SALES MANUAL

Version 4
Date of Issue: 31 January 2025

HARBOURSIDE
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	31/01/2025	ALL	Update on pg 59 to: L6-45 Ceiling Heights L46-47/48 Ceiling Heights	SN

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2	Finishes and Inclusions Brochure
3	Customer & Upgrades Brochure
4	Customer Options Form
5	Sales Plans
6	Isometric
7	Strata Plan
8	Tax Depreciation Estimates
9	Urbis Market Report
10	Rental Estimates
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SECTION 1: PROJECT DESCRIPTION

HARBOURSIDE

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.

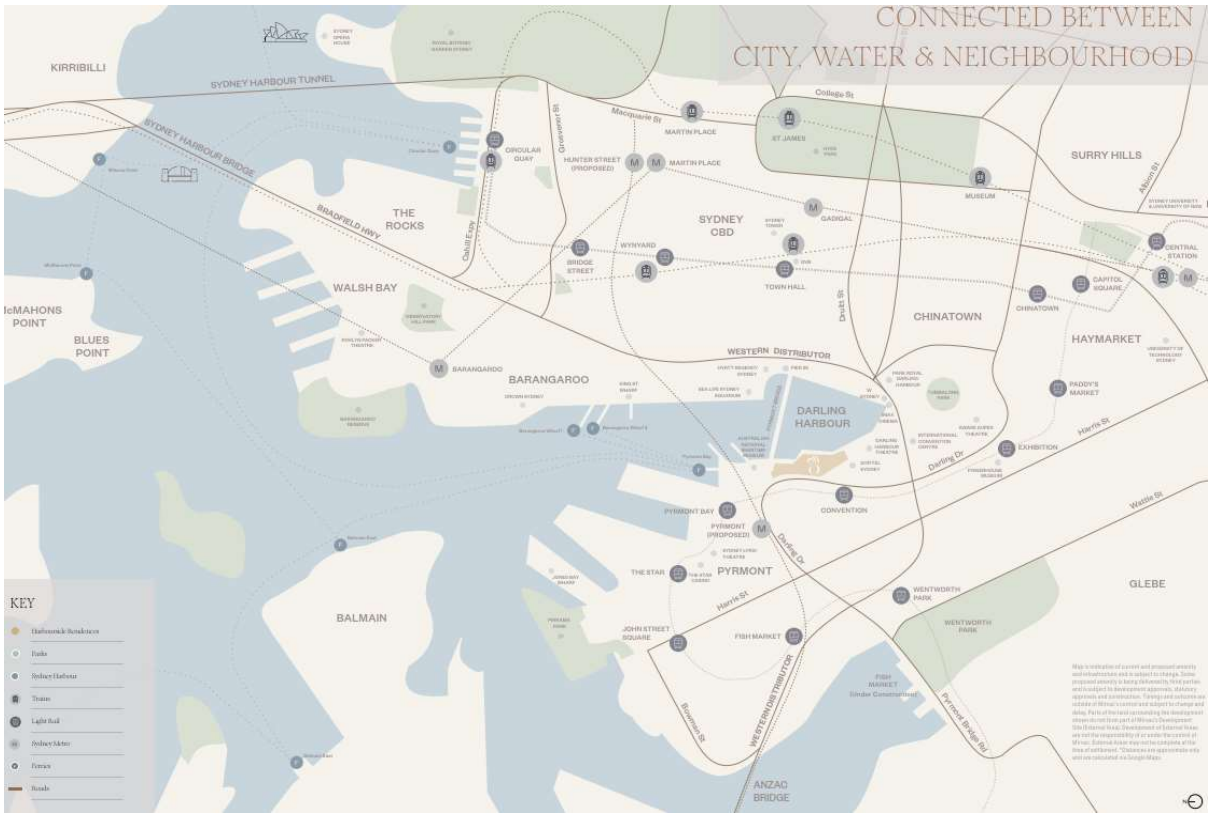

Figure 1: Site Map

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	Currently being assessed.

Modification Applications:

Reference	Application summary	Status
SSDA2 MOD 1 (SSD 49295711)	Section 4.55 Modification 1 application was submitted to: • 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: • Expansion of potential land uses on level 1 to include • event and conference uses; • Amendments to podium layout and design, including: – Changes to the layout of the ground floor residential and southern commercial lobbies; – Changes to level 4 office layout;	Currently under assessment

	– Changes to level 5 communal facilities; • Amendments to residential tower layout and design, including: – Changes to levels 6 – 8 apartment layouts, including adjustments to unit mix; – Changes to the layout of penthouse apartments and rooftop plant; • Minor amendments to basement layout; • Various amendments to building services, plant, podium rooftop and facades following further design development and coordination; and • Inclusion of design changes to the Bunn Street through-site link as required by the consent. • Reduction of 243 residential carpark space to 242 carpark space	

Construction is expected to be completed in November 2027.

Upon completion, Harbourside Residences will consist of 263 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
- 263 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 243 residential and 30 non-residential carpark bays will be delivered;

  (242 carparks once MOD 2 is approved)
- 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.

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

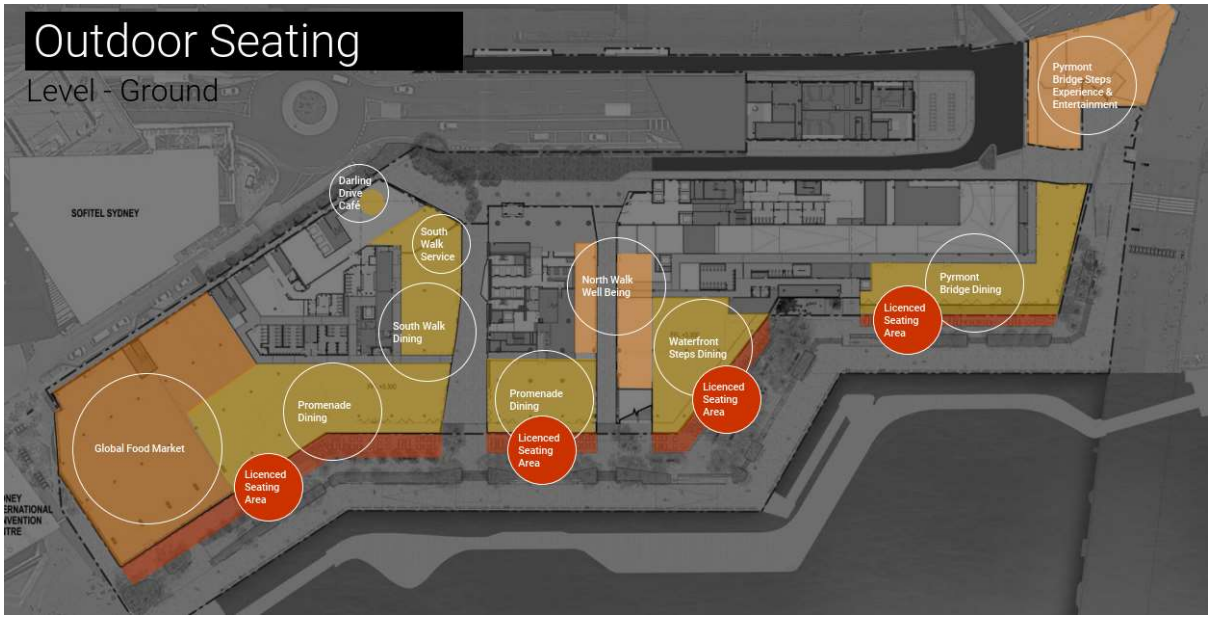

Figure 4: Proposed Retail Offering

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

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APARTMENT OVERVIEW

Harbourside residences comprises of 263 luxury apartments over 43 residential levels, 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	90	34%	96
3 Bedroom	116	44%	155
4 Bedroom	22	8%	183
Sub Penthouse	3	1%	269
Penthouse	3	1%	479
	263	**100%**	**131**

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 m²
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 m²
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 m²
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 m²
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 DA, Mirvac will deliver 54 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
253	45

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 273 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: 243 (including 27 accessible and no visitor spaces) (reduced to 242 Car spaces once MOD 2 is approved)
- 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).

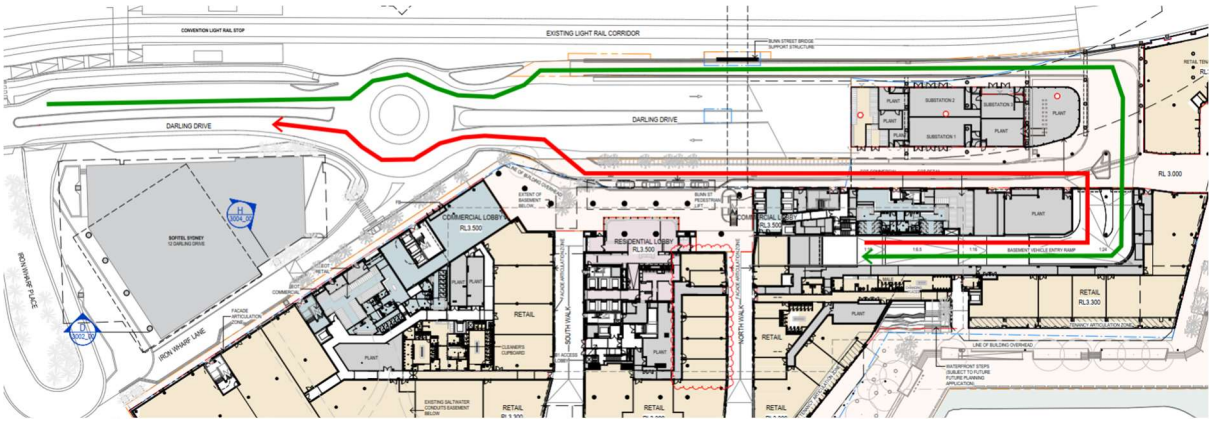

Figure 5: Carpark Entry and Exit

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

Post Office	Medical Centre

Pyrmont Post Office

Shop 1, 183 Harris Street, Pyrmont NSW 2009

Tel: 13 13 18

Pyrmont Doctors

50 Union Street, Pyrmont NSW 2009

Tel: (02) 8999 0550

Supermarkets

Coles

50/72 Edward Street, Pyrmont NSW 2009

Tel (02) 8572 6450

IGA Local Grocer

121/29 Bunn Street, Pyrmont NSW 2009

Tel: (02) 9692 9909

Woolworths

63 Miller Street, Pyrmont NSW 2009

Tel (02) 8736 7447

Thai Kee Asian Supermarket

9-13 Hay Street, Haymarket NSW 2000

Tel: (02) 9211 3150

Café / Restaurants

Planar Restaurant

ICC Sydney, 8/14 Darling Drive, Sydney NSW 2000

The Ternary on Darling Harbour

100 Murray Street, Pyrmont NSW 2009

Fratelli Fresh

ICC Sydney, 2/14 Darling Drive, Sydney NSW 2000

Betty's Burger

ICC Sydney, 4/14 Darling Drive, Sydney NSW 2000

Other

Darling Square Library

The Exchange, Levels 1 & 2

1 Little Pier Street, Haymarket NSW 2000

Tel: (02) 9265 9333

Day Street Police Station

192 Day Street, Sydney NSW 2000

Tel: (02) 9265 6499

The Star

20-80 Pyrmont Street, Pyrmont NSW 2009

Sydney Fish Market

Corner Pyrmont Bridge Road & Bank Street, Pyrmont 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
RESIDENCES

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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 Annexure 2 for Finishes and Inclusions brochure.

SECTION 4: CUSTOMER OPTIONS & UPGRADE

HARBOURSIDE
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 Annexure 3 & 4 for Customers Upgrades Form and Brochure

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:

Monday to Sunday 8am to 9pm

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 be applicable to the Dusk Signature scheme of 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 under bench wine fridge (full height for 4 bedroom)
- Entry Joinery Console
- Low height TV Unit

Upgrades:

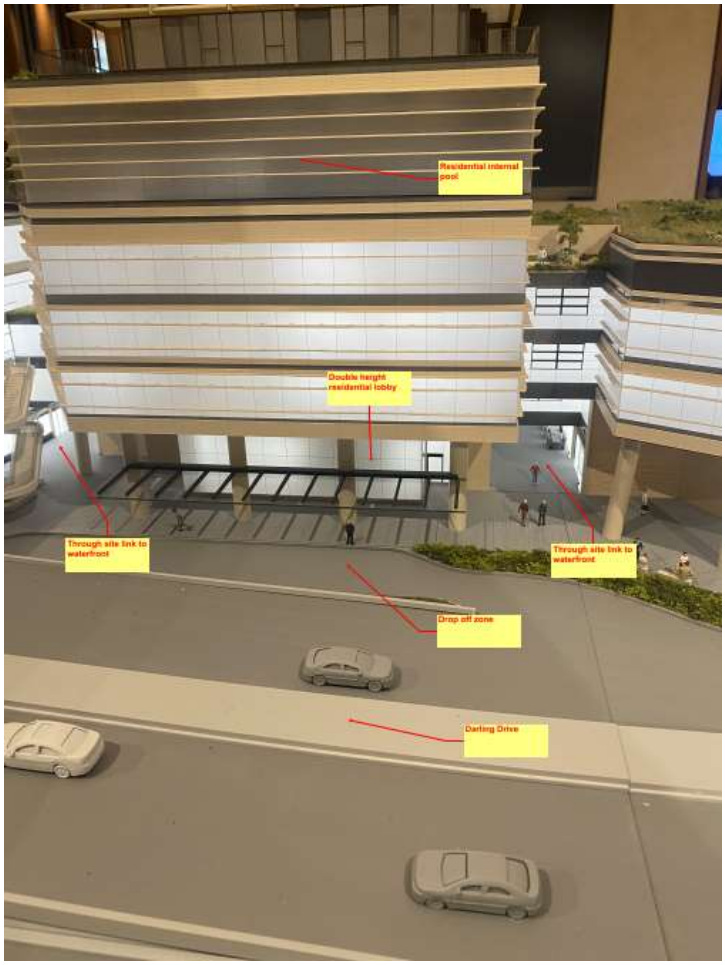
- Premium format timber flooring
- Kitchen Pendant light
- Zip Tap to Kitchen Sink
- Pop up GPO
- 2nd Dishwasher in Butler's Pantry
- Makeup desk in Main Bedroom
- Window Furnishings in Main bedroom
- Indicative Home Automation Touch Screen

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.


Residential internal pool
Double height residential lobby
Through site link to waterfront
Through site link to waterfront
Drop off zone
Darling Drive

Commercial outdoor terraces

Residential Lawn
Residential Outdoor Pool
Not accessible for residents
Accessible Toilet

Full height glazing on corner apartments (refer to sales plans for where this is applicable)
Level 06 residential apartments
Residential outdoor BBQ facilities and dining

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.

This Changes Everything by mirvac

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:

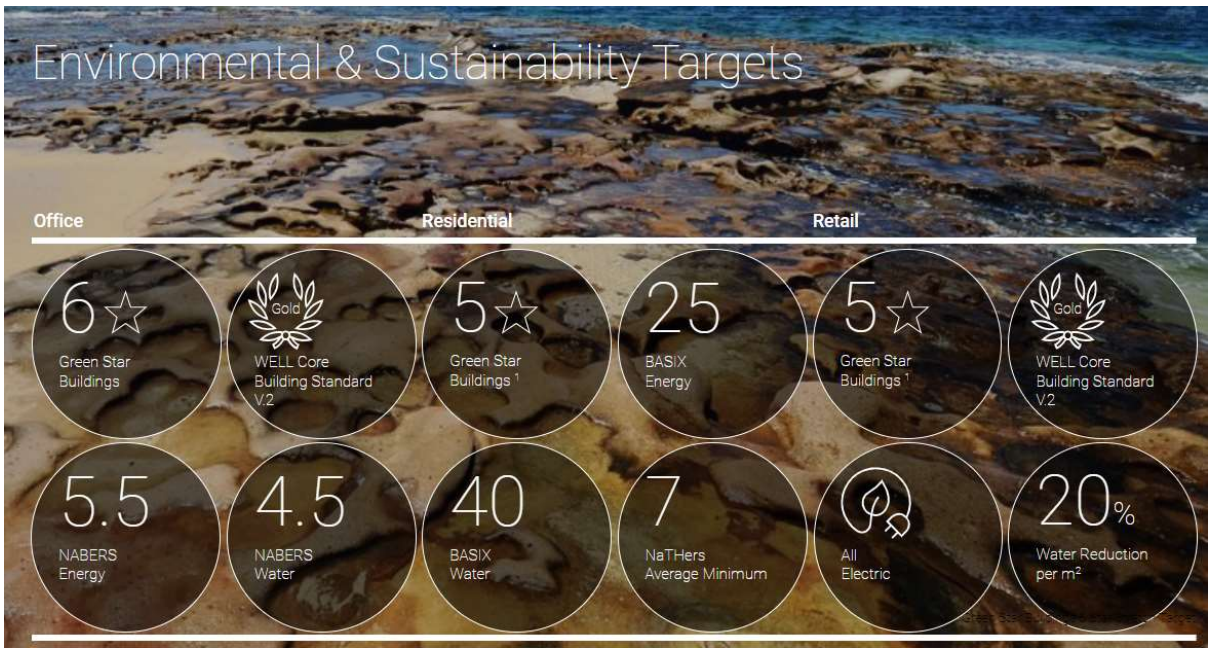
- Australia's first solar suburb at Newington's Olympic Village.
- First Australian commercial developer to build a net zero carbon Apartment, Harmony9 at Waverley Park in Victoria.
- Australia's first 6 Star Green Star Shopping Centre at Orion in Springfield, Queensland.
- First 6 Star Green Star education 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

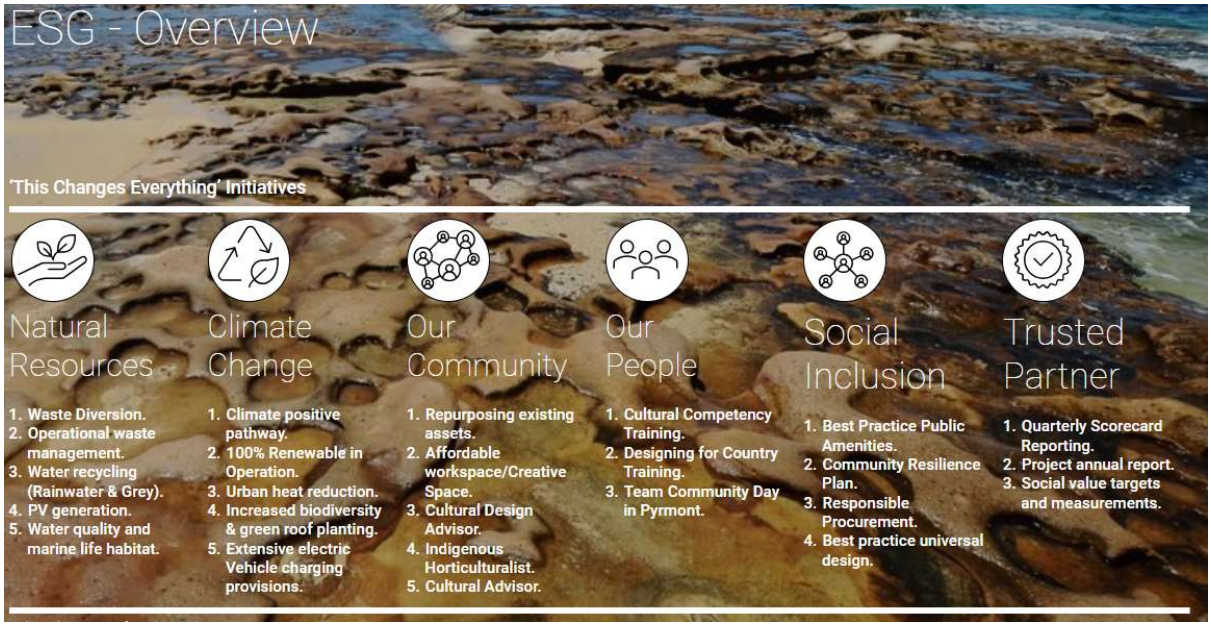
• Provisioning for operation of a car share scheme from within the site

• 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:

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.
he 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.

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 and licence plate recognition system. 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

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/repaired 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.

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 terring ring 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 much 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 Embelton. The supplier is subject to change and their warranties and maintenance can differ to what is set out below.

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

Embelton 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

HARBOURSIDE

RESIDENCES

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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.

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 Annexure 5 for Sales Plans.

SECTION 8: ISOMETRIC PLAN

HARBOURSIDE

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Please refer to **Annexure 6** for Isometric Plans.

SECTION 9: CONTRACT DOCUMENTS

HARBOURSIDE

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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

Contract documentation will be issued before appointments commence.

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?

Question 1 – FIRB

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.

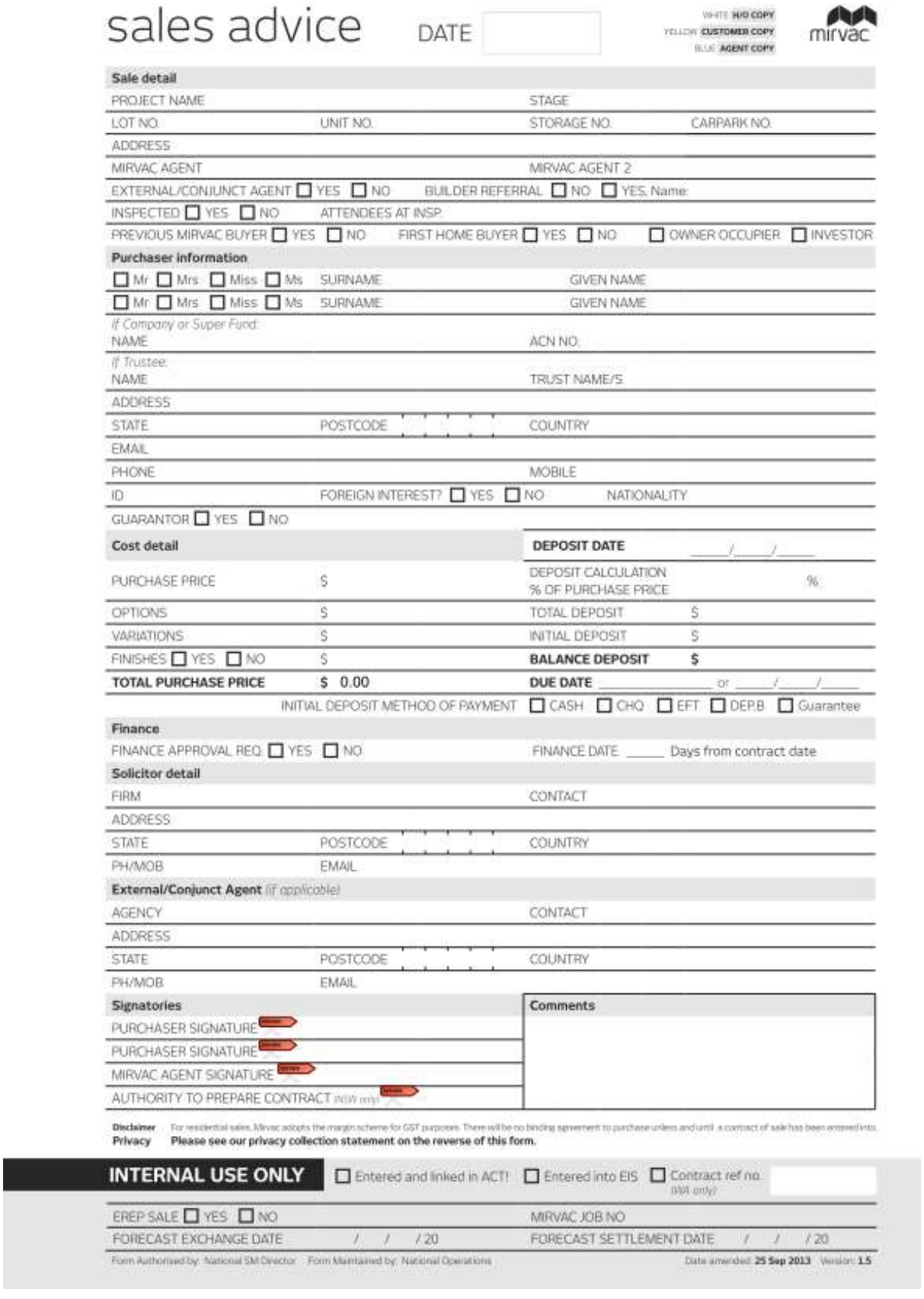
Purchasers who are buying for investment purposes do not get the benefit of the 'off the plan' exemption and are required to pay stamp duty in 3 months of the contract date.

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 H/O COPY
YELLOW CUSTOMER COPY
BLUE AGENT COPY

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Sale detail

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

Purchaser information

☐ Mr ☐ Mrs ☐ Miss ☐ Ms	SURNAME	GIVEN NAME
☐ Mr ☐ Mrs ☐ Miss ☐ 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? ☐ YES ☐ NO	NATIONALITY
GUARANTOR ☐ YES ☐ NO		

Cost detail		**DEPOSIT DATE**	____/____/____
PURCHASE PRICE	$	DEPOSIT CALCULATION % OF PURCHASE PRICE	%
OPTIONS	$	TOTAL DEPOSIT	$
VARIATIONS	$	INITIAL DEPOSIT	$
FINISHES ☐ YES ☐ NO	$	**BALANCE DEPOSIT**	**$**
TOTAL PURCHASE PRICE	**$** 0.00	**DUE DATE** _____ or ____/____/____	
	INITIAL DEPOSIT METHOD OF PAYMENT	☐ CASH ☐ CHQ ☐ EFT ☐ DEP.B ☐ Guarantee	

Finance

FINANCE APPROVAL REQ. ☐ YES ☐ NO — FINANCE DATE _____ Days from contract date

Solicitor detail

FIRM		CONTACT	
ADDRESS			
STATE	POSTCODE	COUNTRY	
PH/MOB	EMAIL		

External/Conjunct Agent *(if applicable)*

AGENCY		CONTACT	
ADDRESS			
STATE	POSTCODE	COUNTRY	
PH/MOB	EMAIL		

Signatories	**Comments**
PURCHASER SIGNATURE	
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 ☐ YES ☐ 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 (Mirvac 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 ☐ (i.e NON FIRB BUYER)

1.a I sighted the following evidence of a valid:
☐ Australian Passport, or
☐ Permanent Residency Visa/Immicard, or
☐ 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) ☐

+ **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 ☐

OR

No ☐ (i.e FIRB BUYER)

1b. I have not sighted the necessary evidence in 1a. but have sighted a foreign passport ☐

+ **2b.** Insert YES for Foreign Person at Foreign person Declaration and insert Nationality ☐

+ **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 ☐

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

☐ Advised the purchaser that they need specific confirmation as to their FIRB status and requirements"; and
☐ 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 is it 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.

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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

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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 Annexure 7 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 SEPTEMBER 2024

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 estimated 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

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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 Annexure 7 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.

SECTION 12: URBIS MARKET REPORT

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Refer to **Annexure 8** for Urbis Market Report.

SECTION 13: RENTAL ESTIMATES

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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 Annexure 9 more details on Property Rental Appraisal by Res by Mirvac

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

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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.

Final DA submission for public domain works has been submitted to council and waiting determination.

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	Submitted June 2023 and under assessment

Modification Applications:

Reference	Application summary	Status
SSDA2 MOD 1 (SSD 49295711)	Section 4.55 Modification 1 application was submitted to: • 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: • Expansion of potential land uses on level 1 to include event and conference uses; • Amendments to podium layout and design, including: – Changes to the layout of the ground floor residential and southern commercial lobbies; – Changes to level 4 office layout;	Currently under assessment

	– Changes to level 5 communal facilities; • Amendments to residential tower layout and design, including: – Changes to levels 6 – 8 apartment layouts, including adjustments to unit mix; – Changes to the layout of penthouse apartments and rooftop plant; • Minor amendments to basement layout; • Various amendments to building services, plant, podium rooftop and facades following further design development and coordination; and • Inclusion of design changes to the Bunn Street through-site link as required by the consent.	

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
- 263 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;

  (242 residential carpark bays once MOD 2 is approved)
- 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?

263 apartments with 242 carparks allocated.

8. How tall is the building?

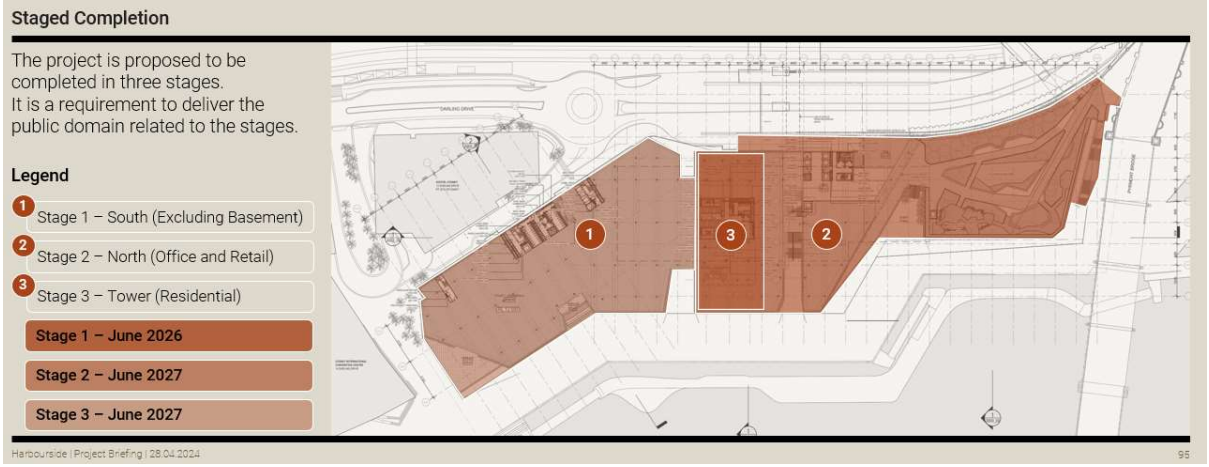
The tower is 48 storeys high and consists of the following:

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 integrated dishwasher
- Miele washing machine
- Miele dryer

For 3 & 4 Bedroom:

- Gaggenau integrated fridge
- Gaggenau cooktop, wall oven, steam oven and warming draw
- 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.

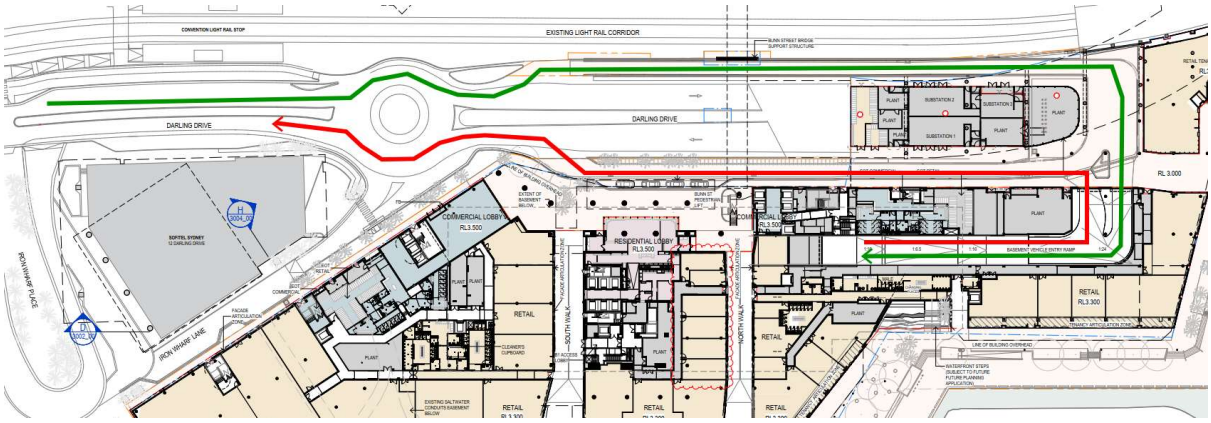
Minimum lease term is 3 months.

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 by 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.

SECTION 15: ANNEXURES

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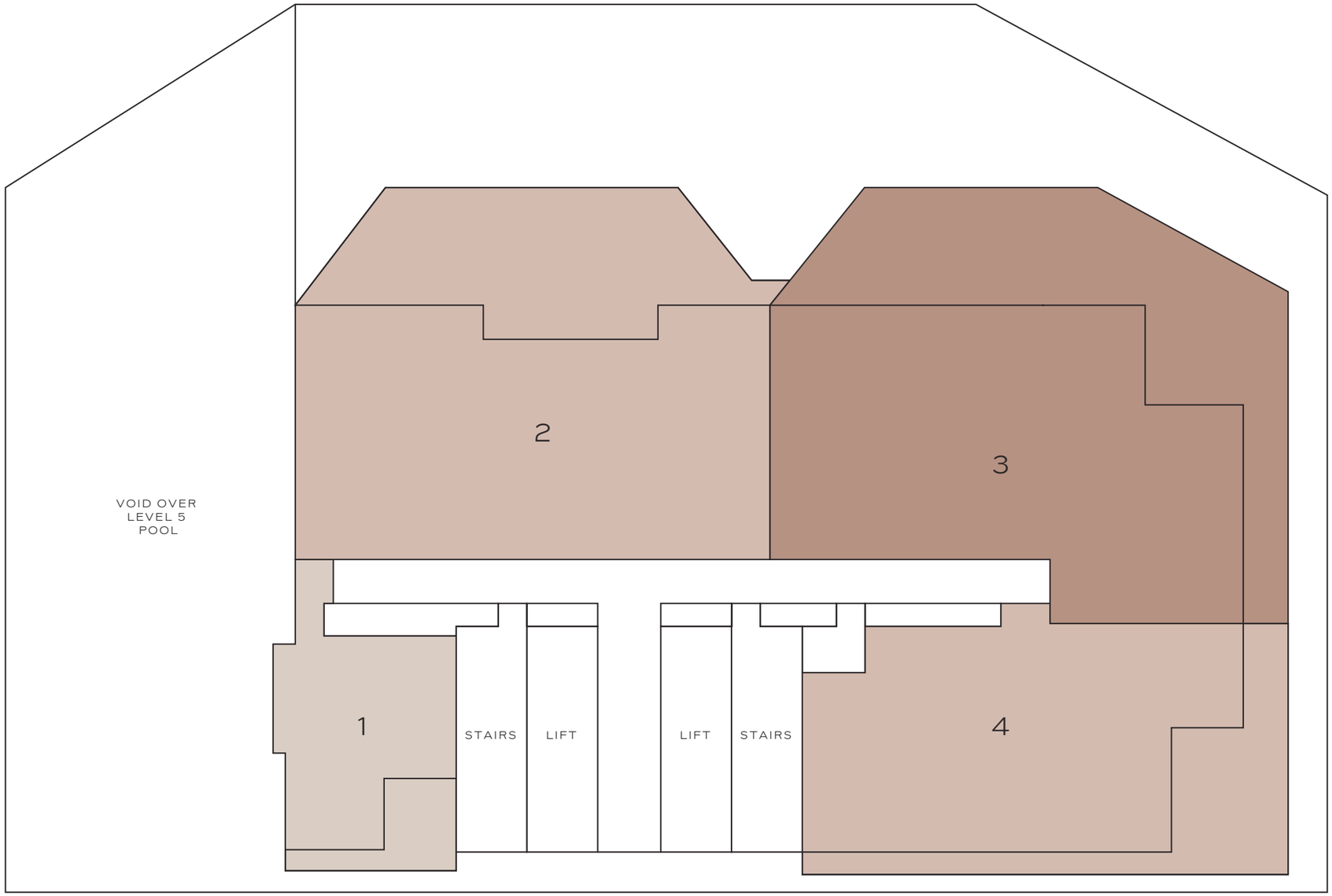
ANNEXURE 1: FLOOR PLATES



HARBOURSIDE
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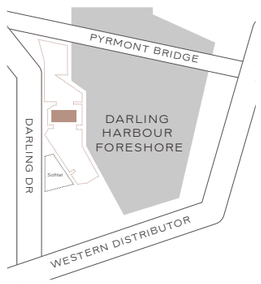
SIXTH FLOOR



N

1 BEDROOM | 2 BEDROOM | 3 BEDROOM | 4 BEDROOM | SUB-PENTHOUSE | PENTHOUSE

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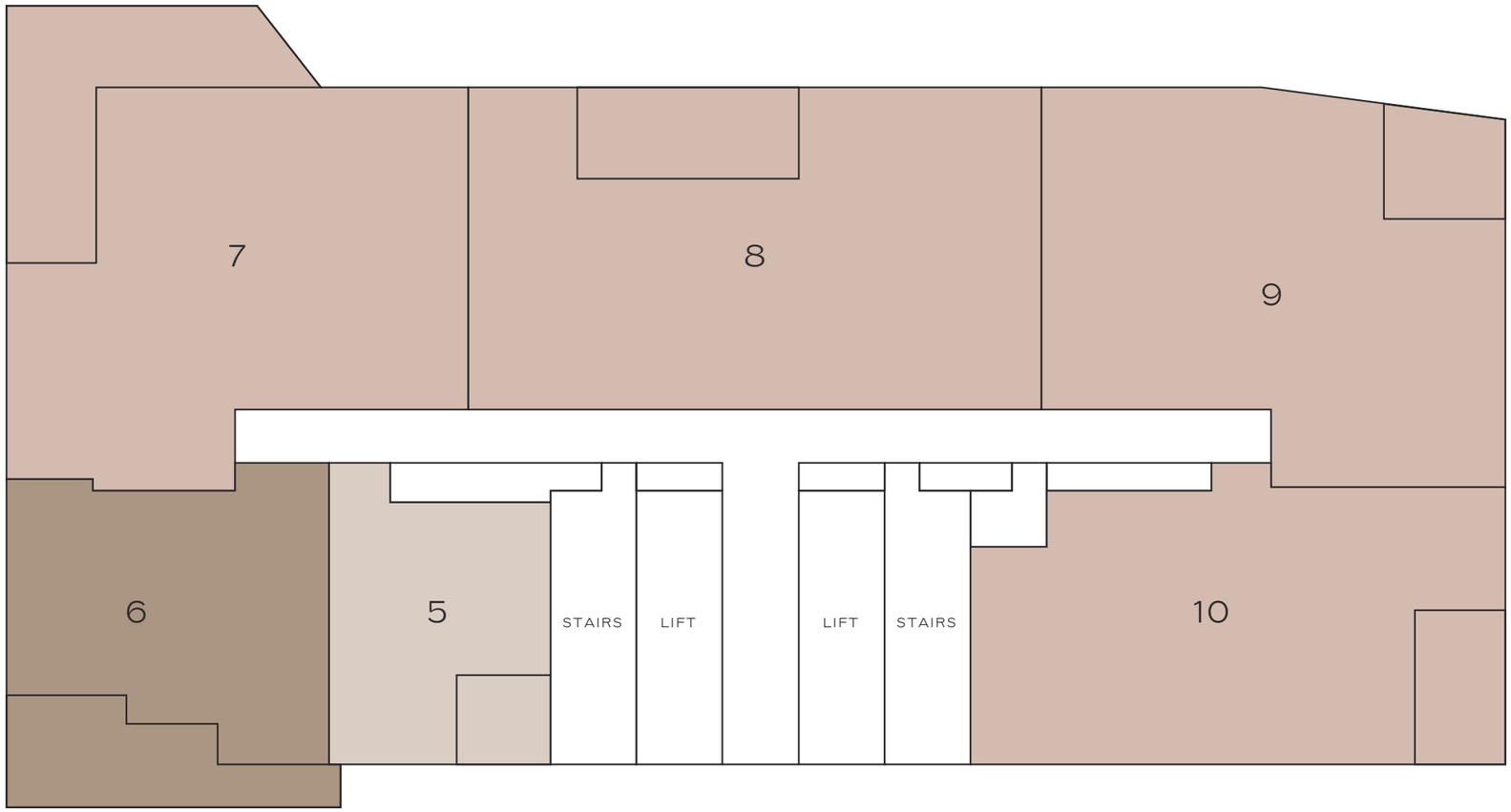
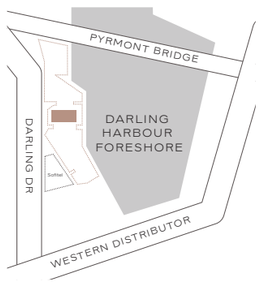
This floor plate was produced prior to completion and while the information contained herein is believed to be correct is not guaranteed. Changes will undoubtedly be made in accordance with the contract for sale.



