstown. The line will include 5 new stations, new underground platforms at Martin Place and Central stations, and 11 upgraded stations.

SECTION 3: FINISHES & INCLUSIONS

HARBOURSIDE

R E S I D E N C E S



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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.

Refer to link below for finishes and inclusion brochures.

[1 & 2 BEDROOM FINISHES & INCLUSIONS](#)

[3 & 4 BEDROOM FINISHES & INCLUSIONS](#)

SECTION 4: CUSTOMER OPTIONS & UPGRADE

HARBORSIDE RESIDENCES



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CUSTOMER SELECTIONS AND UPGRADE FORM

Each Customer is required to finalise their colour scheme and upgrade selections on contract signing date. Failure to do so may result in Mirvac allocating a colour scheme to that apartment. The cost of the Upgrades selected at the point of sale should be added to the Contract Price.

Refer to link below for Customers Upgrades Form and Brochure

Customer Upgrades Brochure:

[1 & 2 BEDROOM](#)

[3 & 4 BEDROOM](#)

Customer Upgrades Form:

[1 & 2 BEDROOM](#)

[3 & 4 BEDROOM](#)

SECTION 5: DISPLAY GALLERY

HARBOURSIDE

RESIDENCES



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HARBOURSIDE RESIDENCE DISPLAY GALLERY

The Harbourside Residence Sales and Marketing Display is located at 65 Pirrama Road, Pyrmont.

Opening Hours:

By Appointment Only

Customer Parking:

Customers will be able to park at Star Casino and will be given a validated ticket they can use upon exiting the carpark. Agents are to provide this validated ticket to the customer at the end of their appointment.

Star Casino carpark entrance is at 55 Pirrama Road, adjacent to the Harbourside Display Gallery.

A directory map will be provided to Agents and Customers for guidance on entry to Star Casino car park and journey to the Harbourside Display Gallery.



Figure 9: Star Casino Carpark Entrance

To enable the launch of Harbourside Residence, the display suite has been revamped to showcase the luxurious finishes and selections that are applicable to the Dusk Signature scheme of a North-East facing 3 Bedroom apartment (Lot 156)

The Display Gallery will feature:

- Sales Gallery area: showcasing the project model at a scale of 1:100, interior finishes board, sales and marketing collateral
- Stone display: replicating a museum artwork of the four natural stone selection being:
 - Dawn Premium (Granite)
 - Dusk Premium (Granite)
 - Dawn Signature (Quartzite)
 - Dusk Signature (Quartzite)
- Immersion Room: that is intended to take customers on a journey through an immersive fly through display of the project
- Display Apartment: comprising of the Signature dusk scheme finishes and upgrades to a northeast facing apartment (kitchen, living room, bedroom and ensuite). This display is to allow purchasers to visualise and have sufficient understanding of the product offering.

The display includes the appliances, finishes and fixtures of a 3-bedroom apartment, however, is not an exact replica of a typical apartment. Purchasers should refer to the sales plans and their contract for sale for finishes and indicative layouts.

The display gallery represents the Dusk Signature finishes and includes the following:

Finishes and inclusions (Base offering):

- Gaggenau Integrated Fridge / Freezer
- Gaggenau kitchen appliances throughout (rangehood, induction cooktop, oven, steam combi oven and warming draw)
- Gaggenau under bench wine fridge
- Entry Joinery Console
- Low height TV Unit

Upgrades:

- Premium format timber flooring
- Kitchen Pendant light
- Zip Tap to Kitchen Sink
- Pop up GPO
- 2nd Dishwasher in Butler's Pantry
- Makeup desk in Main Bedroom
- Window Furnishings in Main bedroom
- Indicative Home Automation Touch Screen

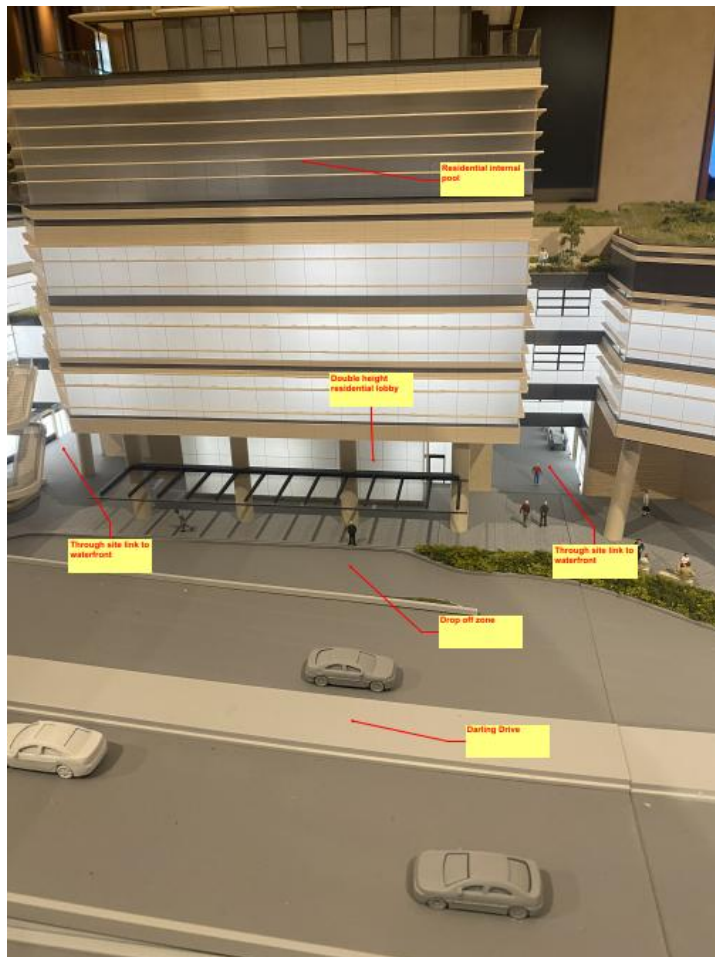
Additional items:

- ARCISAN Solid Surface Acrylic Sinks | Basins | Baths are composed of a proprietary acrylic resin and minerals. They are completely homogeneous and are very hygienic, highly stain resistant, and extremely durable. The full-toned colour has a consistent, uniform pigment throughout the thickness of each bowl. Its luxurious matte finish enables the sink to keep its beauty for years with minimum day to day care and maintenance.

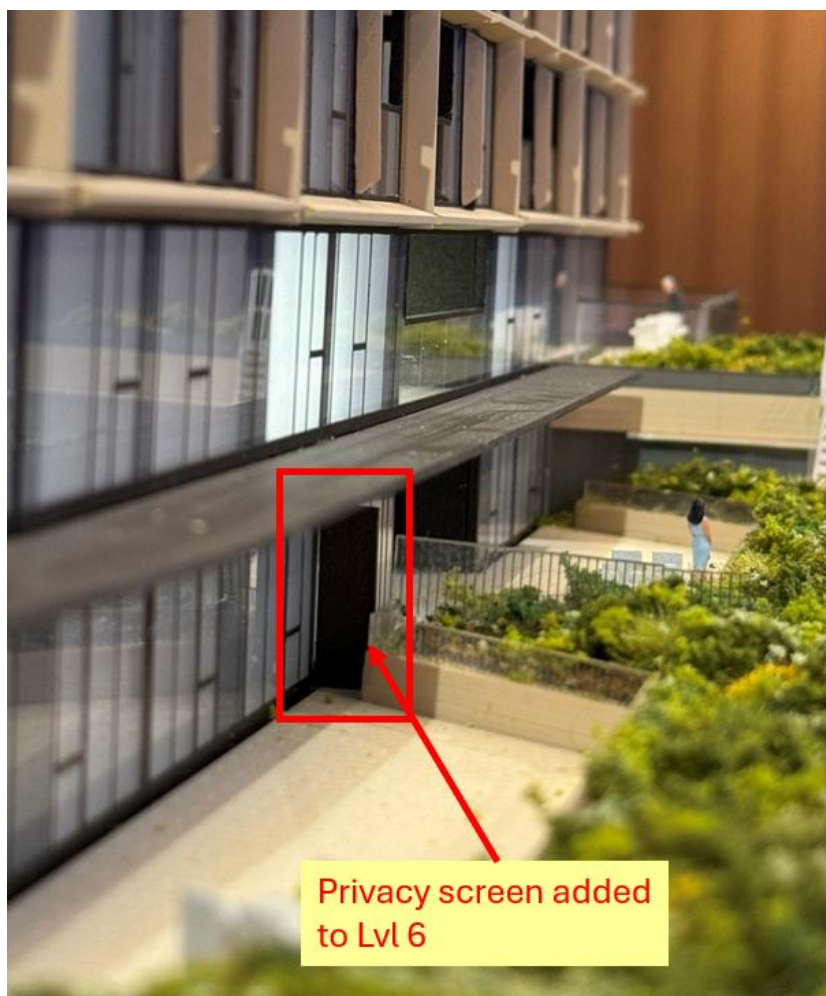
PHYSICAL MODEL

The model is scaled to size at 1:100 ratio and is a realistic representation of Harbourside as a whole.











Security door added to Lvl 6

SECTION 7: DEVELOPMENT AND PROJECT STRUCTURE

HARBOURSIDE

RESIDENCES



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MEET THE TEAM

DEVELOPER – Mirvac Group

Mirvac Group is a diversified property investment and management group in Australia, made up of investment, development, and asset management. With over 50 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 – 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.

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.

ARCHITECTURE AND LANDSCAPING – Snøhetta + Hassell

Hassell is partnering with Snøhetta to design and deliver the landscape and public domain, with both architect firms being award winning design studios with extensive experience to deliver outstanding precinct projects.

Snøhetta

Snøhetta is an internationally renowned design practice with studios in Oslo, San Francisco, Innsbruck, Paris, Hong Kong, Adelaide and Stockholm. In 1989, Snøhetta won their first significant commission to revive the ancient library of Bibliotheca Alexandrina in Egypt. Integrating landscape and architecture, and also art and interior, this project became defining to Snøhetta's transdisciplinary approach, where the disciplines work holistically to constitute a greater sum than its individual parts. This was followed by commissions for the Norwegian National Opera and Ballet in Oslo and the National September 11 Memorial Museum Pavilion at the World Trade Center in New York City. Snøhetta's architecture focuses on connecting habitat for humans and non-humans alike with other considerations of sustainable materials, positive energy and water resource management, carbon and emissions control, and control of waste.