HARBOURSIDE
RESIDENCES

SEVENTH FLOOR



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PENTHOUSE

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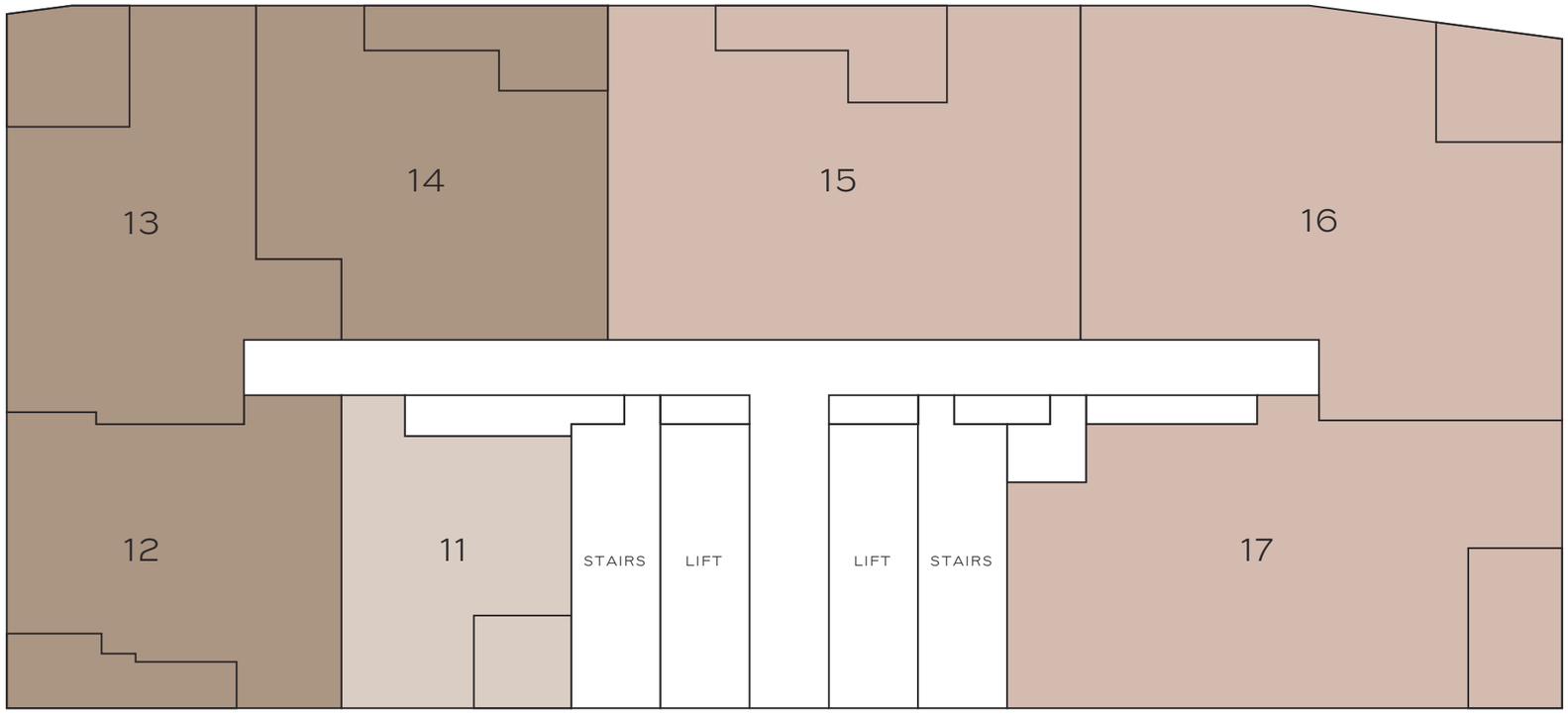
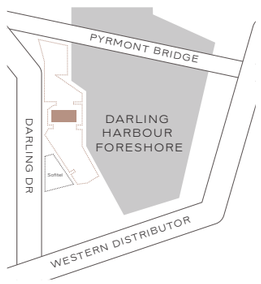


HARBOURSIDE
RESIDENCES

EIGHTH FLOOR



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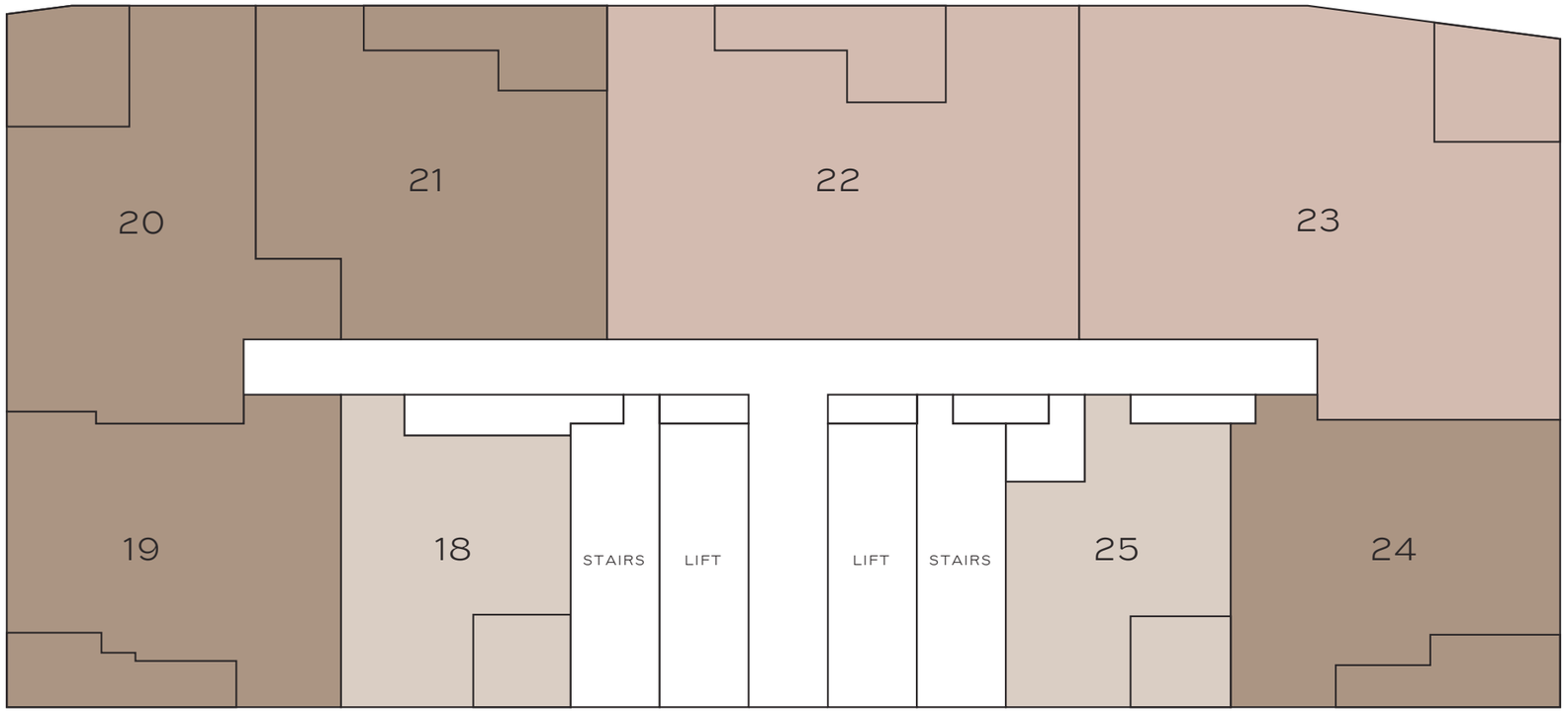
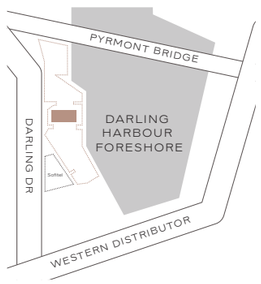


HARBOURSIDE
RESIDENCES

NINTH FLOOR



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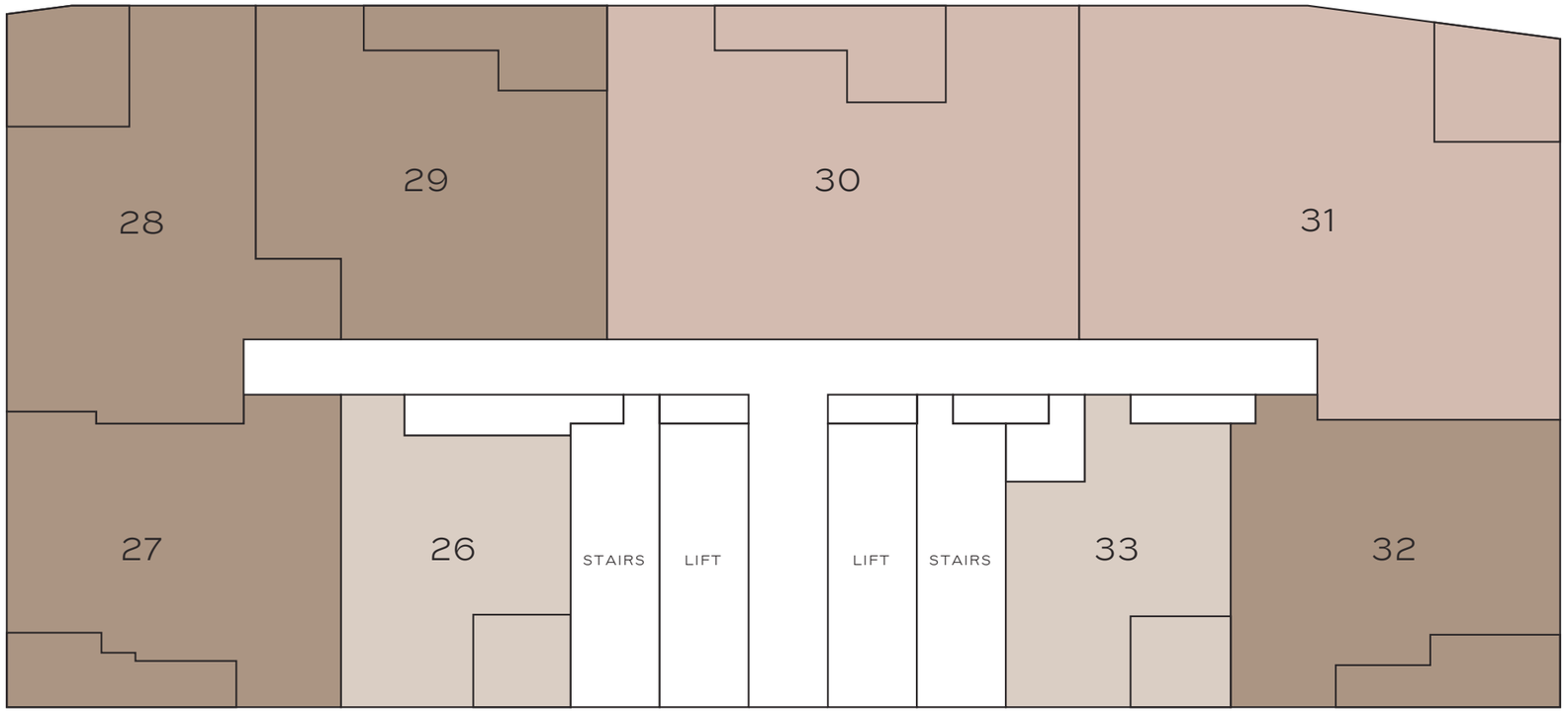
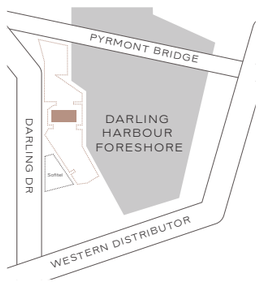


HARBOURSIDE
RESIDENCES

TENTH FLOOR



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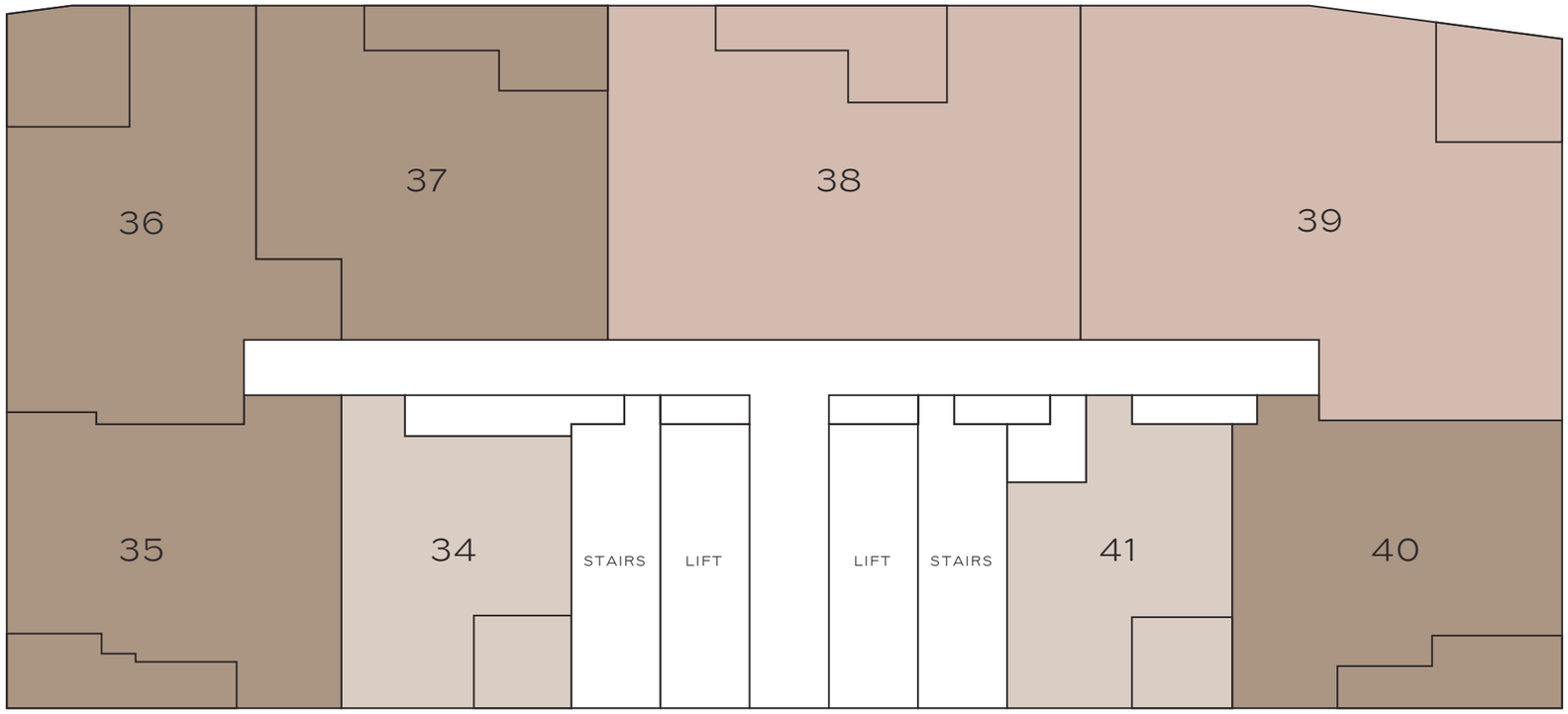
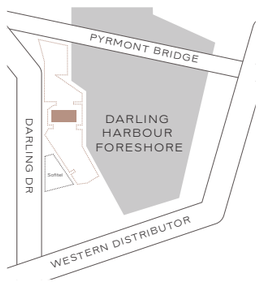


HARBOURSIDE
RESIDENCES

ELEVENTH FLOOR



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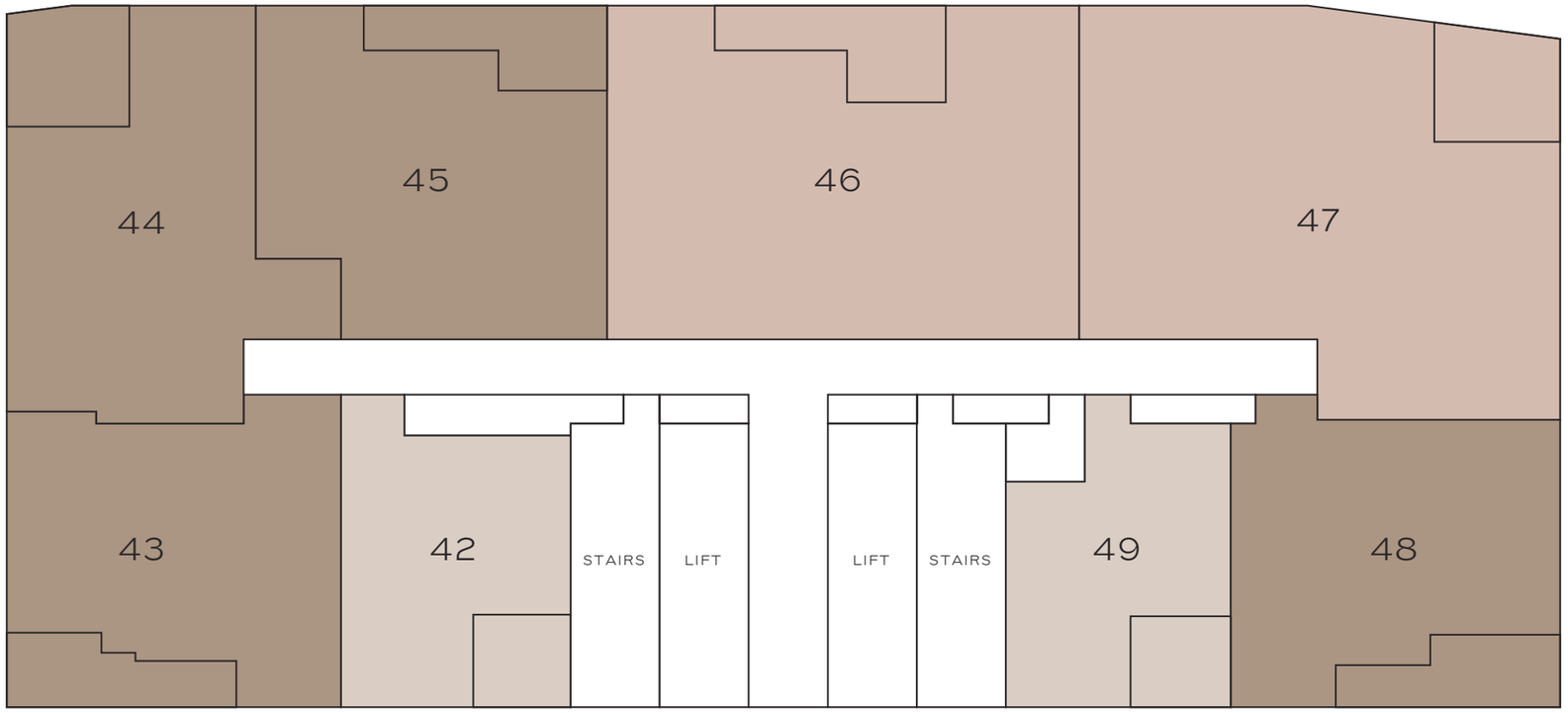
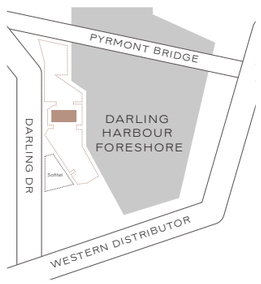


HARBOURSIDE
RESIDENCES

TWELFTH FLOOR



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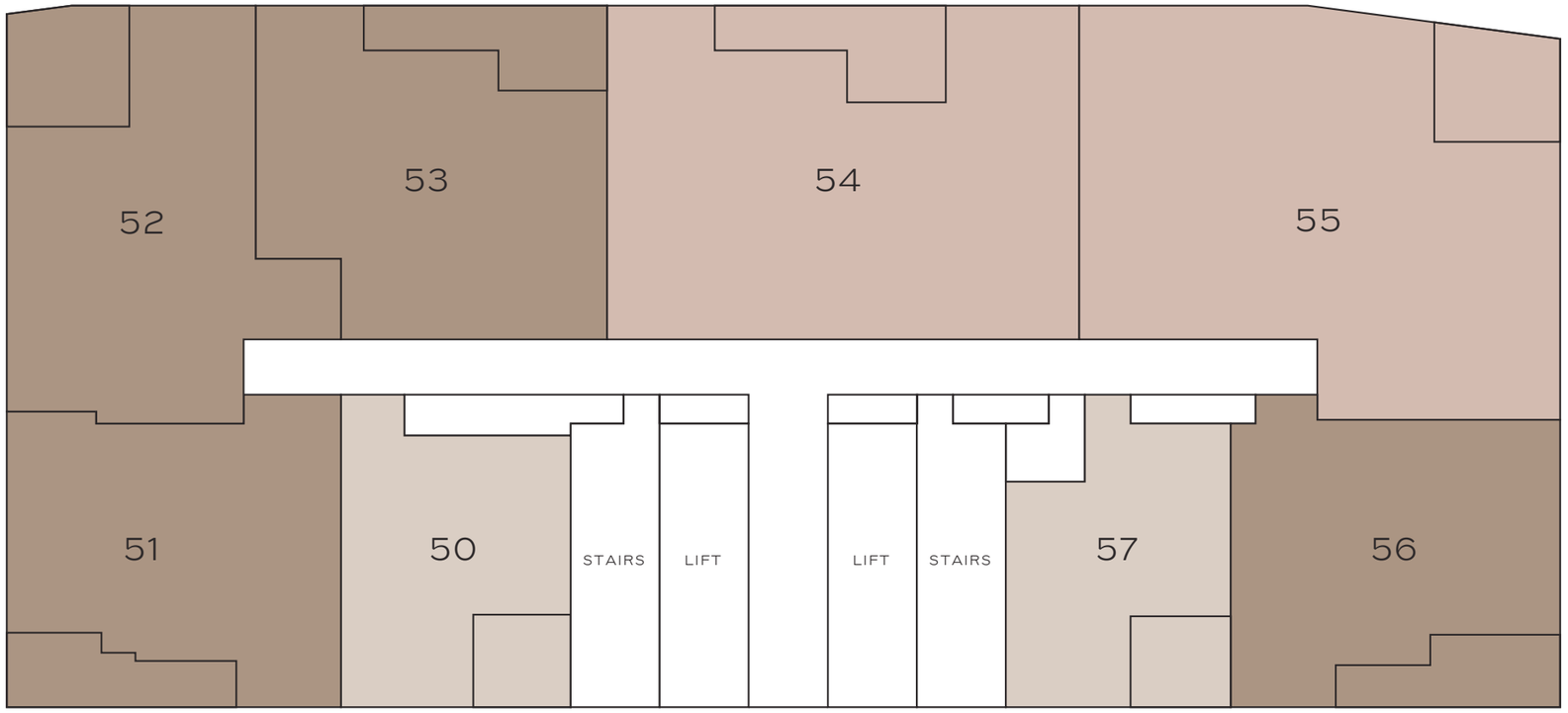
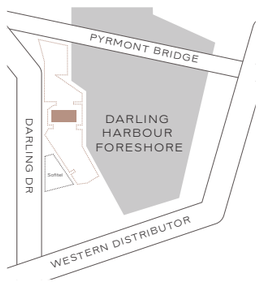


HARBOURSIDE
RESIDENCES

THIRTEENTH FLOOR



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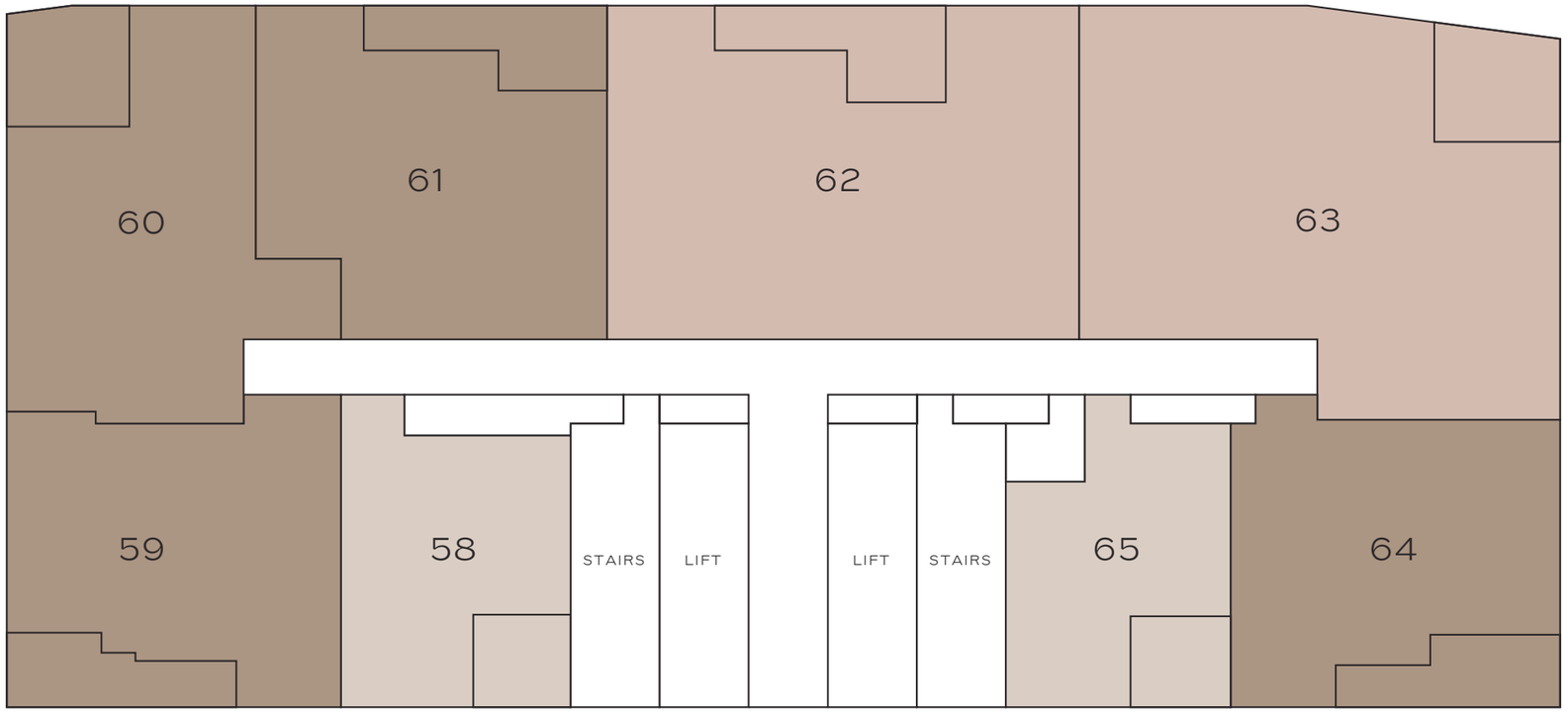
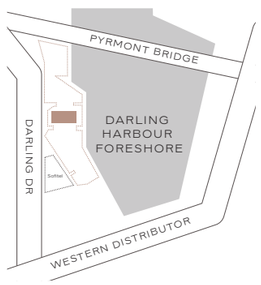


HARBOURSIDE
RESIDENCES

FOURTEENTH FLOOR



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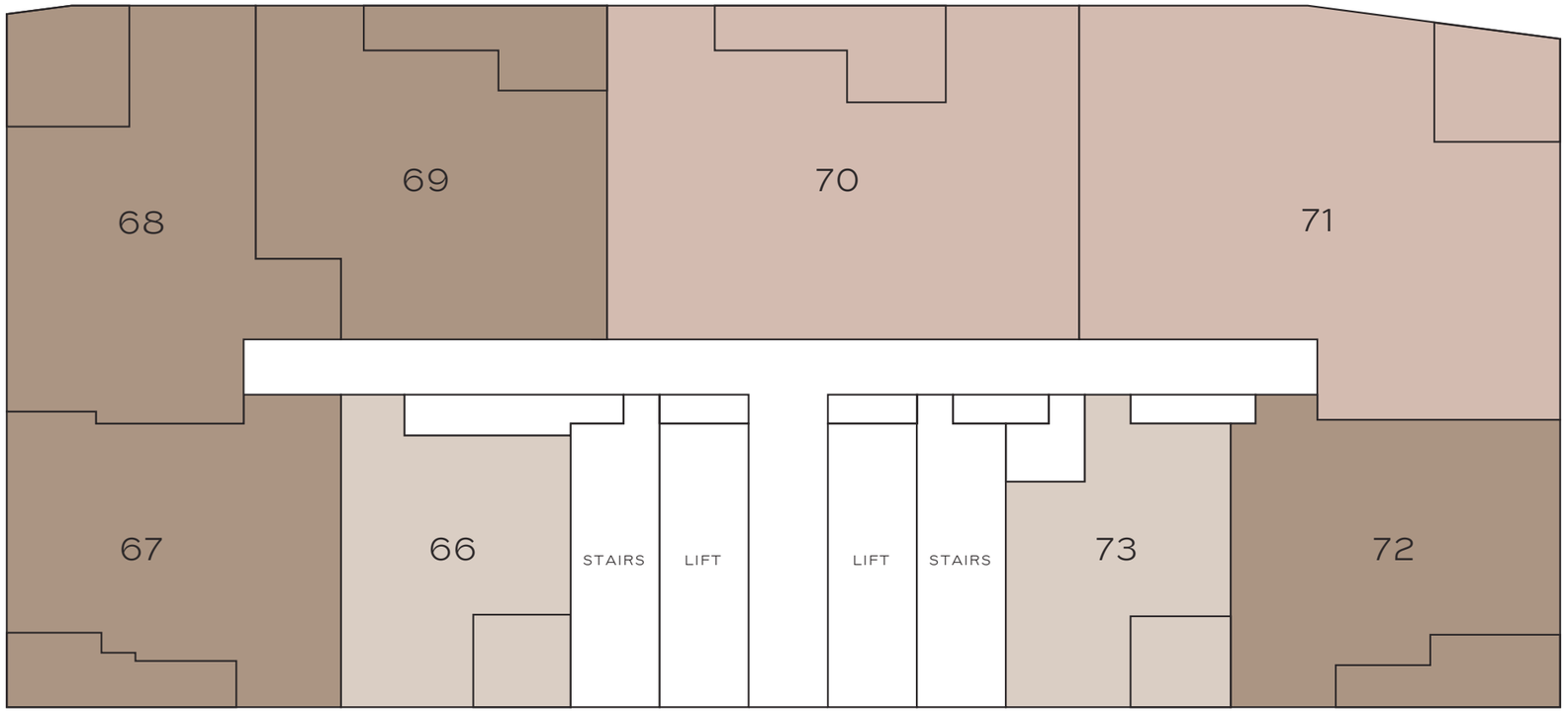
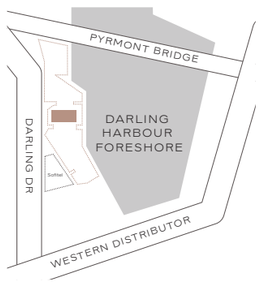


HARBOURSIDE
RESIDENCES

FIFTEENTH FLOOR



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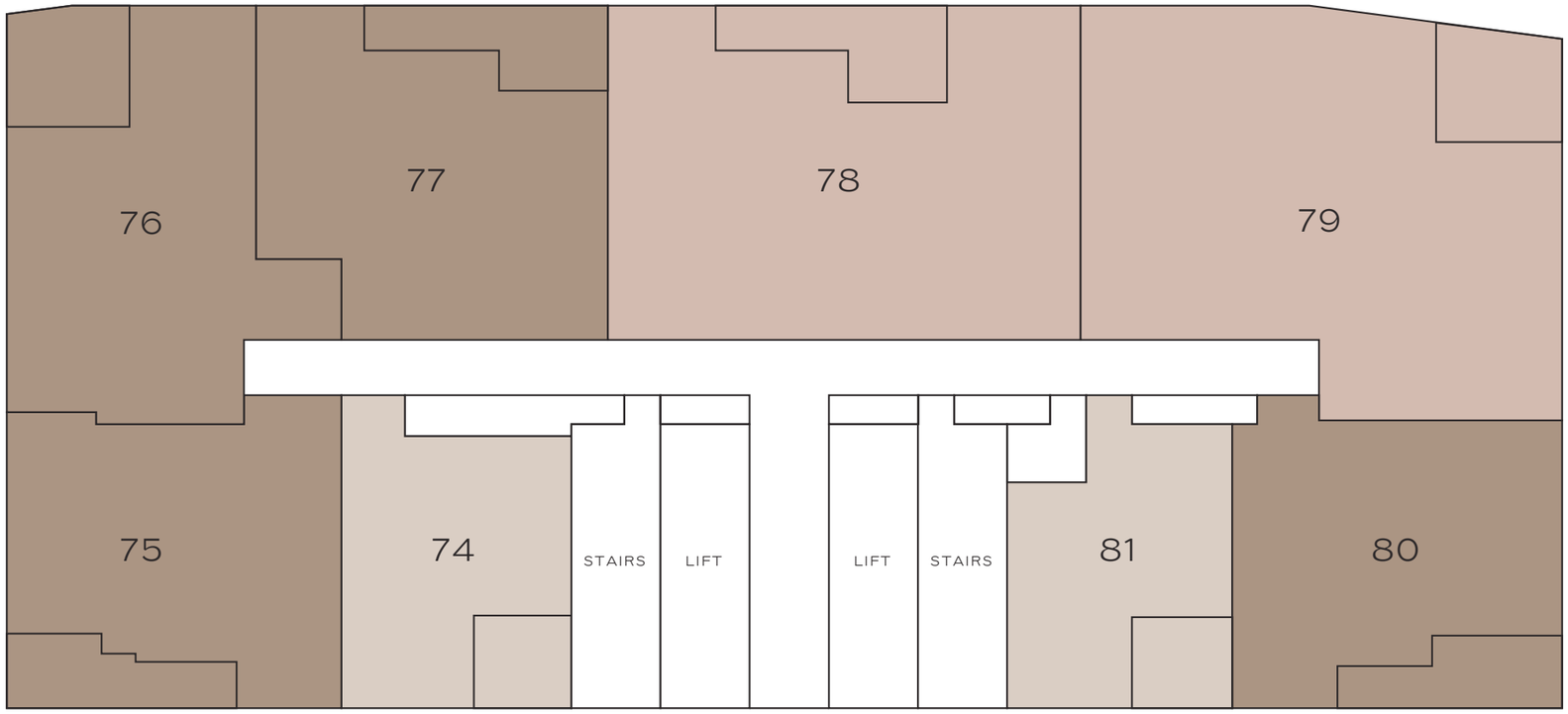
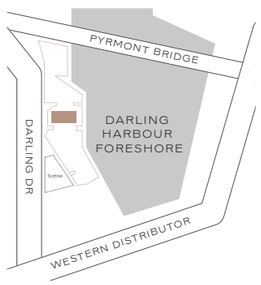


HARBOURSIDE
RESIDENCES

SIXTEENTH FLOOR



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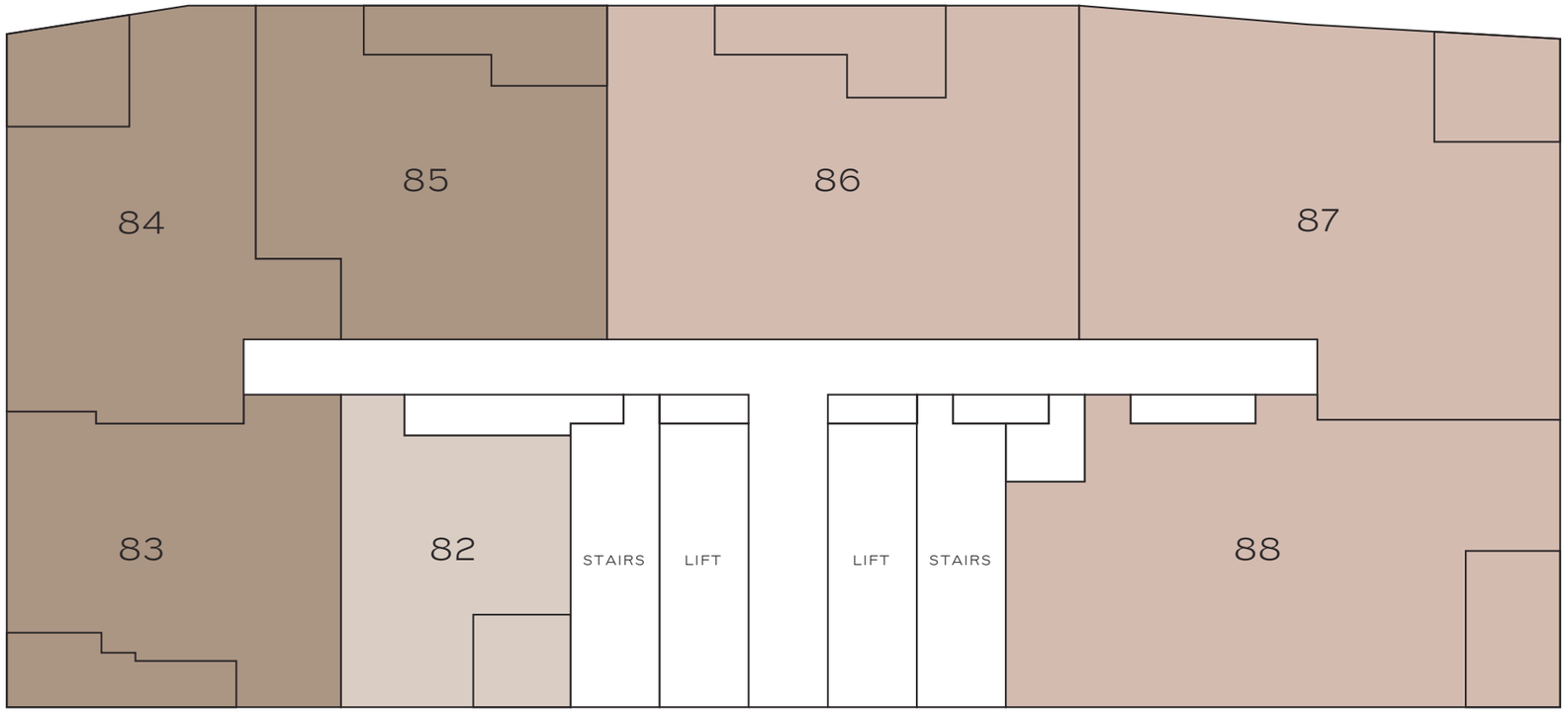
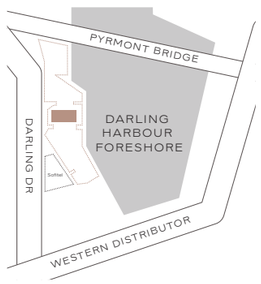


HARBOURSIDE
RESIDENCES

SEVENTEENTH FLOOR



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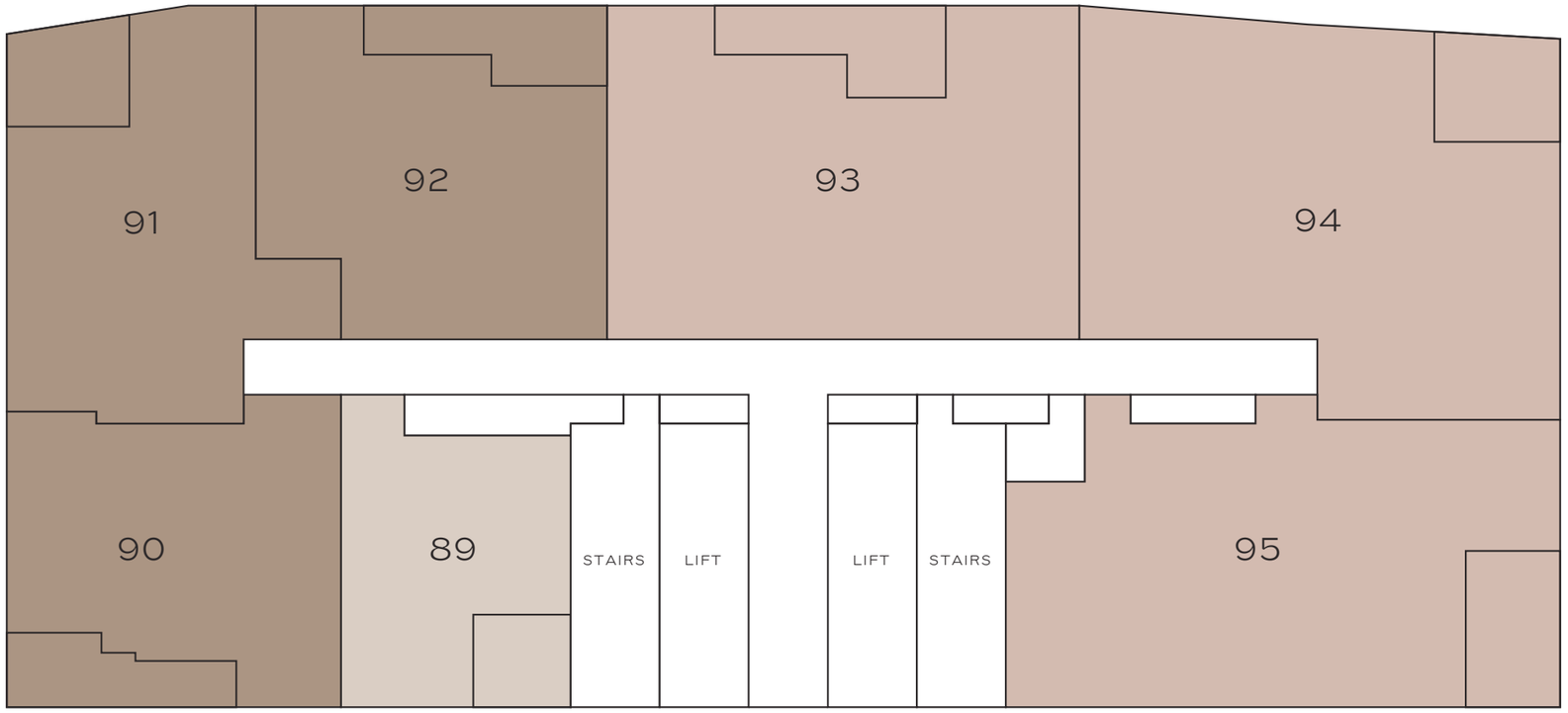
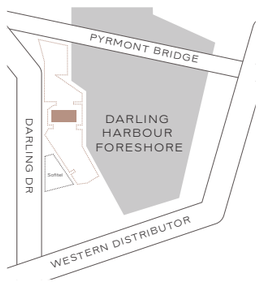


HARBOURSIDE
RESIDENCES

EIGHTEENTH FLOOR



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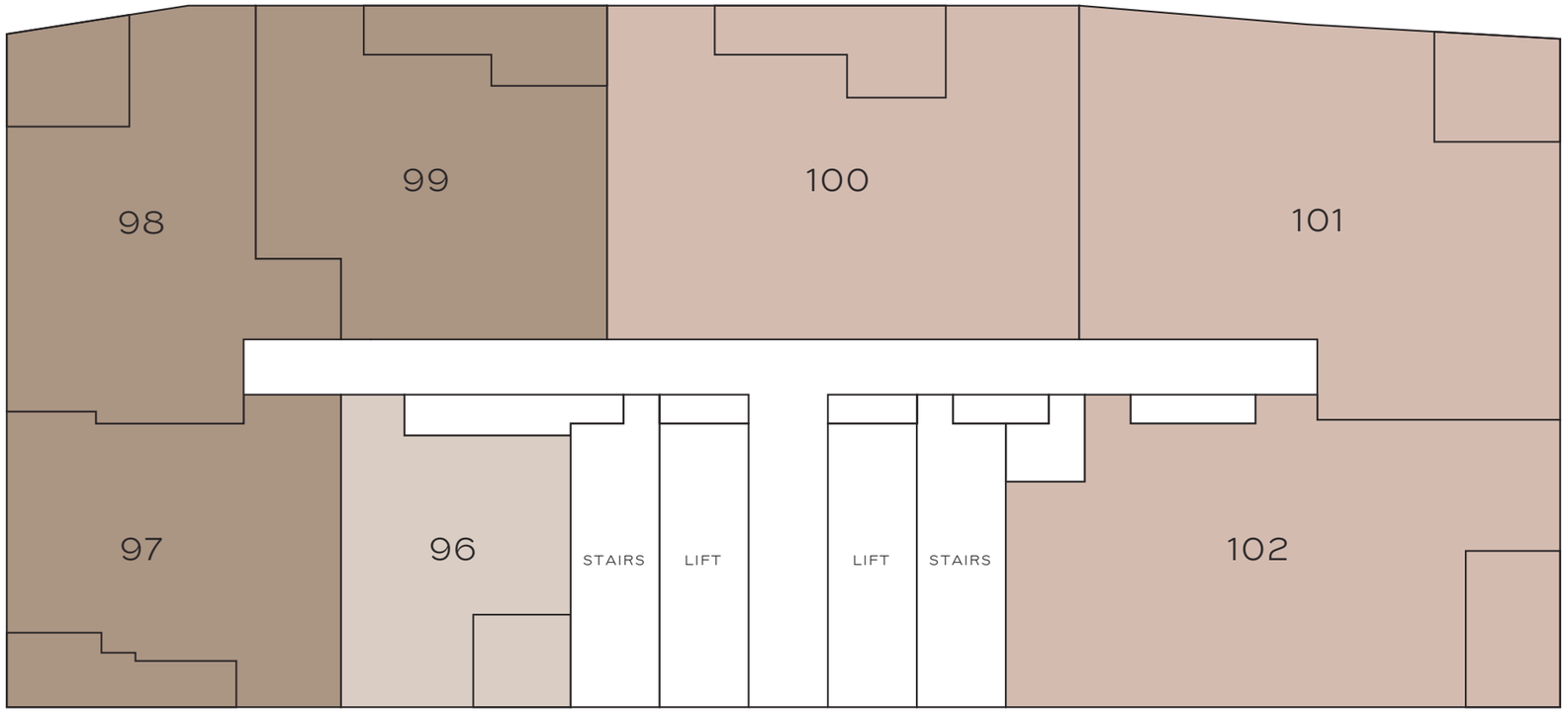
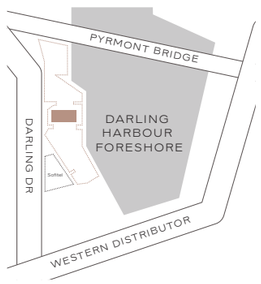


HARBOURSIDE
RESIDENCES

NINETEENTH FLOOR



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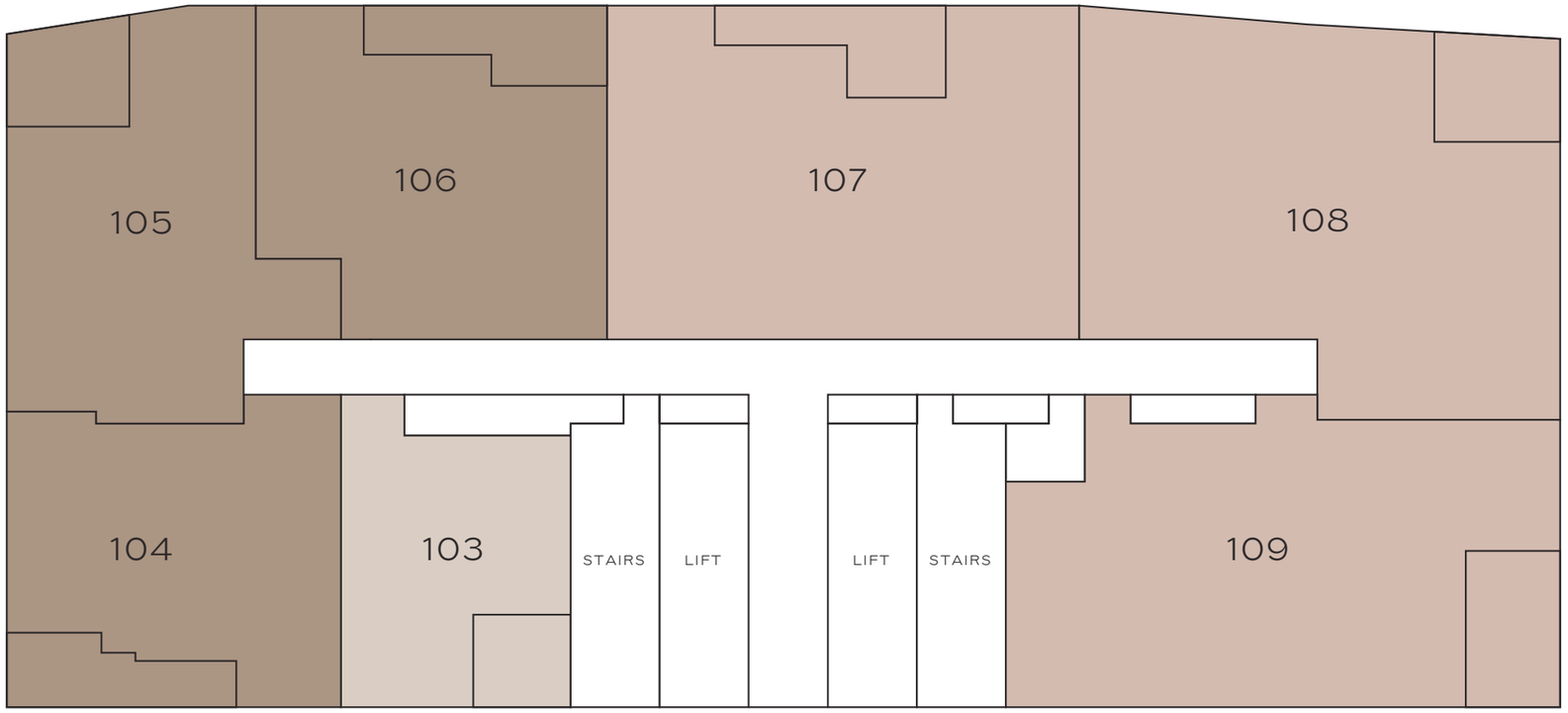
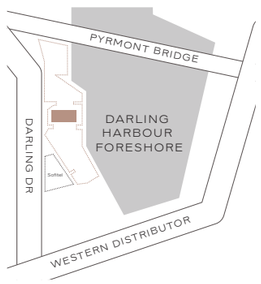


HARBOURSIDE
RESIDENCES

TWENTIETH FLOOR



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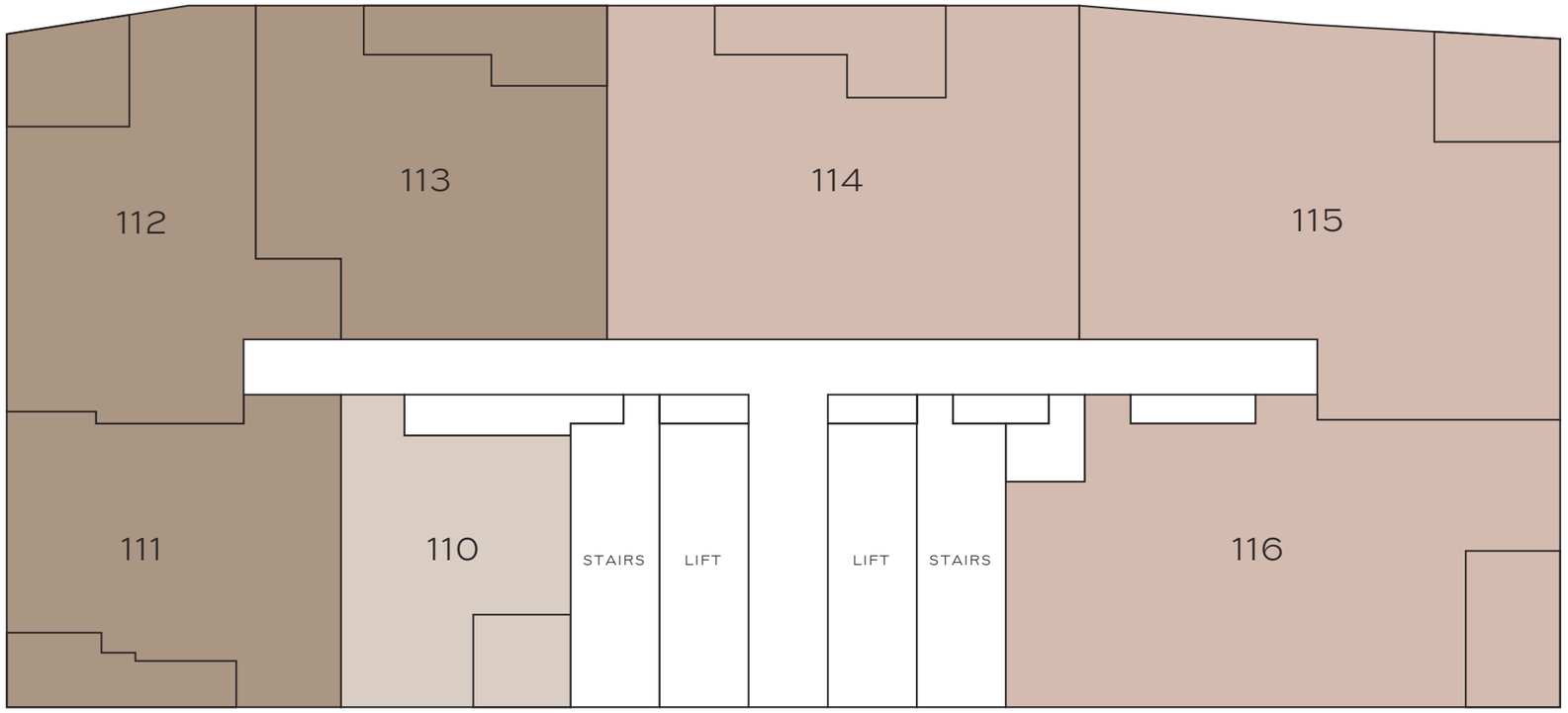
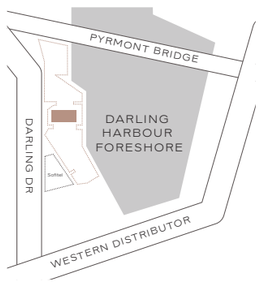