Hassell

Hassell Studio was founded in Adelaide, South Australia in 1938 and is a leading Australian-based design multidisciplinary architecture, design and urban planning practice with offices in Australia, China, Singapore, USA and the United Kingdom. Their purpose is to create a better future by designing the world's best places – places people love. The studio has won many accolades with projects such as the K11 Art Mall (China), Deloitte in Quay Quarter Tower (Sydney), Bakey McKenzie and Doha Grand Terminal. Hassell Studio works across architecture, landscape architecture, interior design and urban design - a rich multi-disciplinary mix of skills and perspectives that unlocks the economic, social and cultural value of projects.

INTERIOR DESIGN – Bates Smart

Bates Smart, founded in 1853 is one of Australia's oldest architectural firm with studios in Melbourne and Sydney. Bates Smart's combined expertise and integrated methodology allow them to lead complex projects across a diverse portfolio of sectors and industries, positively impacting the ways in which people live, learn, work and heal.

Interior designers are involved early in a project's development, guiding its design from the inside out, as well as from the outside in. This enables us to holistically address the design challenges, anticipating the detailed resolution of specific spaces when we determine their location and relationship.

Bates expansive residential interior design projects include Riviere (Brisbane), Walmer (Melbourne), MAC Residence (Sydney), The Eastbourne (Melbourne) and 17 Spring Street (Melbourne).

CONNECTION TO COUNTRY – Bila Group

Mirvac has partnered with Bila Group to consult on the project to provide their expertise in cultural placemaking and providing strategic heritage advice.

Bila Group undertakes Indigenous community consultation on clients' behalf and deliver cultural heritage management plans and due diligence assessments as well as other archaeological or anthropological services. Their key expertise is in cultural site assessments and repatriations of Aboriginal and Torres Strait Islander ancestral remains. They are 100% Aboriginal owned and operated. As a result, Bila Group keenly feel the personal and professional responsibility of their work and actively support other Aboriginal people, particularly young indigenous women into the field.

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 sustainability strategy: 'This Changes Everything'. The strategy is underpinned by four focus areas: Re-Imagining Resources, Shaping the Future of Place, Smarter Thinking and Enriching Communities.

The Mirvac brand is synonymous with projects and landmark sites across Australia.

Mirvac strives for sustainability excellence in all operations. Every building we design reflects our pledge to Our commitment towards delivering world class projects is driven by our organisation's sustainability

strategy, This Changes Everything. The strategy is underpinned by four focus areas: Re-Imagining Resources, Shaping the Future of Place, Smarter Thinking and Enriching Communities.



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 which include:

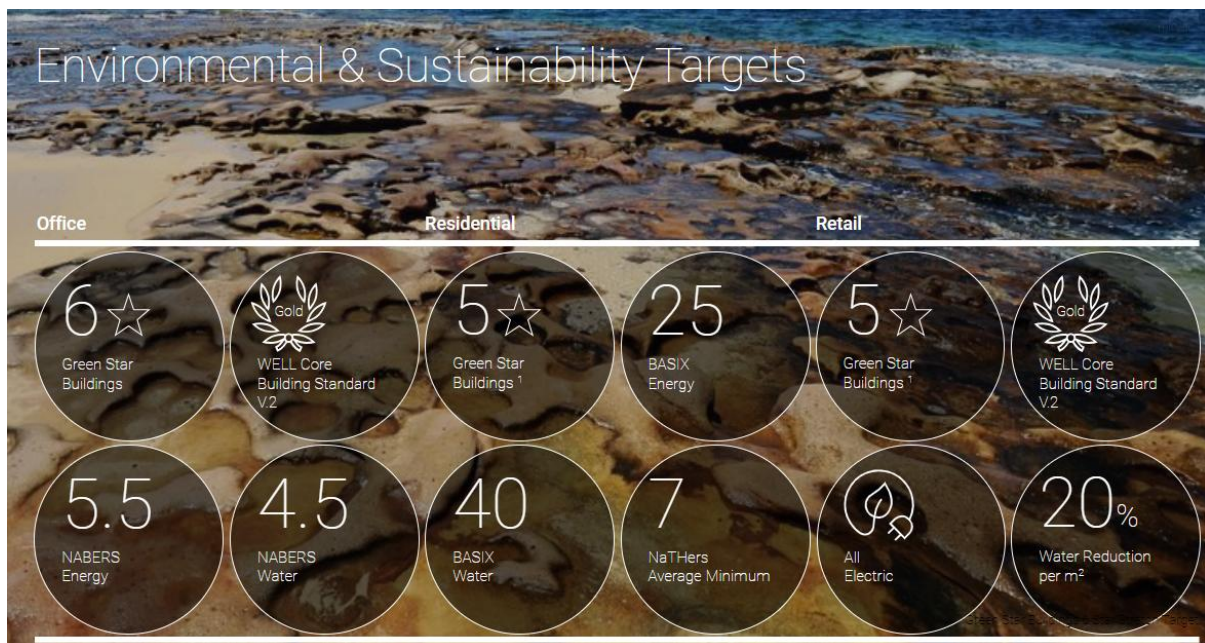
- Australia's first solar suburb at Newington's Olympic Village.
- First Australian commercial developer to build a net zero carbon Apartment, Harmony9 at Waverley Park in Victoria.
- Australia's first 6 Star Green Star Shopping Centre at Orion in Springfield, Queensland.
- First 6 Star Green Star education facility at the Mirvac School of Sustainable Development, Bond University in Queensland.
- First existing office tower to deploy trigeneration at 101 Miller Street in North Melbourne.
- Australia's new benchmark set for the "next wave" of 6 Star Green Star high rise development at 8 Chifley Square in Melbourne.
- Demonstrated commitment to building performance achieving an unprecedented NABERS Energy rating of 4.87 and NABERS Water rating of 3.88 across the entire Mirvac commercial portfolio.

External recognition is evident through Mirvac's listings in the Dow Jones Sustainability World Index, the Australian SAM Sustainability Index (AuSSI), FTSE4Good, and on both, the ASX200 Carbon Performance Leadership Index and the ASX Carbon Disclosure Leadership Index.

HARBOURSIDE SUSTAINABILITY

Harbourside Residences has been designed with Australian Excellence for sustainability in mind.

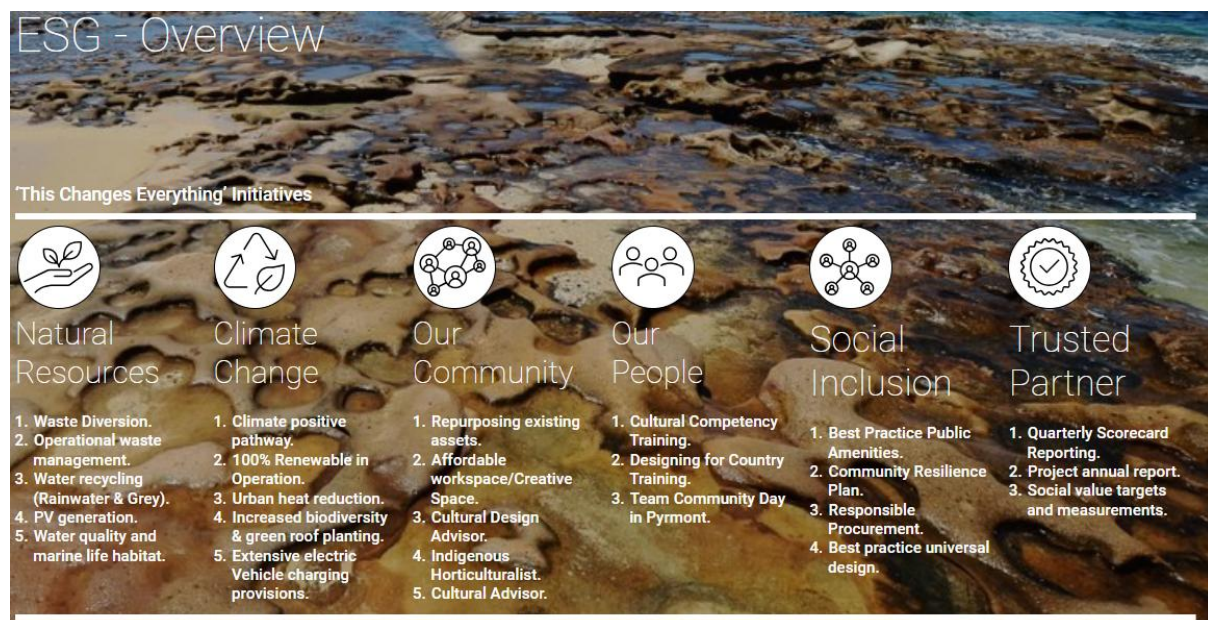
The project has sustainability targets listed below:



Harbourside Residences anticipates the apartments to achieve an average NatHERS rating of 7 and will be a future proof development as an all electric building. 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 Harbourside. Our Planet Positive program extends beyond environment considerations, embracing social and wellbeing initiatives that lead to strong and resilient communities.

The sustainability efforts displayed at Harbourside are listed below:

- Solar panels on Level 4 commercial terrace which will be used towards powering the common areas
- Rooftop rainwater catchment system to capture rainwater from rooftops and reuse to irrigate the public domain
- Provisioning for operation of a car share scheme from within the site
- Provisioning for purchasers to upgrade their parking spaces to include EV charging or install one themselves post completion.
- Close location to the Sydney CBD and existing public transport links, pedestrian links and cycleways encourages use of public transport and active transport options
- Over 7000sqm over newly planted green areas with increase of 216 trees
- Over 5000 sqm of landscape roofs creating biodiversity and reducing urban heat island effect



In addition, Mirvac continues to be recognised as Regional Leader in the diversified sector under the Global Real Estate Sustainability Benchmark (GRESB), which demonstrates Mirvac's commitment to sustainability through our strategy, support across the business and transparent public reporting.

SERVICES

LIFTS

Harbourside Residence is serviced by six (6) residential lifts, three (3) serving the high-rise floors and three (3) serving the low rise floors. The residential lifts are sized as follows:

Description	Low Rise	High Rise	
	Lift A, B, C	Lift D, E	Lift F
Rated Load	1,450kg	1,425kg	1,600kg
Number of Passengers	19	19	21

Note: Final lift details are subject to change during detailed design documentation.

Lift ABC services B3 to GF, L5 and High Rise floors (L27-L47)

Lift DEF services B4 to GF, L5 and Low Rise Floors (L6-L26)

Note for High Rise Floors

Whilst all measures will be taken to ensure carparks on B1-B3 are allocated to high rise floor apartments, there could be situations where residents will need to change lifts on a shared floor to access carpark on B4.

AIR CONDITIONING

The residential tower utilises a water cooled Variable Refrigerant Flow (VRF) air-conditioning system within the apartments. The AC is sized as full air-conditioning to each room.

The cooling towers located on Level 4 plantroom (shared with Commercial and Retail) provides the heat rejection required for the VRF condenser units.

There are typically 2x condenser units on each floor located within the western mechanical riser. These condensers serve all the indoor fan coil units (FCU) located within the apartments

Each apartment is served by its own FCUs and zoned accordingly, and all apartments will be provided with a variable refrigerant flow air conditioning system to provide heating and cooling to all bedrooms and Kitching/living areas.

The air conditioning system controllers provide time settings, fan speed and temperature selection from the controller location (one per air conditioning unit, noting typically each apartment have multiple units depending on the configuration).

The air conditioning system can be controlled via an App if the Home Automation Upgrades are chosen. This will allow the occupant to control their air conditioning from anywhere as long as there is a working internet connection.

It will not be possible nor necessary to retro fit any apartment at Harbourside Residence with additional AC systems.

Cooling Towers and Condenser Units:

Cooling towers and condenser units are common property, with the Owners Corporation responsible for their maintenance, repair, and replacement. Each floor has two condenser units shared by all apartments on that floor, with exclusive use for those residents. Costs for condenser unit maintenance, repair, and replacement are apportioned among the relevant owners based on unit entitlements and billed in four instalments as a separate line item on levy notices, reflecting actual usage. Electricity for condenser units is separately metered and charged according to usage. Unpaid charges may incur interest and, after notice, temporary disconnection. The Owners Corporation may appoint a third-party billing manager to administer these charges.

Fan Coil Units:

Fan coil units are located within each apartment and are owned and maintained at the owner's expense, including repair, insurance, and replacement. Owners must ensure proper upkeep, as neglect can affect both their own and other residents' air conditioning costs. If an owner fails to maintain their unit, the Owners Corporation may access the apartment (with 5 business days' notice) to carry out necessary works and recover costs. Unpaid amounts may incur interest, and after notice, access to the condenser unit may be temporarily disconnected.

EXHAUST FAN TO BATHROOM, LAUNDRY & KITCHEN

The building has a centralised toilet/laundry exhaust system discharging on the roof. Each apartment will have booster fans to provide exhaust ventilation to bathrooms and laundries. The bathroom and laundry exhaust fans will be interlocked to the operation of the light switch in the bathrooms and dryer GPO to provide a boost mode. Kitchen exhaust is provided via a domestic kitchen range hood, with a supplementary booster fan, ducted to an exhaust grille located in the balcony ceiling.

WASTE MANAGEMENT

Each typical apartment floor lobby (above level 5) will have access to a waste disposal chute for disposal of general waste and a second chute for recyclables. The chutes will discharge into separate compactors located in a garbage holding room on basement level. For items too large to fit into the chutes, residents are to contact building management to arrange access to the residential bulky waste storage room where residents may dispose of large items or bulky waste including furniture, cartons and boxes. Waste collection is covered by the Council rates payable by resident owners.

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.

NBN CONNECTION

To distribute the NBN connection, a structured wiring system will be included as a standard to all apartments. Data outlets will be provided in each apartment.

TELEPHONE SERVICES

Telephone services will be available to each individual apartment 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 apartment. It is the responsibility of each resident to engage an internet service provider to activate their connection and provide their own modem/router.

USB POINTS

USB points will be provided in all apartments. They will be located within the GPOs next to the main bedroom position and in the kitchen.

FREE TO AIR TV

Free to air TV will be available through connection to the main bedroom and living room antenna television system in which the antenna is located on the roof. Free to Air may also be streamed via the internet.

PAY TV

Provision for Pay TV is provided via the main bedroom and living room antenna television system in which the satellite dish is located on the roof and will be maintained by the Owner's Corporation. Purchasers will be required to set up pay TV should they wish to utilise this service.

INTERCOM

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

COMMON AREA SECURITY

All common areas will have 24hour CCTV surveillance and recording to the building perimeter and carpark entries. It is intended that the car park entry doors will be controlled by a remote control.. External private areas are security controlled with CCTV and access control. Visitors will call the resident via the audio-visual intercoms located at access gates and the resident will permit access by pressing a button on their handset. The public open spaces will be provided with 24hour full coverage CCTV security to bring comfort to both residents and the general public.

APARTMENT DOOR ENTRY

The apartment entry door lock will be a smart lock. This will allow residents to lock and unlock their entry door without a physical key. However, a set of physical keys will be provided as a reserve.

ELECTRIC VEHICLE CHARGING

Provisioning for EV charging will be made to all carpark spots. Resident owners will be able to choose installation of an electric vehicle charger as an upgrade option to a car space. Individual EV chargers will be metered through a load management system by a third-party operator. If a customer does not choose to purchase the EV charger through their upgrade option, they will need to review the process of installation through the by-laws of the Owner's Corporation and make an application via the Strata Manager after settlement.

The current proposed EV chargers are the ABB Terra AC chargers <https://new.abb.com/ev-charging/terra-ac-wallbox> . It is a Universal - Type 2 connection and 7kW charger (charger speed)

PHOTOVOLTAIC SOLAR PANEL SYSTEM

There will be photovoltaic systems on the roofs which will generate electrical power that will be available for use to the common areas of the wider development. The energy generated by the rooftop solar panels is intended to be shared equally across the common property areas and used to power common property services, for example public domain areas, the carpark and the like. The power generated will offset a portion of the costs associated to power these common areas and may reduce operational fees associated with these areas which will benefit the customer.

COMMUNICATIONS

WIFI is provided in the residential portion of Basement B4 to B1, residential ground floor lobby and residential amenities space on Level 5.

AUTHORITIES / BUILDING SERVICES/ACCESS

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.

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 and to common property. The cold-water meter will be located in the common area hydraulics cupboard on each level which is located close to the fire stairs. Residents will be required to liaise with the local water authority for owner billing details.

EMBEDDED NETWORK HOT WATER

The Owners Corporation may enter into an agreement with a Hot Water Embedded Network Provider, who will manage the billing for the supply of hot water to each apartment and the body corporate common areas by way of a Hot Water Embedded Network. The Hot Water Embedded Network Provider will engage a retail energy provider to meter the electrical power for the Hot Water systems and will apportion billing usage based on individual apartment Hot Water Flow meters to produce apartment hot water bills and Owners Corporation Hot Water Flow meters in common areas which will be apportioned on Unit Entitlements (UE's) by the Hot Water Embedded Network Provider and will be included in strata levies.

MAIL

The mail room for the drop off of mail has been provided in the lobby. All apartments will have access to individual mailboxes. Parcel delivery can be delivered to ground floor concierge for collection.

FAÇADE CLEANING & REPAIRS

Windows/walls that are safely accessible by owners from balconies or from the inside are to be cleaned by the owners in most cases. Inaccessible windows/walls and green walls/common property planter boxes are the responsibility of the Owners Corporation or the Building Management Committee (BMC) for each stratum and shall be cleaned/repared via abseilers or alternate solutions. It should be noted that some maintenance/repairs/cleaning may require access via apartments.

REMOVALIST / LOADING ARRANGEMENTS

Loading and unloading of furniture will occur from the loading dock located in the basement, accessible via Darling Drive. This will need coordinated by Building Manager and Loading Dock Manager, and 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, Building Manager and Loading Dock Manager.

ROOFTOPS

The rooftop is inaccessible to occupants. This area is accessible only to maintenance personnel, and authorised users. The rooftop will accommodate central air conditioning plant, hot water plant, garbage exhaust toilet exhaust fans, stair pressurisation fans, supply air, television antenna/satellite, solar panels and the building maintenance unit.

MAINTENANCE ACCESS ON LEVELS 6 & 7 TERRACE

There is an access ladder located in the common property area, within the landscaping between Levels 6 and 7. This ladder is for maintenance purposes, allowing access for landscaping works. The Owners Corporation may use this access from time to time.

Please note, entry will not be required through any apartment lots. Access will be via a service hatch located on Level 5. For further details, please refer to the model.

Refer to model for reference.



CONSTRUCTION

STRUCTURE (SLAB, FRAME, BLOCKS ETC)

The building structure will consist of suspended concrete floor slabs, and load bearing insitu concrete wall and column elements. Thermal insulation is provided (where required) to comply with the NCC and Energy Models (such as Basix) and Acoustic requirements.

EXTERNAL GLAZING

The façade has been designed to comply with project specific environmental, along with thermal and acoustic design requirements.

Acoustics: A detail report was provided by Acoustic Logic which outlined what glass performance would be required to meet regulations. It considered a number of scenarios, including external noise.

Thermal Performance of Glass: LCI / APEX provide a glass specification based on desirable levels of mechanical heating / cooling. UV is not typically quantified, however the proposed Triple Low-E coatings are predicted to give reduction in UV between 70-90% based on tested and modelling completed by China Southern Glass.

The facade will primarily consist of a structurally glazed system comprising of an aluminium frame and glass. A ceramic frit has been incorporated to sections of the glazing to assist privacy whilst maximising the available views and light. External sunshades have also been incorporated to assist shading and provide an architectural finish.

There are double glazed units to windows and sliding doors in all apartments.

TIMBER FLOORING

The proposed Embleton flooring will be installed with an acoustic underlayer. Interfloor flanking (noise) is reduced via insulation (fire-stop) at slab edges. Our floor installation is glued, which allows less movement (expansion or contraction) than other timber floor installation methods (floating).

Timber flooring thickness is approximately 10mm + 4mm Wear layer with 5mm thick acoustic underlay.

With the curtain wall façade featuring a combination of laminated glass & triple low-E coating which achieves 70%-90% UV protection, it was agreed that window coverings are not required to provide protection to floorboards.

Timber Flooring Maintenance:

Whilst the Glazing does provide a level of protection, Direct sunlight especially from North and West facing windows falling on the product for extended periods should be avoided as minor shrinkage or damage (discoloration) through natural loss of moisture can occur.

It is recommended that window protection or coverings should be installed to avoid these issues.

Another general note that the agents should advise is that there is a requirement to maintain relative humidity levels between 30% and 50% i.e. AC being turned on. Failure to maintain this can cause growth/expansion in the boards, leading to creaking or noise.