HARBOURSIDE
RESIDENCES

TWENTY FIRST FLOOR



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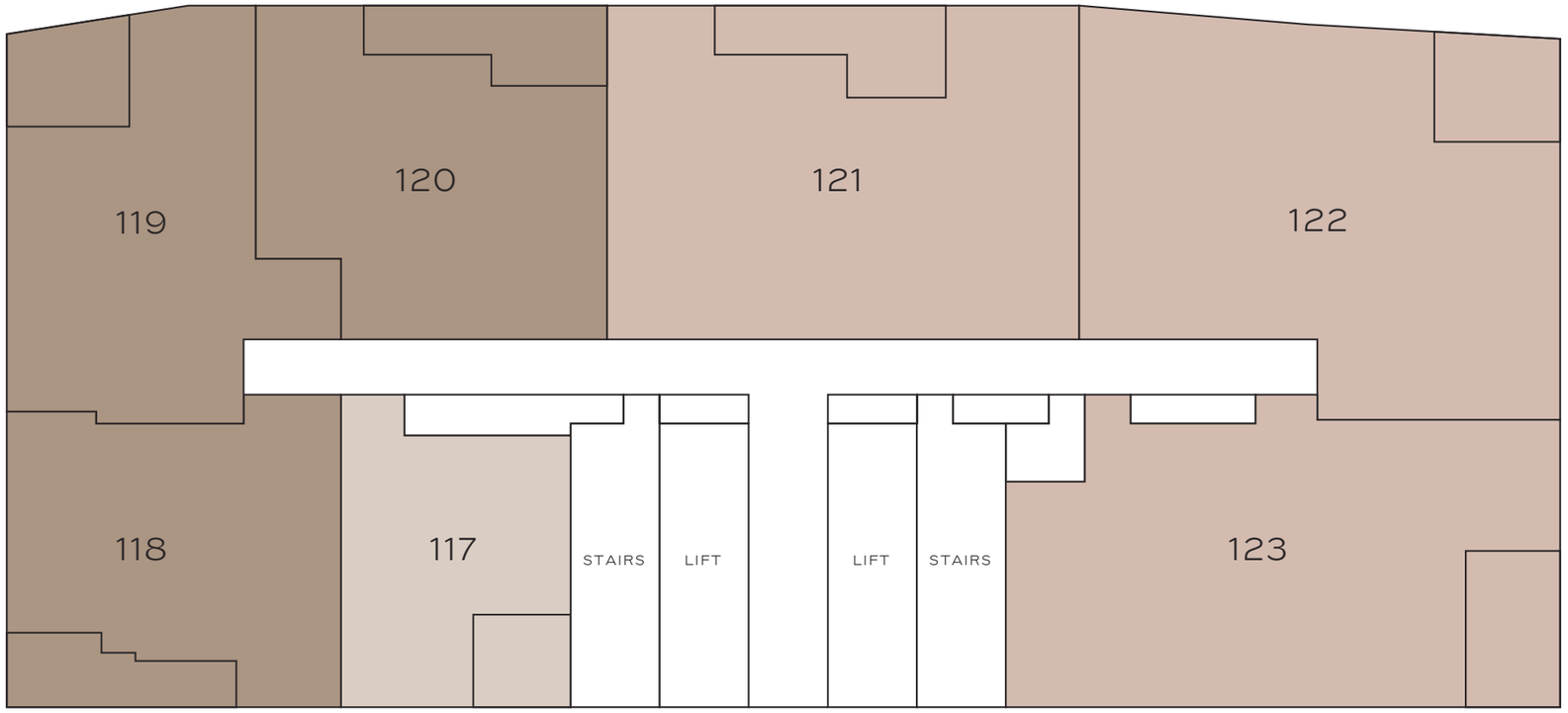
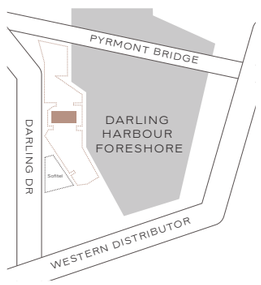


HARBOURSIDE
RESIDENCES

TWENTY SECOND FLOOR



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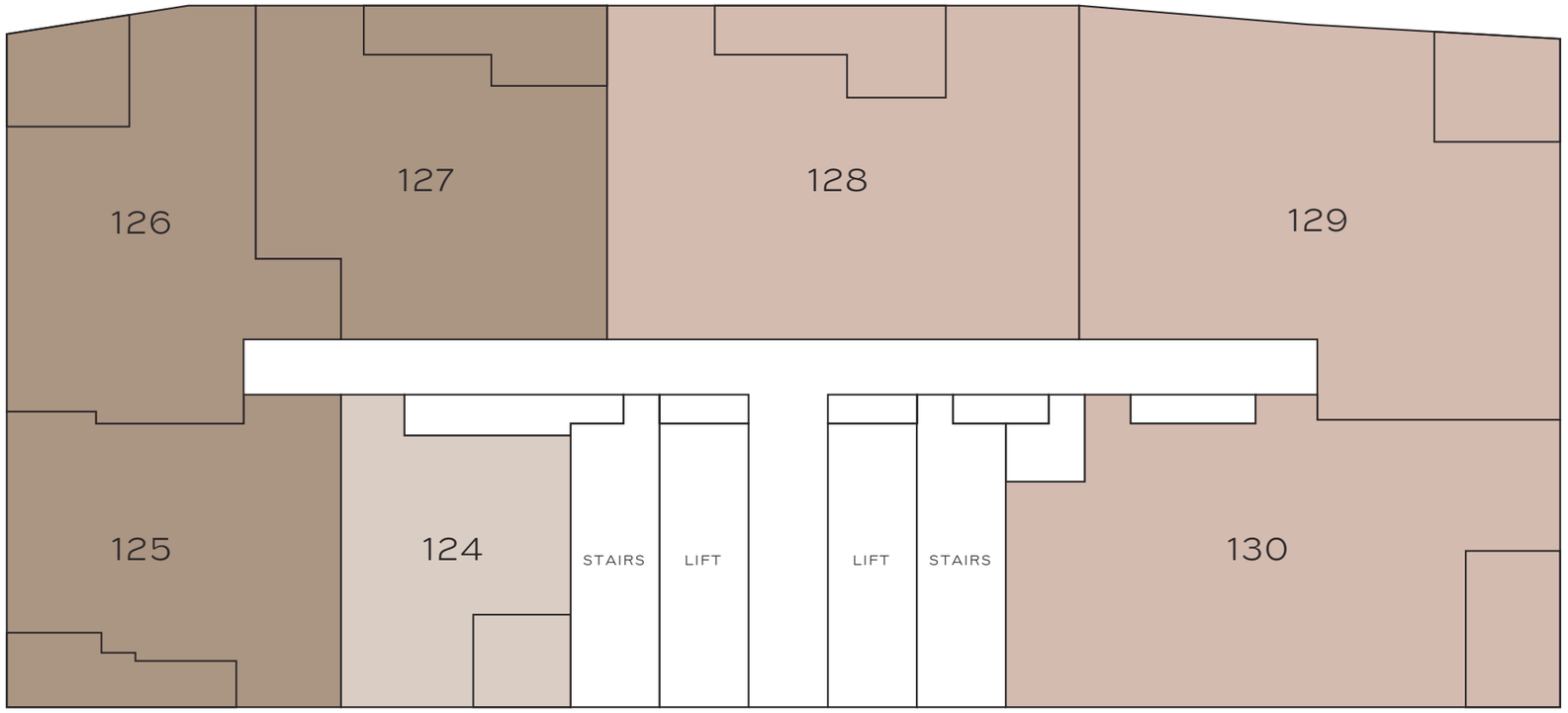
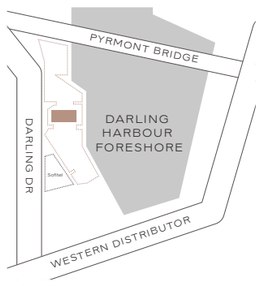


HARBOURSIDE
RESIDENCES

TWENTY THIRD FLOOR



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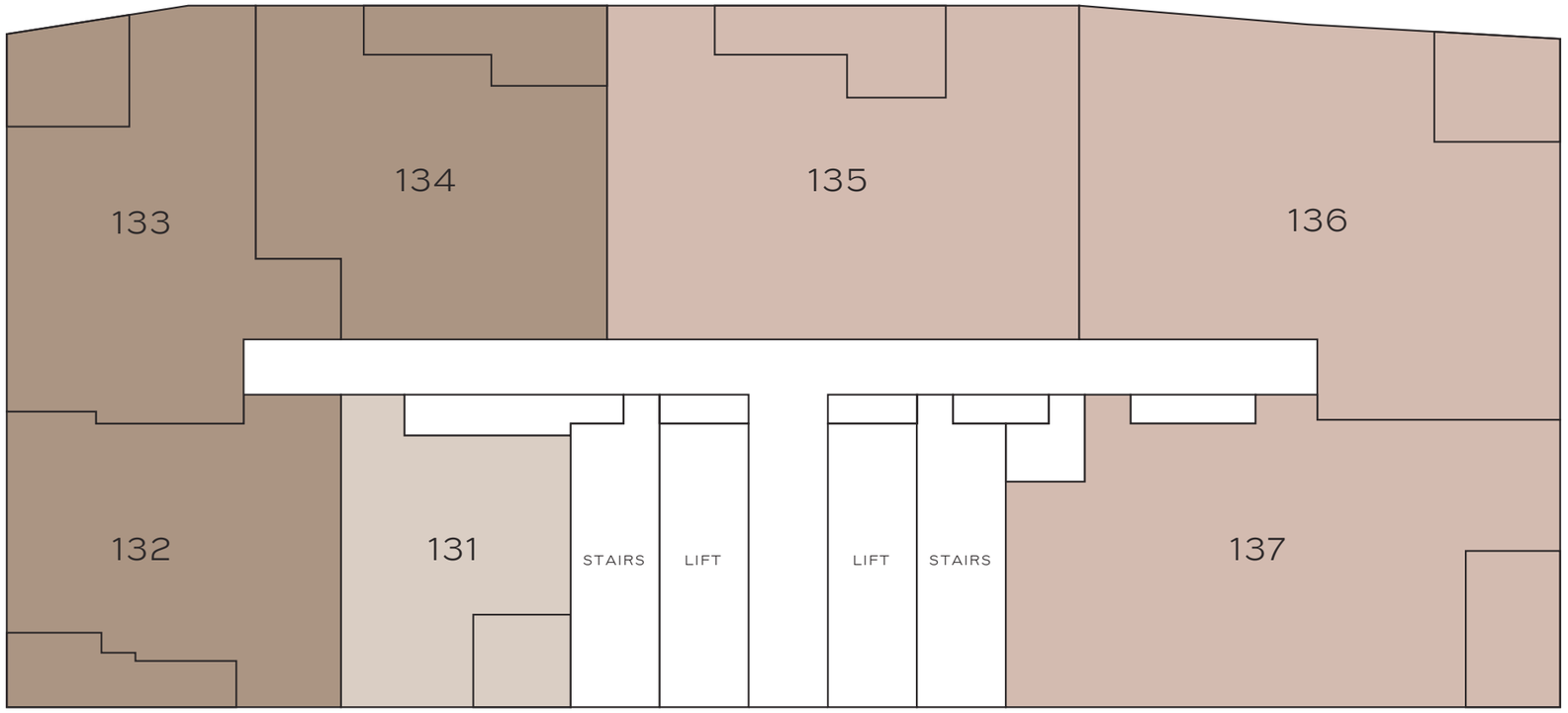
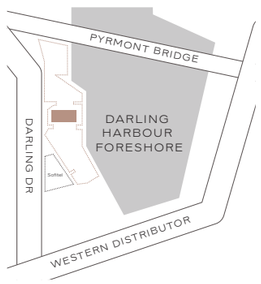


HARBOURSIDE
RESIDENCES

TWENTY FOURTH FLOOR



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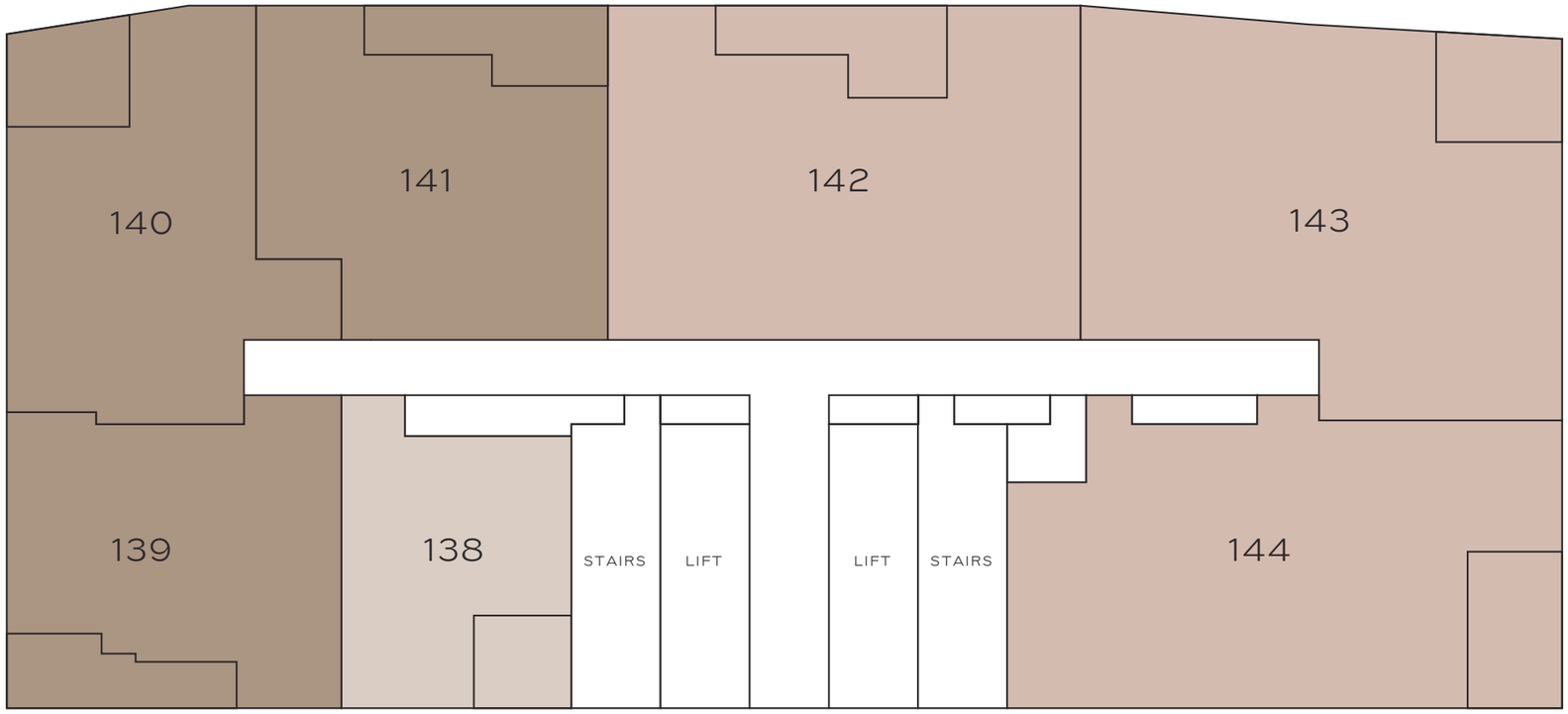
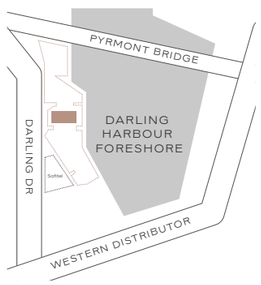


HARBOURSIDE
RESIDENCES

TWENTY FIFTH FLOOR



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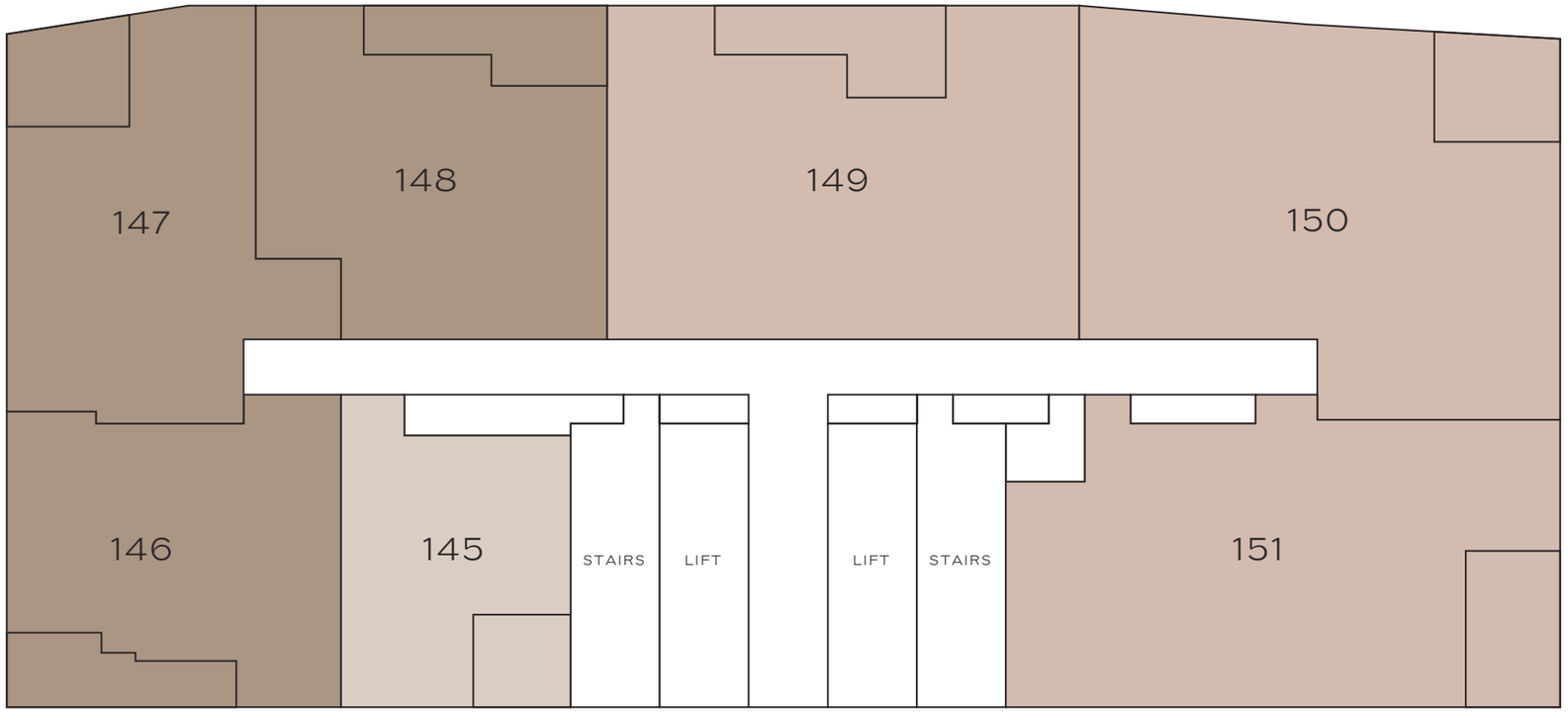
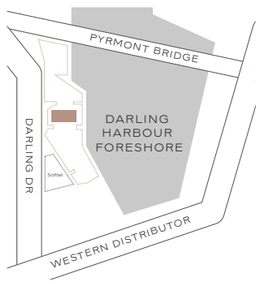


HARBOURSIDE
RESIDENCES

TWENTY SIXTH FLOOR



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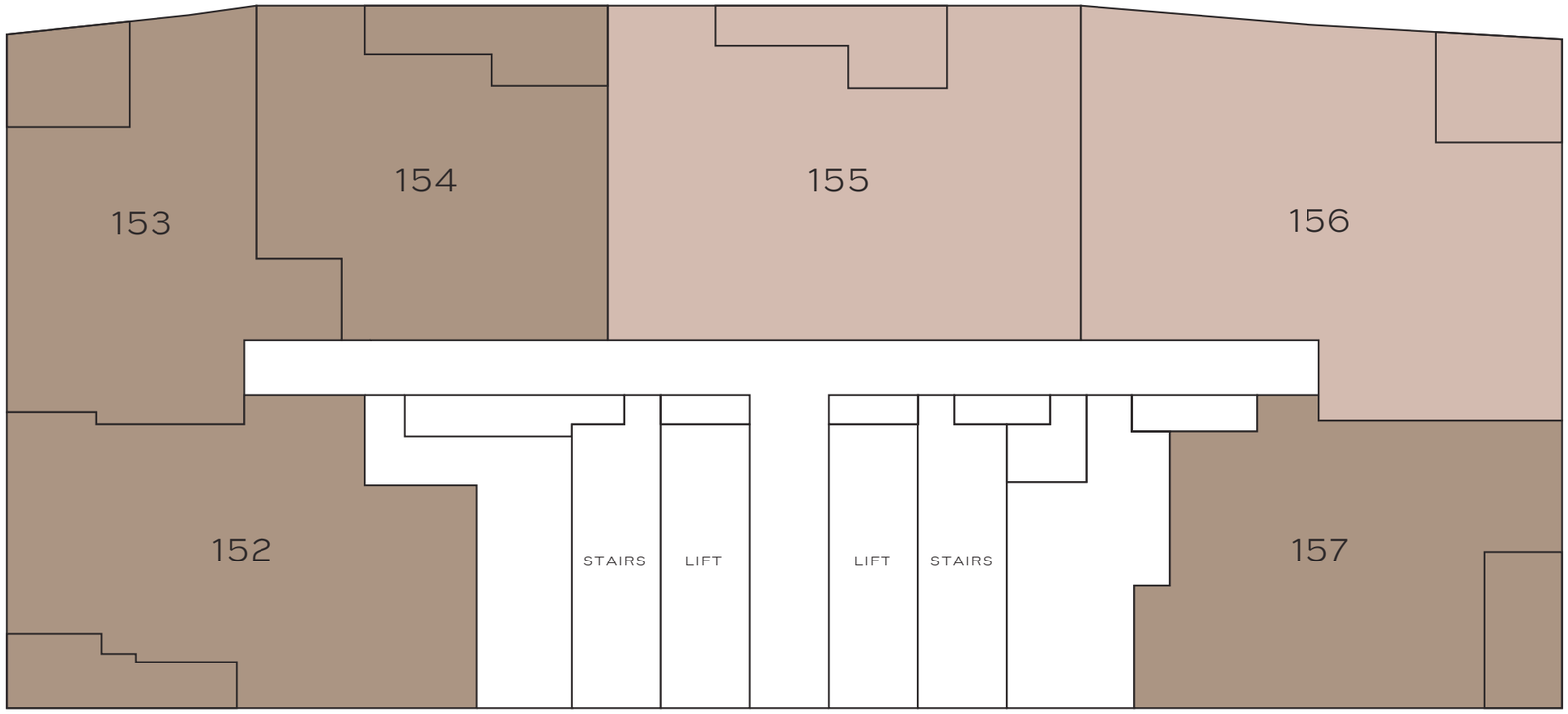
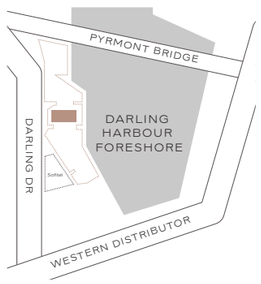


HARBOURSIDE
RESIDENCES

TWENTY SEVENTH FLOOR



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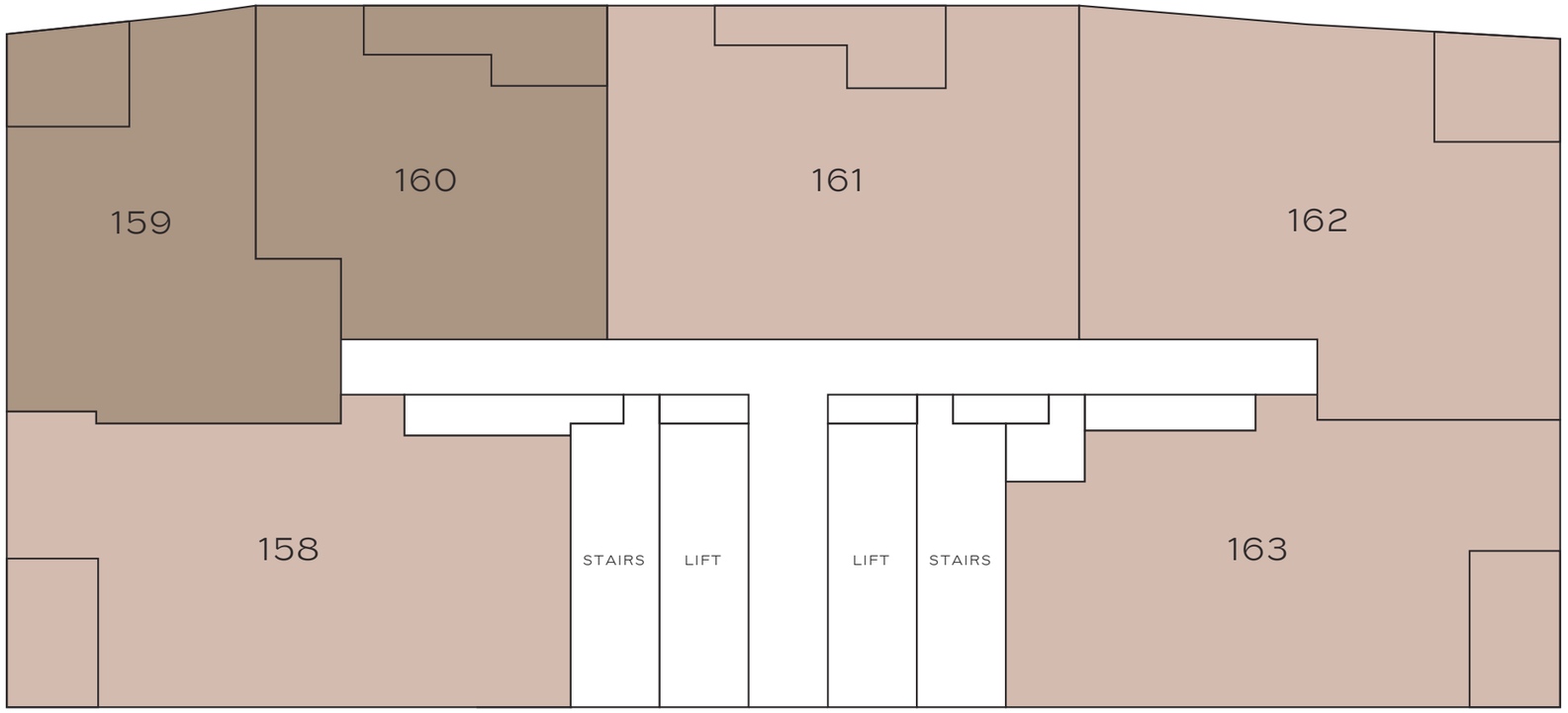
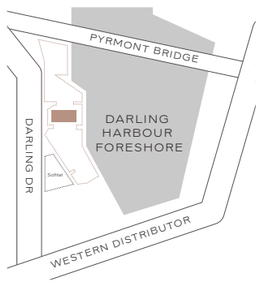


HARBOURSIDE
RESIDENCES

TWENTY EIGHTH FLOOR



N

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PENTHOUSE

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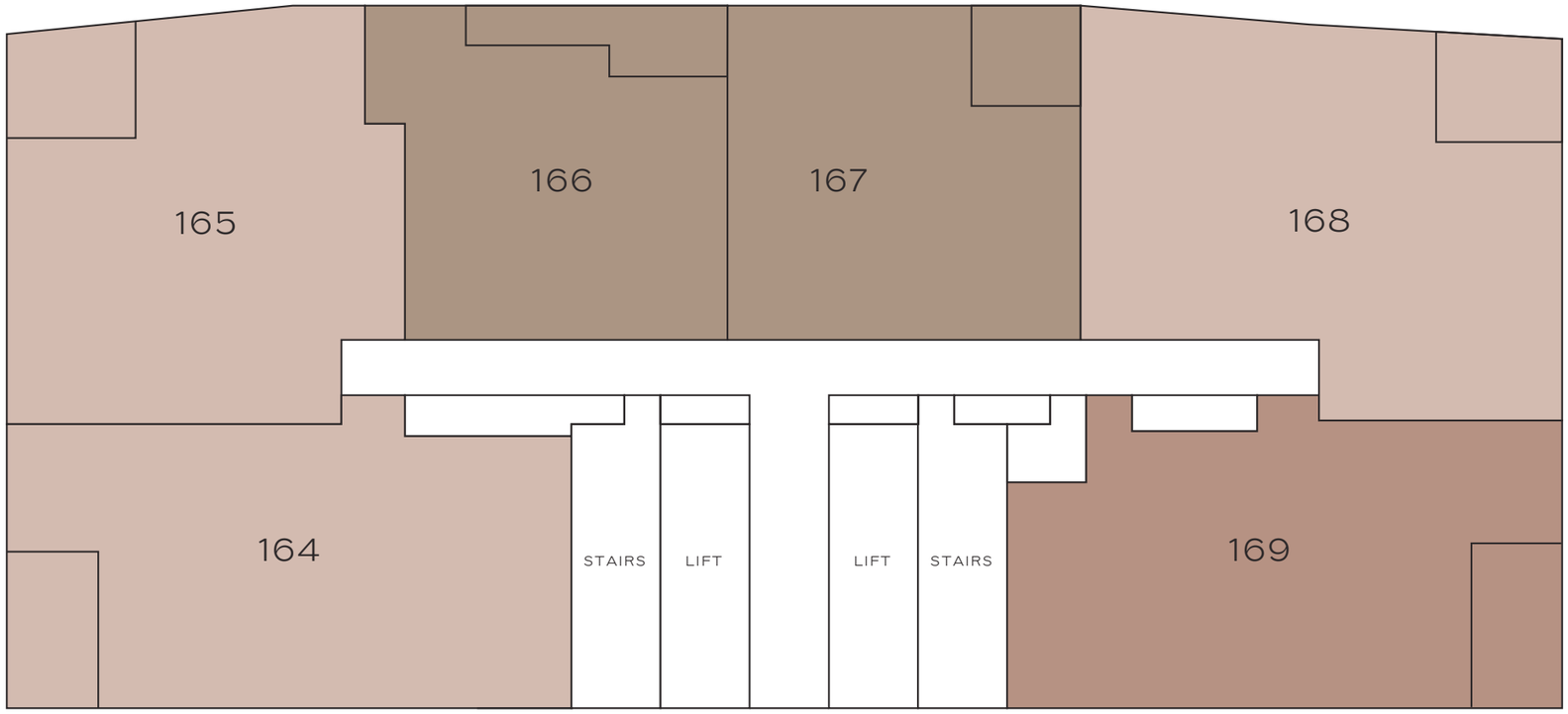
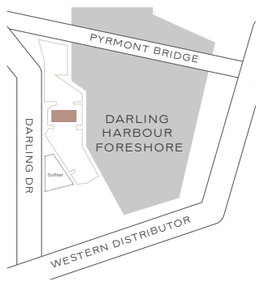


HARBOURSIDE
RESIDENCES

TWENTY NINTH FLOOR



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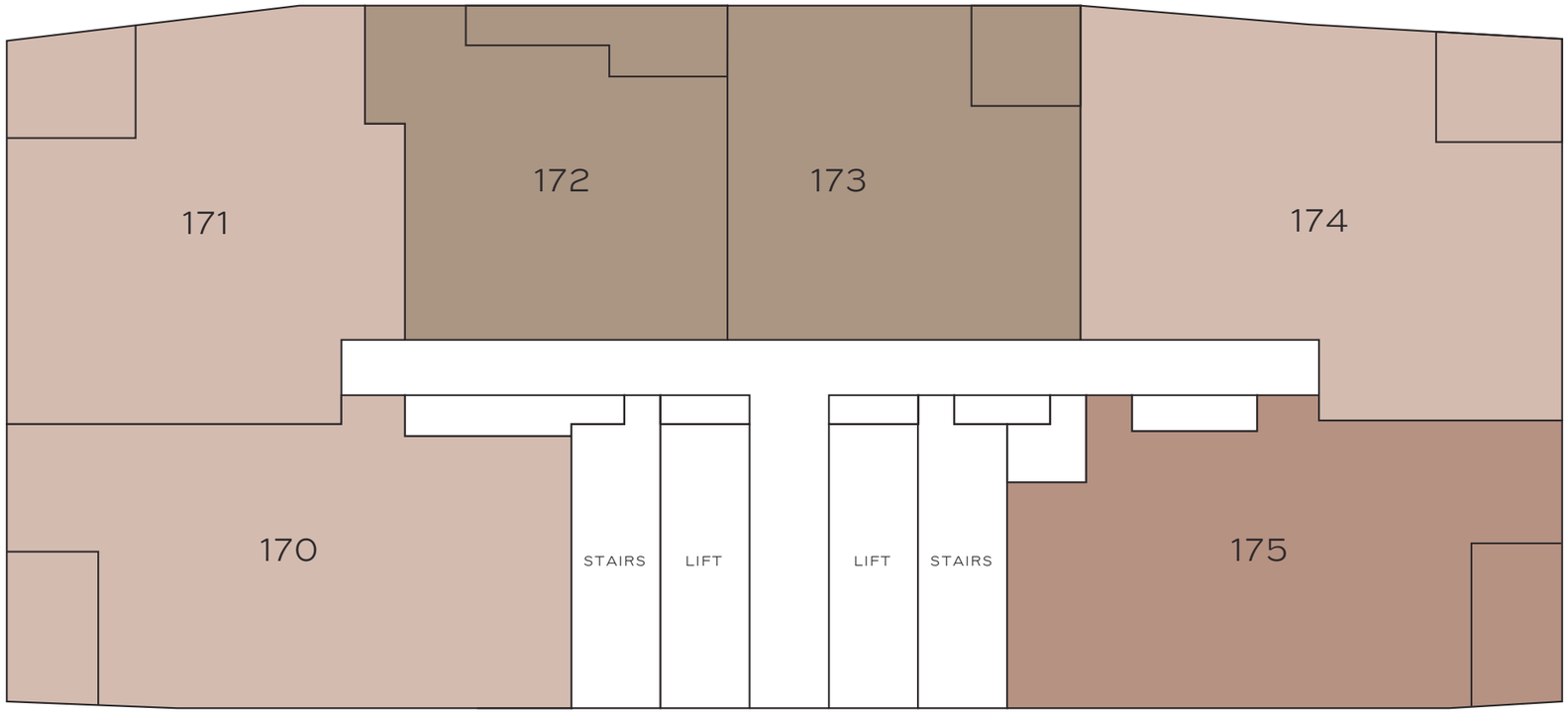
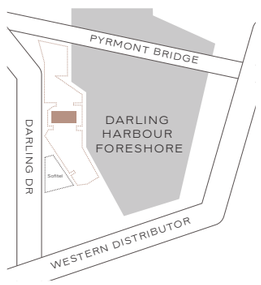


HARBOURSIDE
RESIDENCES

THIRTIETH FLOOR



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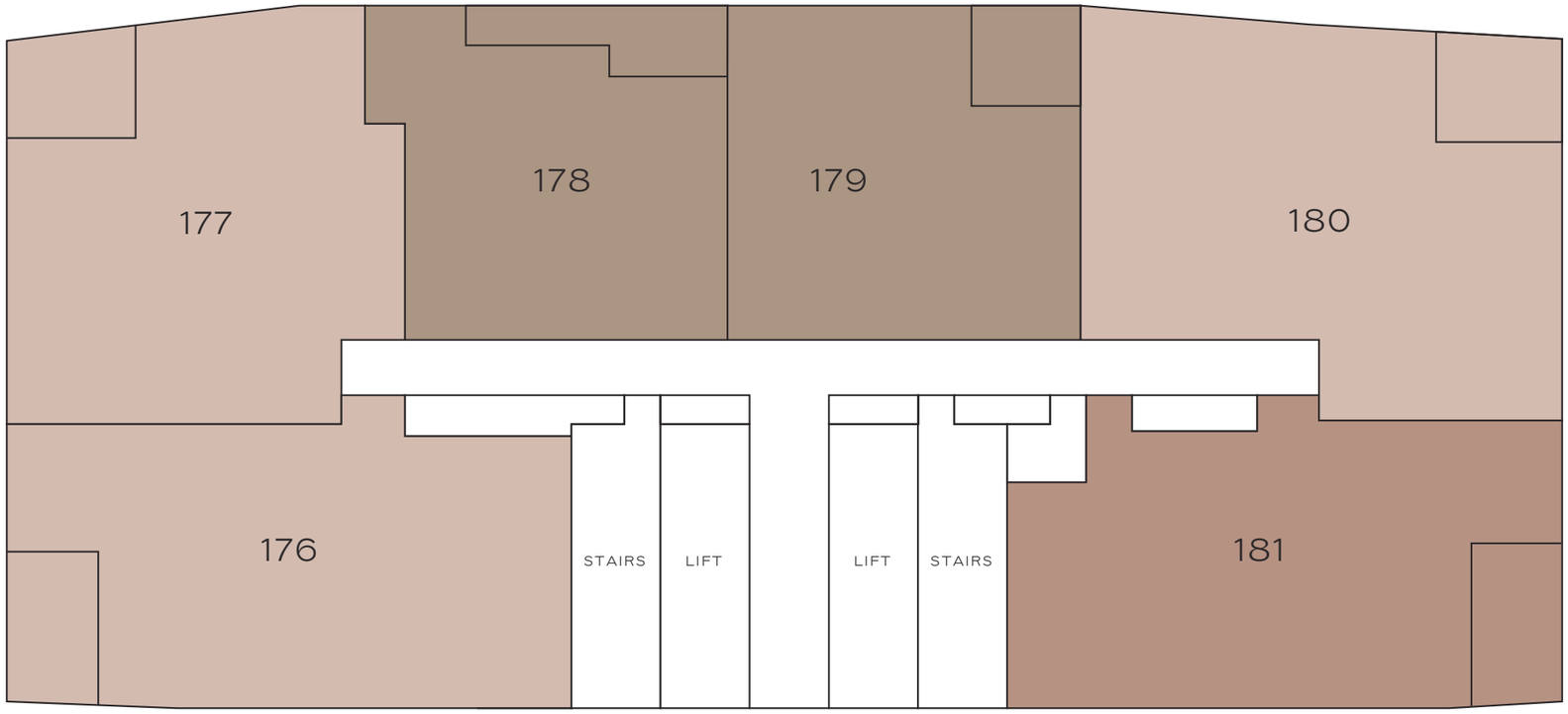
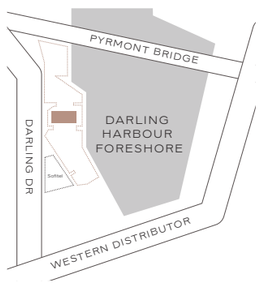


HARBOURSIDE
RESIDENCES

THIRTY FIRST FLOOR



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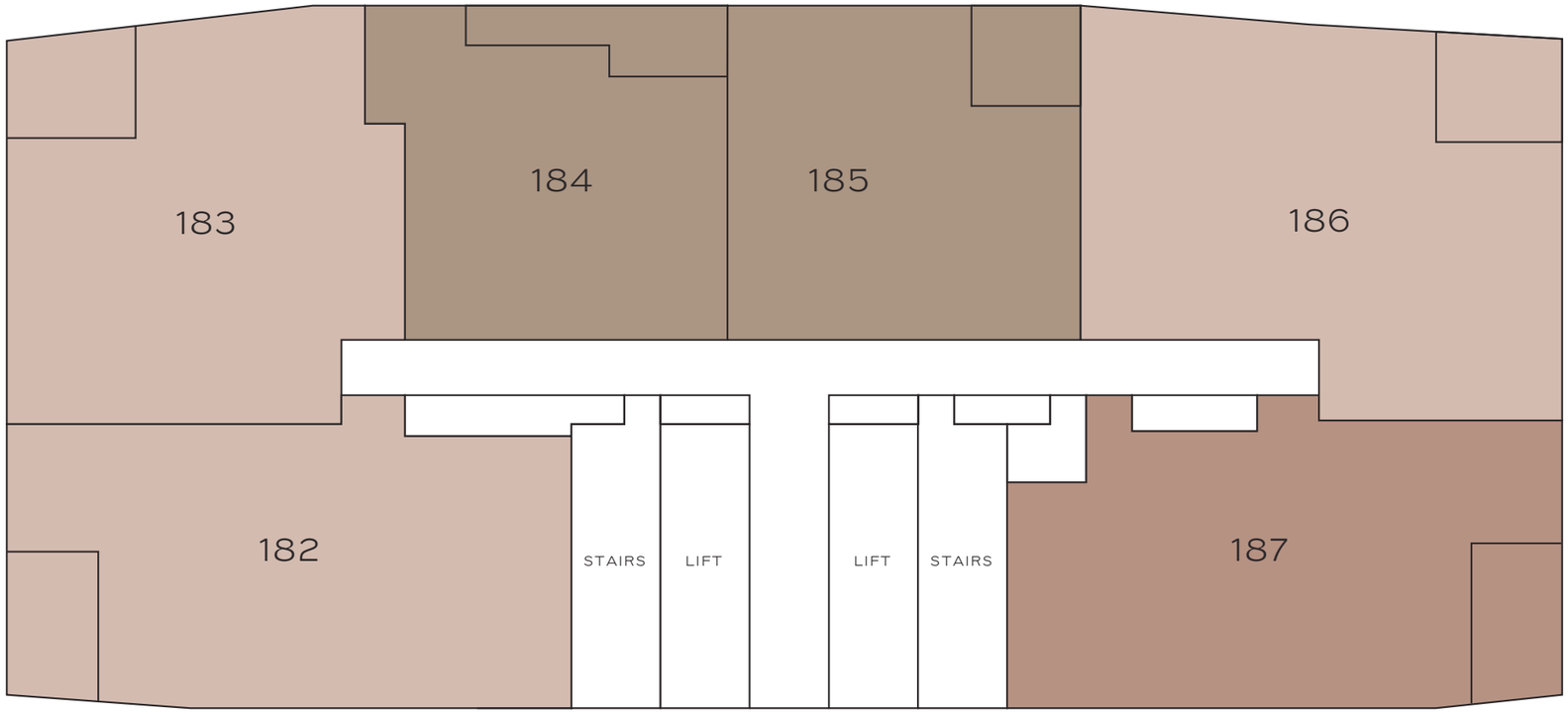
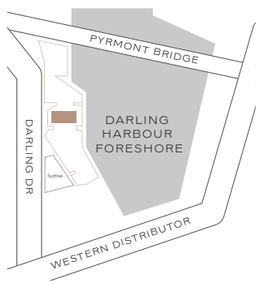


HARBOURSIDE
RESIDENCES

THIRTY SECOND FLOOR



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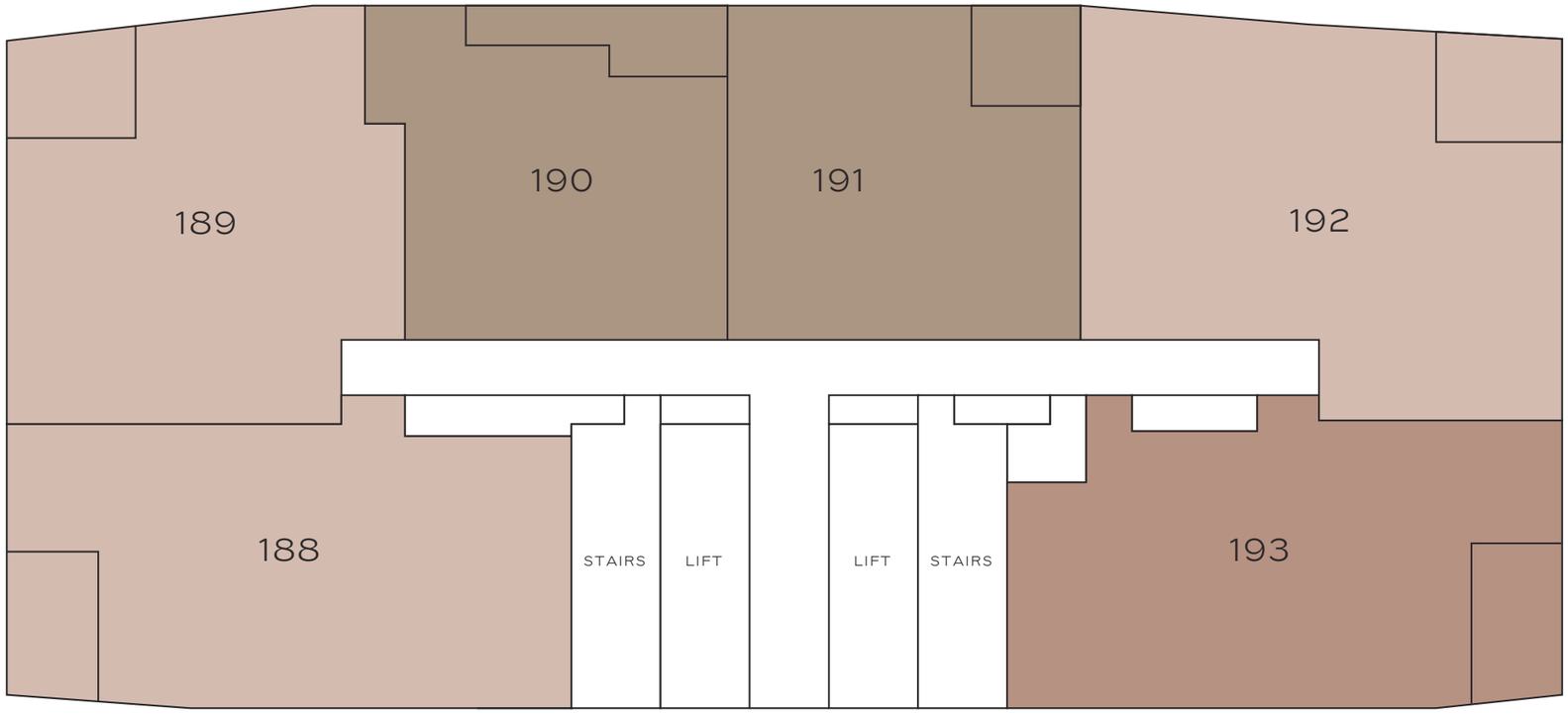
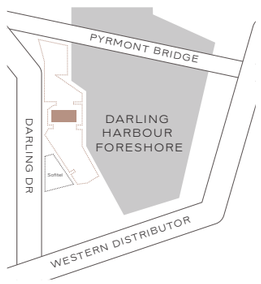