INTER TENANCY WALLS

Walls between apartments are a combination of plasterboard lined light weight concrete, insulation, and plasterboard lined light weight walls (dependent on the apartment configuration).

Predominantly Combination of Hebel, Fire rated Plasterboard and Stud.

Party wall flanking is reduced via fire-stop and acoustic insulation at wall / façade junctions.

INTRA TENANCY WALLS

Intra tenancy walls consist of metal stud framing, insulation, and plasterboard. Note: specialised walls to service risers consist of additional plasterboard, insulation and fire rated materials to meet fire and acoustic requirements.

BATHROOM/ENSUITE

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

DOORS

Entry

Solid core door (painted finish). Typical height approx. 2400mm (including frame).

Internal

Solid Timber (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 Harbourside Residence can generally be described as follows:

Level	Approx. Living Ceiling Height (mm)	Approx. Bedroom Ceiling Height (mm)	Approx. Wet Areas, Kitchens, Media and Study /Bulkhead Ceiling Height (mm)
Levels 6 to 45	2700	2700	2400
Levels 46 to 47/48	2900	2900	2600

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 living / bedroom areas to balcony zones. Apartments will have a virtually flush transition (up to 10mm difference in internal finished floor level) from the apartment/terrace to the paved external area. All apartments have pavers on the terracing system. Drainage occurs in-between and below pavers.

NATURAL MATERIALS

TIMBER FLOORBOARDS

The standard flooring for all apartments is conventional format engineered timber floorboard. Purchasers have the option to upgrade to a bespoke format timber flooring. The cost of the bespoke format timber floorboards depends on whether the apartment has 1, 2, 3 or 4 bedrooms. The cost of the bespoke format timber floorboards upgrades is included in the Customer Option Selection form.

Embelton is the timber floorboard manufacturer and has a 25-year surface warranty on all timber flooring (subject to change). All customers will need to be clearly educated on the maintenance and warranty conditions by the Sales Consultant.

Timber Flooring

It is imperative that sales consultants clearly explain the required maintenance and warranty conditions identified below and attached to this manual to customers.

1. Timber flooring is a floor covering and has a limited life span.
2. Timber flooring is a natural material that varies in colour and grain. It is not a hard surface and sharp or heavy objects will cause scratching or denting of the boards. Special care needs to be taken with entry and other high traffic areas that attract grit from the bottom of shoes as well as the placement of furniture.
3. Timber flooring is a natural material and is therefore susceptible to warping and movement. Timber naturally absorbs and releases moisture, hence shrinkage or expansion will occur.
4. Anything that alters temperature or moisture within a property such as heaters, air-conditioners, clothes dryers, fireplaces and direct sunlight can increase the occurrence of shrinkage or expansion of timber flooring.
5. The purchaser acknowledges and accepts that these types of changes and effect may occur and that they do not constitute a defect in the product or the installation.
6. The purchaser acknowledges that it must comply with manufacturer's instructions in relation to warranty and maintenance.



Conventional Format



Bespoke Format
(custom shape)

Embleton Warranty & Maintenance Guide

Note: The below details on the warranty and maintenance of timber floorboards is specific to Embleton. The supplier is subject to change and their warranties and maintenance can differ to what is set out below.

Key extracts of the Embleton 25 Year Residential Warranty and Maintenance Guide are provided below.

Embleton 25-Year limited surface warranty

The manufacturer warrants its product in its original manufactured condition to be free from defects in material and workmanship, including dimension, lamination and assembly.

Follow these simple steps to achieve many years of enjoyment from your timber floor:

General Maintenance

- Sweep or vacuum as often as necessary to remove any loose dirt or grit before it can scratch the timber floor.
- When a spill occurs, soak up the bulk liquid promptly.
- Use felt protectors under heavy pieces of furniture and chairs.
- Use protective mats at all exterior entrances. Do not use rubber-based furniture or mats as the rubber may stain the timber floor.
- Spiked heels or shoes in need of repair can severely damage your timber floor.
- Slightly damp mop only – avoid excessive amounts of water. Steam mops must not be used.
- Never use oil soaps, wax, liquid or other household products to clean your timber floor.
- Keep animal nails trimmed to prevent excess scratching.
- Protect your timber floor when using a trolley for moving furniture or appliances.
- Never slide or roll heavy furniture or appliances across the timber floor.
- If your timber floor becomes scratched or dull, repairs can often be made using repair Accessories.

Sunlight & Climatic Control

- Maintain relative humidity levels between 30% and 70% (normal range in Sydney). Failure to maintain this can cause growth in the boards, creaking or noise.
- Direct sunlight, especially from North and West facing windows falling on the product for extended periods should be avoided as minor shrinkage or damage through natural loss of moisture can occur. This is applicable to all timber flooring as moisture reduction will certainly lead to a loss of width in the timber wear layer.
- It is recommended that window protection or coverings should be installed to avoid this unnecessary issue in these areas.
- Slight changes or darkening of the timber will also occur if direct sunlight can fall on the product for a long or extended period.
- UV stabilised coatings will not protect the natural timber from this occurrence.
- Proper care and maintenance can extend the life of your timber floor for many years. Over time, a recoating may be desirable.

Warranty Exclusions

A 25-year integrity and surface warranty is provided by Embelton which warrants that the top surface layer of the board will not wear through under normal conditions (excludes scratches or gloss wear) and that the product will be free from defects in material and workmanship, including dimension, lamination and assembly.

The warranty however does not cover the below items:

- Indentations, scratches, damage caused by negligence or accident, excessive water ingress, animals, high-heeled or spiked shoes, urine and high traffic areas.
- Failure to follow the manufacturer's written floor installation instructions, including the checking of the subfloor for moisture within the slab, before installation.
- Improper maintenance, insufficient protection or misuse.
- Exposure to excessive heat.
- Improper alterations to the original manufactured product. Alterations or repairs to the manufacturer's original product will void all warranties.

Failure due to structural changes in the subfloor, settling of the building or an uneven subfloor that has now been adequately levelled (+/- 3mm over 3m).

NATURAL STONE

Natural stone will be provided to all kitchens and bathrooms as a standard offering to all apartments. The use of natural stone is in line with up-market competitive offering in luxury high end developments such as One Sydney Harbour and One Circular Quay.

1- & 2-bedroom residences will feature granite whereas 3- & 4-Bedroom residences are provided with a quartzite stone. The natural stone that has been specified has been tested using Mirvac's rigorous stain testing protocol and third-party independent testing.

All purchasers must be clearly educated on the maintenance requirements by the Sales Consultant point of sale. At a high level, it is important to note the following in regard to natural stone:

- Natural stone is a natural product and as such contains variation in colour, tone, markings and pattern from slab to slab. Accordingly, the slab examples shown in the Display Gallery and marketing renders are unique and indicative of this variation. No stone provided throughout the project will exactly match what is displayed or shown in the renders.
- Natural stone should be cared for in accordance with the maintenance requirements.

Recommended Care / Maintenance

Due to the characteristics of Natural Stone, care should be taken with some products such as, juices containing acidic products, strong detergents, corrosive liquids or scouring powders which can react on the surface, leaving residues that may dull the surface of the Natural Stones.

The below are suggested maintenance and care procedures to follow:

- Use coasters under all glasses.
- Avoid placing hot items directly on stone surfaces.
- Use trivets or mats under hot dishes and placemats under china, ceramics, silver, or other objects that can scratch the surface.
- Periodic wiping with clean water, methylated spirits or appropriate cleaning products.
- Always remember to follow the manufactures instructions when using any cleaning products and/or appliances.
- Thoroughly rinse well with clean water and dry the surface after washing.
- Avoid high concentration of cleaning agents for prolonged periods of time.
- Blot up spills immediately.

It is very important to call a professional stone cleaning specialist for problems that appear too difficult to treat. A detailed maintenance regime will be included within the Homeowner's Manual and upon settlement, customer relations will be required to educate purchasers on the required maintenance.

CARPET

Customers will have the option to choose between textured loop pile carpet or cut pile carpet for their bedroom as a base offering.

Please note a disclaimer for cut pile carpet will be included within the Contract of Sale. Associated issues with cut pile carpet are described below.

Pile Reversal – Watermarking Shading

All pile yarn carpet (cut pile included) is subject to pile reversal; however, it is most likely to be observed in smooth surfaced, densely constructed, plush type qualities. This phenomenon is difficult, if not impossible, to predict or prevent. Pile reversal creates a permanent change in the carpet's appearance caused by the difference in the way light reflects off the sides and tip of a yarn as the pile lays in different directions. Shaded areas appear light from one direction and dark from another direction. After a period of use, carpet may look as though water has spilled on sections of the carpet, hence, the term "water marking." Other terms also commonly used to describe pile reversal are "pooling," "shading," and "highlighting."

Pile reversal is not a manufacturing defect and does not affect the durability of the carpet. Pile reversal is not due to the materials used to produce the carpet, the manufacturing process, or any combination of these factors. Watermarking or shading may develop on a carpet made with any fiber(s) or manufacturing process. Once the condition has developed, it cannot be permanently removed.

When pile reversal takes place, there is little which can be done to return the carpet to its original appearance. Brushing or vacuuming may create some degree of temporary appearance change; however, this change is only at the top portion of the tuft. The pile will return to the reversed position after it is again subjected to foot traffic.

The visual impact of pile reversal depends on the nature of the carpet. Loop pile carpets or cut pile carpets with matte yarns have a low light reflecting quality. Boldly patterned carpets tend to help hide patterns of reflected light caused by pile reversal. If the pile collapse is moderate, shading may not be visible even though pile reversal has occurred. It is not possible to assure that pile reversal will not develop in any carpet.

SECTION 7: SALES PLANS

HARBORSIDE

RESIDENCES



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INTERNAL USE ONLY – Not to be copied or distributed

ITEMS TO NOTE REGARDING SALES PLANS

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

- 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);
- We may substitute items if the new item is at least the same quality; and
- We may make changes required by the Council, any other authority or because of a law.

Refer to [link below](#) for Sales Plans.

[Sales Plans](#)

SECTION 8: ISOMETRIC PLAN

HARBOURSIDE

RESIDENCES



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Please refer to link for Isometric.

[Isometric](#)

SECTION 9: CONTRACT DOCUMENTS

HARBOURSIDE

RESIDENCES



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CONTRACT OF SALE

Corrs Chambers Westgarth have prepared the Harbourside Residential Contract of Sale.

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 Harbourside Residences.