HARBOURSIDE
RESIDENCES

THIRTY THIRD FLOOR



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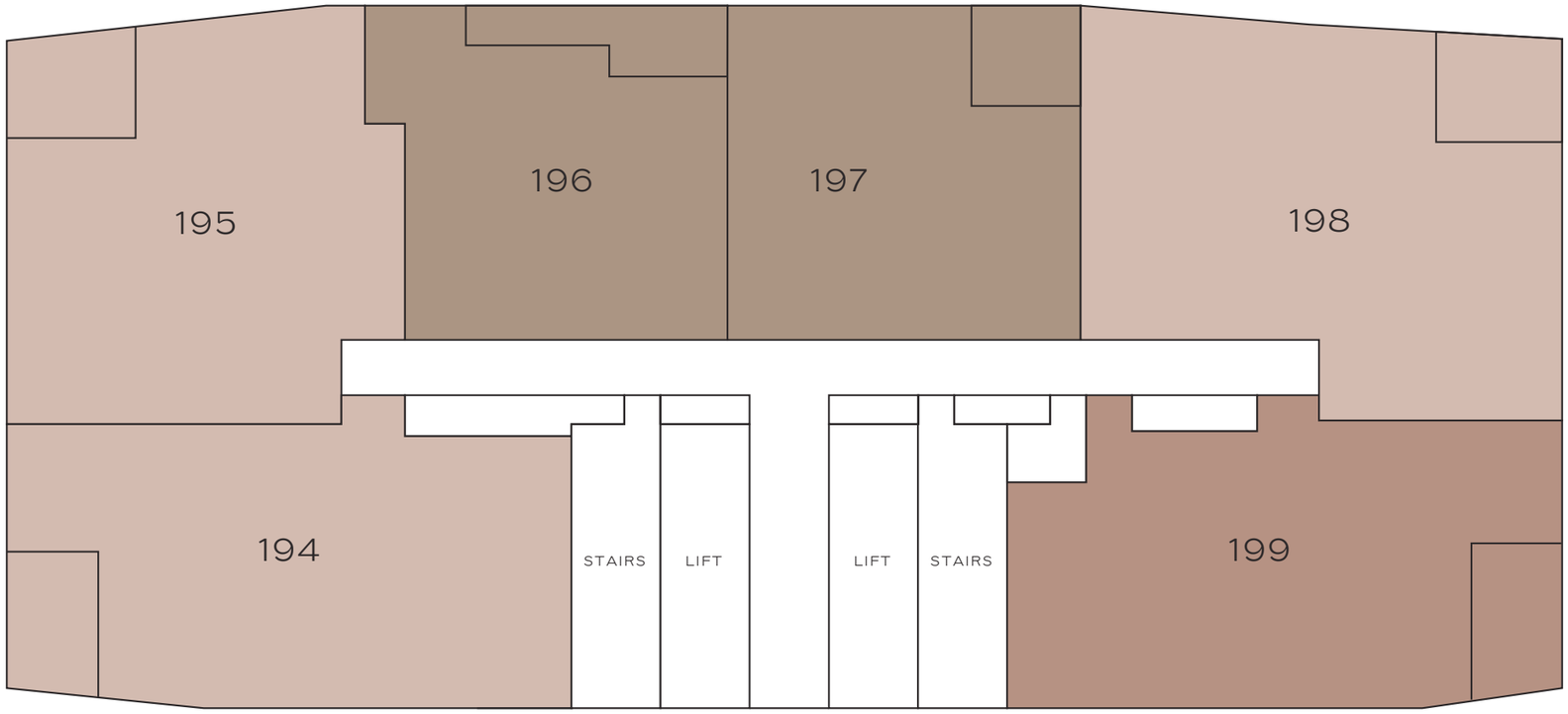
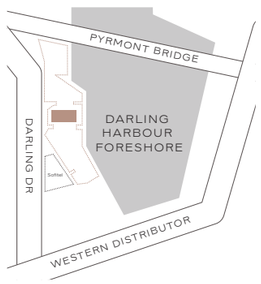


HARBOURSIDE
RESIDENCES

THIRTY FOURTH FLOOR



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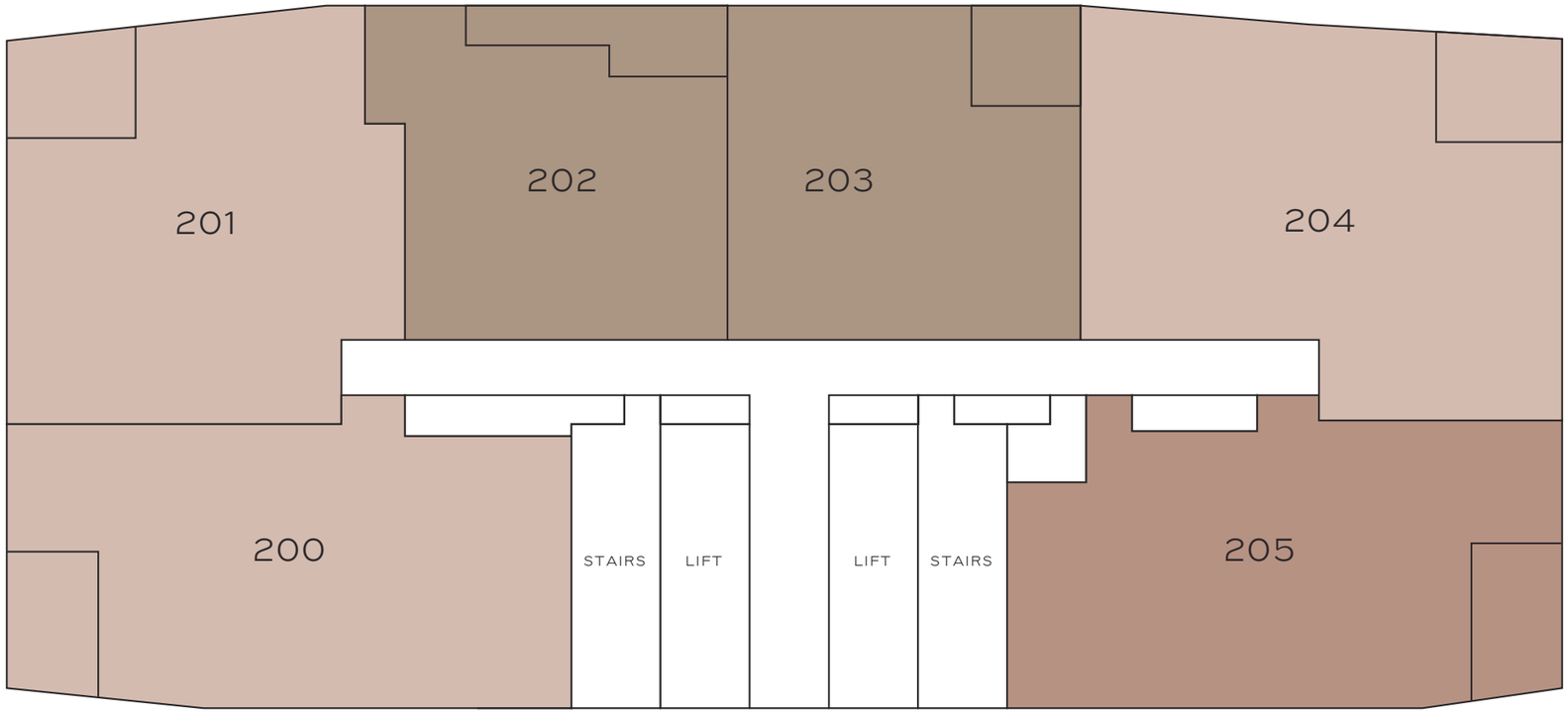

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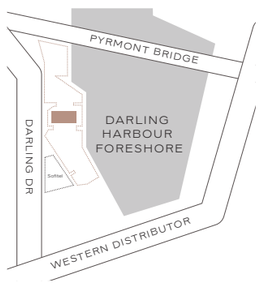
THIRTY FIFTH FLOOR



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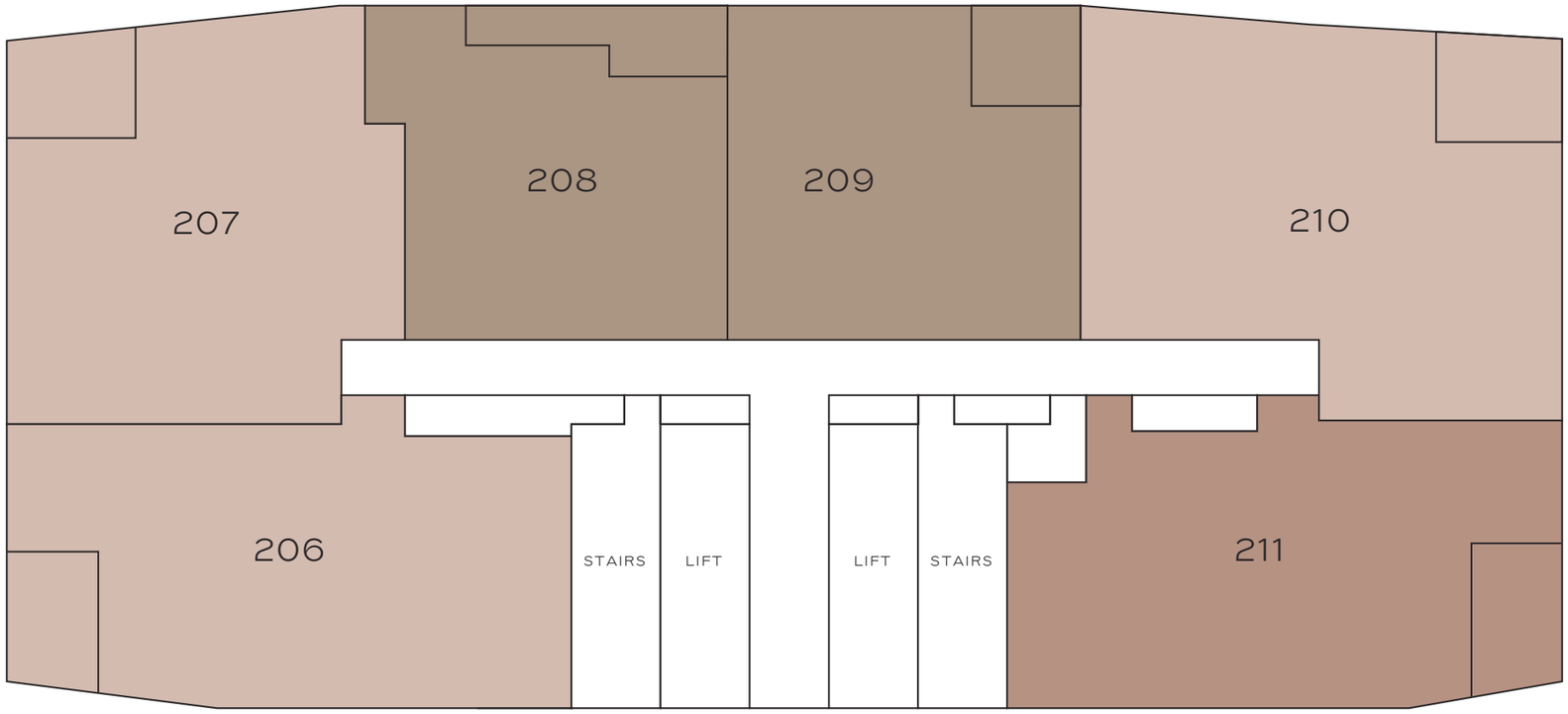
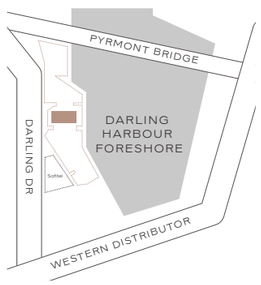


HARBOURSIDE
RESIDENCES

THIRTY SIXTH FLOOR



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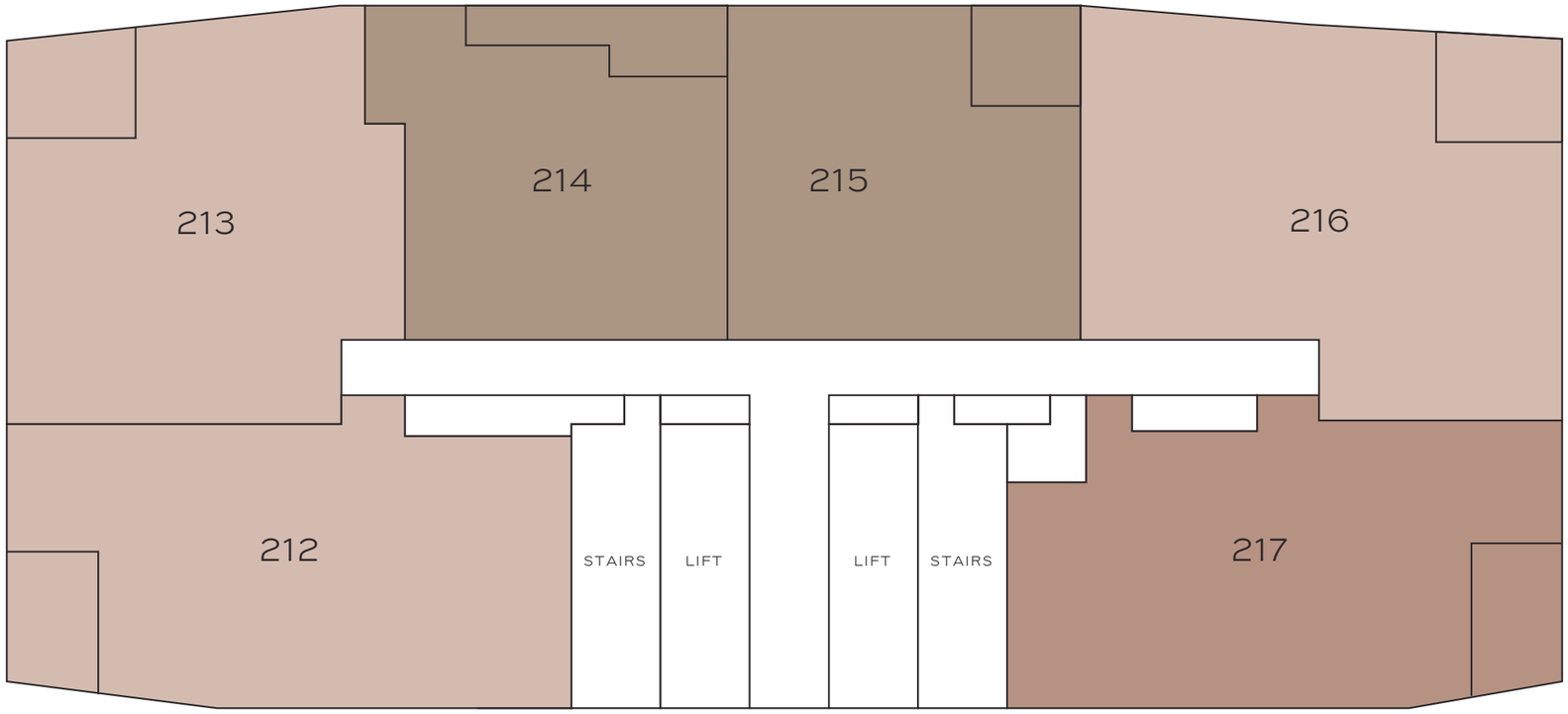
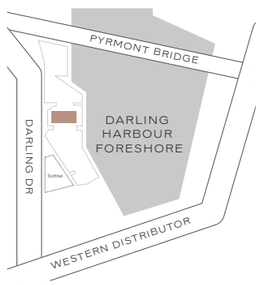


HARBOURSIDE
RESIDENCES

THIRTY SEVENTH FLOOR



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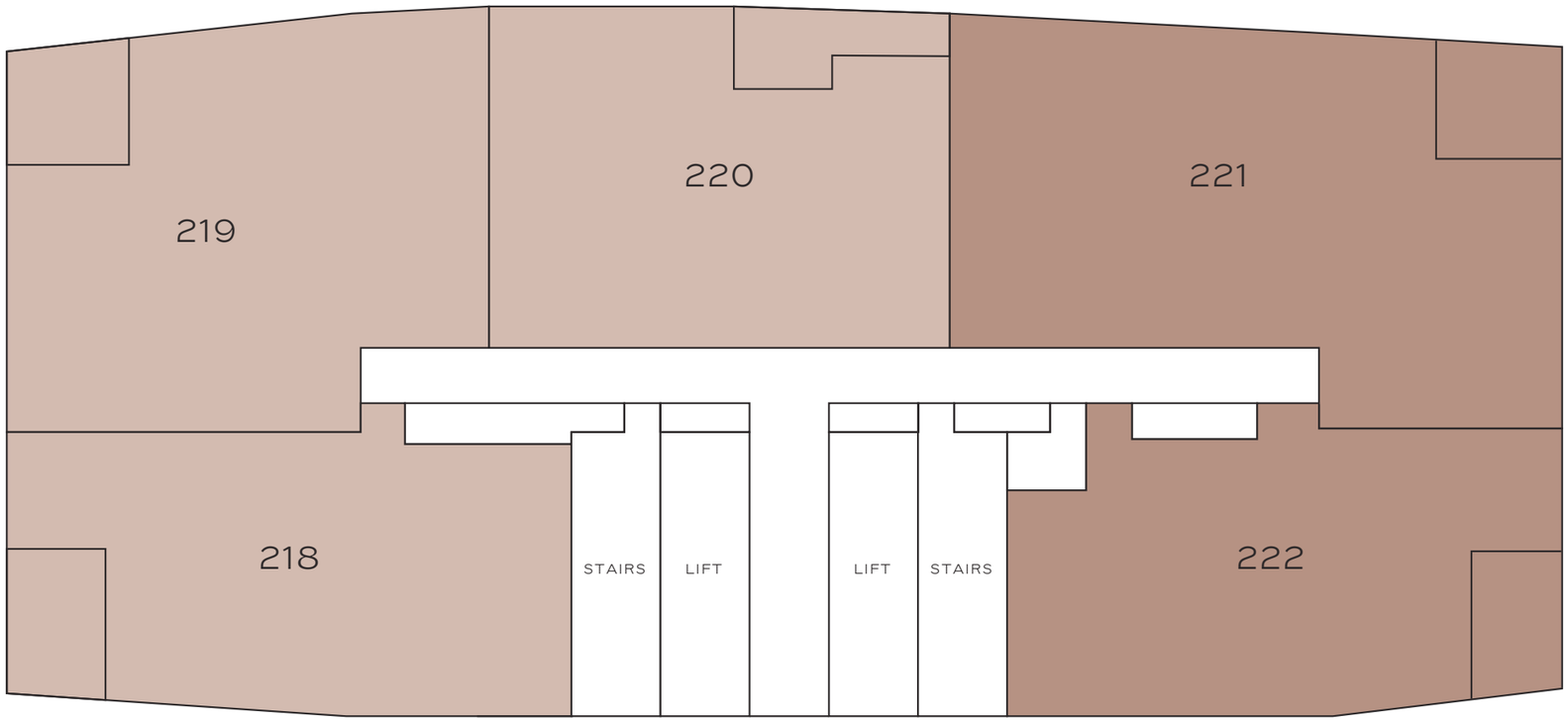

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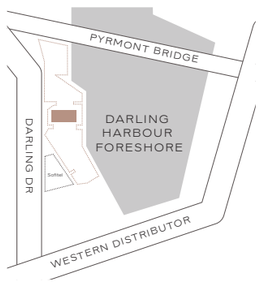

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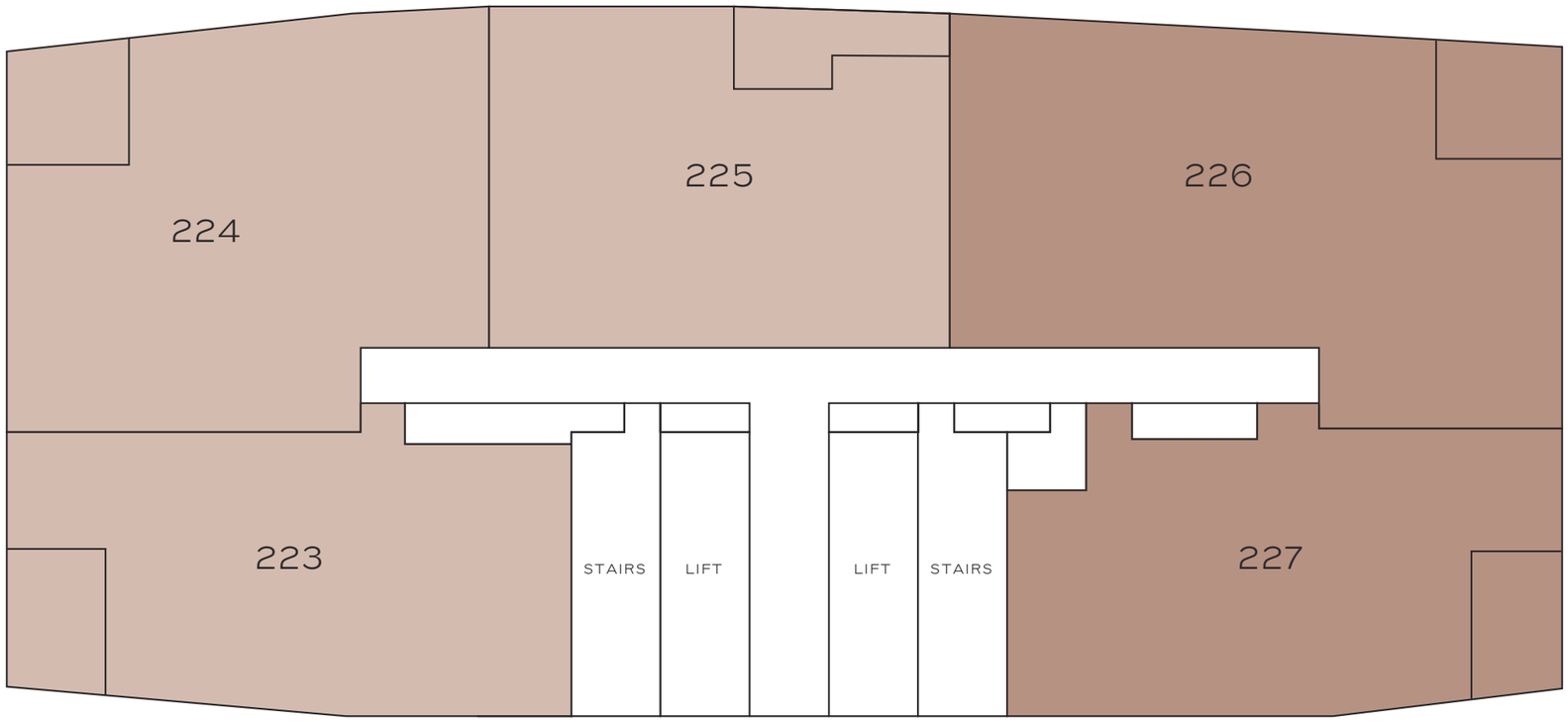

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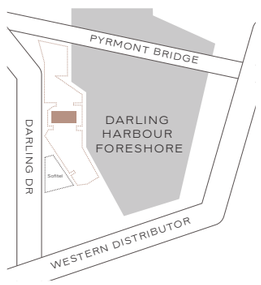
THIRTY NINTH FLOOR



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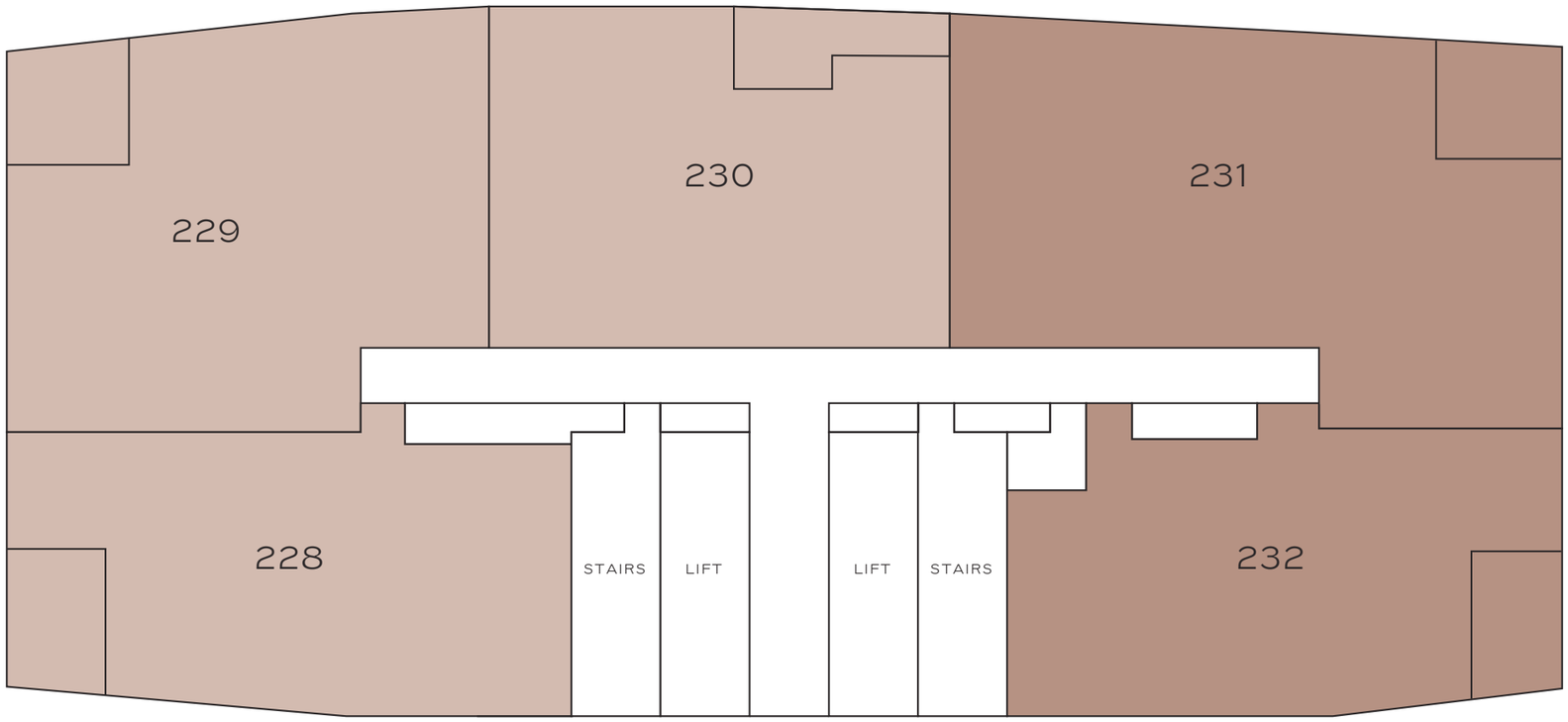
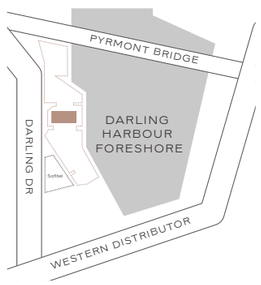


HARBOURSIDE
RESIDENCES

FORTIETH FLOOR



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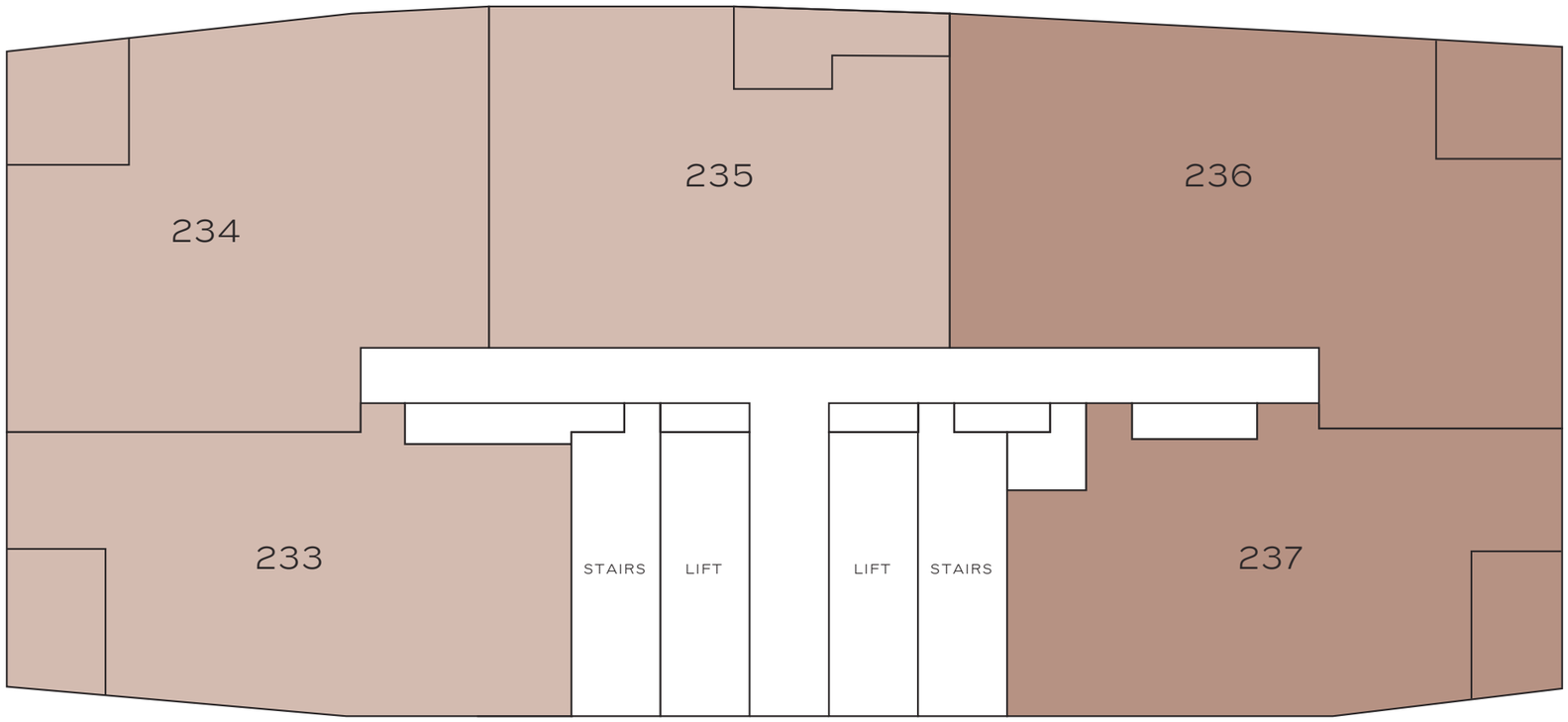
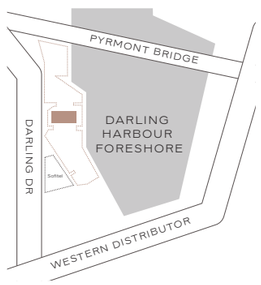


HARBOURSIDE
RESIDENCES

FORTY FIRST FLOOR



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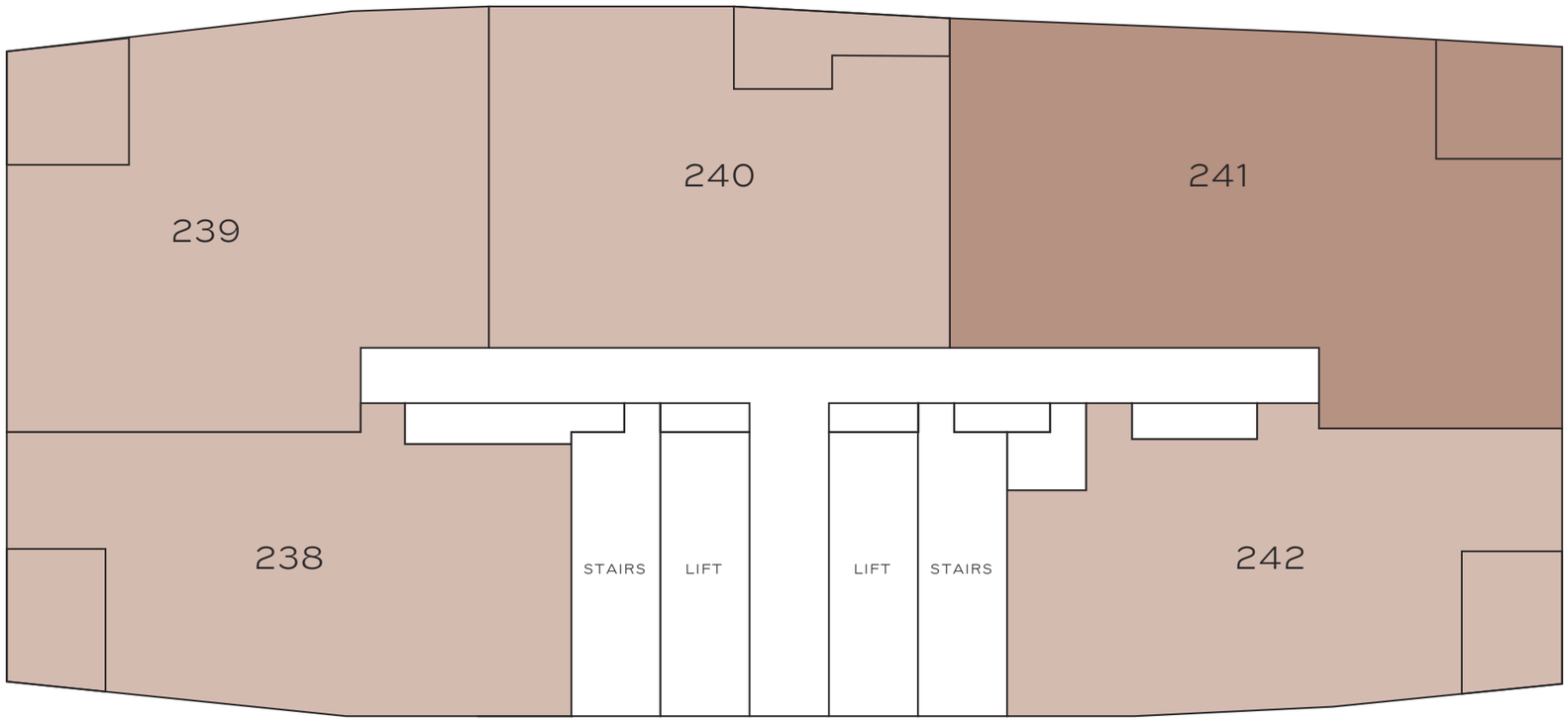

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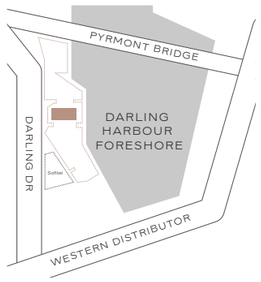
FORTY SECOND FLOOR



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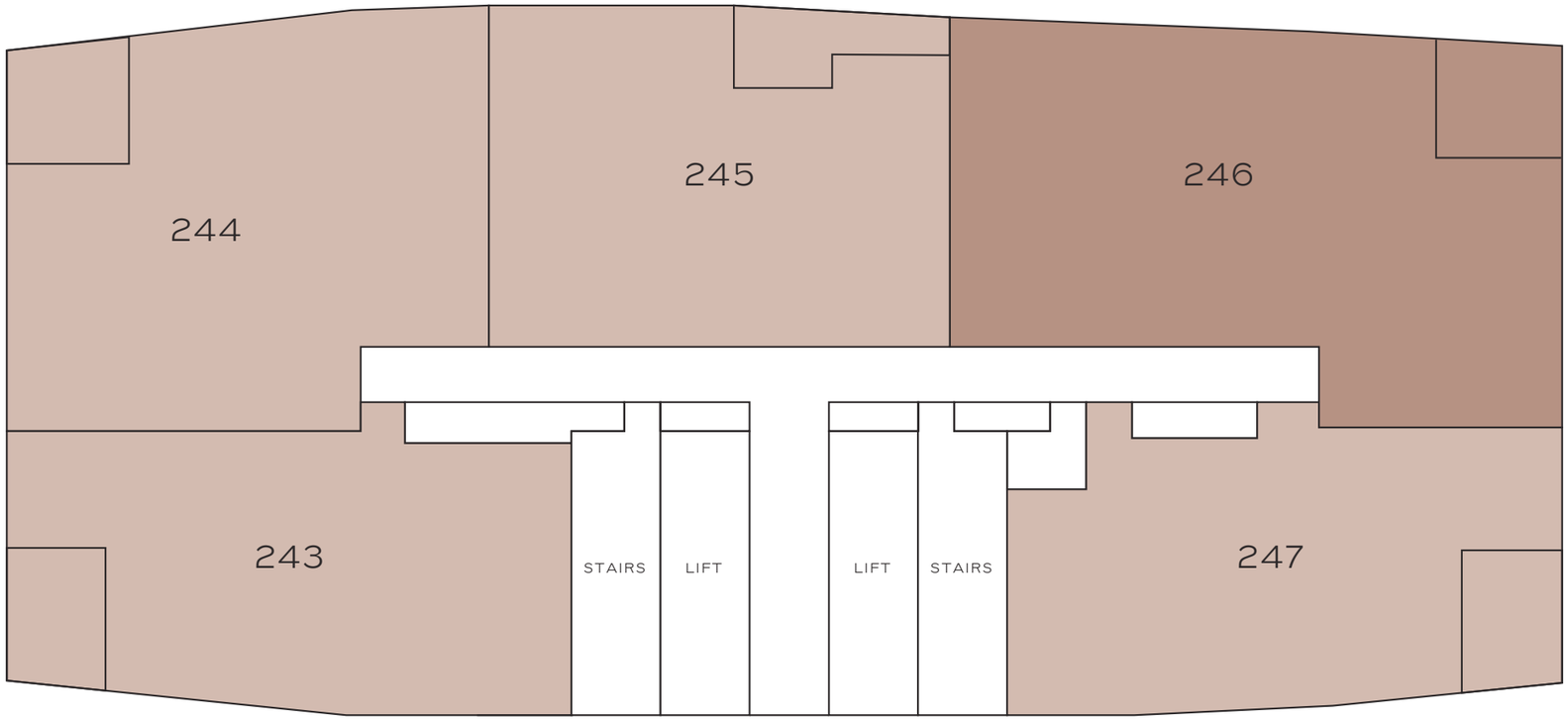

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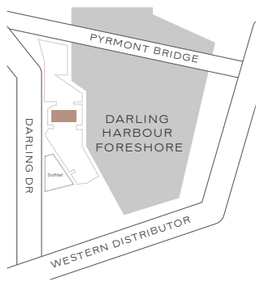

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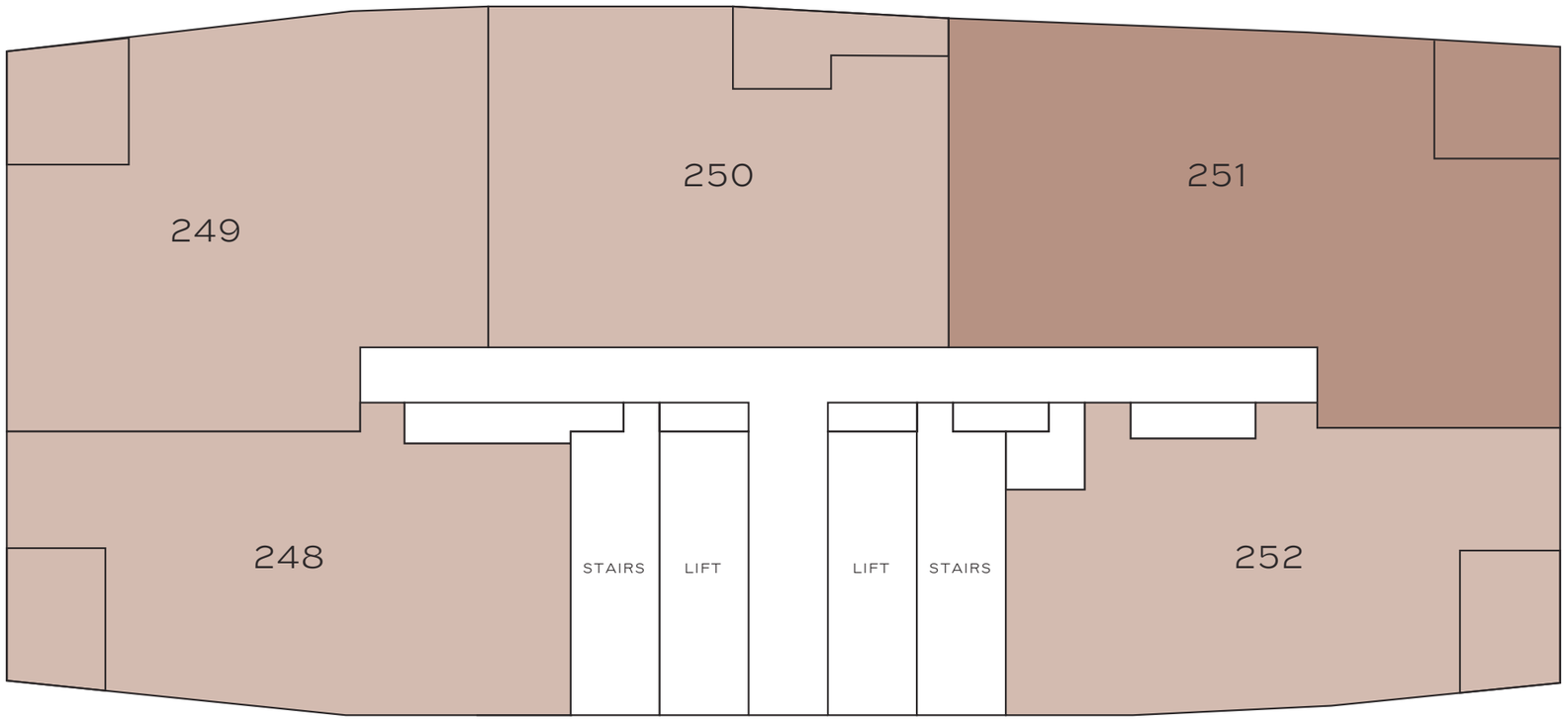

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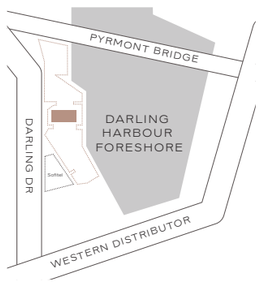
FORTY FOURTH FLOOR



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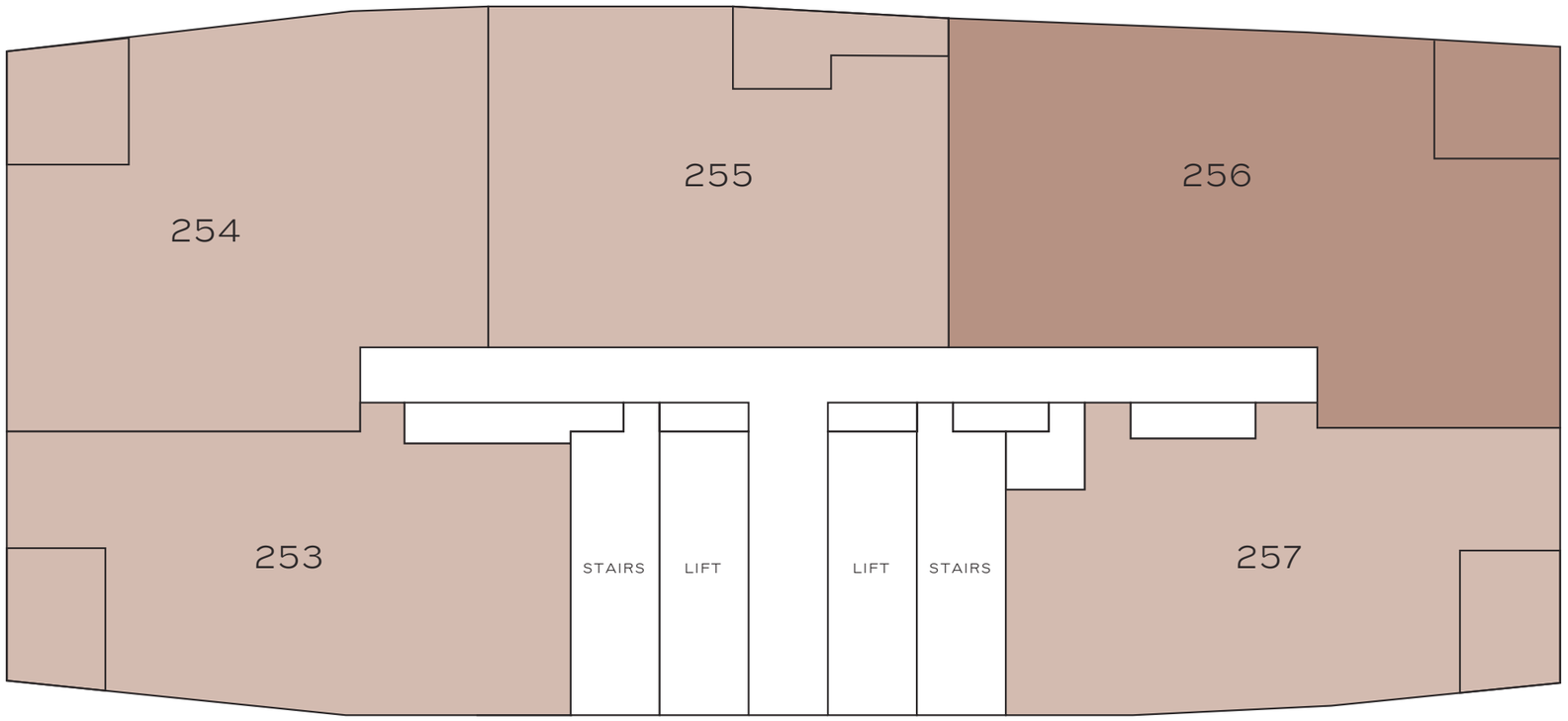

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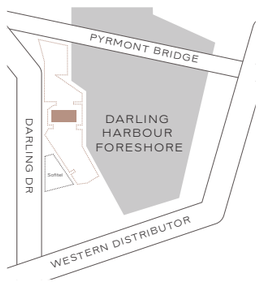

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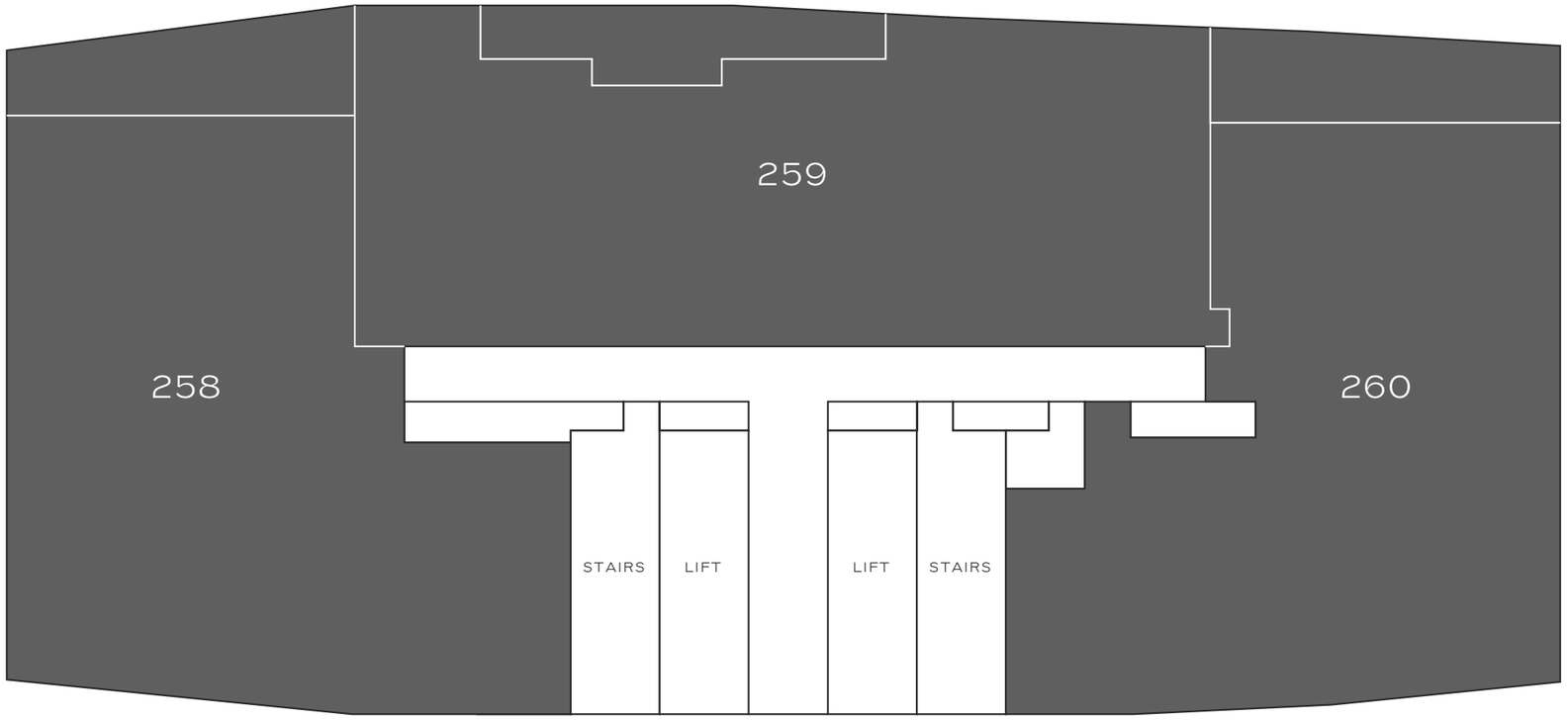

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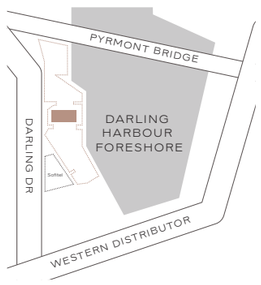
FORTY SIXTH FLOOR



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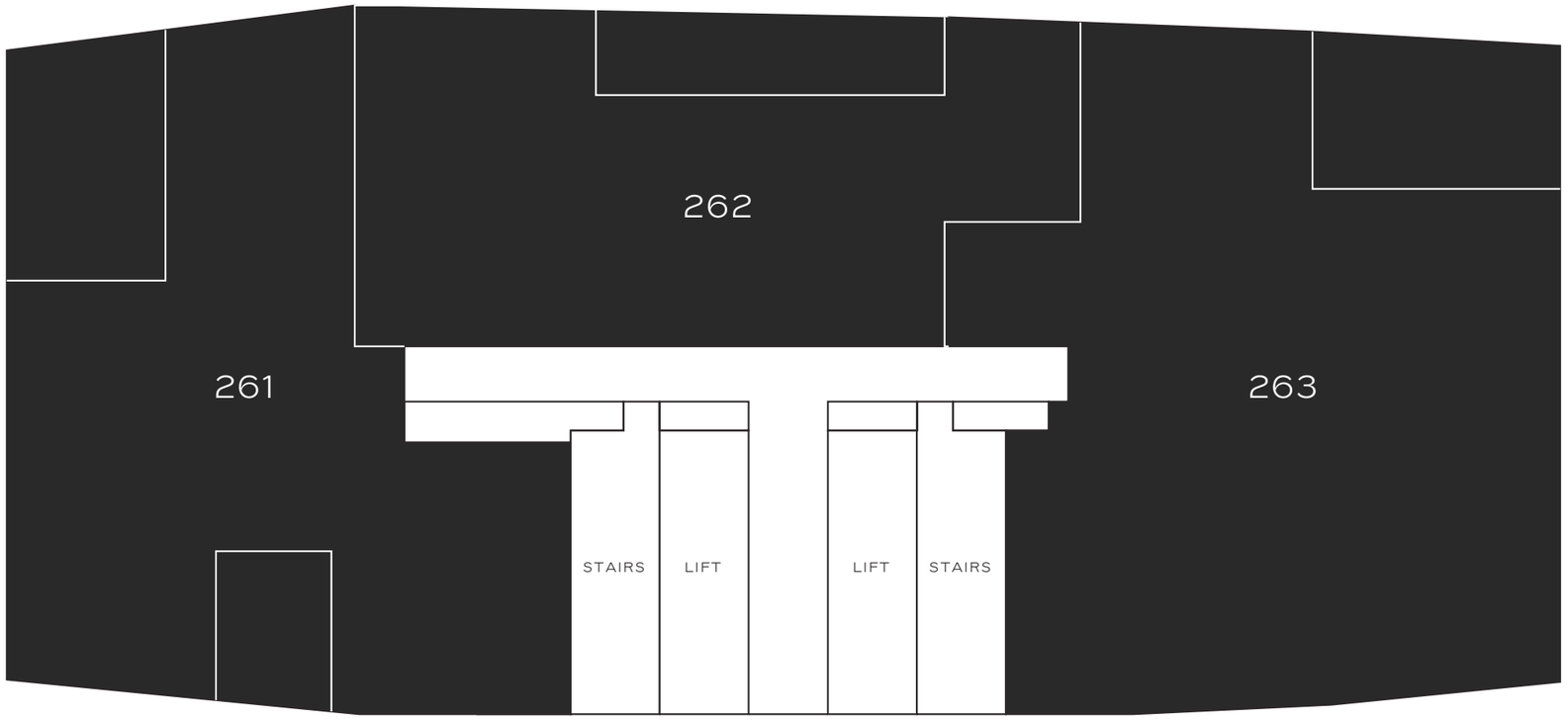
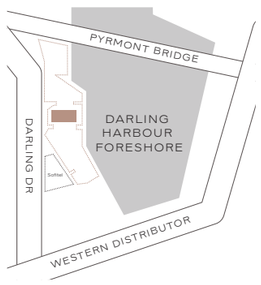


HARBOURSIDE
RESIDENCES

FORTY SEVENTH FLOOR



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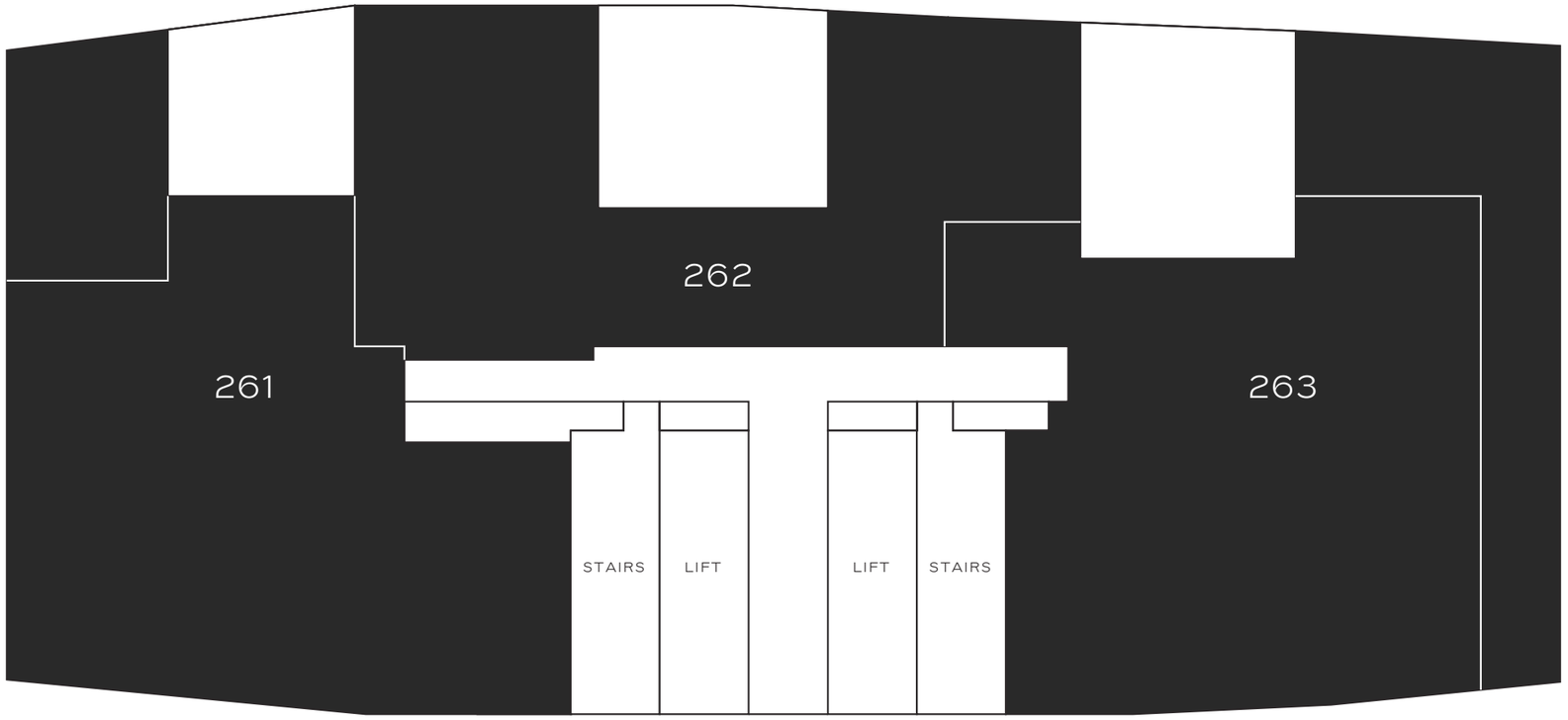

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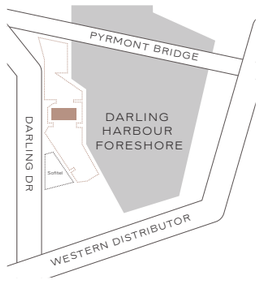

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PENTHOUSE

mirvac

This floor plate was produced prior to completion and while the information contained herein is believed to be correct is not guaranteed. Changes will undoubtedly be made in accordance with the contract for sale.

ANNEXURE 2: FINISHES AND INCLUSIONS BROCHURE

HARBOURSIDE

RESIDENCES

FINISHES & INCLUSIONS

1 & 2 BEDROOM RESIDENCES

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*Artist's impression. One bedroom residence

*Artist's impression as at 11/09/24 was produced prior to planning approval, statutory approval and is subject to change. The information, image and artist's impression depicting interiors are intended only as a guide and are not to be relied on as a representative of the final product. Furnishings, artwork and plants shown are not included.

One Bedroom Residences

PLANNING

- Living areas orientated to maximise views and sunlight
- Room relationships are carefully planned to maximise useable space, improve privacy and reduce sound transmission
- Rooms are generously sized and designed to be easily furnished
- All apartments feature a balcony
- Internal storage includes built-in wardrobes and linen/storage cupboards
- Internal laundry included in all apartments

AIR CONDITIONING

- Reverse cycle air-conditioning, including a wall mounted control panel to adjust temperature and zoning

FEATURE JOINERY

- Where applicable, feature entry joinery with natural stone benchtop and internal drawers

INTERIORS

- Plasterboard ceiling (approximately 2.7m in living area and bedrooms with the exception of bulkhead zones)
- Engineered timber floorboards to kitchen, living and hallways
- Powder coated aluminium framed windows with double glazing
- Recessed LED downlights throughout

ACOUSTICS

- Acoustically designed intertenancy walls and floors to minimise noise to apartment

KITCHEN

- Liebherr integrated fridge/freezer
- Miele appliances including 62cm induction cooktop, 60cm full integrated dishwasher, 60cm oven and integrated microwave
- Concealed ducted rangehood
- Natural stone benchtop and splashback
- Feature tapware
- LED strip lighting

LAUNDRY

- Miele front loader washing machine
- Miele heat pump dryer
- Stainless steel laundry tub
- Laundry benchtop and splashback
- Overhead joinery cupboard with shelving

BATHROOM

- Porcelain tiled floors and walls
- Natural stone benchtop and timber laminate joinery drawers to bathroom vanity
- Concealed wall hung cistern toilet
- Under bench mounted basin with feature tapware
- Handheld shower and ceiling mounted rain shower head
- Semi-frameless glass shower screen
- LED strip lighting

BEDROOM/WARDROBES

- Timber laminate robes with internal stack of coloured melamine drawers, open shelving, feature LED strip and hanging rails
- Carpet (choice of cut or loop pile)

SECURITY

- Electronic access control at main building lobbies, car park driveway entry and lifts
- Lobby audio visual intercom for visitor access to apartments
- Secure basement car park with air key
- Smart locks to entry door

COMMUNICATIONS

- Free to air TV point in living room and main bedroom
- Provision for Pay TV in living room and main bedroom
- Provision for internet via the National Broadband Network
- Data/phone outlet to living area, main bedroom and study/media (where applicable) to enable phone connection or home networking

EXTERIORS

- Pavers to all balconies on a pedestal system
- Water and general power outlet

DISCLAIMER: The finishes described in this schedule are indicative only and are subject to change. The finishes in this schedule do not apply in respect of any item for which an upgrade has been purchased. Further disclaimers terms and conditions apply to optional upgrades.

DAWN PREMIUM

*Artist's impression

*Artist's impression

DUSK PREMIUM

*Artist's impression

*Artist's impression

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Two Bedroom Residences

PLANNING

- Living areas orientated to maximise views and sunlight
- Room relationships are carefully planned to maximise useable space, improve privacy and reduce sound transmission
- Rooms are generously sized and designed to be easily furnished
- All apartments feature a balcony
- Internal storage includes built-in wardrobes and linen/storage cupboards
- Internal laundry included in all apartments

AIR CONDITIONING

- Reverse cycle air-conditioning, including a wall mounted control panel to adjust temperature and zoning

FEATURE JOINERY

- Where applicable, feature entry joinery with natural stone benchtop and internal drawers

INTERIORS

- Plasterboard ceiling (approximately 2.7m in living area and bedrooms with the exception of bulkhead zones)
- Engineered timber floorboards to kitchen, living and hallways
- Powder coated aluminium framed windows with double glazing
- Recessed LED downlights throughout

ACOUSTICS

- Acoustically designed intertenancy walls and floors to minimise noise to apartment

KITCHEN

- Liebherr integrated fridge/freezer
- Miele appliances including 62cm induction cooktop, 60cm full integrated dishwasher, 60cm oven and integrated microwave
- Concealed ducted rangehood
- Natural stone benchtop and splashback
- Feature tapware
- LED strip lighting

LAUNDRY

- Miele front loader washing machine
- Miele heat pump dryer
- Stainless steel laundry tub
- Laundry benchtop and splashback
- Overhead joinery cupboard with shelving

BATHROOMS/ENSUITES

- Porcelain tiled floors and walls
- Natural stone benchtop and timber laminate joinery drawers to bathroom vanity
- Concealed wall hung cistern toilet
- Under bench mounted basin with feature tapware
- Handheld shower and ceiling mounted rain shower head
- Semi-frameless glass shower screen
- LED strip lighting
- Custom back to wall bathtub to selected apartments

BEDROOM/WARDROBES

- Timber laminate robes with internal stack of coloured melamine drawers, open shelving, feature LED strip and hanging rails
- Carpet (choice of cut or loop pile)

SECURITY

- Electronic access control at main building lobbies, car park driveway entry and lifts
- Lobby audio visual intercom for visitor access to apartments
- Secure basement car park with air key
- Smart locks to entry door

COMMUNICATIONS

- Free to air TV point in living room and main bedroom
- Provision for Pay TV in living room and main bedroom
- Provision for internet via the National Broadband Network
- Data/phone outlet to living area and study/media (where applicable) to enable phone connection or home networking

EXTERIORS

- Pavers to all balconies on a pedestal system
- Water and general power outlet

DISCLAIMER: The finishes described in this schedule are indicative only and are subject to change. The finishes in this schedule do not apply in respect of any item for which an upgrade has been purchased. Further disclaimers terms and conditions apply to optional upgrades.

DAWN PREMIUM

*Artist's impression

*Artist's impression

DUSK PREMIUM

*Artist's impression

*Artist's impression

*Artist's impression as at 11/09/24 was produced prior to planning approval, statutory approval and is subject to change. The information, image and artist's impression depicting interiors are intended only as a guide and are not to be relied on as a representative of the final product. Furnishings, artwork and plants shown are not included.

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The information contained in this brochure is believed to be correct but is not guaranteed. The finishes and fixtures list was prepared prior to planning approval. Renders are artist's impressions and are intended to represent a typical kitchen and bathroom layout and do not represent all kitchen and bathroom layouts at Harbourside Residences. Refer to the sales plans for your property for the proposed layout, which is subject to changes in accordance with the terms of the contract for sale. Prospective purchasers must refer to the contract of sale for the list of inclusions. Fittings, fixtures and appliances stated are as intended at the date of publication of this list and are subject to change or substitution in accordance with the contract for sale. Correct as at 11/09/24. V1

HARBOURSIDE

RESIDENCES

OPTIONS & UPGRADES

3 & 4 BEDROOM RESIDENCES

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Flooring Upgrades

BESPOKE TIMBER FLOORBOARDS UPGRADE

Bespoke format of timber floorboards to kitchen/living/dining/corridors in lieu of conventional format.

3 BEDROOM	4 BEDROOM
$15,000	$18,000

*Artist's impression

Timber Floorboard Terms and Conditions

Engineered Timber Flooring has been included in your property. The following items must be considered.

- Timber is a natural product that varies in colour and grain. It is not a hard surface and sharp or general objects will cause scratching or denting of the boards. Special care needs to be taken with entry, hallway and other high traffic areas that attract grit from the bottom of shoes as well as the placement of furniture or other fixed and loose items;
- Engineered timber flooring is a natural material and is therefore susceptible to warping and movement. Timber naturally absorbs and releases moisture, hence alterations such as warping, shrinkage, expansion, twisting, etc will occur;
- Anything that alters temperature or moisture such as heaters, air-conditioners, clothes dryers, fireplaces and direct sunlight can increase the occurrence of shrinkage or expansion of timber flooring. For all maintenance and climatic control requirements, refer to the manufacturer's Warranty & Maintenance Guide, which will be included in your owner's manual at settlement. To seek to minimise shrinkage, expansion, delamination and fading of engineered timber flooring after settlement you should:
  - Immediately install window furnishings and take other steps necessary to maintain a consistent temperature inside your property post-settlement.
  - Maintain and clean the floor in accordance with the manufacturer's maintenance instructions.
  - Avoid dragging items across the timber flooring, and or be very careful placing furniture and other fixed or moveable items on the flooring.

Bedroom Flooring Upgrades

CONVENTIONAL TIMBER FLOORBOARDS UPGRADE

Conventional format of timber floorboards to bedroom in lieu of carpet.

3 BEDROOM	4 BEDROOM
$15,000	$20,000

BESPOKE TIMBER FLOORBOARDS UPGRADE

Bespoke format of timber floorboards to bedroom in lieu of carpet.

3 BEDROOM	4 BEDROOM
$23,000	$28,500

*Artist's impression

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Kitchen Upgrades

POP UP GPO

A hidden pop-up power outlet concealed within the kitchen island bench.
Using an electric lift, press the top of the unit and it emerges ready for use.

$3,000

KITCHEN PENDANT LIGHT

Feature pendant light to kitchen bench, offered in lieu
of LED downlights over kitchen bench.

$6,000

*Artist's impression

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Butlers Pantry Upgrades

DISHWASHER UPGRADE

2nd Dishwasher: Fully integrated dishwasher upgrade in lieu of joinery cupboard.

$6,500

ZIP TAP UPGRADE

Zip Hydro Tap providing easy access to filtered chilled & sparkling water,
and unfiltered hot & ambient water.

$13,000

Main Bathroom Upgrade

SMART TOILET UPGRADE

Smart toilet in lieu of standard toilet to main ensuite.

$12,500

*Artist's impression. Two bedroom residence. Signature scheme upgrade.

*Artist's impression as at 11/09/24 was produced prior to planning approval, statutory approval and is subject to change. The information, image and artist's impression depicting interiors are intended only as a guide for illustrative purposes only and are not to be relied on as a representative of the final product. Furnishings shown are not included. Upgrades listed are not available to all apartments, refer to sales plan for eligibility. Refer plans for upgrade location.

Joinery Upgrade

MAIN BEDROOM MAKE-UP VANITY

Main wardrobe make-up vanity: Built in make-up desk with stone counter top, drawer with leather insert and integrated mirror with LED lighting.

$17,500

*Artist's impression

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Window Furnishing Upgrade

WINDOW FURNISHINGS

Manually operated blockout blinds and sheer curtains to bedrooms and sheer curtains to living/kitchen/dining.

3 BEDROOM	4 BEDROOM
$22,000	$25,000

*Artist's impression

Technology Upgrades

HOME AUTOMATION

Control system with touchscreen interface, enabling the resident to control HVAC integration, dimmable downlights and provision for residents to connect their audio system.
Engraved keypads in lieu of standard light switches.

3 BEDROOM	4 BEDROOM
$36,500	$49,000

HOME AUTOMATION + MOTORISATION OF WINDOW FURNISHINGS

Control system with touchscreen interface, enabling the resident to control HVAC integration, dimmable downlights and provision for residents to connect their audio system.
Engraved keypads in lieu of standard light switches.

Motorised blockout blinds and sheer curtains to bedrooms and sheer curtains to living/kitchen/dining.

(Only available if Window Furnishings Upgrade is selected)

3 BEDROOM	4 BEDROOM
$39,000	$53,000

Technology Upgrades Terms and Conditions
By selecting technology upgrades above; the purchaser accepts the following:

- Installation of the technology upgrades may require accounts and agreements to be entered into by the purchaser with third party manufacturers of the technology upgrade for the correct operation.
- Operation of individual technology upgrade components may require the use/ operation via multiple cloud based apps.
- Connectivity between the apartments technology components and the user's accounts requires continued Wi-Fi connectivity for operation.
- Operation and commissioning of technology upgrades requires the purchaser to have a working internet account with a Wi-Fi modem within the apartment. The purchaser acknowledges that a Wi-Fi internet connection will be setup (by the purchaser) prior to attendance by Mirvac's technology expert for final commissioning and user training.
- Control4 will be providing one tablet for control. The technology upgrade will be interfaced via apps on the purchasers own personal smartphone/ tablet/ device (to be provided by purchaser). The purchaser will make available their own personal device to the Mirvac technology expert for final commissioning and user training.
- The technology upgrade components will have the capabilities to interface to a voice control device (to be provided by purchaser) via apps. The purchaser will need to undertake their own due diligence regarding suitability and compatibility of their chosen voice control device with the installed smart home.
- LED lighting in association with the lighting control system may demonstrate flickering (most notably at low lighting levels) during various times of the day. This is caused by a ripple effect in the authority power supply resulting in short term interference and is not due to a fault of the light fittings or associated hardware.
- Lighting control upgrade is provided to the living / dining areas and bedrooms only and excludes any feature lightings and laundry lights.

Electric Vehicle Charging Upgrades

ELECTRIC VEHICLE CHARGER

Smart charger and integrated charging cable to car space as nominated.

1 SPACE	2 SPACES
$19,000	$38,000

Electric Vehicle Charging Upgrade Terms and Conditions

This upgrade is not available to all apartments, refer to sales plan for eligibility.

- The Electric Vehicle Charging Upgrade will be provided to the number of car spaces as indicated above on this form. If the Property includes more than one car space and the upgrade has been selected for some but not all of the car spaces then Mirvac will select the car space(s) that receives the upgrade at Mirvac's discretion.
- Each car space receiving the Upgrade will be provided with 1x smart EV charger with integrated charging.
- Each charger will require an annual subscription by the purchaser with a third party provider for charger management, reporting and user support. The subscription service will be provided by a third party provider selected by the Owners Corporation to manage the electric vehicle charging for the building and will be approx. $150 per year per charger (but subject to fees determined by third party).
- Electricity consumed by each car space will be connected to the power supply for the common property of the building, will be individually metered and will be charged to the purchaser on a user-pays basis. Refer to the strata by-laws for further details.

*Artist's impression

The information contained in this brochure is believed to be correct but is not guaranteed. The options and upgrades list was prepared prior to planning approval. Artist's impression as at 11/09/24 was produced prior to planning approval, statutory approval and is subject to change. The information, image and artist's impression depicting interiors are intended only as a guide for illustrative purposes only and are not to be relied on as a representative of the final product. Furnishings shown are not included. Upgrades listed are not available to all apartments, refer to sales plan for eligibility. Refer to the sales plans for your property for the proposed layout and upgrade location, which is subject to changes in accordance with the terms of the contract for sale. Prospective purchasers must refer to the contract of sale for the list of inclusions. Fittings, fixtures and appliances stated are as intended at the date of publication of this list and are subject to change or substitution in accordance with the contract for sale. Correct as at 11/09/24. V1

ANNEXURE 4: CUSTOMER OPTIONS FORM

HARBOURSIDE
RESIDENCES

Customer Option Schedule

1 & 2 BEDROOM RESIDENCES

CUSTOMER NAME	LOT NUMBER
MIRVAC REPRESENTATIVE	DATE

Customer Option

PRICE IS INCLUSIVE OF GST

COLOUR SCHEME SELECTION

Dawn Premium ☐	Dusk Premium ☐

CARPET SELECTION

Cut Pile ☐	Loop Pile ☐

FLOORING UPGRADES

1 BEDROOM	Conventional Format: Bedroom(s)	Bespoke Format: Bedroom(s)	Bespoke Format: Kitchen/Living/Dining/Corridors	Total to be added to contract price
	Engineered timber floorboards in lieu of carpet	Engineered timber floorboards in lieu of carpet	Engineered timber floorboards in lieu of conventional format	
	$5,000 ☐	$7,000 ☐	$8,500 ☐	$
2 BEDROOM	Conventional Format: Bedroom(s)	Bespoke Format: Bedroom(s)	Bespoke Format: Kitchen/Living/Dining/Corridors	Total to be added to contract price
	Engineered timber floorboards in lieu of carpet	Engineered timber floorboards in lieu of carpet	Engineered timber floorboards in lieu of conventional format	
	$10,000 ☐	$13,000 ☐	$12,000 ☐	$

Timber Floorboard Terms and Conditions

Engineered Timber Flooring has been included in your property. The following items must be considered.

- Timber is a natural product that varies in colour and grain. It is not a hard surface and sharp or general objects will cause scratching or denting of the boards. Special care needs to be taken with entry, hallway and other high traffic areas that attract grit from the bottom of shoes as well as the placement of furniture or other fixed and loose items;
- Engineered timber flooring is a natural material and is therefore susceptible to warping and movement. Timber naturally absorbs and releases moisture, hence alterations such as warping, shrinkage, expansion, twisting, etc will occur;
- Anything that alters temperature or moisture such as heaters, air-conditioners, clothes dryers, fireplaces and direct sunlight can increase the occurrence of shrinkage or expansion of timber flooring. For all maintenance and climatic control requirements, refer to the manufacturer's Warranty & Maintenance Guide, which will be included in your owner's manual at settlement. To seek to minimise shrinkage, expansion, delamination and fading of engineered timber flooring after settlement you should:
  – Immediately install window furnishings and take other steps necessary to maintain a consistent temperature inside your property post-settlement.
  – Maintain and clean the floor in accordance with the manufacturer's maintenance instructions.
  – Avoid dragging items across the timber flooring, and or be very careful placing furniture and other fixed or moveable items on the flooring.
- Any samples of the Timber Floorboards seen by the Purchaser (including in the Display Suite and any other marketing material) are indicative only and the Timber Floorboards installed in the property will be subject to colour and grain variations from those in the samples; and
- There may be colour and grain variations in the Timber Floorboards installed within the property including variations within the same room and between rooms within the property.

HARBOURSIDE
RESIDENCES

SIGNATURE SCHEME FINISHES UPGRADE

Kitchen and Bathroom Finishes Upgrade kitchen and bathroom stone, kitchen overhead cabinets finish and profile of laminate in kitchen to Signature scheme finishes		Total to be added to contract price
1 BEDROOM	$25,000 ☐	$
2 BEDROOM	$35,000 ☐	$

KITCHEN AND BUTLER'S PANTRY UPGRADES

Feature Pendant Lighting Feature pendant light to kitchen bench, offered in lieu of LED downlights over kitchen bench (Available to residences with an island bench)		Total to be added to contract price
2 BEDROOM	$6,000 ☐	$

Secondary Dishwasher Fully integrated additional dishwasher upgrade in lieu of joinery cupboard (Available to residences with a butler's pantry only)		Total to be added to contract price
2 BEDROOM	$6,500 ☐	$

Zip Hydro Tap Zip Hydro Tap providing easy access to filtered chilled & sparkling water, and unfiltered hot & ambient water (Available to residences with a butler's pantry only)		Total to be added to contract price
2 BEDROOM	$13,000 ☐	$

HARBOURSIDE
RESIDENCES

MAIN ENSUITE UPGRADES

Heated Towel Rails Heated towel rails upgrade to main ensuite		Total to be added to contract price
1 & 2 BEDROOM	$4,500 ☐	$

Heated Flooring Heated flooring upgrade to main ensuite		Total to be added to contract price
1 & 2 BEDROOM	$5,000 ☐	$

Smart Toilet Smart toilet upgrade to main ensuite		Total to be added to contract price
1 & 2 BEDROOM	$12,500 ☐	$

WINDOW FURNISHINGS UPGRADE

Window Furnishings Manually operated blockout blinds and sheer curtains to bedroom(s) and sheer curtains to living/kitchen/dining		Total to be added to contract price
1 BEDROOM	$9,000 ☐	$
2 BEDROOM	$20,000 ☐	$

HARBOURSIDE
RESIDENCES

SMART TECHNOLOGY UPGRADE

Home Automation Control system with touchscreen interface and engraved keypads in lieu of standard light switches: • Air conditioner control • Dimmable downlights			Total to be added to contract price
1 BEDROOM	$30,500	☐	$
2 BEDROOM	$33,000	☐	$

Home Automation + Automation of Window Furnishings (Only available if window furnishings upgrade selected above)			Total to be added to contract price
1 BEDROOM	$34,500	☐	$
2 BEDROOM	$36,500	☐	$

Technology Upgrades Terms and Conditions

By selecting technology upgrades above; the purchaser accepts the following:

- Installation of the technology upgrades may require accounts and agreements to be entered into by the purchaser with third party manufacturers of the technology upgrade for the correct operation;
- Operation of individual technology upgrade components may require the use / operation via multiple cloud based apps;
- Connectivity between the apartment's technology components and the user's accounts requires continued Wi-Fi connectivity for operation;
- Control4 will be providing one tablet for control. Operation and commissioning of technology upgrades requires the purchaser to have a working internet account with a Wi-Fi modem within the apartment. The purchaser acknowledges that a Wi-Fi internet connection will be setup (by the purchaser) prior to attendance by Mirvac's technology expert for final commissioning and user training;
- The technology upgrade will be interfaced via apps on the purchaser's own personal smartphone/ tablet/ device (to be provided by purchaser). The purchaser will make available their own personal device to the Mirvac technology expert for final commissioning and user training;
- The technology upgrade components will have the capabilities to interface to a voice control device (to be provided by purchaser) via apps. The purchaser will need to undertake their own due diligence regarding suitability and compatibility of their chosen voice control device with the installed smart home;
- LED lighting in association with the lighting control system may demonstrate flickering (most notably at low lighting levels) during various times of the day. This is caused by a ripple effect in the authority power supply resulting in short term interference and is not due to a fault of the light fittings or associated hardware;
- Lighting control upgrade is provided to the living / dining areas and bedrooms only and excludes any feature lightings.

ELECTRIC VEHICLE CHARGING UPGRADE

Electric Vehicle Charging Provision: Provision for EV Charger single phase (Available for selected residences with a car space)			Number of car spaces for upgrade		Total to be added to contract price
2 BEDROOM	$19,000	☐	1	☐	$

Smart charger and integrated charging cable to car space as nominated. Upgrade available to apartments with car space only.

Electric Vehicle Charging Upgrade Terms and Conditions

- The Electric Vehicle Charging Upgrade will be provided to the number of car spaces as indicated above on this form. If the Property includes more than one car space and the upgrade has been selected for some but not all of the car spaces then Mirvac will select the car space(s) that receives the upgrade at Mirvac's discretion;
- Each car space receiving the Upgrade will be provided with 1x smart EV charger with integrated charging;
- Each charger will require an annual subscription by the purchaser with a third party provider for charger management, reporting and user support. The subscription service will be provided by a third party provider selected by the Owners Corporation to manage the electric vehicle charging for the building and will be approx. $250 per year per charger (but subject to fees determined by third party);
- Electricity consumed by each car space will be connected to the power supply for the common property of the building, will be individually metered and will be charged to the purchaser on a user-pays basis. Refer to the strata by-laws for further details.

HARBOURSIDE
RESIDENCES

TOTAL

Cost of all Customer Options (including GST)	$

Customer Confirmation

By signing this Customer Option Schedule the Purchaser acknowledges that this document (including any terms applicable to the upgrades) form part of the special conditions of the Contract of Sale.

NAME OF CUSTOMER	
SIGNATURE	
MIRVAC REPRESENTATIVE	
SIGNATURE	
DATE	
COMMENTS	

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HARBOURSIDE
RESIDENCES

Customer Option Schedule

3 & 4 BEDROOM RESIDENCES

CUSTOMER NAME	LOT NUMBER
MIRVAC REPRESENTATIVE	DATE

Customer Option

PRICE IS INCLUSIVE OF GST

COLOUR SCHEME SELECTION

Dawn Signature	Dusk Signature

CARPET SELECTION

Cut Pile	Loop Pile

FLOORING UPGRADES

3 BEDROOM	Conventional Format: Bedroom(s)	Bespoke Format: Bedroom(s)	Bespoke Format: Kitchen/Living/Dining/Corridors	Total to be added to contract price
	Engineered timber floorboards in lieu of carpet	Engineered timber floorboards in lieu of carpet	Engineered timber floorboards in lieu of conventional format	
	$15,000	$23,000	$15,000	$
4 BEDROOM	Conventional Format: Bedroom(s)	Bespoke Format: Bedroom(s)	Bespoke Format: Kitchen/Living/Dining/Corridors	Total to be added to contract price
	Engineered timber floorboards in lieu of carpet	Engineered timber floorboards in lieu of carpet	Engineered timber floorboards in lieu of conventional format	
	$20,000	$28,500	$18,000	$

Timber Floorboard Terms and Conditions

Engineered Timber Flooring has been included in your property. The following items must be considered.

- Timber is a natural product that varies in colour and grain. It is not a hard surface and sharp or general objects will cause scratching or denting of the boards. Special care needs to be taken with entry, hallway and other high traffic areas that attract grit from the bottom of shoes as well as the placement of furniture or other fixed and loose items;
- Engineered timber flooring is a natural material and is therefore susceptible to warping and movement. Timber naturally absorbs and releases moisture, hence alterations such as warping, shrinkage, expansion, twisting, etc will occur;
- Anything that alters temperature or moisture such as heaters, air-conditioners, clothes dryers, fireplaces and direct sunlight can increase the occurrence of shrinkage or expansion of timber flooring. For all maintenance and climatic control requirements, refer to the manufacturer's Warranty & Maintenance Guide, which will be included in your owner's manual at settlement. To seek to minimise shrinkage, expansion, delamination and fading of engineered timber flooring after settlement you should:
  - Immediately install window furnishings and take other steps necessary to maintain a consistent temperature inside your property post-settlement.
  - Maintain and clean the floor in accordance with the manufacturer's maintenance instructions.
  - Avoid dragging items across the timber flooring, and or be very careful placing furniture and other fixed or moveable items on the flooring.
- Any samples of the Timber Floorboards seen by the Purchaser (including in the Display Suite and any other marketing material) are indicative only and the Timber Floorboards installed in the property will be subject to colour and grain variations from those in the samples; and
- There may be colour and grain variations in the Timber Floorboards installed within the property including variations within the same room and between rooms within the property.

HARBOURSIDE
RESIDENCES

KITCHEN UPGRADES AND BUTLER'S PANTRY

Pop Up GPO A hidden pop-up power outlet concealed within the kitchen island bench. Using an electric lift, press the top of the unit and it emerges ready for use.		Total to be added to contract price
3 & 4 BEDROOM	$3,000	$

Feature Pendant Lighting Feature pendant light to kitchen bench, offered in lieu of LED downlights over kitchen bench		Total to be added to contract price
3 & 4 BEDROOM	$6,000	$

Secondary Dishwasher Fully integrated additional dishwasher upgrade in lieu of joinery cupboard (Available to residences with a butler's pantry only)		Total to be added to contract price
3 & 4 BEDROOM	$6,500	$

Zip Hydro Tap Zip Hydro Tap providing easy access to filtered chilled & sparkling water, and unfiltered hot & ambient water. (Available to residences with a butler's pantry)		Total to be added to contract price
3 & 4 BEDROOM	$13,000	$

MAIN ENSUITE UPGRADES

Smart Toilet Smart toilet upgrade to main ensuite		Total to be added to contract price
3 & 4 BEDROOM	$12,500	$

MAIN WARDROBE UPGRADE

Main Wardrobe Make-up Vanity Built in make-up desk with stone counter top, drawer with leather insert and integrated mirror with LED lighting		Total to be added to contract price
3 & 4 BEDROOM	$17,500	$

HARBOURSIDE
RESIDENCES

WINDOW FURNISHINGS UPGRADE

Window Furnishings Manually operated blockout blinds and sheer curtains to bedrooms and sheer curtains to living/kitchen/dining		Total to be added to contract price
3 BEDROOM	$22,000	$
4 BEDROOM	$25,000	$

SMART TECHNOLOGY UPGRADE

Home Automation Control system with touchscreen interface and engraved keypads in lieu of standard light switches: • Air conditioner control • Dimmable downlights		Total to be added to contract price
3 BEDROOM	$36,500	$
4 BEDROOM	$49,000	$

Home Automation + Automation of Window Furnishings (Only available if window furnishings upgrade selected above)		Total to be added to contract price
3 BEDROOM	$39,000	$
4 BEDROOM	$53,000 ☐	$

Technology Upgrades Terms and Conditions

By selecting technology upgrades above; the purchaser accepts the following:

- Installation of the technology upgrades may require accounts and agreements to be entered into by the purchaser with third party manufacturers of the technology upgrade for the correct operation;
- Operation of individual technology upgrade components may require the use / operation via multiple cloud based apps;
- Connectivity between the apartment's technology components and the user's accounts requires continued Wi-Fi connectivity for operation;
- Control4 will be providing one tablet for control. Operation and commissioning of technology upgrades requires the purchaser to have a working internet account with a Wi-Fi modem within the apartment. The purchaser acknowledges that a Wi-Fi internet connection will be setup (by the purchaser) prior to attendance by Mirvac's technology expert for final commissioning and user training;
- The technology upgrade will be interfaced via apps on the purchaser's own personal smartphone/ tablet/ device (to be provided by purchaser). The purchaser will make available their own personal device to the Mirvac technology expert for final commissioning and user training;
- The technology upgrade components will have the capabilities to interface to a voice control device (to be provided by purchaser) via apps. The purchaser will need to undertake their own due diligence regarding suitability and compatibility of their chosen voice control device with the installed smart home;
- LED lighting in association with the lighting control system may demonstrate flickering (most notably at low lighting levels) during various times of the day. This is caused by a ripple effect in the authority power supply resulting in short term interference and is not due to a fault of the light fittings or associated hardware;
- Lighting control upgrade is provided to the living / dining areas and bedrooms only and excludes any feature lightings.

HARBOURSIDE
RESIDENCES

ELECTRIC VEHICLE CHARGING UPGRADE

Electric Vehicle Charging Provision: Provision for EV Charger single phase		Total to be added to contract price
1 CAR SPACE	$19,000 ☐	$
2 CAR SPACE	$38,000 ☐	$

Smart charger and integrated charging cable to car space as nominated. Upgrade available to apartments with car space only.

Electric Vehicle Charging Upgrade Terms and Conditions

- The Electric Vehicle Charging Upgrade will be provided to the number of car spaces as indicated above on this form. If the Property includes more than one car space and the upgrade has been selected for some but not all of the car spaces then Mirvac will select the car space(s) that receives the upgrade at Mirvac's discretion;
- Each car space receiving the Upgrade will be provided with 1x smart EV charger with integrated charging;
- Each charger will require an annual subscription by the purchaser with a third party provider for charger management, reporting and user support. The subscription service will be provided by a third party provider selected by the Owners Corporation to manage the electric vehicle charging for the building and will be approx. $150 per year per charger (but subject to fees determined by third party);
- Electricity consumed by each car space will be connected to the power supply for the common property of the building, will be individually metered and will be charged to the purchaser on a user-pays basis. Refer to the strata by-laws for further details.

TOTAL

Cost of all Customer Options (including GST)	$

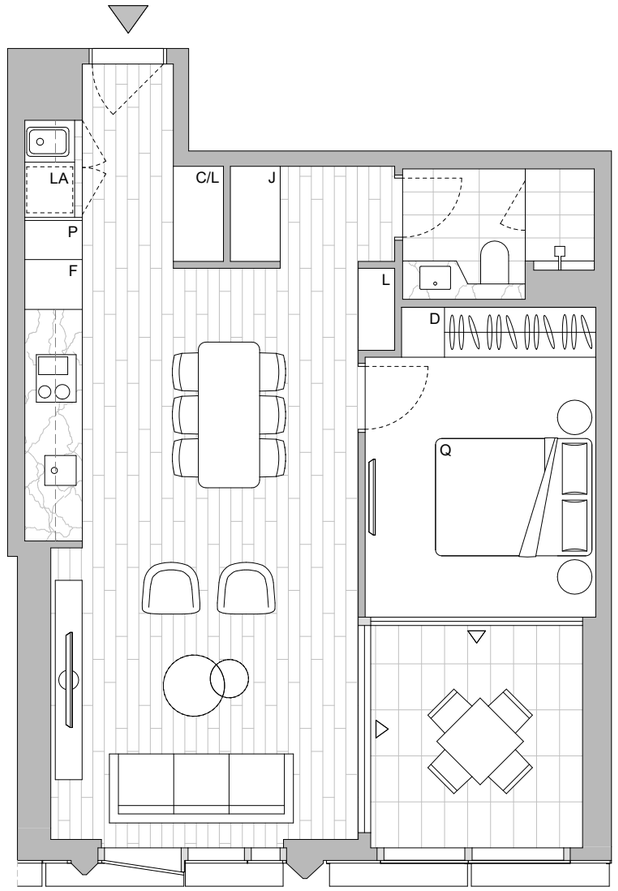
Customer Confirmation

By signing this Customer Options Schedule the Purchaser acknowledges that this document (including any terms applicable to the upgrades) form part of the special conditions of the Contract of Sale.