Key items of the contract worth noting are as follows:

- Deposit – 10% of the price payable as the deposit under the Contract for Sale. This is subject to further discussion for amalgamation and penthouses.
- Sunset Date – TBC

Refer to link below for master contract of sale.

[Master Contract of Sale](#)

[Special Conditions](#)

BANK GUARANTEES/ DEPOSIT BONDS

Deposit bonds or bank guarantees provided for deposits under the Contract must be issued by Mirvac approved financial institutions. Please find below a list of the requirements and authorised finance institutions that are approved by Mirvac.

- AMP Bank Ltd
- ANZ Bank
- Bank of China, Sydney Branch
- Bank of Queensland
- Bank West
- Bendigo and Adelaide bank Ltd
- CBA
- Citibank
- HSBC
- Macquarie Bank
- NAB
- St George
- Sumitomo Mitsui Banking Corporation
- Suncorp
- Westpac Banking Corp

Deposit Bonds

- QBE

- Allianz Australia Insurance Ltd
- QBE
- Suncorp / Vero
- Other Australian Headquartered Insurers

Failure to pay deposit within the time specified in the contract may result in the issue of a Default Notice or Rescission Notice and a demand for legal costs.

Please remember the maximum limit of 25% deposit bonds in any one development.

Note that bonds/guarantees must be in essentially the same form as set out in the attached. They may not contain reference to an expiry date unless this date is greater than the sunset date. There must be no conditions on the terms of the undertaking, it must be an unconditional on demand bank guarantee or bond, if there is any doubt, please send a copy of the draft bond to Group treasury for approval.

STRATA BY-LAWS

Corrs Chambers Westgarth have prepared the Draft Strata By-Laws for the Harbourside Residences.

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 Harbourside Residence.

Refer to Contract of Sale for Strata By Laws.

S88B INSTRUMENTS

Corrs Chambers Westgarth have prepared the Draft S88B Instruments for the Harbourside Residences.

Refer to Contract of Sale for the Draft S88B Instruments. Note that both the stratum plan and strata plan have their own respective s88b instruments.

COMPETITIONS AND CONSUMER ACT (TRADE PRACTICES ACT 1974)

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

TERMS OF PURCHASE

- Prices as per current published price list
- Prices are subject to change without notice
- Date for Completion is (subject to the Vendor's rights under clause 49.4) the later of:
 - 21 days after the date the Vendor serves notice of Registration of the Strata Plan and a copy of the registered Strata Plan and any other document that was Registered with that Strata Plan;
 - 10 business days after the date the Vendor serves a copy of an Occupation Certificate on the Purchaser; and
 - 20 business days after the contract date.

Property purchased at Contract Signing day is subject to 10 business days cooling off period. Thereafter, the s66W applies in which has the effect of waiving the purchaser's day cooling off period.

The following documents also need to be completed by the Sales Consultants for 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.

PURCHASER IDENTITY & FIRB CHECKLIST

The Purchaser Identity and FIRB check list to be completed once Personal IDs have been sighted by the Sales Consultant. The Purchaser Identity and FIRB check list to be signed by the respective Sales Consultant and uploaded to Salesforce.

The following document is to be completed by the Sales Coordinator as part of contract exchange.

FOREIGN INVESTMENT REVIEW BOARD (FIRB)

FOREIGN INVESTMENT REVIEW BOARD (FIRB)

FIRB – Frequently Asked Questions

If a purchaser is considered a foreign person on the Day of Sale but is no longer a foreign purchaser at settlement (or does not expect to be a foreign purchaser at settlement:

1. Is the purchaser required to obtain FIRB approval; and
2. Is the purchaser required to pay the 8% additional stamp duty?

If the purchaser is a "foreign person" at the Day of Sale the purchaser must seek FIRB approval (regardless of the purchaser's status as at settlement).

In the circumstances set out above, an interest in land is acquired on the date of entry into the contract and accordingly the contract must be conditional on FIRB and the person must obtain FIRB approval in respect of the contract.

For further information regarding FIRB, please refer to attached FIRB Checklist.

Question 2 – 8% additional stamp duty

The additional 8% stamp duty (subject to change) applies where the purchaser is a foreign person as at the date the contract for sale is entered into (i.e. the Day of Sale). Duty will be payable by the foreign purchaser within 3 months of the Day of Sale. If a purchaser is considered a foreign person on the Day of Sale but is no longer a foreign purchaser at settlement, the purchaser can apply for a reassessment of duty and refund of the additional duty.

Purchasers to seek their own independent advice.

For Harbourside, purchasers will enter into contracts with Mirvac as vendor (subject to the terms of the Agreement for Lease with PMNSW). Upon establishment of the strata scheme (ie registration of the strata plan) Mirvac will be granted a 99 year residential lot lease of each lot in the strata scheme and on completion of the contract Mirvac transfers its interest in the residential lot leases to each of the purchasers. For all purchasers this is not a direct purchase from PMNSW and for foreign persons does not fall into 'Exempt Actions' as referenced above.

Harbourside contracts entered into by foreign persons will be conditional upon FIRB approval. This has been the same position for all other leasehold projects which I have been involved in at Barangaroo.

Stamp Duty – off the plan transactions:

The current position for all purchasers who are not foreign persons, meaning they are:

1. Australian citizens; or
2. permanent residents (who have living in Australian for more than 200 days within a 12 month period immediately before exchange of contracts).and who will be residing in the property will not have to pay duty until:
 - 15 months after contract date; or
 - if the contract completed within 15 months, at the time of completion or handover the property.

Purchasers who are buying for investment purposes do not get the benefit of the 'off the plan' exemption and are required to pay stamp duty in 3 months of the contract date.

For purchasers who are foreign persons at the contract date, they are required to pay stamp duty together with the additional foreign purchaser surcharge duty within 3 months of the contract date.

If a foreign person becomes an Australian citizen or permanent resident between contract date and completion, it may be possible for a refund application to be submitted to Revenue NSW for its consideration as to whether any refund of the surcharge will be granted.

The above information is provided for Mirvac only and is not given for the purpose of advising individual purchasers. It is essential that each individual purchaser is advised to obtain their own legal advice in respect of their proposed purchase and any aspect of the contract.

SALES ADVICE FORM

sales advice

DATE

WHITE: **NO COPY**
YELLOW: **CUSTOMER COPY**
BLUE: **AGENT COPY**



Sale detail

PROJECT NAME		STAGE	
LOT NO.	UNIT NO.	STORAGE NO.	CARPARK NO.
ADDRESS			
MIRVAC AGENT		MIRVAC AGENT 2	
EXTERNAL/CONJUNCT AGENT <input type="checkbox"/> YES <input type="checkbox"/> NO		BUILDER REFERRAL <input type="checkbox"/> NO <input type="checkbox"/> YES, Name:	
INSPECTED <input type="checkbox"/> YES <input type="checkbox"/> NO		ATTENDEES AT INSP.	
PREVIOUS MIRVAC BUYER <input type="checkbox"/> YES <input type="checkbox"/> NO		FIRST HOME BUYER <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> OWNER OCCUPIER <input type="checkbox"/> INVESTOR	

Purchaser information

<input type="checkbox"/> Mr <input type="checkbox"/> Mrs <input type="checkbox"/> Miss <input type="checkbox"/> Ms	SURNAME	GIVEN NAME
<input type="checkbox"/> Mr <input type="checkbox"/> Mrs <input type="checkbox"/> Miss <input type="checkbox"/> Ms	SURNAME	GIVEN NAME
If Company or Super Fund: NAME		ACN NO.
If Trustee: NAME		TRUST NAME/S
ADDRESS		
STATE	POSTCODE	COUNTRY
EMAIL		
PHONE		MOBILE
ID	FOREIGN INTEREST? <input type="checkbox"/> YES <input type="checkbox"/> NO	NATIONALITY
GUARANTOR <input type="checkbox"/> YES <input type="checkbox"/> NO		

Cost detail

PURCHASE PRICE	\$	DEPOSIT DATE	____/____/____
OPTIONS	\$	DEPOSIT CALCULATION % OF PURCHASE PRICE	%
VARIATIONS	\$	TOTAL DEPOSIT	\$
FINISHES <input type="checkbox"/> YES <input type="checkbox"/> NO	\$	INITIAL DEPOSIT	\$
TOTAL PURCHASE PRICE	\$ 0.00	BALANCE DEPOSIT	\$
INITIAL DEPOSIT METHOD OF PAYMENT		DUE DATE	____ or ____/____/____
		<input type="checkbox"/> CASH <input type="checkbox"/> CHQ <input type="checkbox"/> EFT <input type="checkbox"/> DEP.B <input type="checkbox"/> Guarantee	

Finance

FINANCE APPROVAL REQ. <input type="checkbox"/> YES <input type="checkbox"/> NO	FINANCE DATE ____ Days from contract date
--	---

Solicitor detail

FIRM	CONTACT
ADDRESS	
STATE	POSTCODE
PH/MOB	EMAIL
COUNTRY	

External/Conjunct Agent (if applicable)

AGENCY	CONTACT
ADDRESS	
STATE	POSTCODE
PH/MOB	EMAIL
COUNTRY	

Signatories

PURCHASER SIGNATURE	Comments
PURCHASER SIGNATURE	
MIRVAC AGENT SIGNATURE	
AUTHORITY TO PREPARE CONTRACT (NSW only)	

Disclaimer For residential sales, Mirvac adopts the margin scheme for GST purposes. There will be no binding agreement to purchase unless and until a contract of sale has been entered into.
Privacy Please see our privacy collection statement on the reverse of this form.

INTERNAL USE ONLY

☐ Entered and linked in ACT! ☐ Entered into EIS ☐ Contract ref no. (WA only)

EREP SALE <input type="checkbox"/> YES <input type="checkbox"/> NO	MIRVAC JOB NO
FORECAST EXCHANGE DATE / / 20	FORECAST SETTLEMENT DATE / / 20

Form Authorised by: National SM Director Form Maintained by: National Operations

Date amended: 25 Sep 2013 Version: 1.5

Privacy Collection Statement

The Mirvac Group (Mircac Limited and its controlled entities) collects and uses personal information about you to engage with you in relation to the sale of property to you. Mirvac also uses your personal information for related purposes including to request your feedback on the products and services provided by Mirvac. If you do not provide all the personal information Mirvac requests from you, Mirvac may be unable to provide these products or services to you.

Mirvac may disclose personal information about you to third party agents and service providers to assist Mirvac in the operation of its business to provide the products and services you request. Your personal information may also be disclosed to overseas recipients who use the personal information to assist Mirvac in the operation of its business.