NAME OF CUSTOMER
SIGNATURE
MIRVAC REPRESENTATIVE
SIGNATURE
DATE
COMMENTS

mirvac

ANNEXURE 5: SALES PLANS



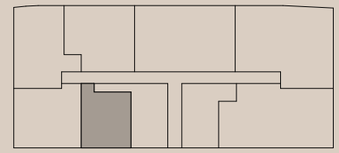
HARBOURSIDE
RESIDENCES

Strata Lot
11

ONE BEDROOM APARTMENT

Apartment Area	57 m²
Balcony Area	8 m²
Total Area	**65 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
Q	Queen Bed	O	Oven	J	Joinery
D	Drawer			LA	Laundry Appliances
				C	NBN and Switchboard
					Facade blade
					Facade blade below

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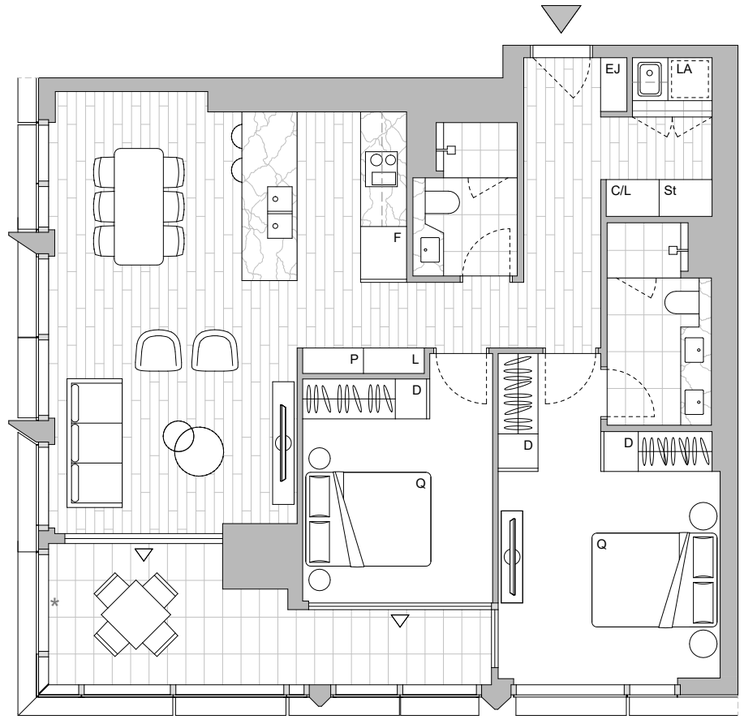
23/08/2024 [A]



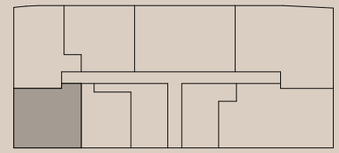
HARBOURSIDE
RESIDENCES

Strata Lot
12

TWO BEDROOM APARTMENT

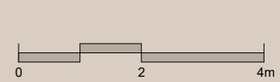
Apartment Area	89 m²
Balcony Area	12 m²
Total Area	**101 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

Access		F	Fridge	L	Linen
Balcony Access		P	Pantry	St	Storage
Q	Queen Bed	O	Oven	J	Joinery
D	Drawer			LA	Laundry Appliances
EJ	Entry Joinery			C	NBN and Switchboard
					Facade blade
					Facade blade below
				*	Full-height balcony glazing



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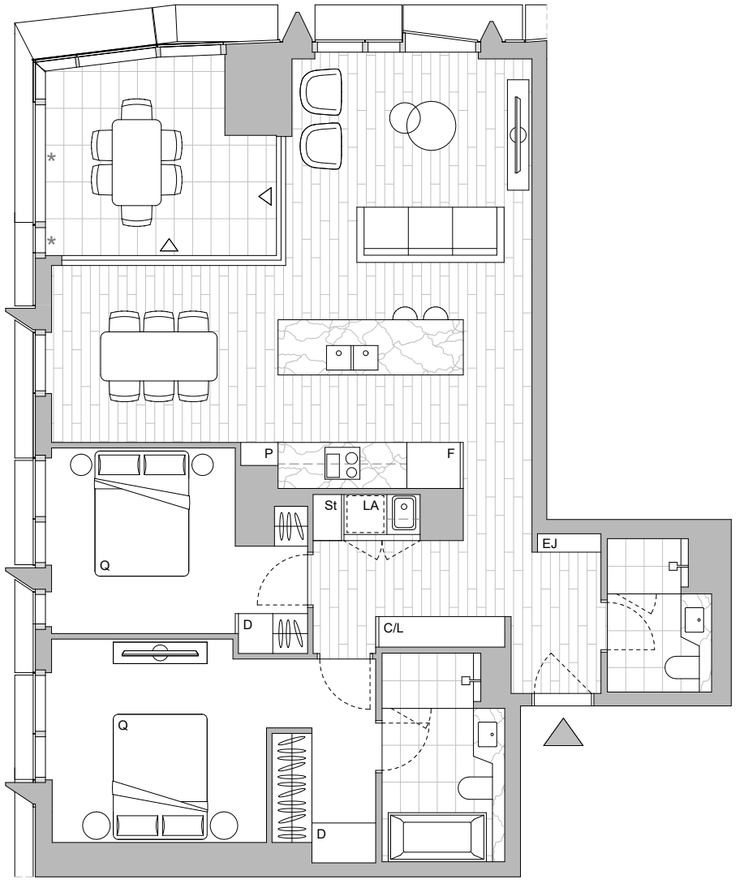
23/08/2024 [A]



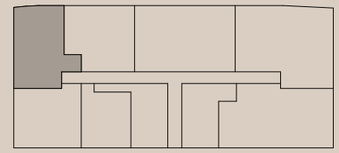
HARBOURSIDE
RESIDENCES

Strata Lot
13

TWO BEDROOM APARTMENT

Apartment Area	93 m²
Balcony Area	11 m²
Total Area	**104 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
Q	Queen Bed	O	Oven	J	Joinery
D	Drawer			LA	Laundry Appliances
EJ	Entry Joinery			C	NBN and Switchboard
					Facade blade
					Facade blade below
				*	Full-height balcony glazing

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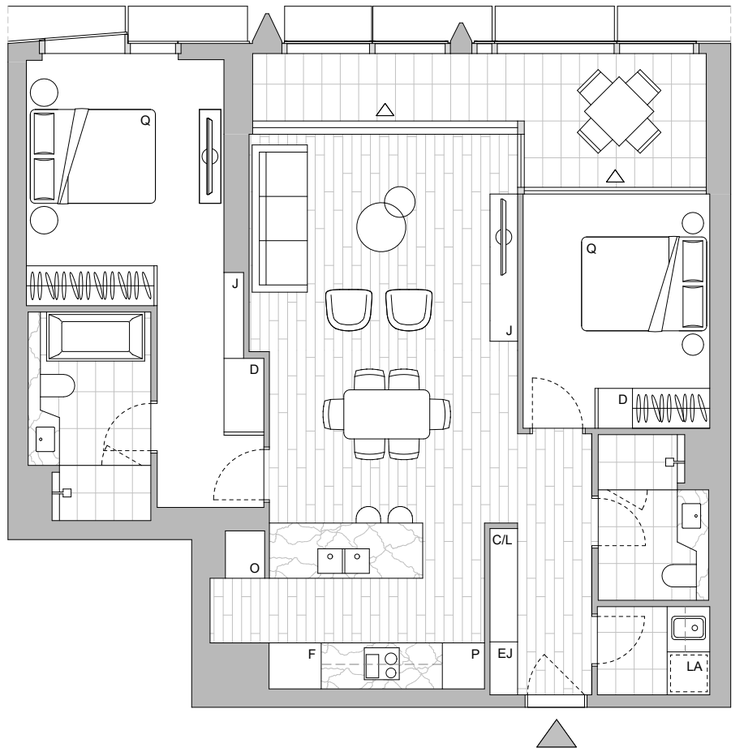
23/08/2024 [A]



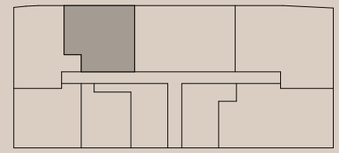
HARBOURSIDE
RESIDENCES

Strata Lot
14

TWO BEDROOM APARTMENT

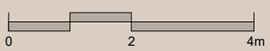
Apartment Area	92 m²
Balcony Area	11 m²
Total Area	**103 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
Q	Queen Bed	O	Oven	J	Joinery
D	Drawer			LA	Laundry Appliances
EJ	Entry Joinery			C	NBN and Switchboard
					Facade blade
					Facade blade below



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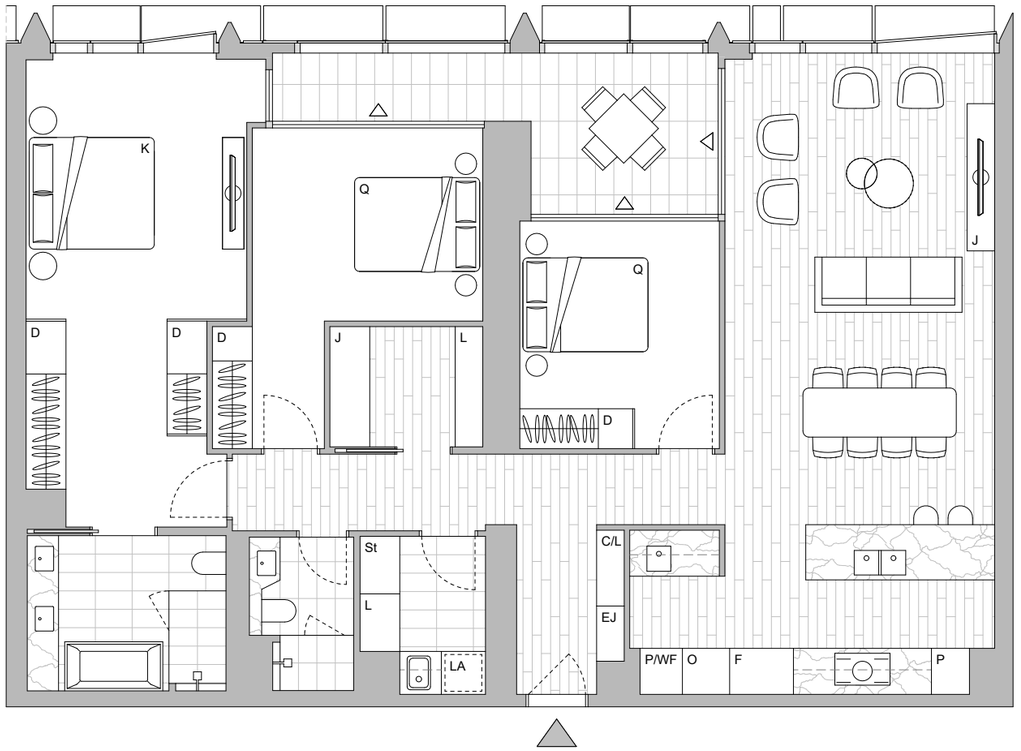
29/08/2024 [B]



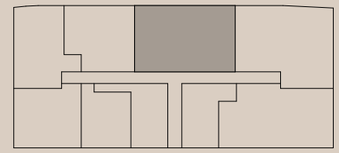
HARBOURSIDE
RESIDENCES

Strata Lot
15

THREE BEDROOM APARTMENT

Apartment Area	146 m²
Balcony Area	12 m²
Total Area	**158 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
K	King Bed	O	Oven	J	Joinery
Q	Queen Bed	WF	Wine Fridge	LA	Laundry Appliances
D	Drawer			C	NBN and Switchboard
EJ	Entry Joinery				Facade blade
					Facade blade below

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23/08/2024 [A]

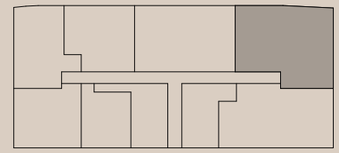
HARBOURSIDE
RESIDENCES

Strata Lot
16

THREE BEDROOM APARTMENT

Apartment Area	160 m²
Balcony Area	13 m²
Total Area	**173 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
K	King Bed	O	Oven	J	Joinery
Q	Queen Bed	WF	Wine Fridge	LA	Laundry Appliances
D	Drawer			C	NBN and Switchboard
EJ	Entry Joinery				Facade blade
					Facade blade below
				*	Full-height balcony glazing

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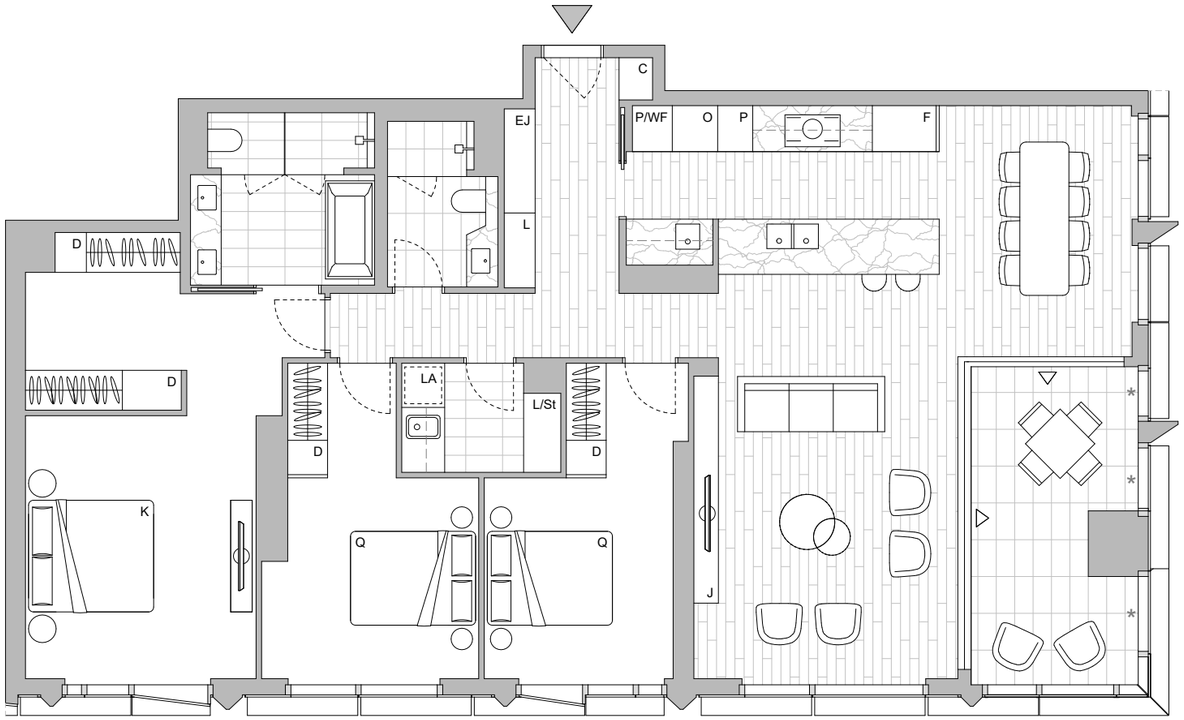
23/08/2024 [A]



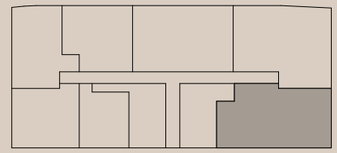
HARBOURSIDE
RESIDENCES

Strata Lot
17

THREE BEDROOM APARTMENT

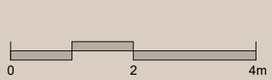
Apartment Area	146 m²
Balcony Area	13 m²
Total Area	**159 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
K	King Bed	O	Oven	J	Joinery
Q	Queen Bed	WF	Wine Fridge	LA	Laundry Appliances
D	Drawer			C	NBN and Switchboard
EJ	Entry Joinery				Facade blade
					Facade blade below
				*	Full-height balcony glazing



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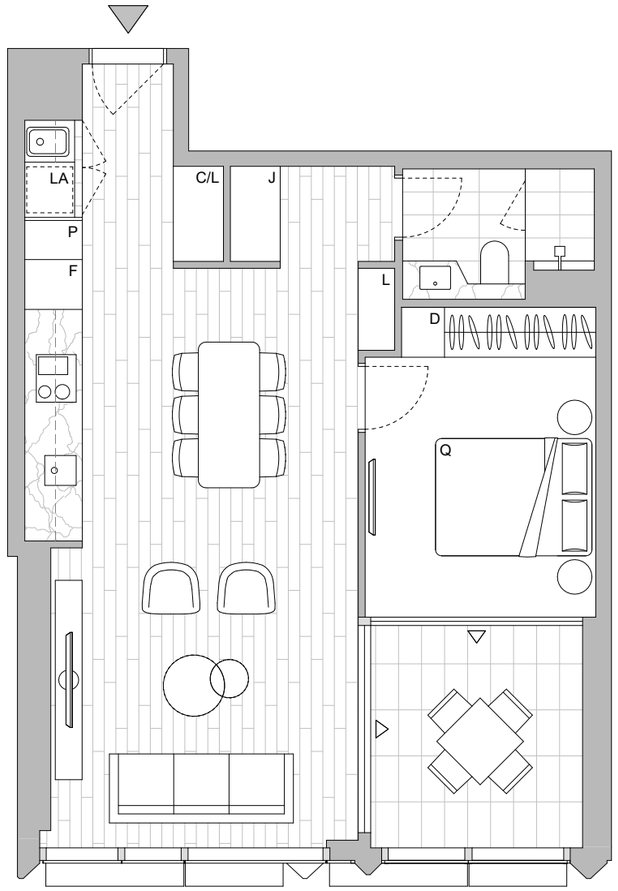


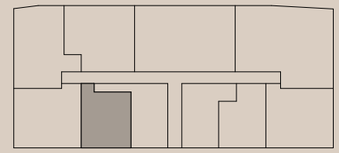
HARBOURSIDE
RESIDENCES

Strata Lot
34

ONE BEDROOM APARTMENT

Apartment Area	57 m²
Balcony Area	8 m²
Total Area	**65 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
Q	Queen Bed	O	Oven	J	Joinery
D	Drawer			LA	Laundry Appliances
				C	NBN and Switchboard
					Facade blade
					Facade blade below

0 1 3m

N

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23/08/2024 [A]

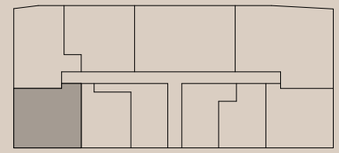
HARBOURSIDE
RESIDENCES

Strata Lot
35

TWO BEDROOM APARTMENT

Apartment Area	89 m²
Balcony Area	12 m²
Total Area	**101 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
Q	Queen Bed	O	Oven	J	Joinery
D	Drawer			LA	Laundry Appliances
EJ	Entry Joinery			C	NBN and Switchboard
					Facade blade
					Facade blade below
				*	Full-height balcony glazing

0 2 4m

N

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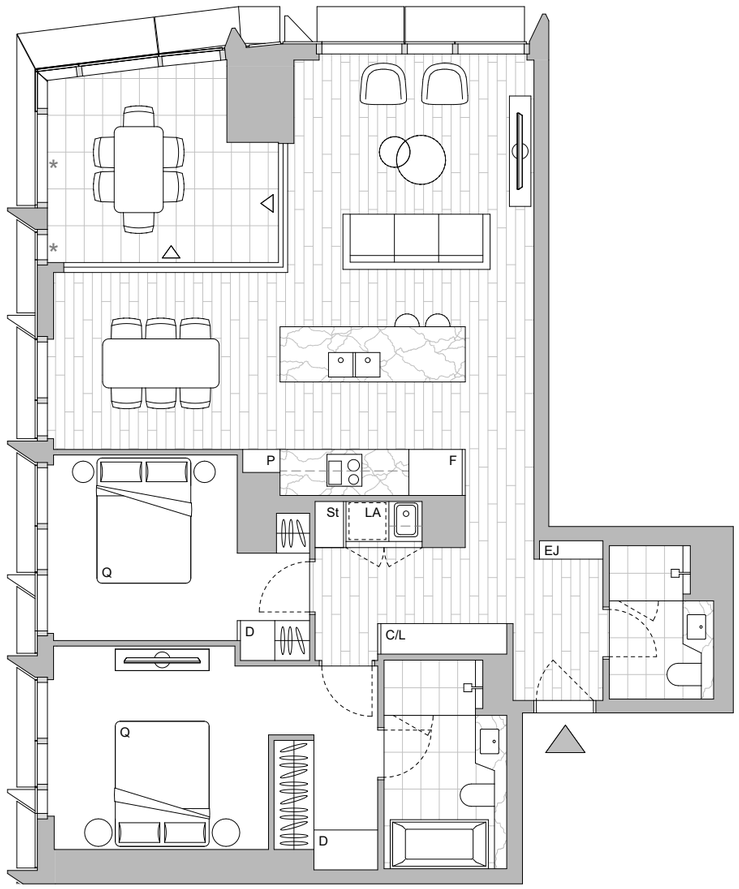
mirvac

23/08/2024 [A]



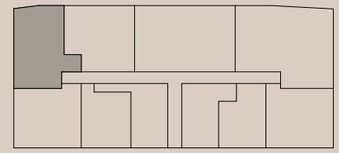
HARBOURSIDE
RESIDENCES

Strata Lot
36

TWO BEDROOM APARTMENT

Apartment Area	94 m²
Balcony Area	11 m²
Total Area	**105 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
Q	Queen Bed	O	Oven	J	Joinery
D	Drawer			LA	Laundry Appliances
EJ	Entry Joinery			C	NBN and Switchboard
					Facade blade
					Facade blade below
				*	Full-height balcony glazing

0 2 4m

N

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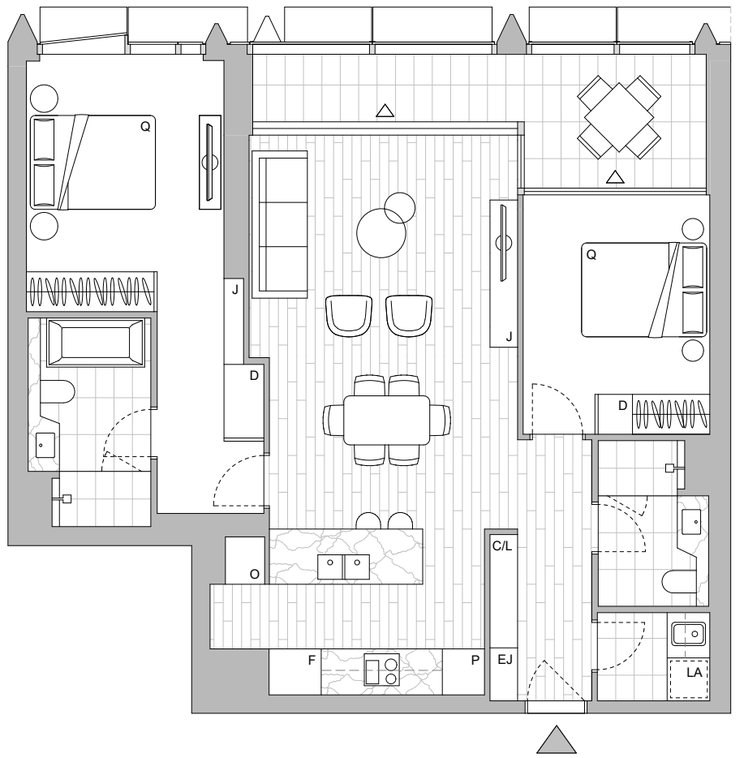
mirvac

23/08/2024 [A]



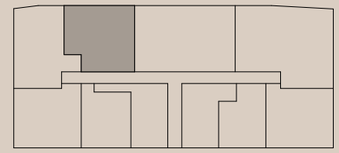
HARBOURSIDE
RESIDENCES

Strata Lot
37

TWO BEDROOM APARTMENT

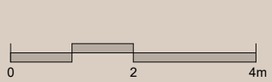
Apartment Area	93 m²
Balcony Area	11 m²
Total Area	**104 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
Q	Queen Bed	O	Oven	J	Joinery
D	Drawer			LA	Laundry Appliances
EJ	Entry Joinery			C	NBN and Switchboard
					Facade blade
					Facade blade below



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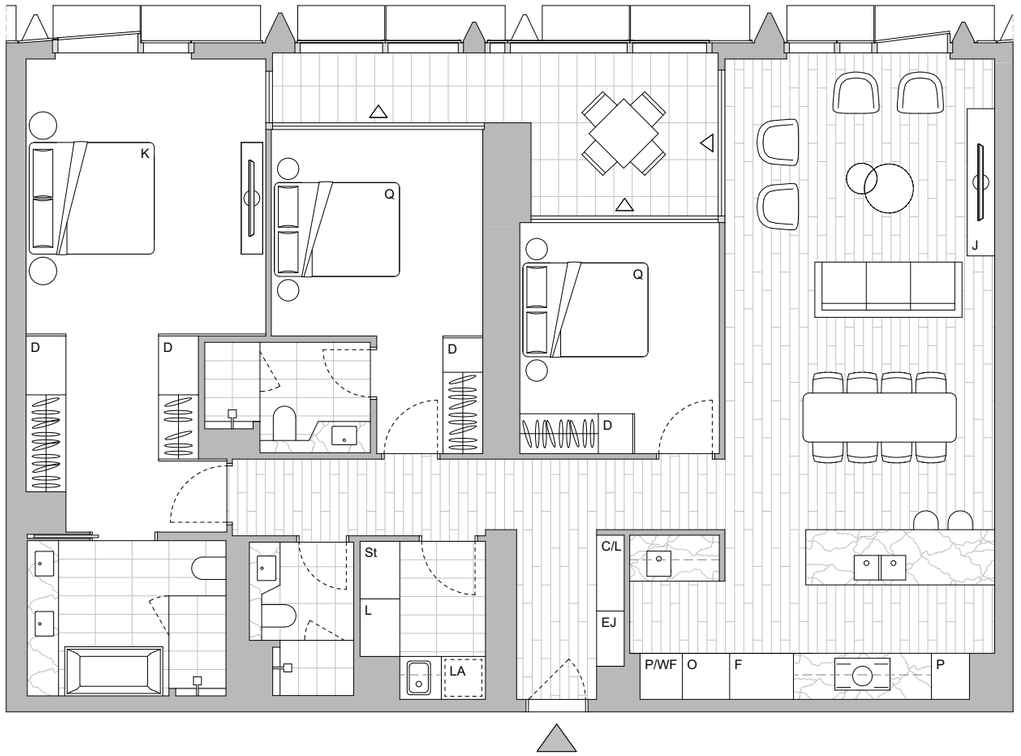
mirvac

29/08/2024 [B]



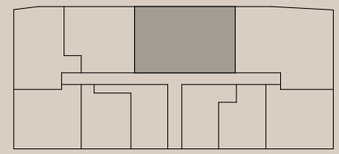
HARBOURSIDE
RESIDENCES

Strata Lot
38

THREE BEDROOM APARTMENT

Apartment Area	147 m²
Balcony Area	13 m²
Total Area	**160 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
K	King Bed	O	Oven	J	Joinery
Q	Queen Bed	WF	Wine Fridge	LA	Laundry Appliances
D	Drawer			C	NBN and Switchboard
EJ	Entry Joinery				Facade blade
					Facade blade below

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23/08/2024 [A]

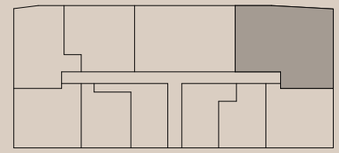
HARBOURSIDE
RESIDENCES

Strata Lot
39

THREE BEDROOM APARTMENT

Apartment Area	161 m²
Balcony Area	13 m²
Total Area	**174 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
K	King Bed	O	Oven	J	Joinery
Q	Queen Bed	WF	Wine Fridge	LA	Laundry Appliances
D	Drawer			C	NBN and Switchboard
EJ	Entry Joinery				Facade blade
					Facade blade below
				*	Full-height balcony glazing

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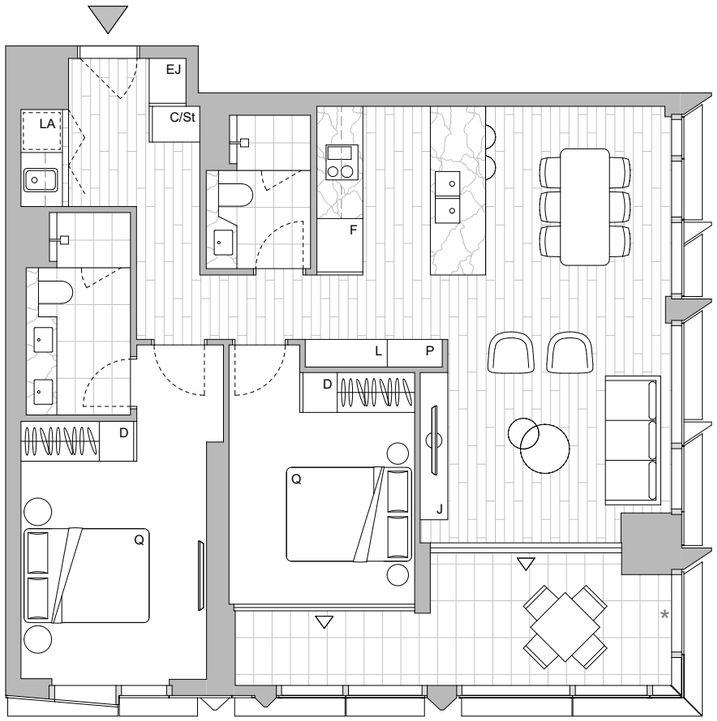
23/08/2024 [A]



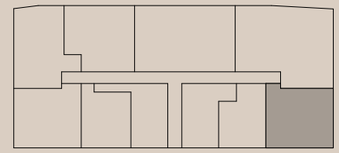
HARBOURSIDE
RESIDENCES

Strata Lot
40

TWO BEDROOM APARTMENT

Apartment Area	85 m²
Balcony Area	12 m²
Total Area	**97 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
Q	Queen Bed	O	Oven	J	Joinery
D	Drawer			LA	Laundry Appliances
EJ	Entry Joinery			C	NBN and Switchboard
					Facade blade
					Facade blade below
				*	Full-height balcony glazing

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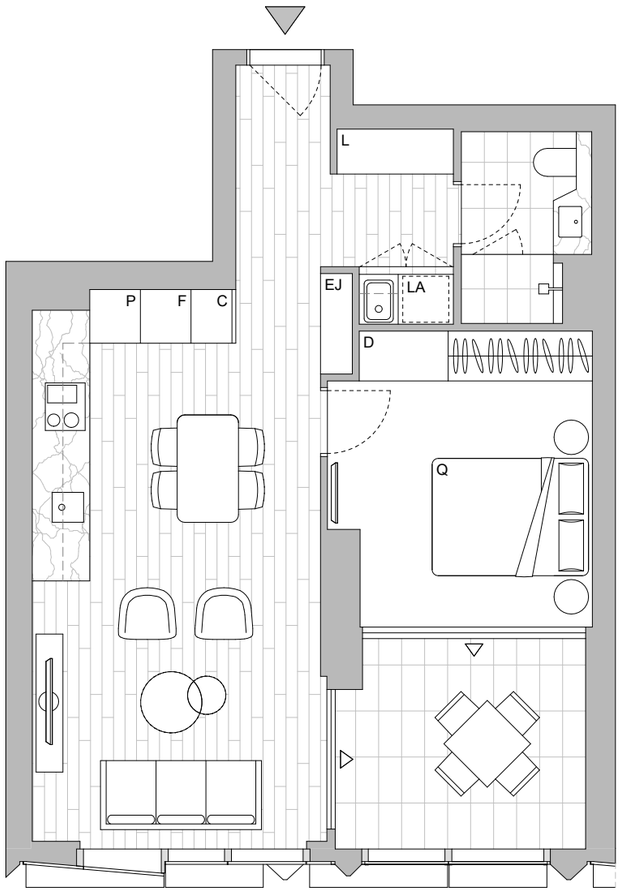


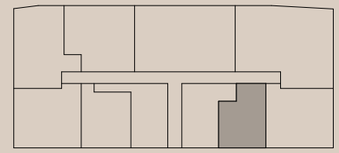
HARBOURSIDE
RESIDENCES

Strata Lot
41

ONE BEDROOM APARTMENT

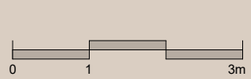
Apartment Area	53 m²
Balcony Area	9 m²
Total Area	**62 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
Q	Queen Bed	O	Oven	J	Joinery
D	Drawer			LA	Laundry Appliances
EJ	Entry Joinery			C	NBN and Switchboard
					Facade blade
					Facade blade below



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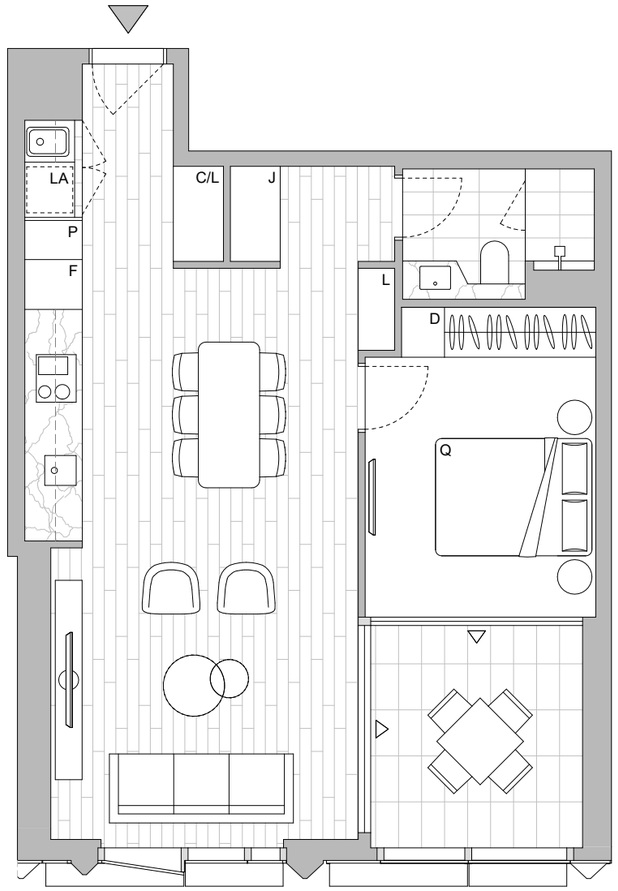


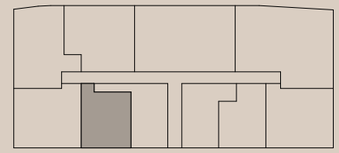
HARBOURSIDE
RESIDENCES

Strata Lot
58

ONE BEDROOM APARTMENT

Apartment Area	57 m²
Balcony Area	8 m²
Total Area	**65 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
Q	Queen Bed	O	Oven	J	Joinery
D	Drawer			LA	Laundry Appliances
				C	NBN and Switchboard
					Facade blade
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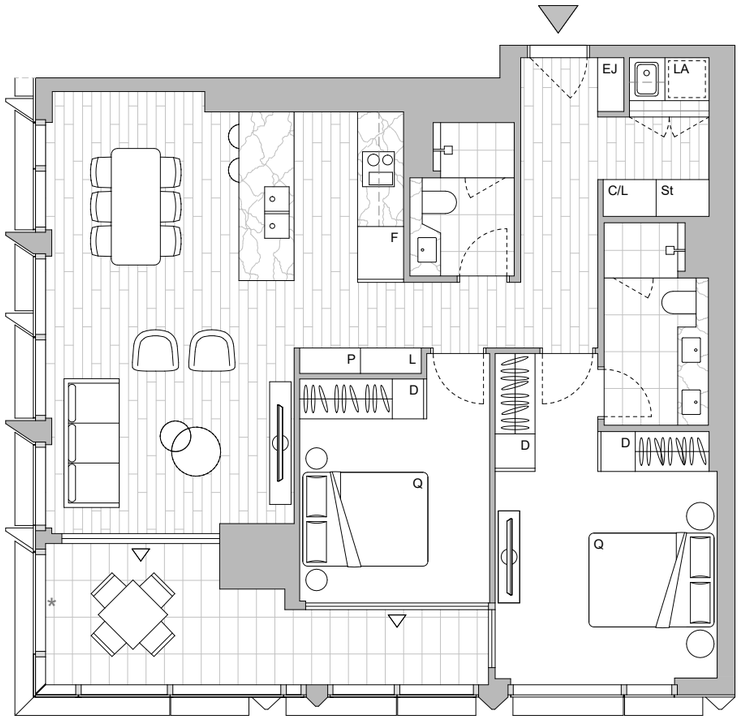
23/08/2024 [A]



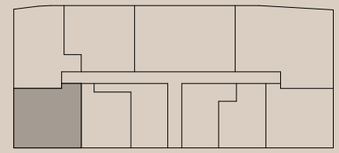
HARBOURSIDE
RESIDENCES

Strata Lot
59

TWO BEDROOM APARTMENT

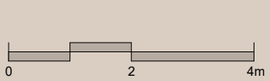
Apartment Area	89 m²
Balcony Area	12 m²
Total Area	**101 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
Q	Queen Bed	O	Oven	J	Joinery
D	Drawer			LA	Laundry Appliances
EJ	Entry Joinery			C	NBN and Switchboard
					Facade blade
					Facade blade below
				*	Full-height balcony glazing



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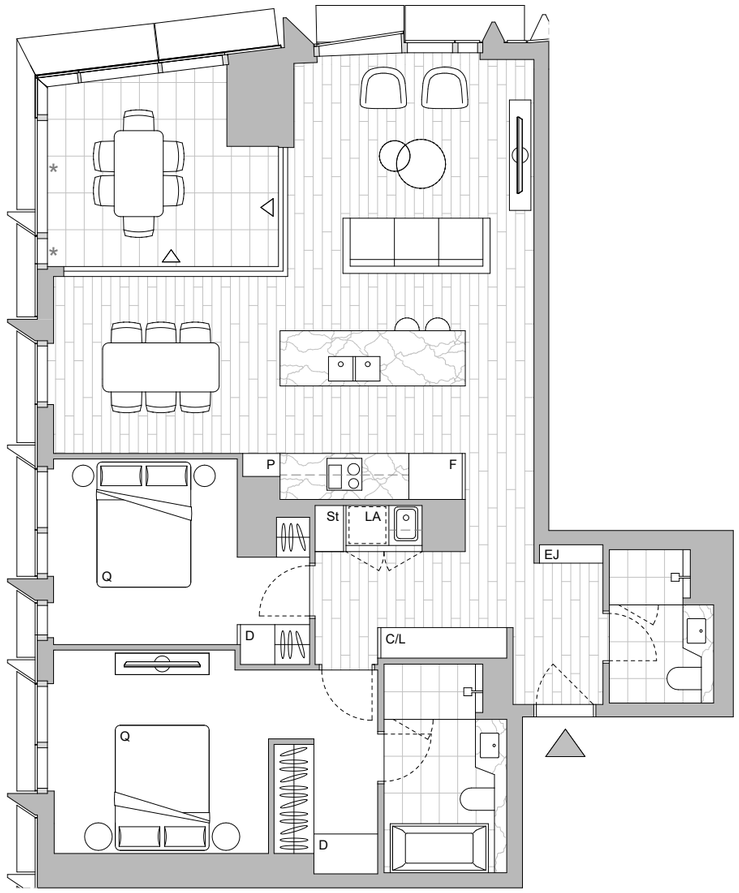


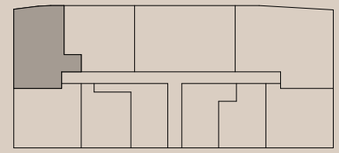
HARBOURSIDE
RESIDENCES

Strata Lot
60

TWO BEDROOM APARTMENT

Apartment Area	93 m²
Balcony Area	11 m²
Total Area	**104 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

▲	Access	F	Fridge	L	Linen
△	Balcony Access	P	Pantry	St	Storage
Q	Queen Bed	O	Oven	J	Joinery
D	Drawer			LA	Laundry Appliances
EJ	Entry Joinery			C	NBN and Switchboard
					Facade blade
					Facade blade below
				*	Full-height balcony glazing

0 2 4m

N

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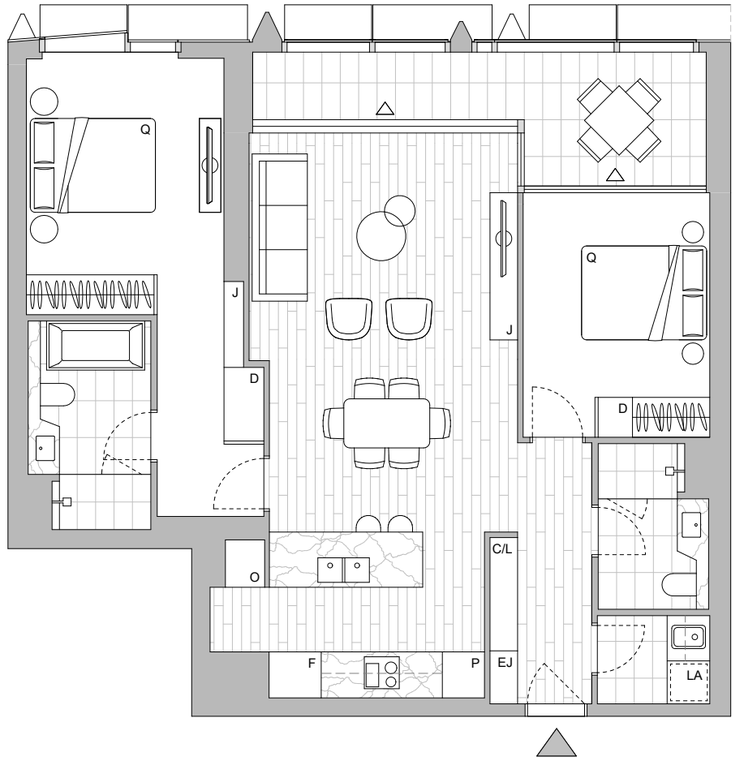


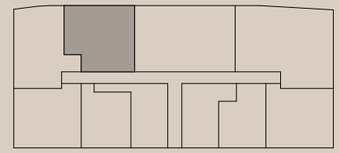
HARBOURSIDE
RESIDENCES

Strata Lot
61

TWO BEDROOM APARTMENT

Apartment Area	94 m²
Balcony Area	11 m²
Total Area	**105 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
Q	Queen Bed	O	Oven	J	Joinery
D	Drawer			LA	Laundry Appliances
EJ	Entry Joinery			C	NBN and Switchboard
					Facade blade
					Facade blade below

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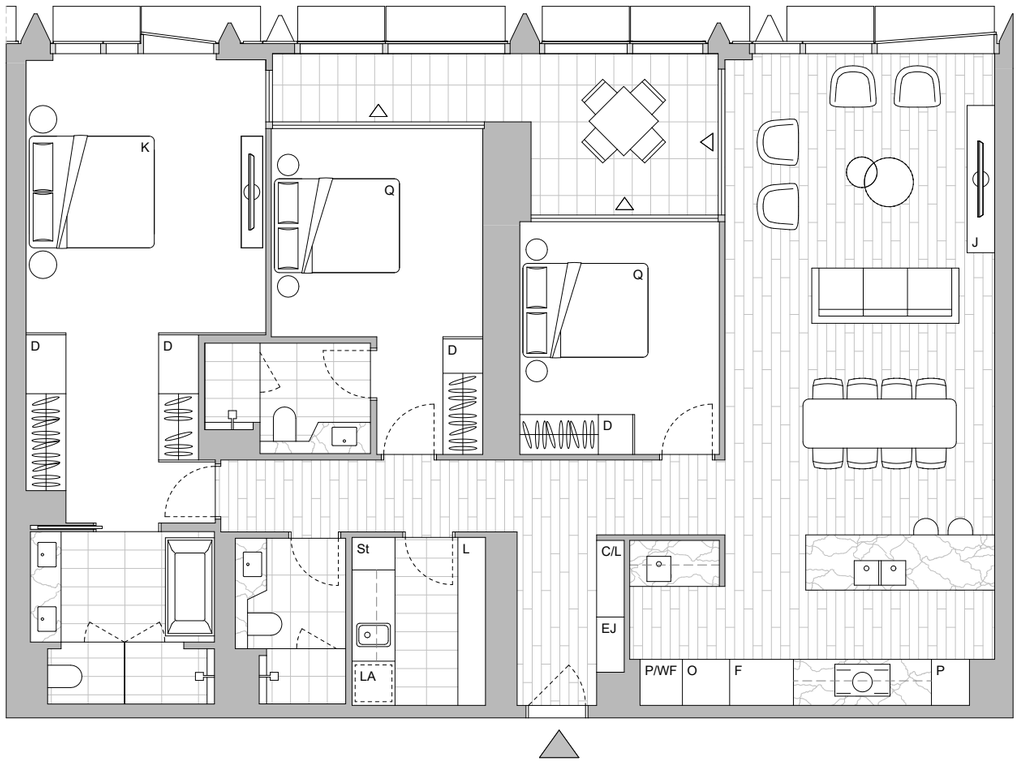


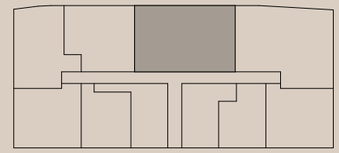
HARBOURSIDE
RESIDENCES

Strata Lot
62

THREE BEDROOM APARTMENT

Apartment Area	149 m²
Balcony Area	12 m²
Total Area	**161 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
K	King Bed	O	Oven	J	Joinery
Q	Queen Bed	WF	Wine Fridge	LA	Laundry Appliances
D	Drawer			C	NBN and Switchboard
EJ	Entry Joinery				Facade blade
					Facade blade below

0 2 4m

N

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mirvac

23/08/2024 [A]

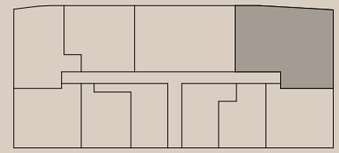
HARBOURSIDE
RESIDENCES

Strata Lot
63

THREE BEDROOM APARTMENT

Apartment Area	161 m²
Balcony Area	13 m²
Total Area	**174 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
K	King Bed	O	Oven	J	Joinery
Q	Queen Bed	WF	Wine Fridge	LA	Laundry Appliances
D	Drawer			C	NBN and Switchboard
EJ	Entry Joinery				Facade blade
					Facade blade below
				*	Full-height balcony glazing

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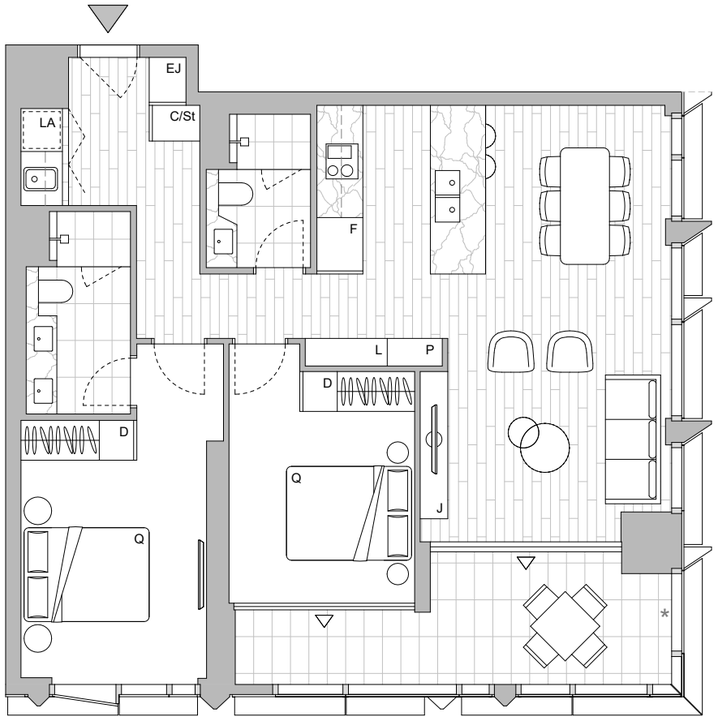
mirvac

23/08/2024 [A]



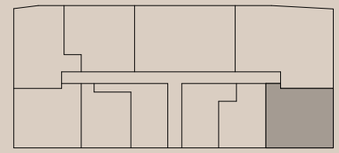
HARBOURSIDE
RESIDENCES

Strata Lot
64

TWO BEDROOM APARTMENT

Apartment Area	85 m²
Balcony Area	12 m²
Total Area	**97 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
Q	Queen Bed	O	Oven	J	Joinery
D	Drawer			LA	Laundry Appliances
EJ	Entry Joinery			C	NBN and Switchboard
					Facade blade
					Facade blade below
				*	Full-height balcony glazing

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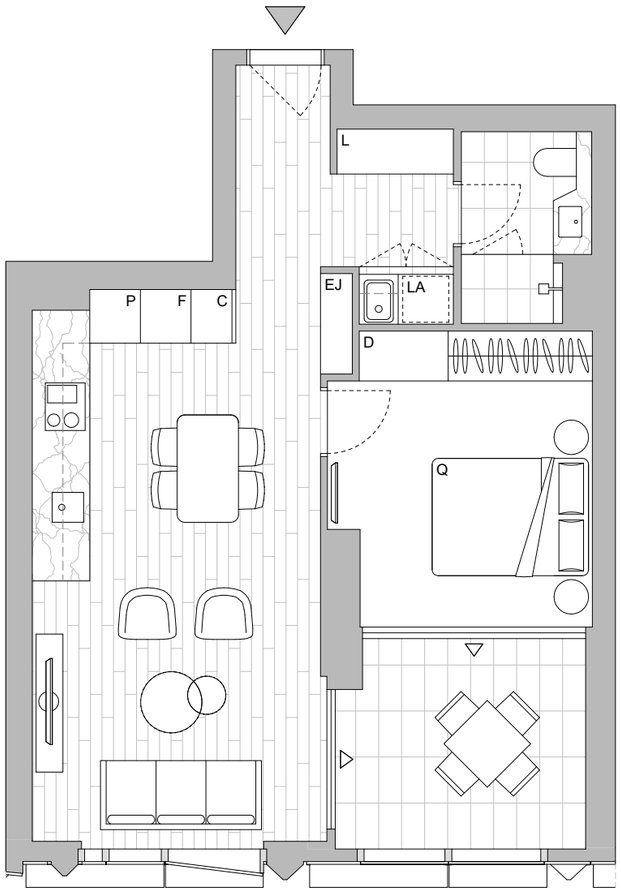
mirvac

23/08/2024 [A]



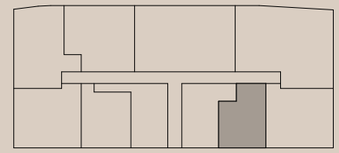
HARBOURSIDE
RESIDENCES

Strata Lot
65

ONE BEDROOM APARTMENT

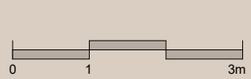
Apartment Area	53 m²
Balcony Area	9 m²
Total Area	**62 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
Q	Queen Bed	O	Oven	J	Joinery
D	Drawer			LA	Laundry Appliances
EJ	Entry Joinery			C	NBN and Switchboard
					Facade blade
					Facade blade below