The Mirvac Group Privacy Policy (available on www.mirvac.com) contains information about how you may request access to and correction of personal information Mirvac holds about you, or to make a complaint about an alleged breach of the Australian Privacy Principles.

Promotion of other products and services

You agree to Mirvac using your personal information to promote its products and services. If you no longer wish to receive promotional information from Mirvac, you may advise Mirvac of your wish. The Mirvac Group Privacy Policy contains information about how you may send your request to Mirvac.

Purchaser Identity & FIRB Checklist



Properties with No New Dwelling Exemption*

Project

Stage

Lot No.

Purchaser

(Note: Ensure spelling is as per purchaser ID documents sighted)

I confirm I have asked the purchaser the following question and I have undertaken the following:

Option A: If the purchaser is a natural person, are you an Australian citizen or permanent resident?

Yes <input type="checkbox"/> (i.e. NON FIRB BUYER)	1a. I sighted the following evidence of a valid: <input type="checkbox"/> Australian Passport, or <input type="checkbox"/> Permanent Residency Visa/Immicard, or <input type="checkbox"/> Australian Drivers Licence AND Medicare Card** If not, must assume person is a FIRB BUYER and complete process below	+	2a. Insert NO for Foreign Person at Foreign person Declaration and insert Nationality as Australian or Australian Resident (as applicable) <input type="checkbox"/>	+	3a. I have informed purchaser they warrant under the contract that they are not a foreign person and they will be liable to Mirvac for any loss if that is incorrect <input type="checkbox"/>
	OR				
No <input type="checkbox"/> (i.e. FIRB BUYER)	1b. I have not sighted the necessary evidence in 1a. but have sighted a foreign passport <input type="checkbox"/>	+	2b. Insert YES for Foreign Person at Foreign person Declaration and insert Nationality <input type="checkbox"/>	+	3b. I have informed the purchaser they must: (a) apply for FIRB approval, pay fee and provide evidence within 7 days; and (b) obtain a FIRB Approval and provide evidence within 30 days of the contract date and that they will not have an interest or right to purchase the property until they obtain a FIRB Approval <input type="checkbox"/>

Option B: If the purchaser is a corporate entity (company, trust or superfund), I have:

<input type="checkbox"/> Advised the purchaser that they need specific confirmation as to their FIRB status and requirements*; and <input type="checkbox"/> Advised the purchaser that their solicitor/conveyancer must provide sufficient evidence of the FIRB status of the shareholders of the company and beneficiaries of the trust or superfund (as the case may be) to Mirvac's Solicitors.

Signature

Date

Name (Please Print)

* Agent to obtain copies of identification for individuals associated with company/trust/superfund.

** In limited circumstances it is possible for foreign purchasers to have both an Australian Drivers Licence and a Medicare Card accordingly a negative answer to the question of whether a purchaser is an Australian citizen or resident should override the provision of this information and you should tick the No box.

* The current foreign investment regime for residential development in Australia contains penalties for developers, real estate agents and conveyancers who knowingly assist or induce a purchaser to contravene the foreign investment regime. That regime includes the requirement for purchasers who are not Australian citizens or permanent residents to obtain foreign investment approval (now administered by the Australian Taxation Office) to acquire an interest in residential property.

The purpose of this checklist is to:

• Enquire about and establish whether or not a purchaser is an Australian Citizen or permanent resident (Status); and

• Verify purchasers identity and record that the purchaser has been informed about their obligations under the contract for sale in relation to their Status.

This form should be retained for a period of 5 years.

15R2148/2

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 IN RELATION TO THE SERVICES YOU PROVIDE

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 10: TITLE SCHEME, STRATA SCHEME & LEVY ESTIMATES

HARBOURSIDE

RESIDENCES



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STRATUM SUBDIVISION

Harbourside is proposed to be subdivided into 4 stratum lots:

- Lot 1: Retail
- Lot 2: Commercial
- Lot 3: Residential
- Lot 4: Place Management NSW

The residential Stratum Lot will be further divided into its own residential Strata Scheme.

The maintenance of the roads, streetlights, publicly accessible waterfront promenade and garden, and landscaping within the development, will be a shared cost which each Stratum Lot Owner excluding Stratum Lot 4 (Place Management NSW) to contribute through the payment of Building Management Committee (BMC) contributions.

STRATA TITLE

Harbourside Residence's stratum lot (Lot 3) will be strata subdivided under a Strata Title scheme. Each lot owner has Strata Title to their individual apartment albeit on a leasehold basis (Refer to FAQ for more information on leasehold strata title).

Refer to Contract of Sale for the Draft Strata Plan.

OWNERS CORPORATION & BY LAWS

Each lot owner will be a member of the Owners Corporation, which is an association of all apartment owners within Harbourside Residences. 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 Harbourside Residence.

Refer to the Contract of Sale for the Strata By-Laws.

STRATA LEVIES

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.
- Building Management Committee (BMC) Contributions

Apartment owners are levied based on their strata Unit Entitlement (UE). Only draft Unit Entitlements are established at the time of sale and will be subject to review and valuation prior to registration of the strata plan in accordance with the Strata Titles Act.

The below estimates provide an indicative guideline of the anticipated levy ranges undertaken by Strata Plus.

STRATA LEVIES PRICED AS AT JULY 2025

The below levies are estimates as at September 2024 and may be subject to change after the finalisation of design and construction.

The estimates provided include GST and consider both the administration fund and the capital works fund. Levies are derived from the current stratum and strata budgets.

Product Type	Min per quarter	Max per quarter
1B1B	\$1,650	\$2,500
2B2B	\$2,440	\$3,900
2B2B1C	\$3,500	\$6,200
3B2B1C	\$5,250	\$8,950
3B2B2C	\$7,800	\$9,800
3B3B1C	\$6,500	\$11,100
3B3B2C	\$8,270	\$11,900
3B3B1ST2C	\$10,850	\$13,800
4B3B1C	\$10,200	\$12,200
4B3B2C	\$10,550	\$13,500
4B4B2C	\$11,000	\$18,500

Penthouse and Sub-Penthouse strata levies are estimated to be around \$30,000 per quarter based on comparable developments.

The below summaries strata levy estimates for similar developments:

	Number of Apartments	BMC Stratum Lots	Avg. Quarterly Levies Per Lot
Bennelong, Sydney (one of the residential strata schemes)	99	5	\$5,628.91
Portico Residential, York Street Sydney	153	2	\$4,711.70
One Barangaroo H1 Residential, Sydney (Crown residential)	76	2	\$13,709.26
Harbourside by Mirvac (Resi Strata draft budget ver 1.1 Aug24)	263	3	\$5,243.59

STRATA MANAGING AGENT AND BUILDING MANAGER/CARETAKER

Management of Harbourside Residence 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 will be appointed by the Owners Corporation to manage the day-to-day operations of the building. A shared facilities building manager will also be appointed by the BMC to repair and maintain the shared facilities. The shared facilities building manager may be a Mirvac related entity and the purchaser should refer to the contract of sale for more information.

COUNCIL AND WATER RATES

Council rates are estimated at \$1,250 per annum and water rates are estimated at \$240 per quarter. It is suggested that purchasers make their own enquiries in relation to the above.

SECTION 11: TAX DEPRECIATION ESTIMATES

HARBORSIDE RESIDENCES



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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 42).

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

Refer to [Link](#) for the tax depreciation estimates prepared by BMT Tax Depreciations. 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.

[Tax Depreciation Estimates](#)

SECTION 12: URBIS MARKET REPORT

HARBOURSIDE

R E S I D E N C E S



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Refer to link below for Urbis Market Report.

[Urbis Market Report](#) – English

[Urbis Market Report - Mandarin](#)

SECTION 13: RENTAL ESTIMATES

HARBORSIDE

RESIDENCES



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RENTAL ESTIMATES

The following rental estimates were provided by RES by Mirvac.

Estimated rental returns are for period 1 October 2024 – 31 December 2024

Refer to link below for more details on Property Rental Appraisal by Res by Mirvac.

[Harbourside Rental Appraisal July - September 2025.pdf](#)

Estimated Rental Ranges	
1 Bedroom 0 Car	\$1,500 - \$2,000 per week
2 Bedroom 0 Car	\$2,500 - \$3,000 per week
2 Bedroom 1 Car	\$2,700 - \$3,200 per week
3 Bedroom 1 Car	\$3,800 - \$4,300 per week
3 Bedroom 2 Car	\$4,000 - \$4,500 per week
4 Bedroom 1 Car	\$5,000 - \$5,500 per week
4 Bedroom 2 Car	\$5,200 + per week

The following rental estimates were provided by Ayre.

Estimated Rental Ranges	
1 Bedroom	\$1,500 - \$2,000 per week
2 Bedroom	\$2,200 - \$3,300 per week
3 Bedroom	\$3,500 - \$4,500 per week
4 Bedroom	\$4,750 - \$5,750 per week
Penthouse	\$6,000+ per week

SECTION 14: FREQUENTLY ASKED QUESTIONS

HARBOURSIDE

RESIDENCES



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FREQUENTLY ASKED QUESTIONS

1. Where is project located?

The project is located at 2-10 Darling Drive, Sydney NSW 2000, within the Darling Harbour precinct.

The site is generally bound by Pyrmont Bridge and the National Maritime Museum to the north, the International Convention Centre (Darling Harbour Live) site to the south, a mix of residential buildings and Ibis and Novotel Hotels across Darling Drive and the alignment of the light rail to the west and Cockle Bay to the east.

The site was previously known as Harbourside Shopping Centre which was a 3 storey retail building comprising of cafes/restaurants and retail uses.

2. Who owns the land?

PMNSW retains the freehold ownership of the Land. Mirvac Construction is currently operating under a Works Area Licence provided by PMNSW for the site. On completion of the new development, PMNSW will grant Mirvac a new long-term lease (99 years).

3. What title will Harbourside Residences be under?

Harbourside Residences will be strata leasehold title.

4. What happens to ownership on these apartments at the end of the leasehold period?

As opposed to land that is owned in perpetuity, ownership of a leasehold property is only for the period of the lease. In the case of Harbourside Residences by Mirvac, this is a 99-year lease. When the lease is approaching expiry, the landowner can (and likely will) renew the lease for an updated duration that is up to their discretion. The new lease may have a fee for existing purchasers to extend.

Leasehold properties are built on prime harbourfront land and so are highly sought-after. Given their location and luxury appointments, these apartments also command high prices. Both One Sydney Harbour and One Barangaroo are strata leasehold titled.