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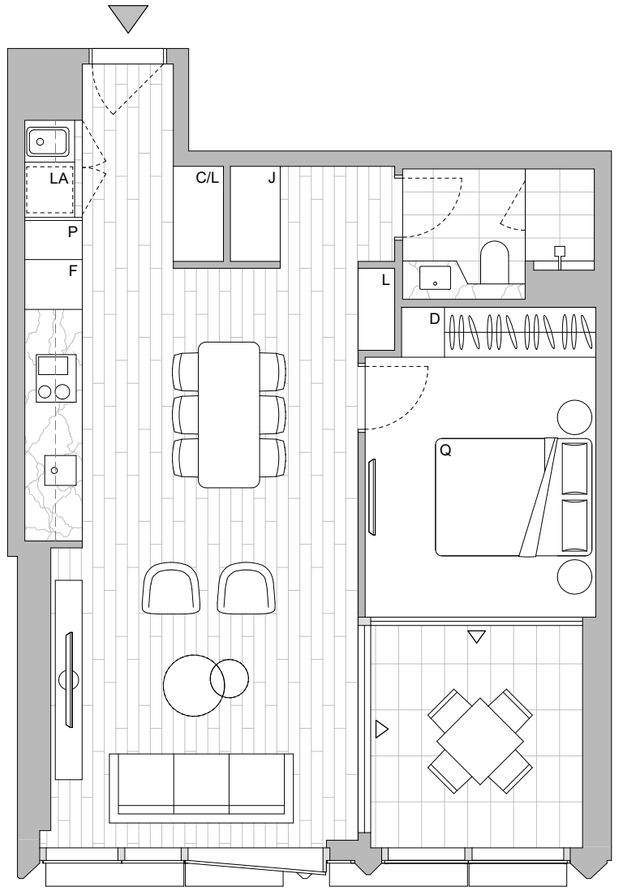
23/08/2024 [A]



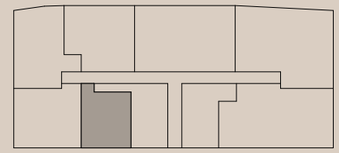
HARBOURSIDE
RESIDENCES

Strata Lot
82

ONE BEDROOM APARTMENT

Apartment Area	57 m²
Balcony Area	8 m²
Total Area	**65 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
Q	Queen Bed	O	Oven	J	Joinery
D	Drawer			LA	Laundry Appliances
				C	NBN and Switchboard
					Facade blade
					Facade blade below

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23/08/2024 [A]

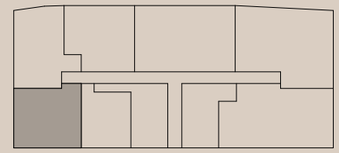
HARBOURSIDE
RESIDENCES

Strata Lot
83

TWO BEDROOM APARTMENT

Apartment Area	89 m²
Balcony Area	12 m²
Total Area	**101 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
Q	Queen Bed	O	Oven	J	Joinery
D	Drawer			LA	Laundry Appliances
EJ	Entry Joinery			C	NBN and Switchboard
					Facade blade
					Facade blade below
				*	Full-height balcony glazing

0 2 4m

N

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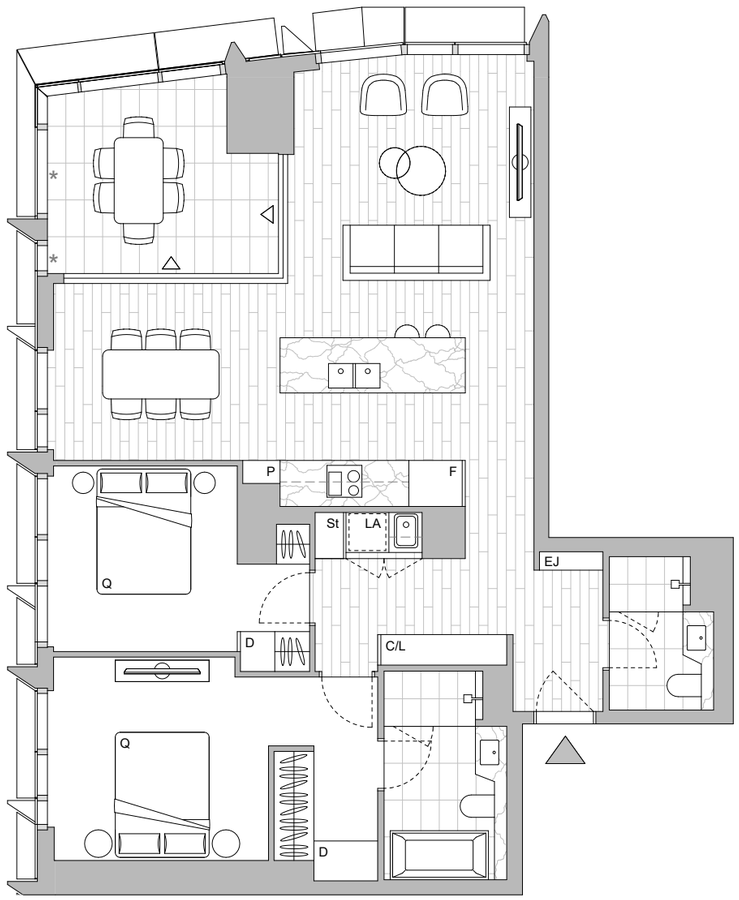


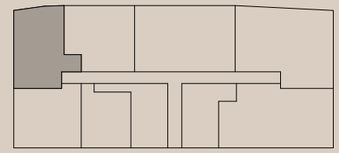
HARBOURSIDE
RESIDENCES

Strata Lot
84

TWO BEDROOM APARTMENT

Apartment Area	94 m²
Balcony Area	11 m²
Total Area	**105 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
Q	Queen Bed	O	Oven	J	Joinery
D	Drawer			LA	Laundry Appliances
EJ	Entry Joinery			C	NBN and Switchboard
					Facade blade
					Facade blade below
				*	Full-height balcony glazing

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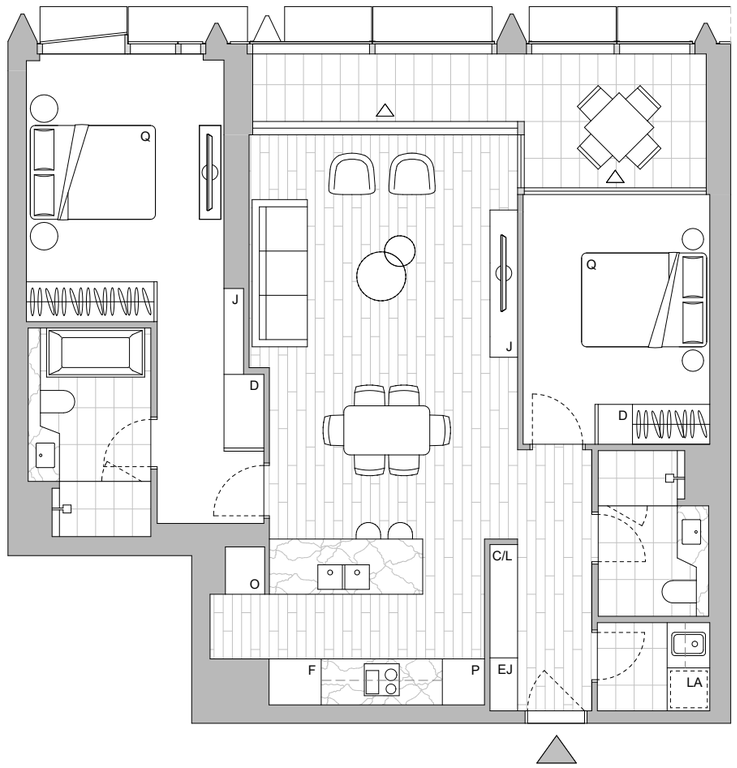
23/08/2024 [A]



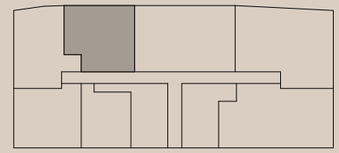
HARBOURSIDE
RESIDENCES

Strata Lot
85

TWO BEDROOM APARTMENT

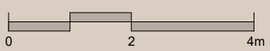
Apartment Area	95 m²
Balcony Area	11 m²
Total Area	**106 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
Q	Queen Bed	O	Oven	J	Joinery
D	Drawer			LA	Laundry Appliances
EJ	Entry Joinery			C	NBN and Switchboard
					Facade blade
					Facade blade below



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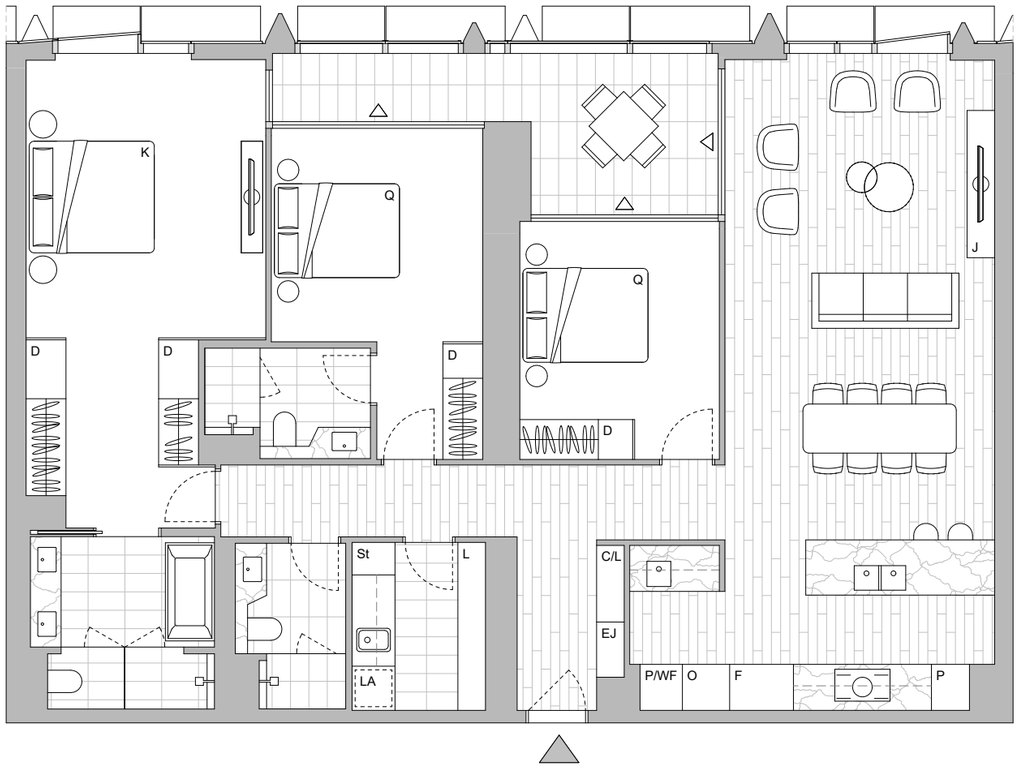
29/08/2024 [B]



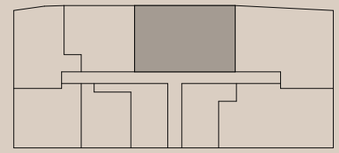
HARBOURSIDE
RESIDENCES

Strata Lot
86

THREE BEDROOM APARTMENT

Apartment Area	150 m²
Balcony Area	12 m²
Total Area	**162 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
K	King Bed	O	Oven	J	Joinery
Q	Queen Bed	WF	Wine Fridge	LA	Laundry Appliances
D	Drawer			C	NBN and Switchboard
EJ	Entry Joinery				Facade blade
					Facade blade below

0 2 4m

N

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23/08/2024 [A]

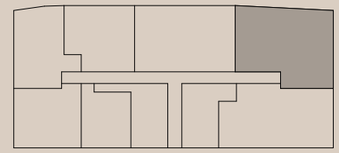
HARBOURSIDE
RESIDENCES

Strata Lot
87

THREE BEDROOM APARTMENT

Apartment Area	161 m²
Balcony Area	12 m²
Total Area	**173 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
K	King Bed	O	Oven	J	Joinery
Q	Queen Bed	WF	Wine Fridge	LA	Laundry Appliances
D	Drawer			C	NBN and Switchboard
EJ	Entry Joinery				Facade blade
					Facade blade below
				*	Full-height balcony glazing

0 2 4m

N

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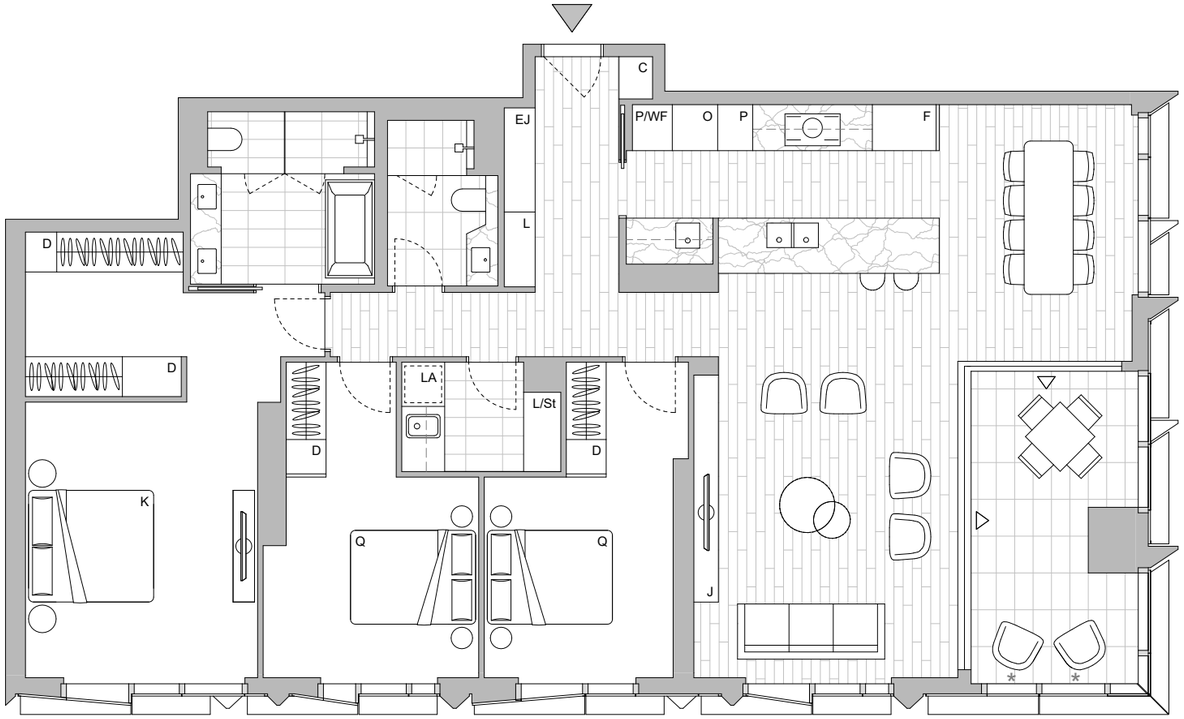
23/08/2024 [A]



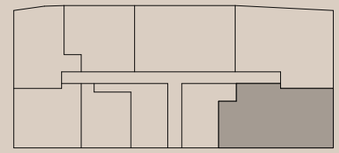
HARBOURSIDE
RESIDENCES

Strata Lot
88

THREE BEDROOM APARTMENT

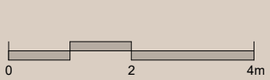
Apartment Area	147 m²
Balcony Area	13 m²
Total Area	**160 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
K	King Bed	O	Oven	J	Joinery
Q	Queen Bed	WF	Wine Fridge	LA	Laundry Appliances
D	Drawer			C	NBN and Switchboard
EJ	Entry Joinery				Facade blade
					Facade blade below
				*	Full-height balcony glazing



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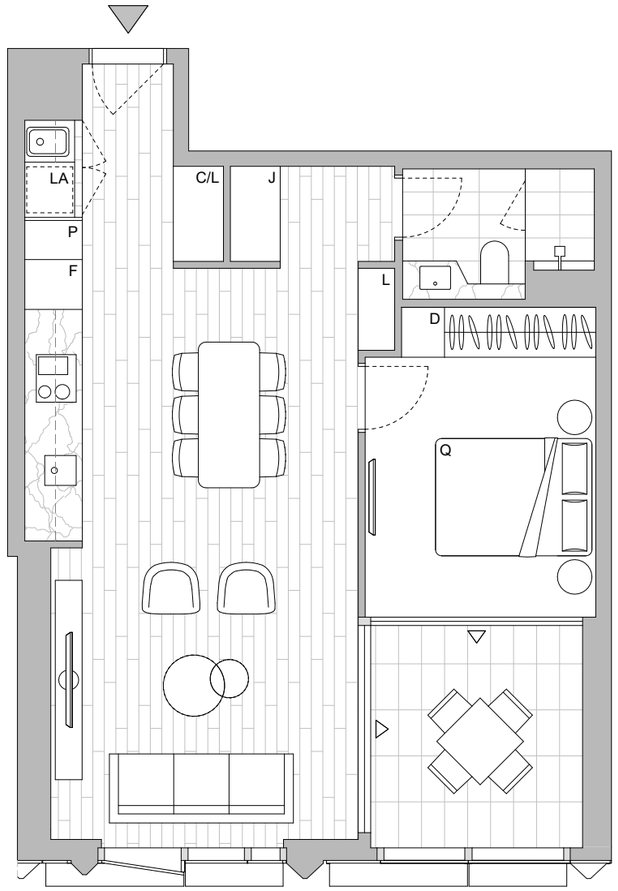
mirvac

23/08/2024 [A]



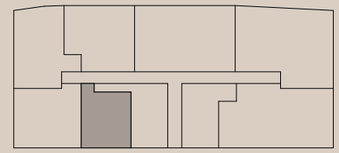
HARBOURSIDE
RESIDENCES

Strata Lot
103

ONE BEDROOM APARTMENT

Apartment Area	57 m²
Balcony Area	8 m²
Total Area	**65 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
Q	Queen Bed	O	Oven	J	Joinery
D	Drawer			LA	Laundry Appliances
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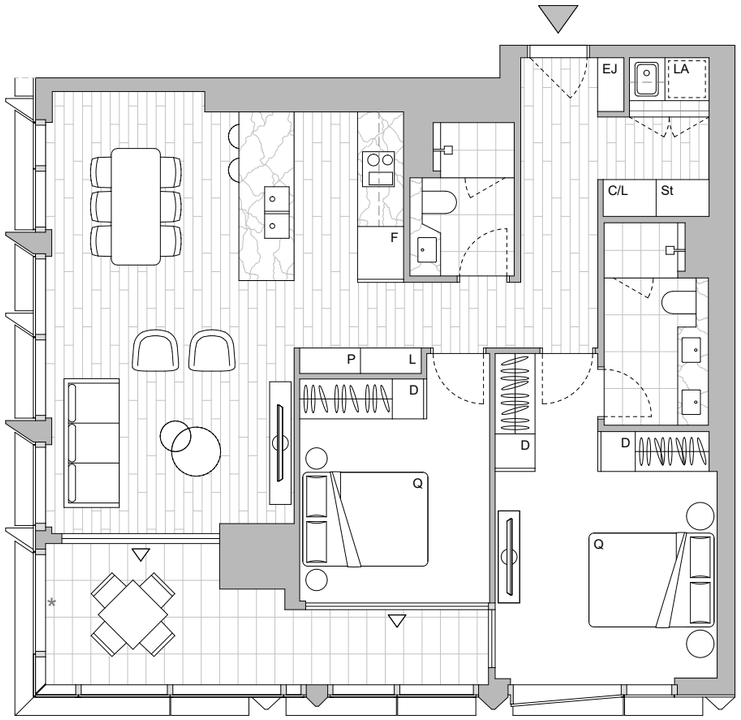
mirvac

23/08/2024 [A]



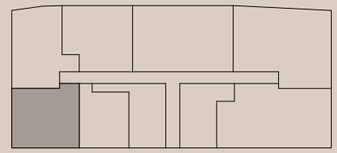
HARBOURSIDE
RESIDENCES

Strata Lot
104

TWO BEDROOM APARTMENT

Apartment Area	89 m²
Balcony Area	12 m²
Total Area	**101 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
Q	Queen Bed	O	Oven	J	Joinery
D	Drawer			LA	Laundry Appliances
EJ	Entry Joinery			C	NBN and Switchboard
					Facade blade
					Facade blade below
				*	Full-height balcony glazing

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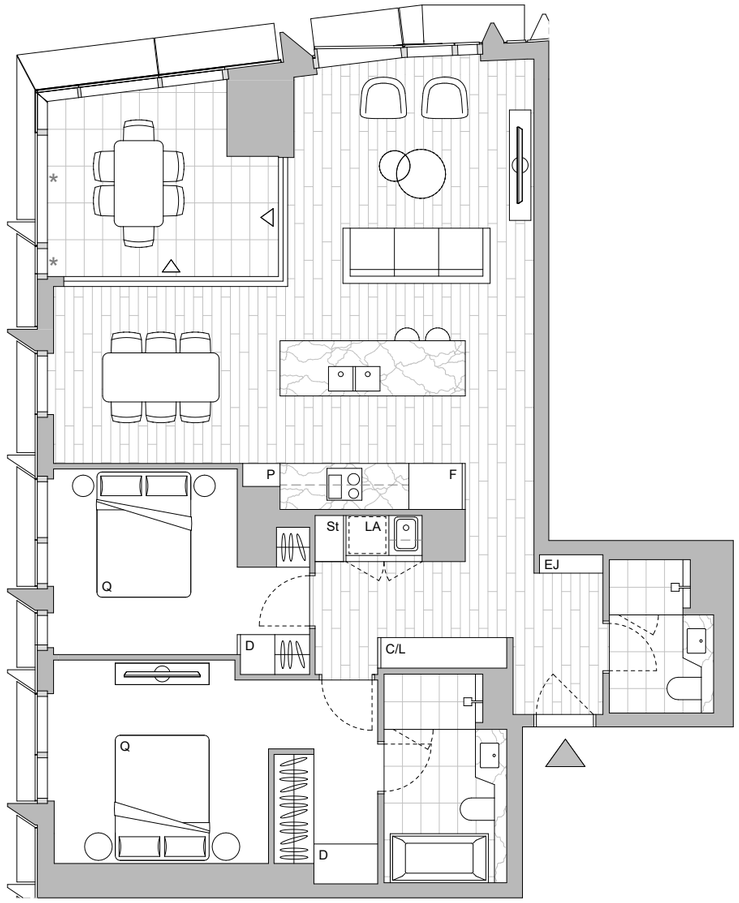
mirvac

23/08/2024 [A]



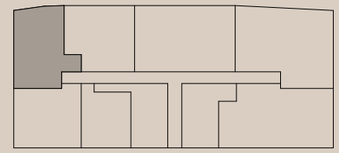
HARBOURSIDE
RESIDENCES

Strata Lot
105

TWO BEDROOM APARTMENT

Apartment Area	94 m²
Balcony Area	10 m²
Total Area	**104 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
Q	Queen Bed	O	Oven	J	Joinery
D	Drawer			LA	Laundry Appliances
EJ	Entry Joinery			C	NBN and Switchboard
					Facade blade
					Facade blade below
				*	Full-height balcony glazing

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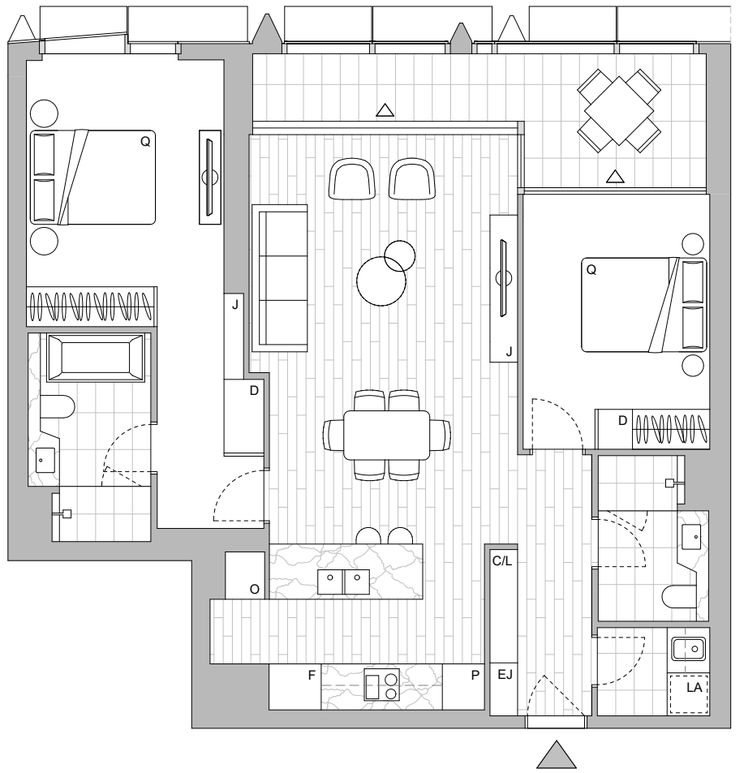
mirvac

23/08/2024 [A]



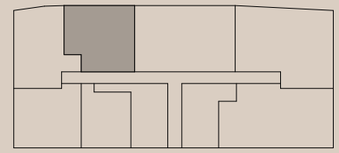
HARBOURSIDE
RESIDENCES

Strata Lot
106

TWO BEDROOM APARTMENT

Apartment Area	96 m²
Balcony Area	11 m²
Total Area	**107 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
Q	Queen Bed	O	Oven	J	Joinery
D	Drawer			LA	Laundry Appliances
EJ	Entry Joinery			C	NBN and Switchboard
					Facade blade
					Facade blade below

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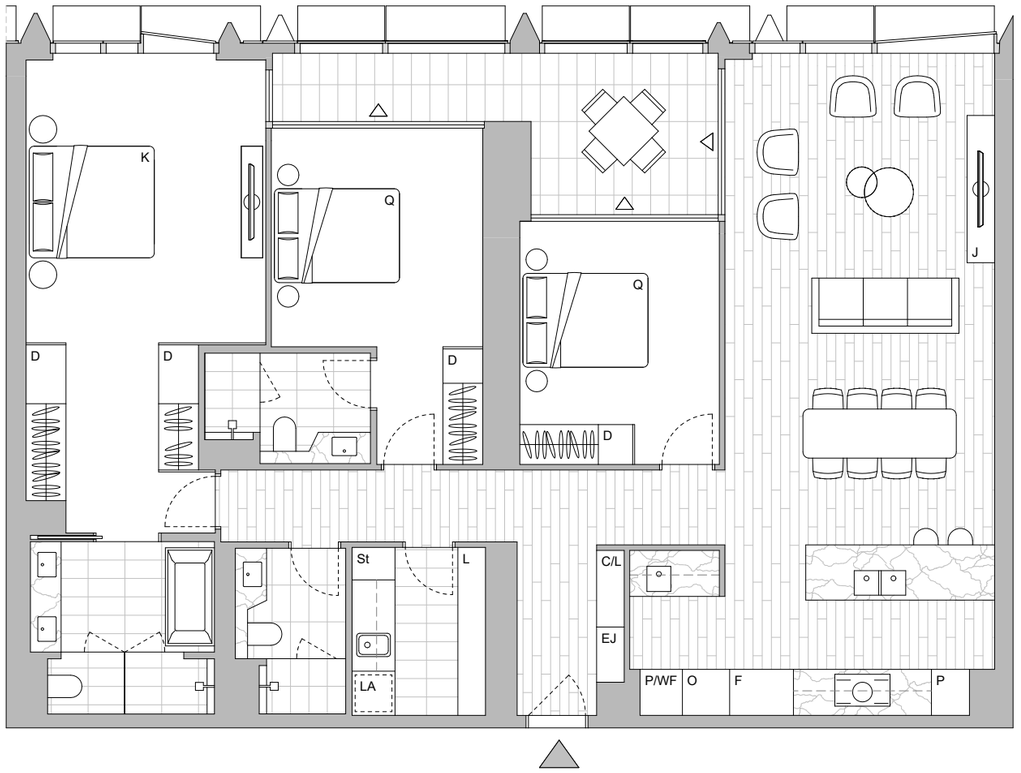
mirvac

29/08/2024 [B]



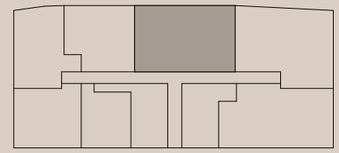
HARBOURSIDE
RESIDENCES

Strata Lot
107

THREE BEDROOM APARTMENT

Apartment Area	152 m²
Balcony Area	13 m²
Total Area	**165 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
K	King Bed	O	Oven	J	Joinery
Q	Queen Bed	WF	Wine Fridge	LA	Laundry Appliances
D	Drawer			C	NBN and Switchboard
EJ	Entry Joinery				Facade blade
					Facade blade below

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23/08/2024 [A]

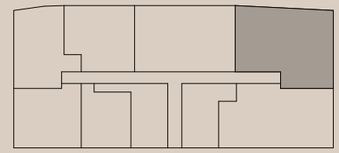
HARBOURSIDE
RESIDENCES

Strata Lot
108

THREE BEDROOM APARTMENT

Apartment Area	161 m²
Balcony Area	12 m²
Total Area	**173 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
K	King Bed	O	Oven	J	Joinery
Q	Queen Bed	WF	Wine Fridge	LA	Laundry Appliances
D	Drawer			C	NBN and Switchboard
EJ	Entry Joinery				Facade blade
					Facade blade below
				*	Full-height balcony glazing

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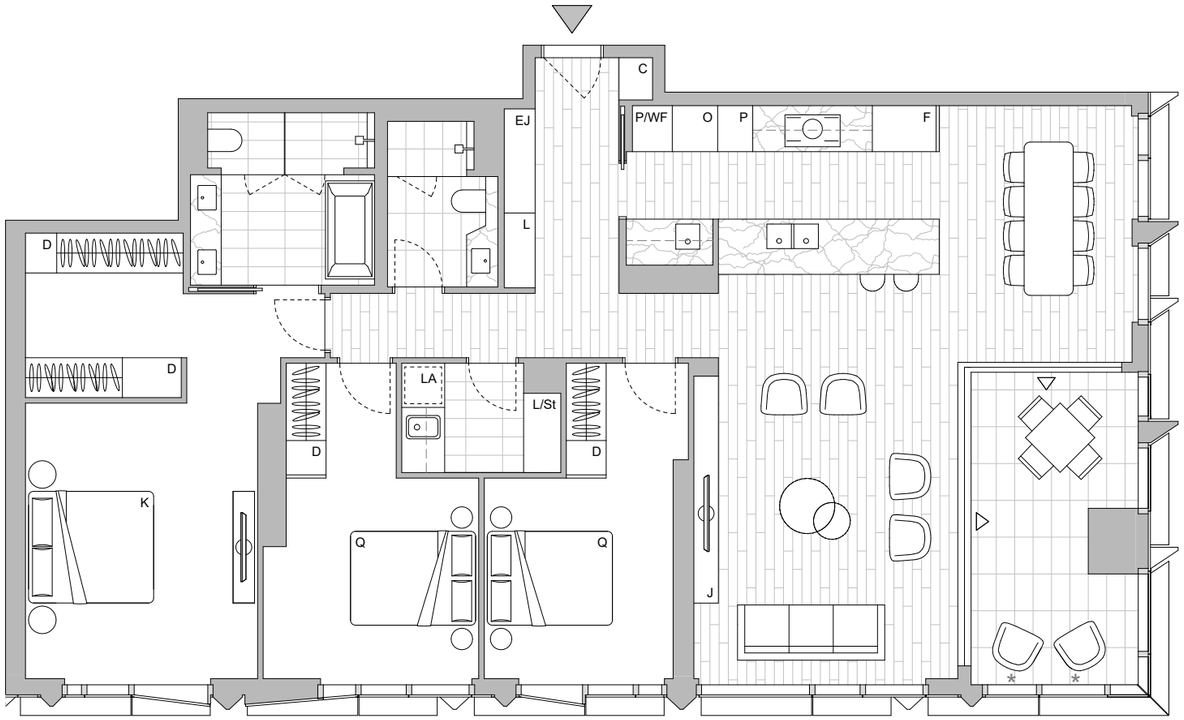
23/08/2024 [A]



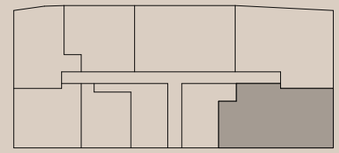
HARBOURSIDE
RESIDENCES

Strata Lot
109

THREE BEDROOM APARTMENT

Apartment Area	147 m²
Balcony Area	13 m²
Total Area	**160 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

Access		F	Fridge	L	Linen
Balcony Access		P	Pantry	St	Storage
K	King Bed	O	Oven	J	Joinery
Q	Queen Bed	WF	Wine Fridge	LA	Laundry Appliances
D	Drawer			C	NBN and Switchboard
EJ	Entry Joinery				Facade blade
					Facade blade below
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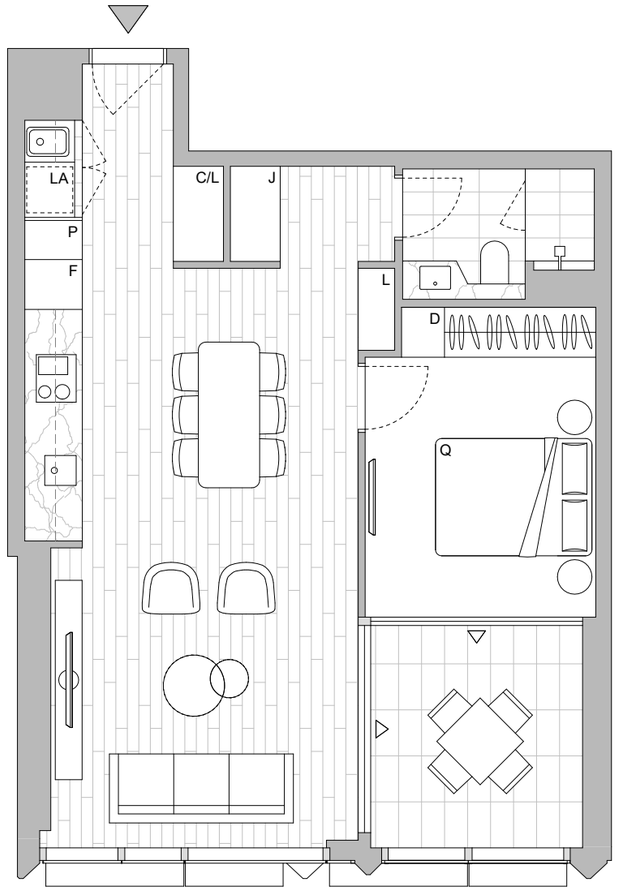
23/08/2024 [A]



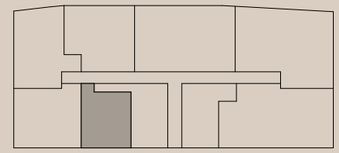
HARBOURSIDE
RESIDENCES

Strata Lot
124

ONE BEDROOM APARTMENT

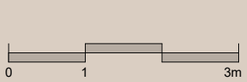
Apartment Area	57 m²
Balcony Area	8 m²
Total Area	**65 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
Q	Queen Bed	O	Oven	J	Joinery
D	Drawer			LA	Laundry Appliances
				C	NBN and Switchboard
					Facade blade
					Facade blade below



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23/08/2024 [A]

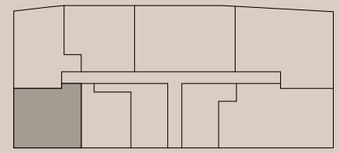
HARBOURSIDE
RESIDENCES

Strata Lot
125

TWO BEDROOM APARTMENT

Apartment Area	89 m²
Balcony Area	12 m²
Total Area	**101 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
Q	Queen Bed	O	Oven	J	Joinery
D	Drawer			LA	Laundry Appliances
EJ	Entry Joinery			C	NBN and Switchboard
					Facade blade
					Facade blade below
				*	Full-height balcony glazing

0 2 4m

N

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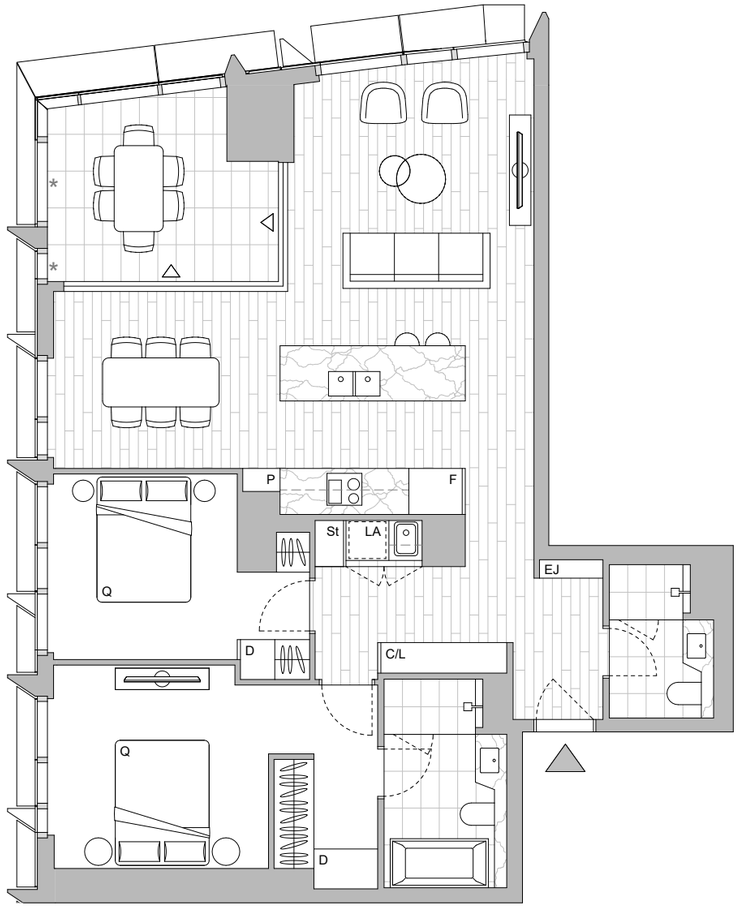
23/08/2024 [A]



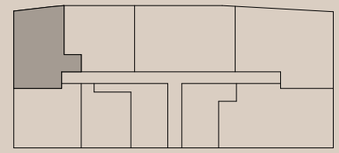
HARBOURSIDE
RESIDENCES

Strata Lot
126

TWO BEDROOM APARTMENT

Apartment Area	94 m²
Balcony Area	10 m²
Total Area	**104 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
Q	Queen Bed	O	Oven	J	Joinery
D	Drawer			LA	Laundry Appliances
EJ	Entry Joinery			C	NBN and Switchboard
					Facade blade
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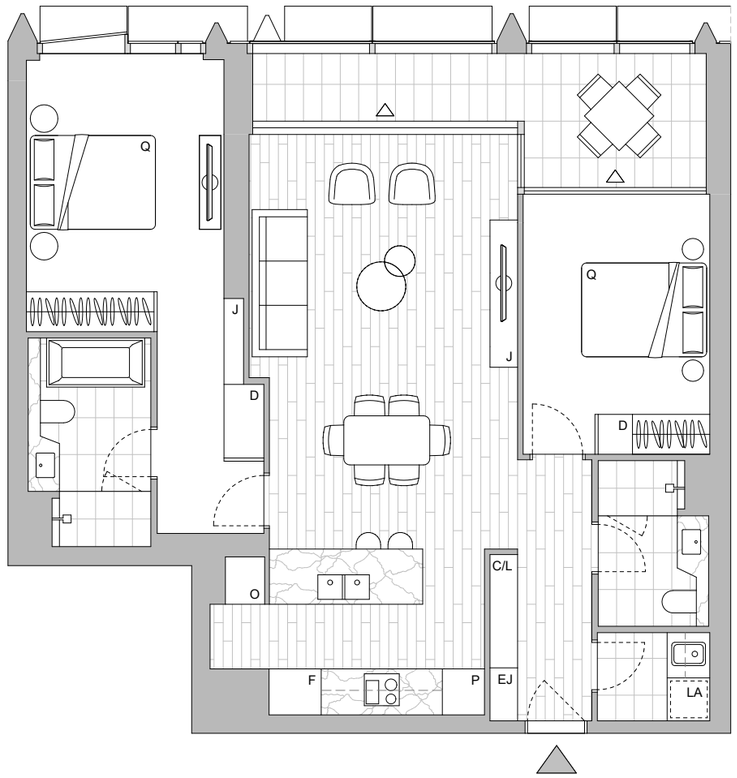


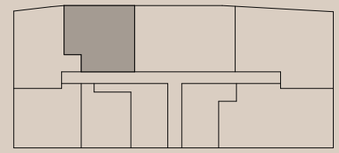
HARBOURSIDE
RESIDENCES

Strata Lot
127

TWO BEDROOM APARTMENT

Apartment Area	97 m²
Balcony Area	11 m²
Total Area	**108 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
Q	Queen Bed	O	Oven	J	Joinery
D	Drawer			LA	Laundry Appliances
EJ	Entry Joinery			C	NBN and Switchboard
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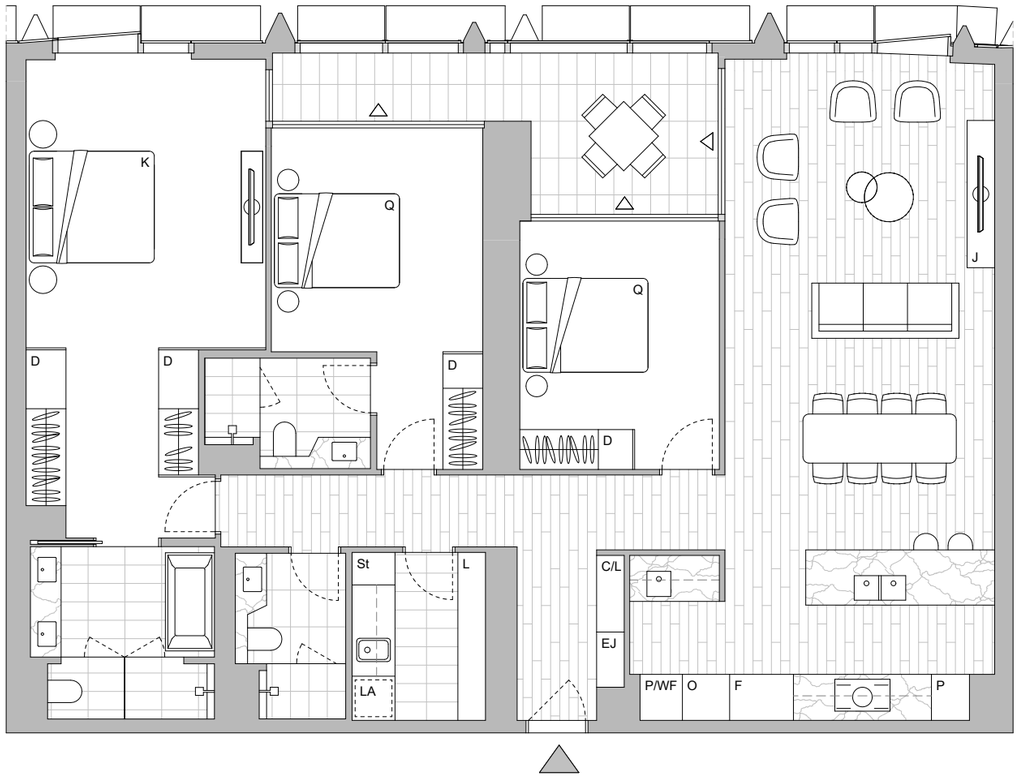
29/08/2024 [B]



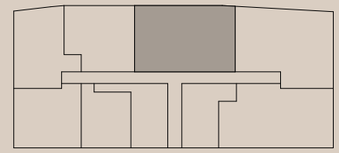
HARBOURSIDE
RESIDENCES

Strata Lot
128

THREE BEDROOM APARTMENT

Apartment Area	153 m²
Balcony Area	13 m²
Total Area	**166 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
K	King Bed	O	Oven	J	Joinery
Q	Queen Bed	WF	Wine Fridge	LA	Laundry Appliances
D	Drawer			C	NBN and Switchboard
EJ	Entry Joinery				Facade blade
					Facade blade below

0 2 4m

N

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23/08/2024 [A]

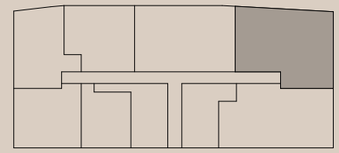
HARBOURSIDE
RESIDENCES

Strata Lot
129

THREE BEDROOM APARTMENT

Apartment Area	161 m²
Balcony Area	12 m²
Total Area	**173 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
K	King Bed	O	Oven	J	Joinery
Q	Queen Bed	WF	Wine Fridge	LA	Laundry Appliances
D	Drawer			C	NBN and Switchboard
EJ	Entry Joinery				Facade blade
					Facade blade below
				*	Full-height balcony glazing

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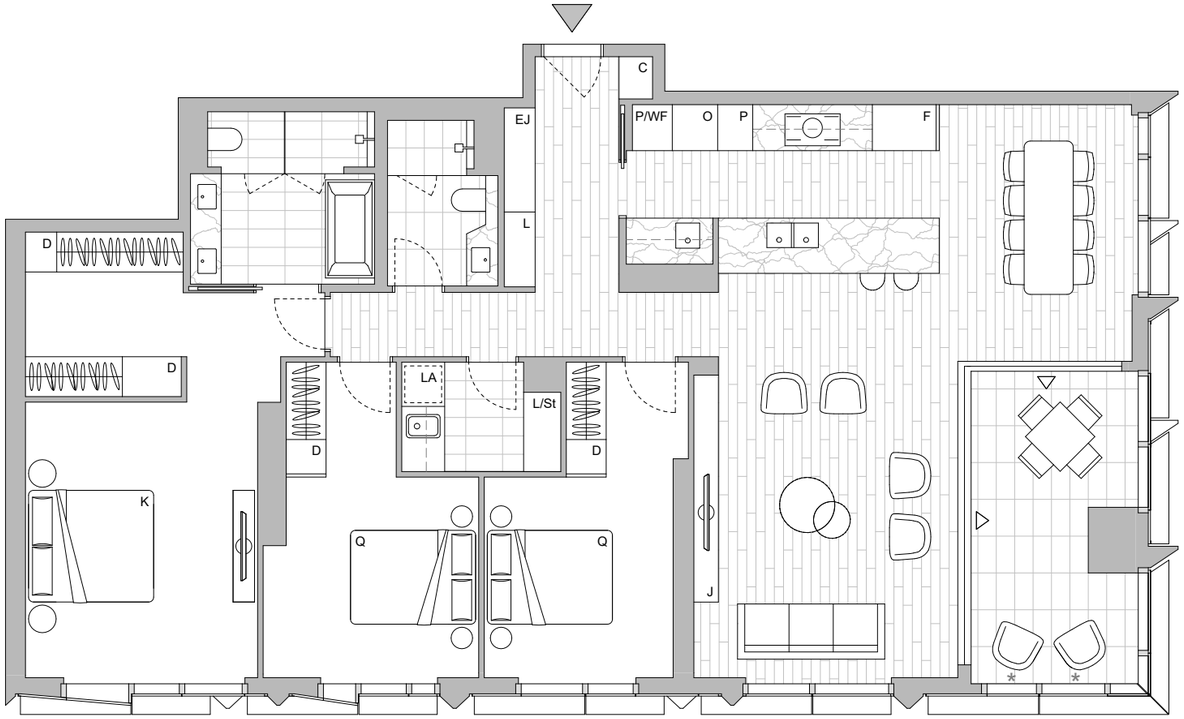
mirvac