Leasehold apartments are becoming more common as more government-owned harbourfront land is redeveloped. The number of Sydney's leasehold properties is difficult to establish but it's safe to say there are several thousand at most and most of those are apartments. Most are dotted around the harbour foreshore at places such as King Street Wharf in the city, the Finger Wharf in Woolloomooloo, Darling Island in Pyrmont, Walsh Bay and Millers Point.

There are also several leasehold apartment buildings in the city, as well as in suburbs such as Double Bay

Leasehold tenure has been around in many commonwealth countries for hundreds of years. In the UK a leasehold strata sale of land with a long leasehold in place is generally considered to be 'virtual freehold'

Leasehold does not impact ability to mortgage the Lot.

Purchasers should seek further guidance with their respective solicitors.

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

Early concept and Stage 1 Demolition works was approved the Harbourside project in October 2022. The main works which includes site preparation and construction of the 50 Storey tower was approved in December 2023. However, subsequent modification application has been submitted for review and approval in relation to main works.

The last state significant development application for Public Domain has been approved on 19th June 2025.

Summary of Development Applications as below:

Reference	Application summary	Status
Concept / Stage 1 Approval (SSD 7874)	Demolition of Harbourside Shopping Centre to slab level.	Approved 26 Oct 2022
SSDA1 (SSD 38881729)	Site preparation, bulk earthworks and including remediation and dewatering.	Approved 2 March 2023
SSDA2 (SSD 49295711)	Detailed design, construction and operations of the podium and tower	Approved 4 December 2023
SSDA3 (SSD 49653211)	All construction, fit-out and landscaping works within the public domain located within and around the tower and podium	Approved 19 June 2025

Modification Applications:

Reference	Application summary	Status
SSDA2 MOD 1 (SSD 49295711)	Section 4.55 Modification 1 application was submitted to: <ul style="list-style-type: none"> • amend the internal layout of apartments on levels 9 to 45 • amend the mix of three and four bed apartments • make minor external façade changes. 	Approved 3 July 2024
SSDA2 MOD 2 (SSD 49295711)	Section 4.55 Modification 2 application was submitted to: <ul style="list-style-type: none"> • Amendments to podium and residential tower layout and design • Expansion of potential land uses on level 1 to include event and conference uses Minor amendments to basement layout	Approved 11 April 2025

SSDA2 MOD 3	A minor amendment to the extent of the Level 4 podium plant area	Approved 12 March 2025
SSDA2 MOD 4	Amalgamation of Apartments: <ul style="list-style-type: none"> • Level 16 amalgamated apartments • Level 45 amalgamated apartments to create sub penthouse floors • Minor planning changes to Penthouse Floors Levels 47 & 48 	Approved 14 July 2025
SSDA MOD 5	Staged Occupation This modification seeks minor administrative amendments to various conditions of consent to enable staged occupation of the development.	Under Assessment
SSDA2 MOD 6	Construction Hours A modification application to modify the construction hours to enable flexibility to complete out of hours works (such as, completion of concrete pours, internal fit-out works and authority works - Sydney Water, Jemena and Sydney Light Rail).	Under Assessment

6. Development Parameters?

Based on the development approval:

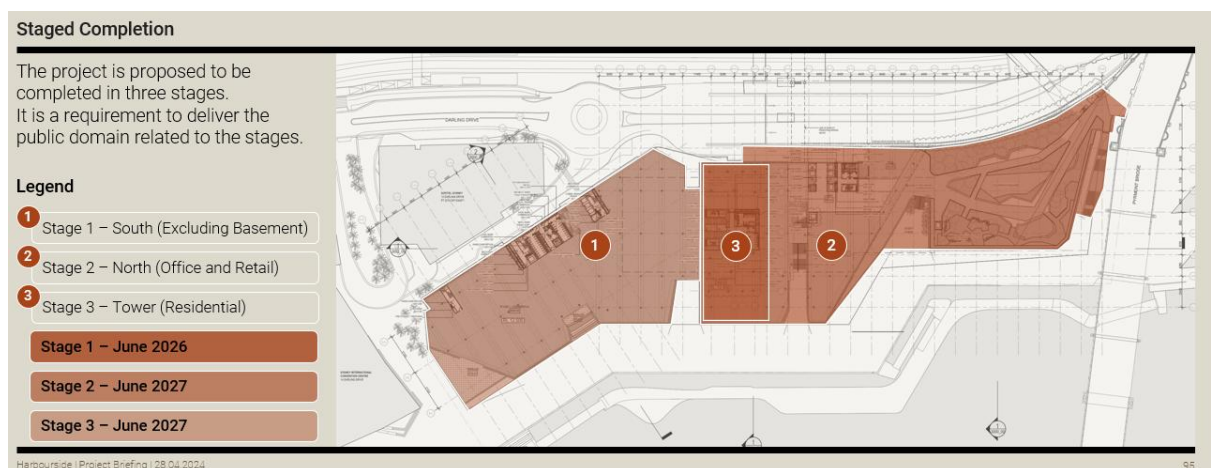
- 27,100 sqm of office space
- 7,200 sqm of shopping, entertainment and hospitality space
- 10,200 sqm of public domain space includes a proposed 3,500sqm waterfront gardens, and widened waterfront promenade
- 260 luxury apartments showcasing a diverse mix of product including 1, 2, 3 & 4 bedroom apartments, sub penthouses and penthouses
- Carpark bays located over 4 basement levels
- A total of 242 residential and 30 non-residential carpark bays will be delivered;
- A total of 3 car share spaces will be delivered;
- A total of 292 residential bicycle parking spaces (27 visitor) will be delivered;
- Resident facilities include an outdoor garden, landscaped terrace with BBQ facilities and seating area, car wash bay, pet wash bay and concierge in building lobby
- Resident facilities will also include an indoor and outdoor pool, wellness suite, gym, golf simulation room, cinema lounge, open lounge space, and a private dining space for exclusive use of all residents in the building.

7. How many apartments and carparks will there be?
260 apartments with 242 carparks allocated.

8. How tall is the building?
The tower is 48 storeys high and consists of the following:

Ground Level: Retail Offering, Residential and Commercial Lobby
Levels 1 to 4: Commercial Office Space
Level 5: Residential amenity (exclusive access to residents only)
Levels 6 to 45: 1-4 Bedroom Residences
Levels 46: Sub Penthouses
Levels 47 – 48: Penthouses (2 storeys)

9. When will Mirvac start construction?
Subject to approval, Mirvac anticipates civil works to be completed by September 2024 and construction to commence end of 2024.
10. How long will construction take?
Subject to capital partnership and board approval, Mirvac Construction anticipates the project to be completed in three stages with full completion by November 2027.



11. Will there be any retail/commercial uses on site?
Yes, there will be 4 levels of commercial office space (27,000sqm) and ground level and Level 2 retail offering (7,200 sqm) for food and beverage operators.

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

Under the conditions of consent, Mirvac is to commit and fund 10,200sqm of public domain space which includes, 3,500 sqm of this area being publicly accessible space.

13. What is nearest public transport?

- Local bus services along Harris Street approximately 500 m to the west of the site
- Convention Centre light rail stop 70 m to the west
- Town Hall Station 1.4 km and Central Station 1.7 km to the south east

- Pyrmont Bay Ferry Wharf 250 m to the north and Casino Ferry Wharf 400m to the north west.

In 2016, the Government announced the Sydney Metro West project, which aims to connect the CBD to Paramatta with a high-frequency metro rail service. On 11 December 2020, the Government confirmed Pyrmont as the location of one of the new metro stations on the Metro West line. The Metro West line is predicted to open by 2030 and is an estimated 3-minute walk (230m distance) from Harbourside.

14. Does the display suite accurately represent the DA submitted to Council for approval?

The display suite will represent the typical finishes and inclusions of a 3 bedroom apartment (Lot 156) (kitchen, living room, butler's pantry, balcony, main bedroom and ensuite) in the Signature Dusk scheme.

15. Will there be concierge service?

Yes, it is intended that there will be 24 hour concierge services for residents in addition to a building manager. This will be subject to Owners Corporation approval.

16. What appliances will be installed in my residence?

For 1 & 2 Bedroom:

- Liebherr integrated fridge
- Miele cooktop, wall oven, microwave
- Miele rangehood
- Miele integrated dishwasher
- Miele washing machine
- Miele dryer

For 3 & 4 Bedroom:

- Gaggenau integrated fridge
- Gaggenau cooktop, wall oven, steam oven and warming draw
- Gaggenau rangehood
- Gaggenau dishwasher
- Miele washing machine
- Miele dryer
- Gaggenau underbench wine cabinet for 3 bedroom residence
- Gaggenau full height wine fridge for 4 bedroom residence

17. What is the titling structure at Harbourside?

Currently 4 stratum lot divisions as below:

Lot 1 – Retail

Lot 2 – Commercial

Lot 3 – Residential

Lot 4 – Surrounding land including Darling Harbour Foreshore (Place Management NSW)

On completion of the new development, PMNSW will grant Mirvac a new long-term lease (99 years) where purchasers will then have a leasehold title on their property.

18. Will I have views of the Harbour bridge?

No, however purchasers will have expansive views of Cityscape CBD, Sydney Harbour and the Blue Mountains.

19. Does the model in the Display Gallery accurately represent the DA submitted to Council for approval?

The physical model reflects a submission to council which is subject to DA approval.

20. Can resident's use their residences for AIRBNB?

This is dependent on the Strata By Laws operated under the Owner's Corporation.

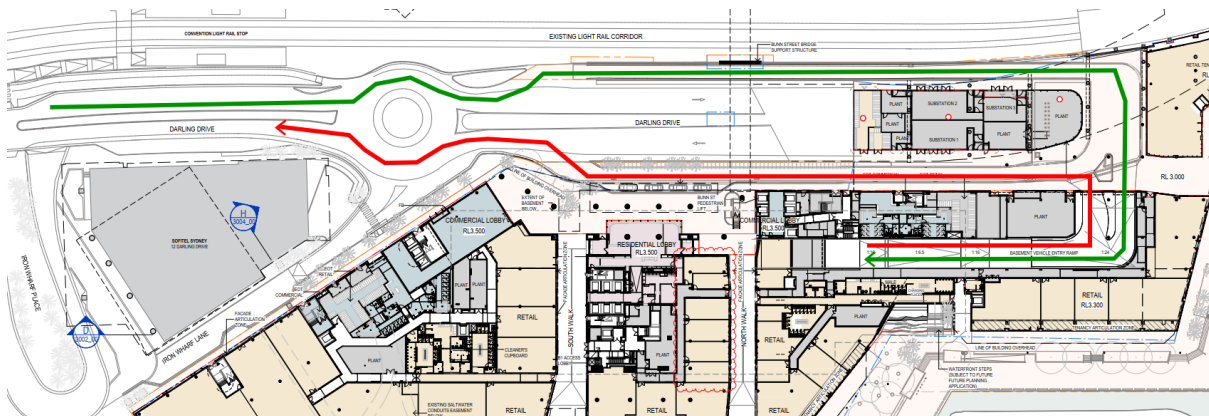
Minimum lease term is 3 months.

21. How many apartments are there per floor?

Between 3-8 per floor, higher floors will have fewer apartments.

22. Where is the main access to carpark ?

The shared carpark entry is accessed via Darling Drive West Slip Lane (green) that underpasses Darling Drive and exited through Darling Drive East Slip Lane (red) which will lead to the Porte Cochere and main Darling Drive to East (towards City).



23. Where is the loading dock located and how do I move in?

This will need coordinated by Building Manager and Loading Dock Manager, and 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, Building Manager and Loading Dock Manager.

24. How many visitor car parking spaces are provided?

There will not be any visitor parking spaces.

25. I understand Mirvac is required to provide car share spaces under the DA How many spaces are being provided and how will it all work?

A total of 3 car share spaces will be provided in the basement for exclusive use to the residents of Harbourside Residences. As per the Development Consent issued by Council, these spaces will be:

- Retained as common property of the Owners Corporation of the site,
- and not sold or leased to an individual owner/occupier at any time;

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

Electric vehicle charging provisions will be allowed for each car park bays. Purchasers will be able to buy an EV charger as an upgrade.

27. Will there be a minimum internal/external storage requirement?

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

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. All apartments will have external basement storage. However, this has not been allocated and it cannot be guaranteed that the storage cage will be next to a carpark bay.

28. What window furnishings will be provided?

Purchasers will be offered the opportunity to upgrade their apartment to be fitted out with blinds and/or sheer curtains.

29. Will my balcony have water provisions?

Water point provision to all primary balconies.

30. Will my balcony have gas provisions?

No gas provisions are provided to apartments in Harbourside Residences as it will be a fully electric building. However a power point will be installed on the balcony.

31. What other developments happening in surrounding area?

Cockle Bay Park is a mixed use 43 level tower development with 75,000sq m of office space as well as 14,000sq m of podium-level retail gross floor area has been approved in 2019.

32. The external glazing will be double-glazed "where required", with standard "structurally glazed system": confirming double-glazing is not standard throughout, and whether an acoustic treatment is used for the other apartments.

Double glazing is used across all tower facades with exception of balustrades. This includes windows and sliding doors in all apartments.

33. What is the minimum lease term going to be in the by-laws?

Currently 3 months minimum lease term in the By-laws.

34. Will the commercial be retained by Mirvac or sold? How and when will it be offered and if we have a buyer with interest in the commercial, is there any further information we can provide them?

The commercial space is proposed to be retained and managed by Mirvac however is subject to a Joint Venture ownership. Please direct any commercial leasing queries to the development team and we can pass on the details to the commercial leasing team.

Commercial South is expected to be completed at the end of 2026 under Stage 1 with Stage 2 commercial being completed in 2027.

35. What is happening with the proposal Novotel and Ibis re-development?

We wanted to address the recent announcement of Salter Brothers' proposed redevelopment of the Novotel and Ibis hotels in Darling Harbour that has prompted questions about potential impacts on the western-facing apartments.

Further information can be found on this link regarding the proposal: [LINK](#)

While this is a high-profile and ambitious proposal, it remains in the very early stages of the NSW government's unsolicited proposals (USP) process. There are a number of significant hurdles that must be overcome before any redevelopment could proceed, including:

- **Complex Ownership Structure:** The Ibis hotel is strata-titled and likely to remain a hotel, while the Novotel is freehold. Any redevelopment would require coordination among multiple stakeholders, adding considerable complexity and time to the process. The Ibis sits alongside 50 Murray Street, a strata titled residential tower, which owns part of the basement upon which the Ibis/Novotel is situated. PMNSW also owns a stratum in the basement car park and it has no immediate intentions of closing it or reducing its capacity, again making redevelopment limited. The land is leasehold, and any future redevelopment will require a renegotiation of the 99 year lease with the Government which for the reasons noted here will be complicated.
- **Sales Process:** Both hotels are currently being marketed for sale by CBRE on behalf of the Abu Dhabi Investment Authority (ADIA) who are the asset owner. This process is expected to take some time and will likely delay any redevelopment activity. The hotels are being sold as a 'going concern', so any new owner would need to partner with a residential developer to pursue an alternate use scheme, a combination that is uncommon and will limit the pool of potential buyers.
- **Planning and Approvals:** Even if a suitable buyer is found, the proposal would still need to progress through extensive planning, rezoning, and approval stages. These processes are lengthy and uncertain, involving community consultation and multiple layers of government assessment. For example, Harbourside's concept plan was submitted in 2016, and approval to proceed with demolition works was only received in 2022, highlighting the extended timeframes often associated with large-scale redevelopment projects in this precinct.

Given the above factors, any redevelopment is likely to be five to ten years away with a high chance of

no redevelopment at all.

It is also worth noting that this is not the first time ADIA has attempted to sell these hotels. For instance, Billbergia came close to purchasing the site in 2021, but the deal ultimately fell through due to the site's complexity. ADIA has been quietly seeking an off-market buyer for the assets over the last few years, with no party coming forward. This in itself says a lot about the likelihood of anyone aspiring to redevelop the site.

In the meantime, our project remains well-positioned, and we will continue to monitor the development closely and keep you informed of any significant updates.

36. What should I respond with to customer queries about Novotel and Ibis?

The Salter Brothers' proposed redevelopment of the Novotel and Ibis hotels in Darling Harbour is in the early stages of the NSW government's unsolicited proposals (USP) process. The project faces several significant hurdles, including a complex ownership structure, an ongoing sales process, and the need for extensive planning, rezoning, and government approvals. As seen with similar projects such as Harbourside, which took almost 8 years from Concept to demolition approval, these processes are typically lengthy and uncertain.

Previous attempts to sell and redevelop these hotels, such as the Billbergia bid in 2021, did not proceed due to the complexities involved. Given these factors, any redevelopment is likely to be five to ten years away with a high probability of no change taking place at all.

We will continue to monitor the situation closely and provide updates as more information becomes available.

37. Are there any other proposed future developments Mirvac is aware of?

- The proposed Pyrmont Metro Station as part of the future Metro West [LINK](#)
- The development of a residential tower as part of the over station development at the proposed Pyrmont Metro Station [LINK](#)
- The proposed development of Blackwattle Bay [LINK](#)
- The proposed redevelopment of Novotel Sydney Darling Harbour and refurbishment of the Ibis Sydney Darling Harbour [LINK](#)

38. Does the joint venture change who will be responsible for the development and delivery of the Harbourside project?

Mirvac will remain as the developer for the Harbourside project, responsible for the delivery of apartments, commercial spaces, amenities and publicly accessible open spaces.

39. Does this joint venture change the way Mirvac is developing the project?

Working with a capital partner does not change the way Mirvac is developing the Harbourside project. Mirvac will maintain its responsibility for the overall management, design, and delivery of the project, including construction and any future post completion enquiries.

40. Who is the capital partner?

Mirvac has entered into a joint venture with Mitsubishi Estate Co. Ltd (MEC), one of Japan's leading real estate developers, for the delivery of the new Harbourside precinct which includes Harbourside Residences.

MEC was established in 1937, and shares our vision of curating and creating iconic, high-quality, sustainable developments that leave a lasting legacy, and we are excited to expand our partnership with them at Harbourside to deliver homes of exceptional quality and luxury, and a completely revitalised precinct.

41. Do I have to do anything in relation to the joint venture?

No action is required from purchasers. All existing contracts and commitments for Harbourside will continue as originally established.

42. Does the joint venture affect timeframe for settlement of my purchase?

This partnership will not alter the established development strategy or timelines for settlement of the project.

43. If I have a problem with my contract or purchase who should I deal with?

Mirvac continues to be the primary point of contact for all project related enquiries and services.

If you have any questions or concerns in relation to your contract or purchase generally, please contact the Customer Relationship Team via nswcustomer@mirvac.com

44. Script for agents:

"Mirvac has partnered with Mitsubishi Estate Co. Ltd (MEC), a leading real estate company from Japan, as a capital partner for the Harbourside development. I want to reassure you this partnership doesn't affect your contract, the design of your apartment, or the delivery timeline. Mirvac is still managing the development and construction, and you'll continue to deal directly with our team throughout the whole process. Mitsubishi Estate is simply supporting the project in the background, so nothing changes with what you've purchased or with the Mirvac experience. And of course, if you have any questions at all, I'm here to help."

SECTION 15: ANNEXURES



HARB&OURSIDE

R E S I D E N C E S

This document is for internal use only, and not for distribution. It is intended to provide Mirvac sales staff with a guide regarding project parameters and information. Information contained within this manual was compiled prior to completion of documentation and construction and is subject to change without notice.

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ANNEXURE 1: FLOOR PLATES

[Harbourside Floorplate](#)

ANNEXURE 2: FINISHES AND INCLUSIONS BROCHURE

[Finishes & Inclusions brochure](#)

ANNEXURE 3: CUSTOMER AND UPGRADES BROCHURE

[Options & Upgrades](#)

ANNEXURE 4: CUSTOMER OPTIONS FORM

[U&O Forms](#)

ANNEXURE 5: SALES PLANS

[Sales Plans- Coloured](#)

ANNEXURE 6: ISOMETRICS

[Harbourside Residential Isometrics 09.08.2025.pdf](#)

ANNEXURE 7: STRATA PLAN

[Refer to Contract of Sale](#)

ANNEXURE 8: TAX DEPRECIATION ESTIMATES

[BMT Tax Depreciation Estimate](#)

ANNEXURE 9: URBIS MARKET REPORT

[Urbis Report](#)

ANNEXURE 10: RENTAL ESTIMATES

[Harbourside Rental Appraisal July - September 2025.pdf](#)

ANNEXURE 11: FACTSHEET

[Harbourside Factsheet 9.08.25 - v17.pdf](#)