23/08/2024 [A]



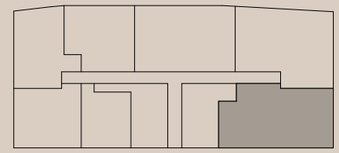
HARBOURSIDE
RESIDENCES

Strata Lot
130

THREE BEDROOM APARTMENT

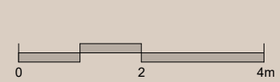
Apartment Area	147 m²
Balcony Area	13 m²
Total Area	**160 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
K	King Bed	O	Oven	J	Joinery
Q	Queen Bed	WF	Wine Fridge	LA	Laundry Appliances
D	Drawer			C	NBN and Switchboard
EJ	Entry Joinery				Facade blade
					Facade blade below
				*	Full-height balcony glazing



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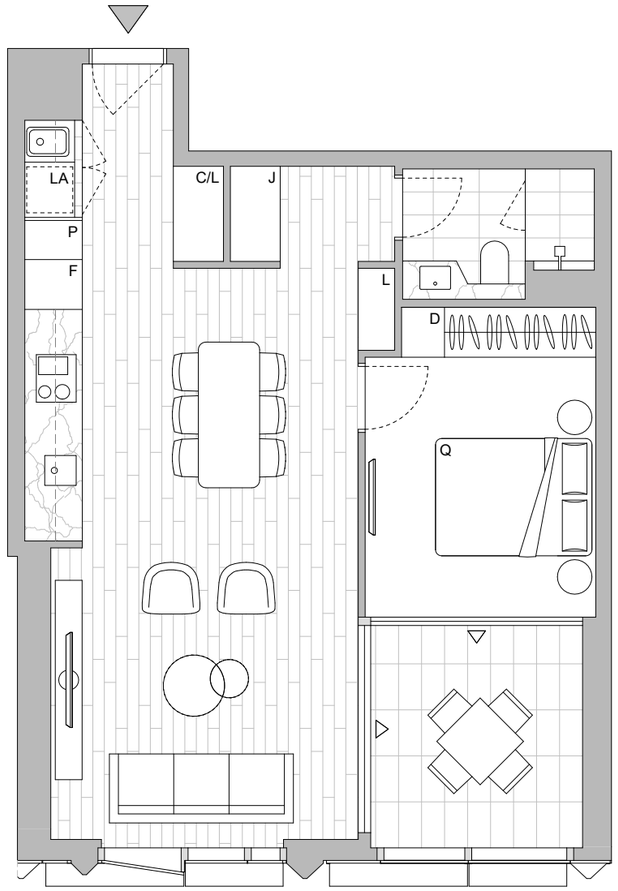
mirvac

23/08/2024 [A]



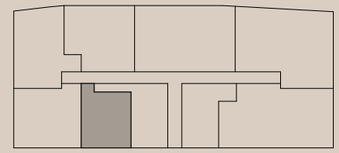
HARBOURSIDE
RESIDENCES

Strata Lot
145

ONE BEDROOM APARTMENT

Apartment Area	57 m²
Balcony Area	8 m²
Total Area	**65 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
Q	Queen Bed	O	Oven	J	Joinery
D	Drawer			LA	Laundry Appliances
				C	NBN and Switchboard
					Facade blade
					Facade blade below

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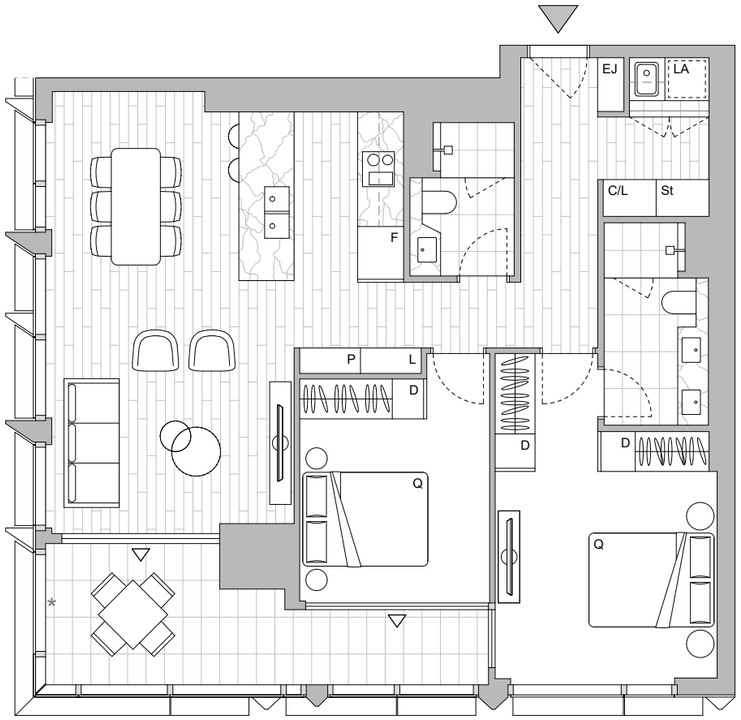
23/08/2024 [A]



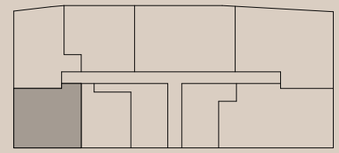
HARBOURSIDE
RESIDENCES

Strata Lot
146

TWO BEDROOM APARTMENT

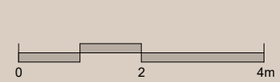
Apartment Area	89 m²
Balcony Area	12 m²
Total Area	**101 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
Q	Queen Bed	O	Oven	J	Joinery
D	Drawer			LA	Laundry Appliances
EJ	Entry Joinery			C	NBN and Switchboard
					Facade blade
					Facade blade below
				*	Full-height balcony glazing



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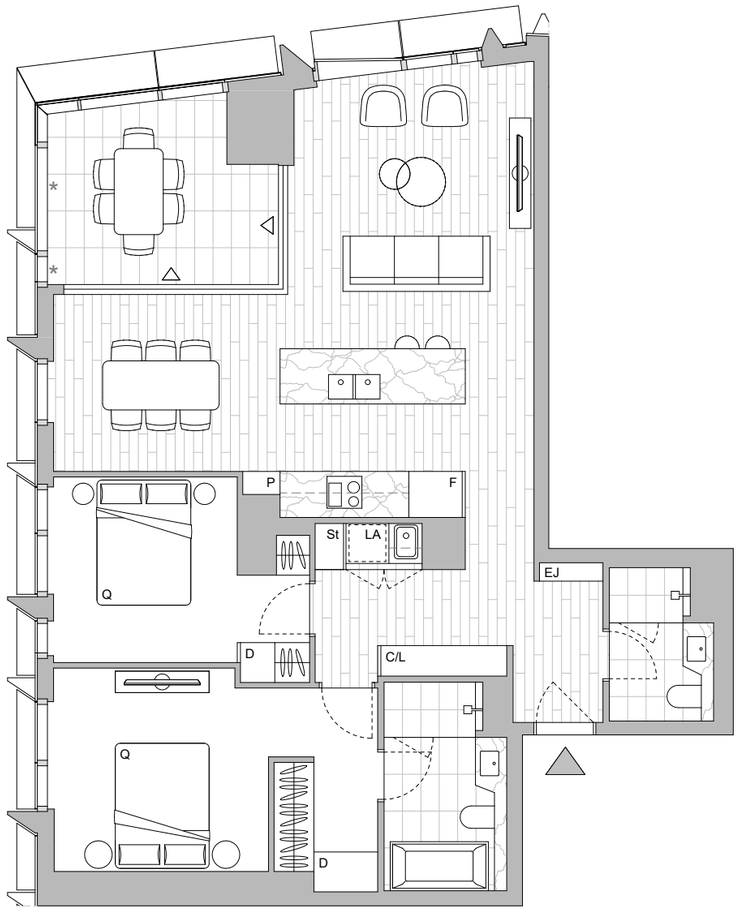
23/08/2024 [A]



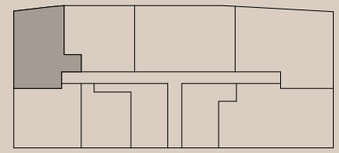
HARBOURSIDE
RESIDENCES

Strata Lot
147

TWO BEDROOM APARTMENT

Apartment Area	94 m²
Balcony Area	10 m²
Total Area	**104 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
Q	Queen Bed	O	Oven	J	Joinery
D	Drawer			LA	Laundry Appliances
EJ	Entry Joinery			C	NBN and Switchboard
					Facade blade
					Facade blade below
				*	Full-height balcony glazing

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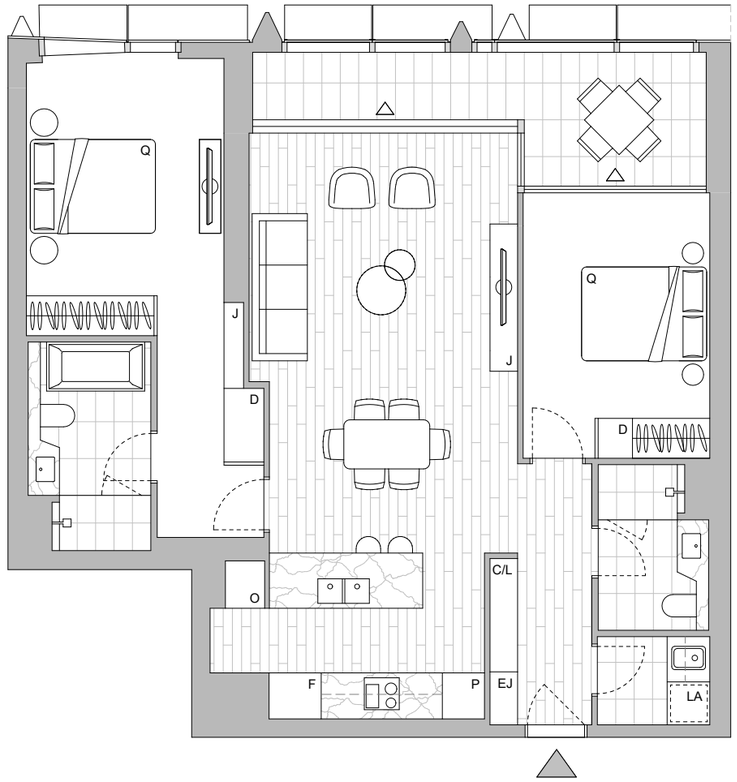
23/08/2024 [A]



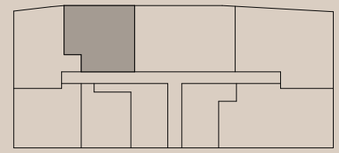
HARBOURSIDE
RESIDENCES

Strata Lot
148

TWO BEDROOM APARTMENT

Apartment Area	98 m²
Balcony Area	11 m²
Total Area	**109 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
Q	Queen Bed	O	Oven	J	Joinery
D	Drawer			LA	Laundry Appliances
EJ	Entry Joinery			C	NBN and Switchboard
					Facade blade
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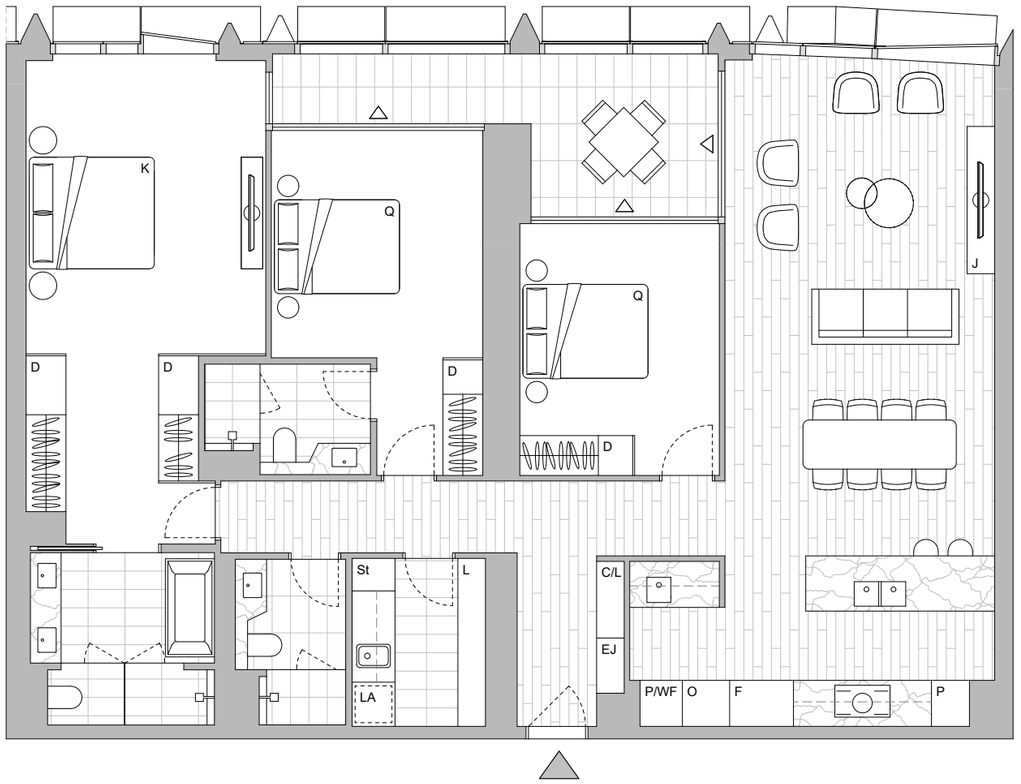
29/08/2024 [B]



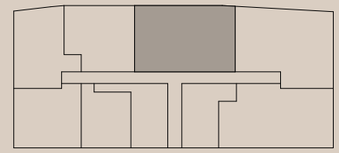
HARBOURSIDE
RESIDENCES

Strata Lot
149

THREE BEDROOM APARTMENT

Apartment Area	154 m²
Balcony Area	13 m²
Total Area	**167 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
K	King Bed	O	Oven	J	Joinery
Q	Queen Bed	WF	Wine Fridge	LA	Laundry Appliances
D	Drawer			C	NBN and Switchboard
EJ	Entry Joinery				Facade blade
					Facade blade below

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23/08/2024 [A]

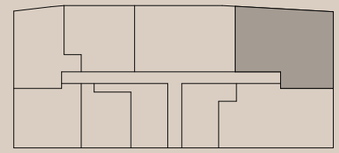
HARBOURSIDE
RESIDENCES

Strata Lot
150

THREE BEDROOM APARTMENT

Apartment Area	160 m²
Balcony Area	12 m²
Total Area	**172 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
K	King Bed	O	Oven	J	Joinery
Q	Queen Bed	WF	Wine Fridge	LA	Laundry Appliances
D	Drawer			C	NBN and Switchboard
EJ	Entry Joinery				Facade blade
					Facade blade below
				*	Full-height balcony glazing

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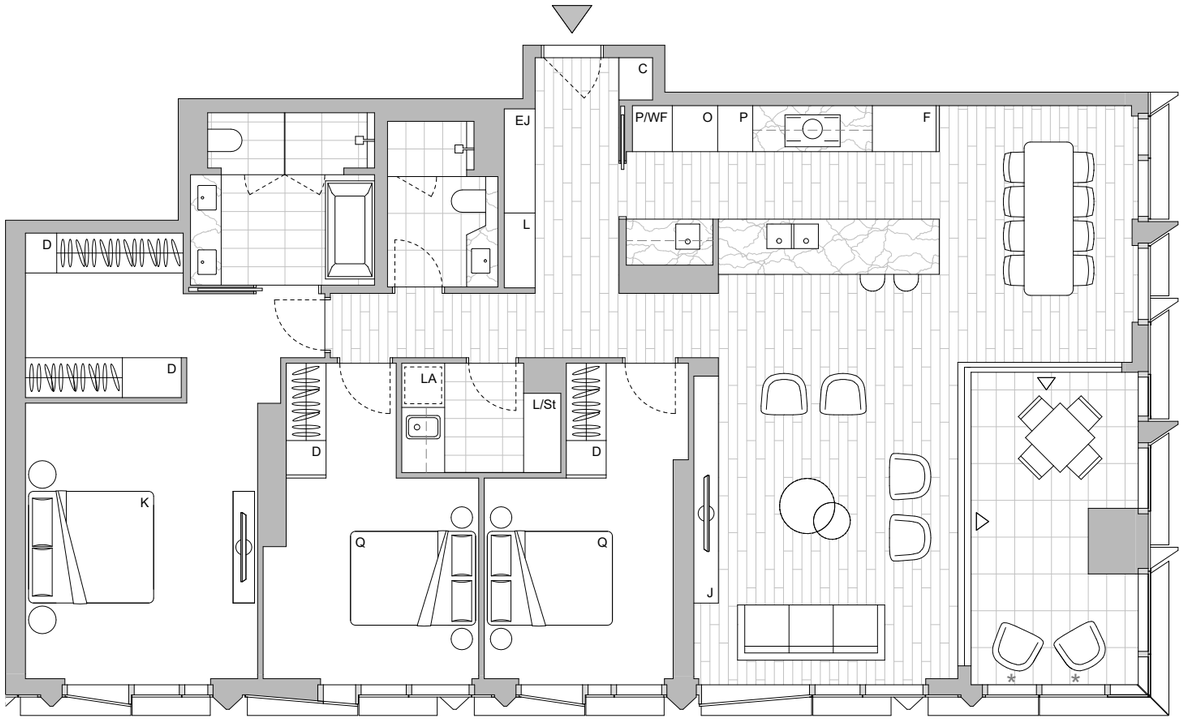


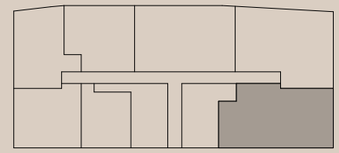
HARBOURSIDE
RESIDENCES

Strata Lot
151

THREE BEDROOM APARTMENT

Apartment Area	147 m²
Balcony Area	13 m²
Total Area	**160 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

Access		F	Fridge	L	Linen
Balcony Access		P	Pantry	St	Storage
K	King Bed	O	Oven	J	Joinery
Q	Queen Bed	WF	Wine Fridge	LA	Laundry Appliances
D	Drawer			C	NBN and Switchboard
EJ	Entry Joinery				Facade blade
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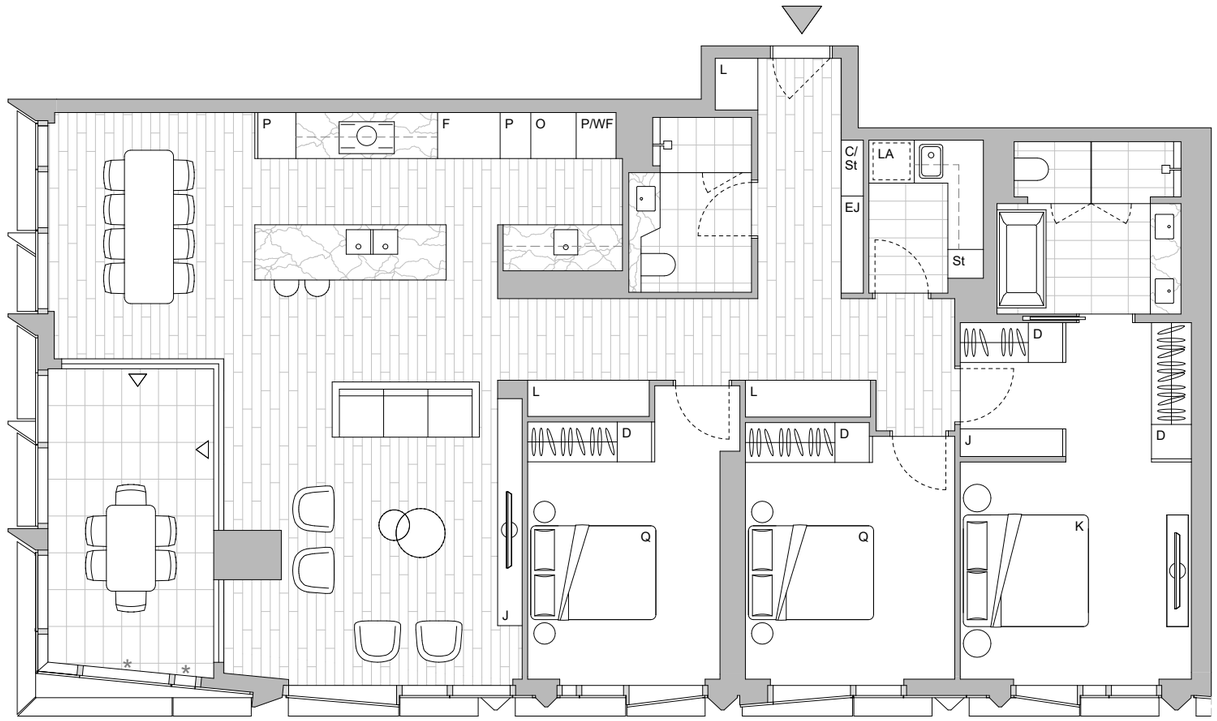


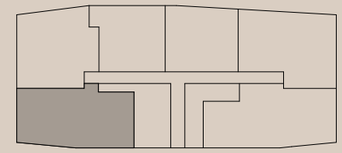
HARBOURSIDE
RESIDENCES

Strata Lot
164

THREE BEDROOM APARTMENT

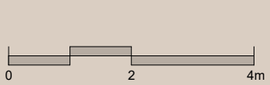
Apartment Area	153 m²
Balcony Area	13 m²
Total Area	**166 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
K	King Bed	O	Oven	J	Joinery
Q	Queen Bed	WF	Wine Fridge	LA	Laundry Appliances
D	Drawer			C	NBN and Switchboard
EJ	Entry Joinery				Facade blade
					Facade blade below
				*	Full-height balcony glazing



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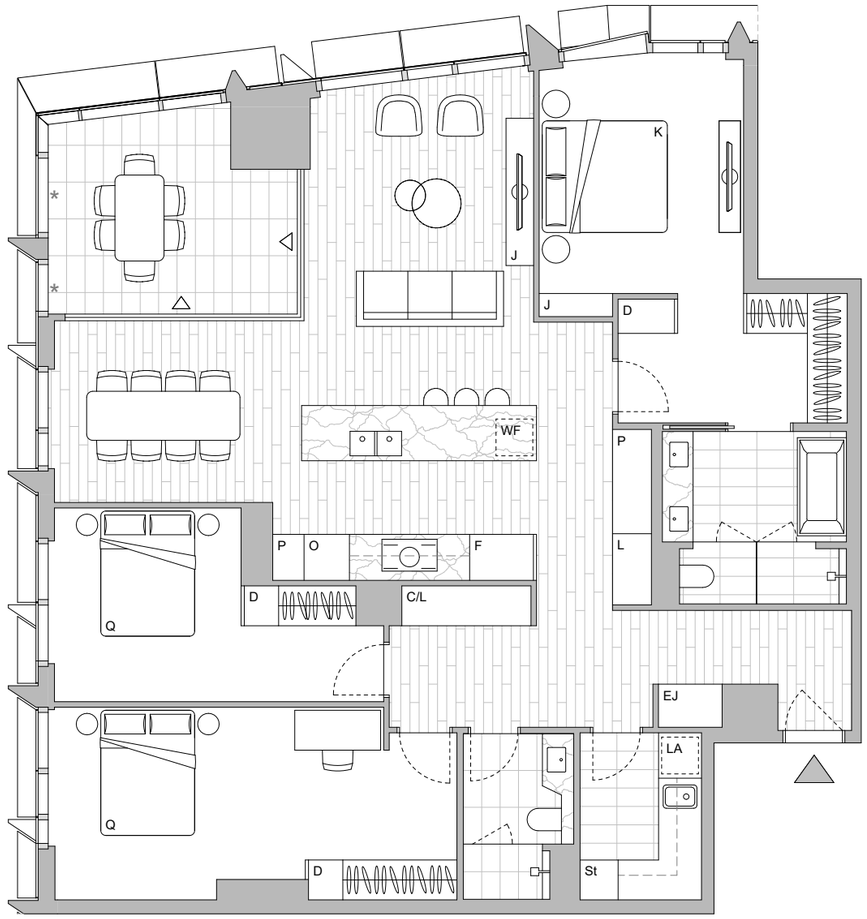


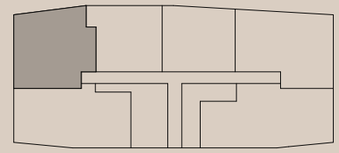
HARBOURSIDE
RESIDENCES

Strata Lot
165

THREE BEDROOM APARTMENT

Apartment Area	142 m²
Balcony Area	12 m²
Total Area	**154 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

△	Access	F	Fridge	L	Linen
△	Balcony Access	P	Pantry	St	Storage
K	King Bed	O	Oven	J	Joinery
Q	Queen Bed	WF	Wine Fridge	LA	Laundry Appliances
D	Drawer			C	NBN and Switchboard
EJ	Entry Joinery				Facade blade
					Facade blade below
				*	Full-height balcony glazing

0 2 4m

N

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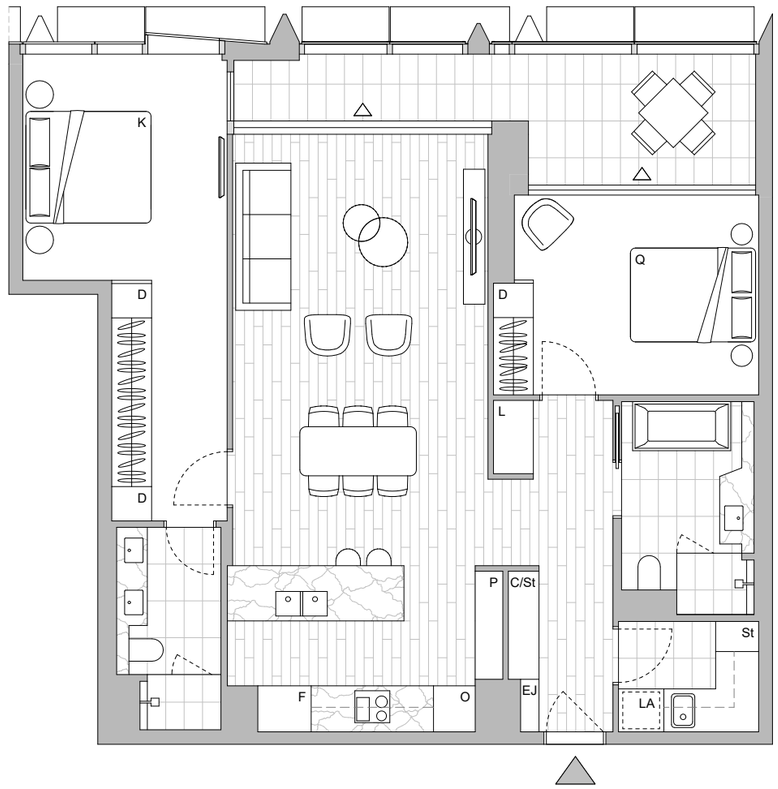
mirvac

29/08/2024 [B]



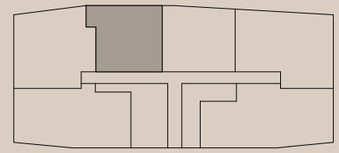
HARBOURSIDE
RESIDENCES

Strata Lot
166

TWO BEDROOM APARTMENT

Apartment Area	104 m²
Balcony Area	13 m²
Total Area	**117 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
K	King Bed	O	Oven	J	Joinery
Q	Queen Bed			LA	Laundry Appliances
D	Drawer			C	NBN and Switchboard
EJ	Entry Joinery				Facade blade
					Facade blade below

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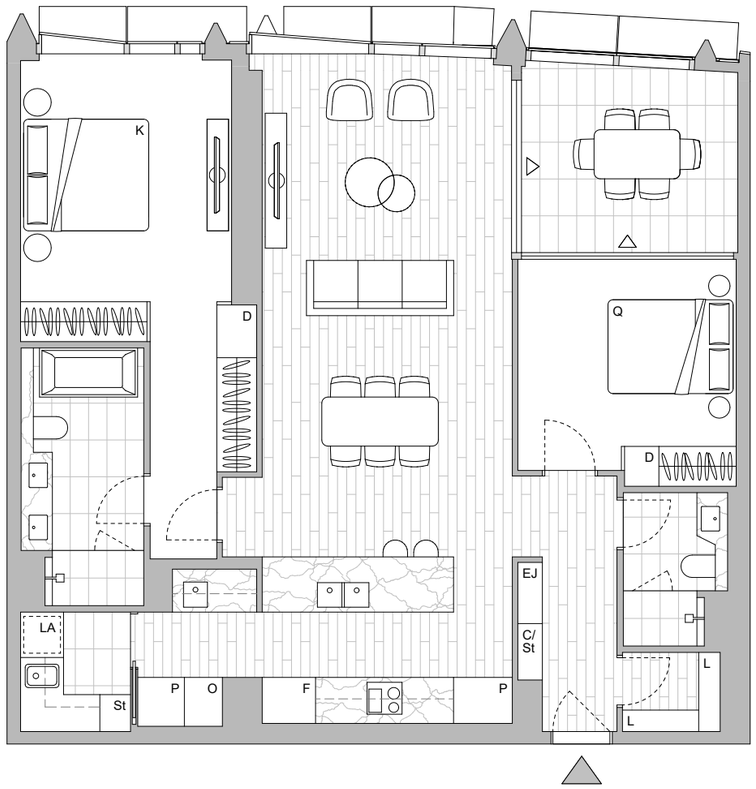
mirvac

23/08/2024 [A]



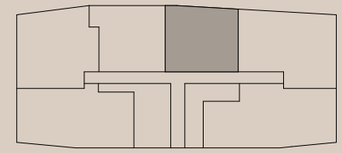
HARBOURSIDE
RESIDENCES

Strata Lot
167

TWO BEDROOM APARTMENT

Apartment Area	112 m²
Balcony Area	11 m²
Total Area	**123 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
K	King Bed	O	Oven	J	Joinery
Q	Queen Bed			LA	Laundry Appliances
D	Drawer			C	NBN and Switchboard
EJ	Entry Joinery				Facade blade
					Facade blade below

0 2 4m

N

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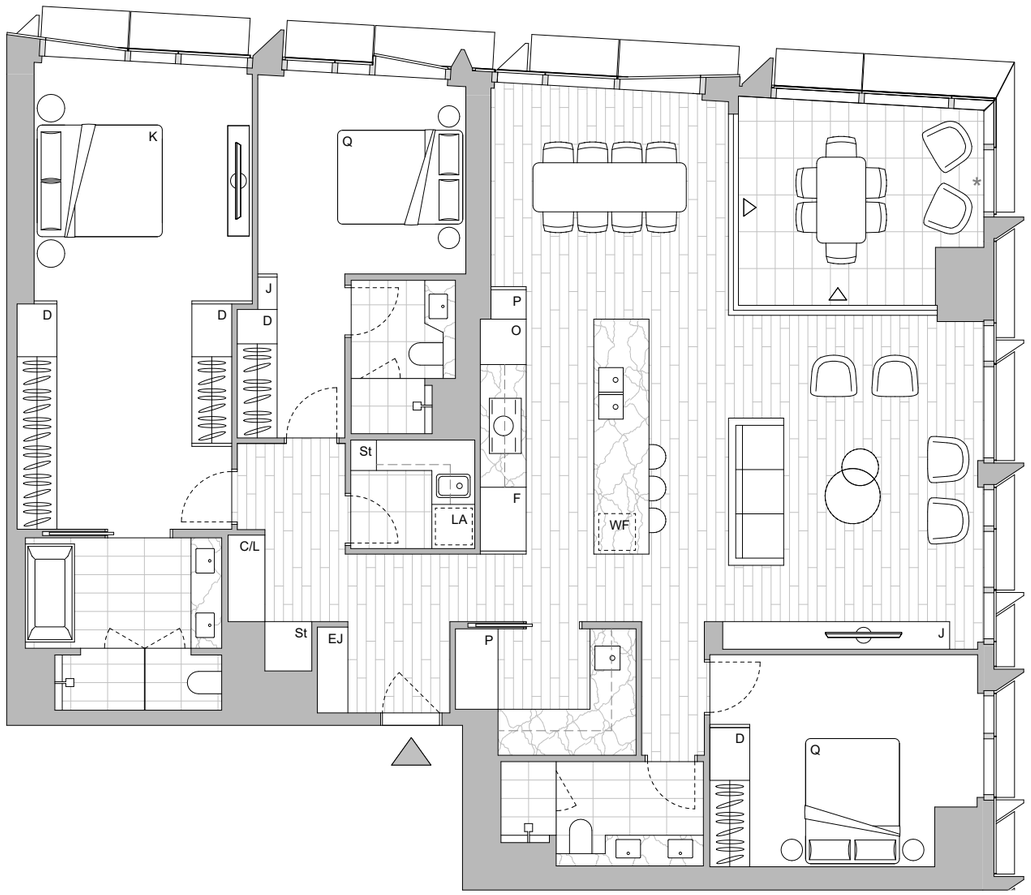
mirvac

23/08/2024 [A]



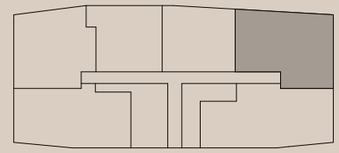
HARBOURSIDE
RESIDENCES

Strata Lot
168

THREE BEDROOM APARTMENT

Apartment Area	161 m²
Balcony Area	12 m²
Total Area	**173 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
K	King Bed	O	Oven	J	Joinery
Q	Queen Bed	WF	Wine Fridge	LA	Laundry Appliances
D	Drawer			C	NBN and Switchboard
EJ	Entry Joinery				Facade blade
					Facade blade below
				*	Full-height balcony glazing

0 2 4m

N

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23/08/2024 [A]

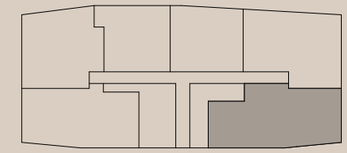
HARBOURSIDE
RESIDENCES

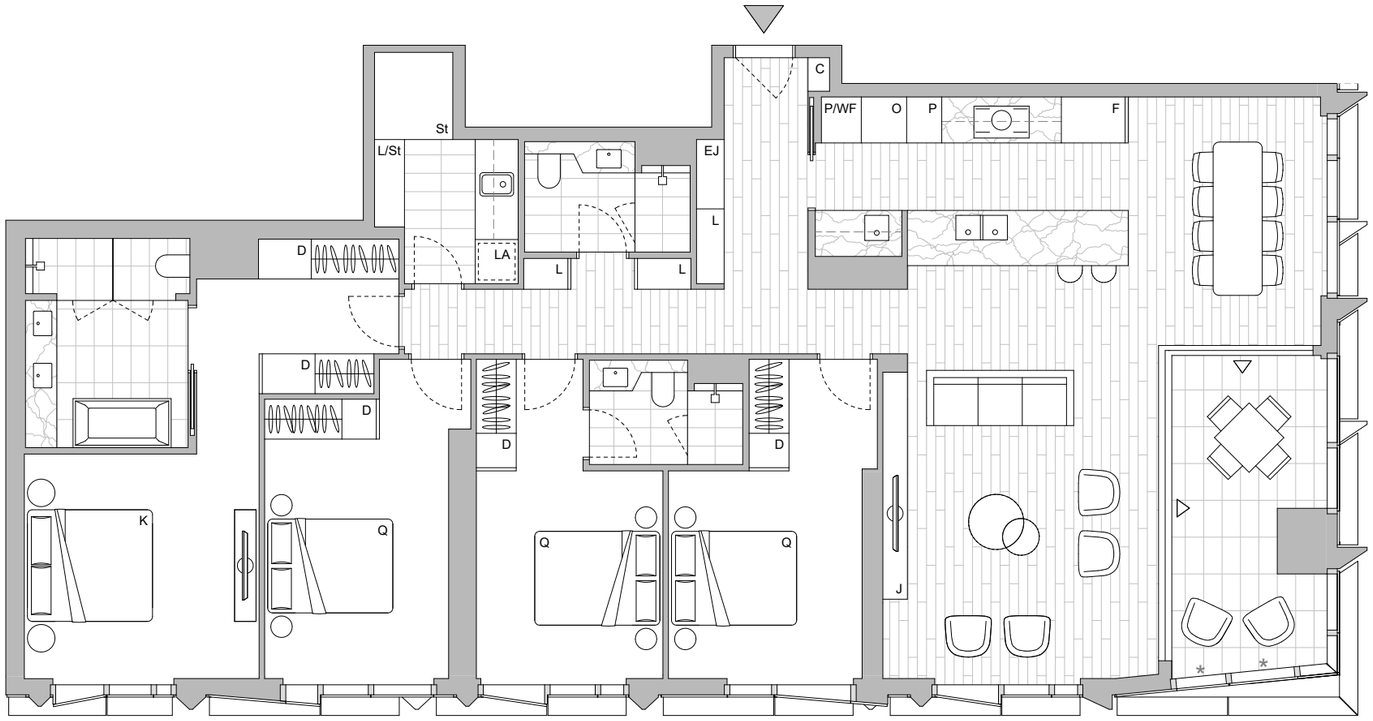
Strata Lot
169

FOUR BEDROOM APARTMENT

Apartment Area	171 m²
Balcony Area	12 m²
Total Area	**183 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.





Legend

▲	Access	F	Fridge	L	Linen
△	Balcony Access	P	Pantry	St	Storage
K	King Bed	O	Oven	J	Joinery
Q	Queen Bed	WF	Wine Fridge	LA	Laundry Appliances
D	Drawer			C	NBN and Switchboard
EJ	Entry Joinery				Facade blade
					Facade blade below
				*	Full-height balcony glazing

0 2 4m

N

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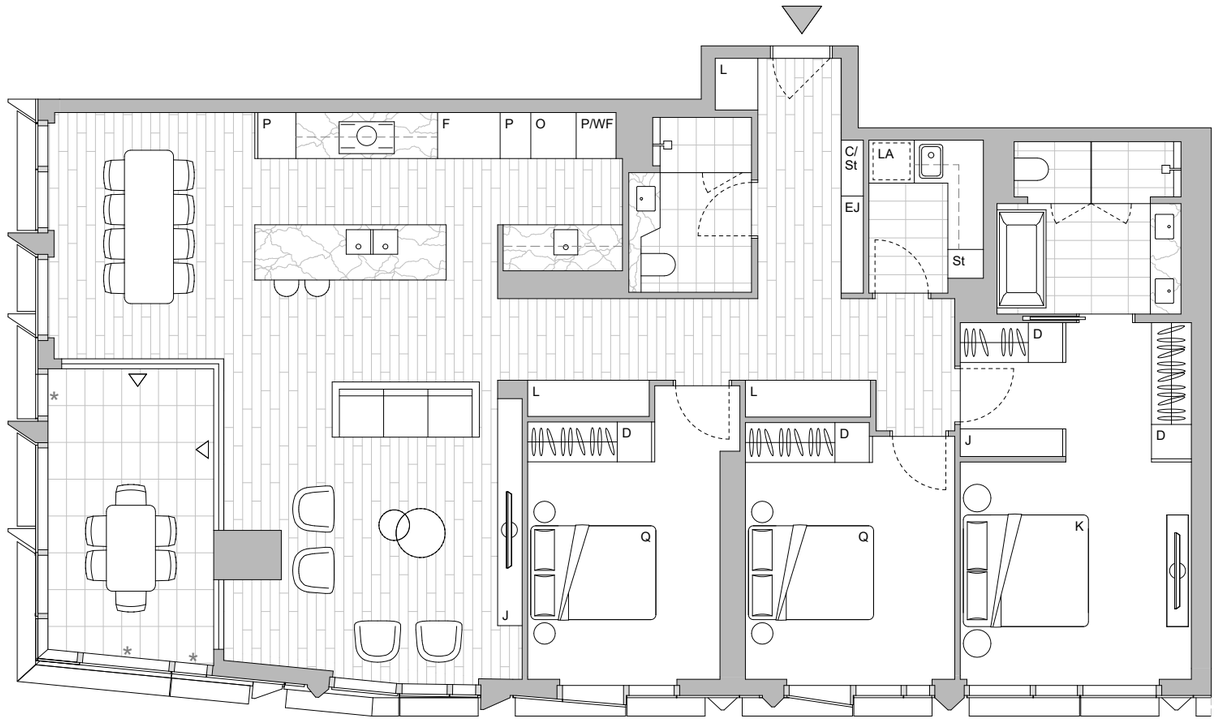
mirvac

23/08/2024 [A]



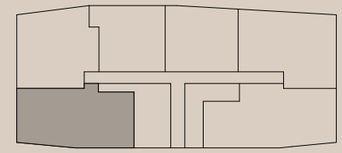
HARBOURSIDE
RESIDENCES

Strata Lot
182

THREE BEDROOM APARTMENT

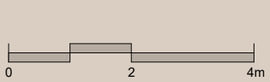
Apartment Area	152 m²
Balcony Area	13 m²
Total Area	**165 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
K	King Bed	O	Oven	J	Joinery
Q	Queen Bed	WF	Wine Fridge	LA	Laundry Appliances
D	Drawer			C	NBN and Switchboard
EJ	Entry Joinery				Facade blade
					Facade blade below
				*	Full-height balcony glazing



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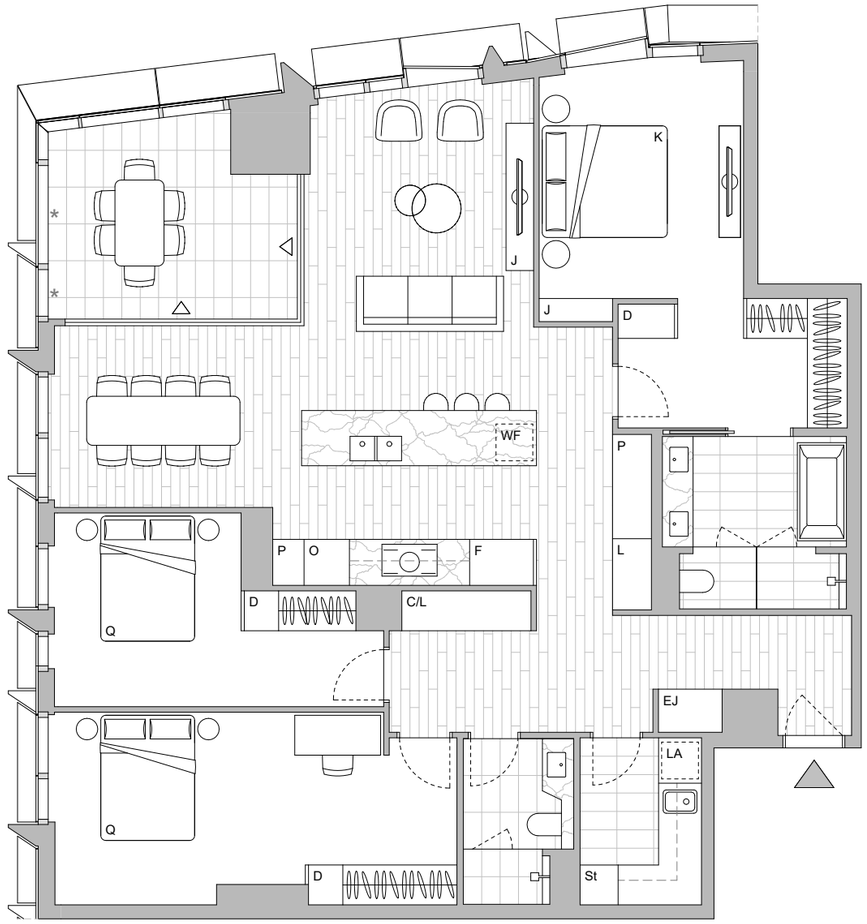
mirvac

23/08/2024 [A]



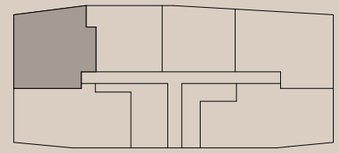
HARBOURSIDE
RESIDENCES

Strata Lot
183

THREE BEDROOM APARTMENT

Apartment Area	142 m²
Balcony Area	12 m²
Total Area	**154 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
K	King Bed	O	Oven	J	Joinery
Q	Queen Bed	WF	Wine Fridge	LA	Laundry Appliances
D	Drawer			C	NBN and Switchboard
EJ	Entry Joinery				Facade blade
					Facade blade below
				*	Full-height balcony glazing

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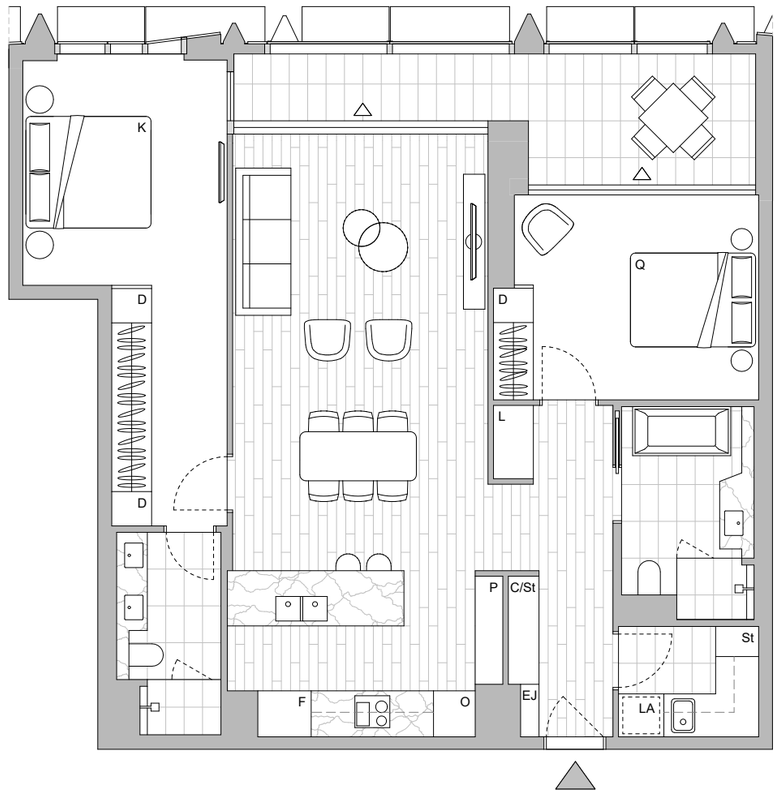
mirvac

29/08/2024 [B]



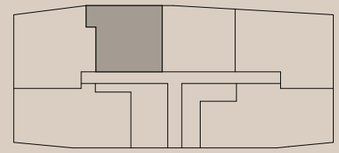
HARBOURSIDE
RESIDENCES

Strata Lot
184

TWO BEDROOM APARTMENT

Apartment Area	104 m²
Balcony Area	13 m²
Total Area	**117 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
K	King Bed	O	Oven	J	Joinery
Q	Queen Bed			LA	Laundry Appliances
D	Drawer			C	NBN and Switchboard
EJ	Entry Joinery				Facade blade
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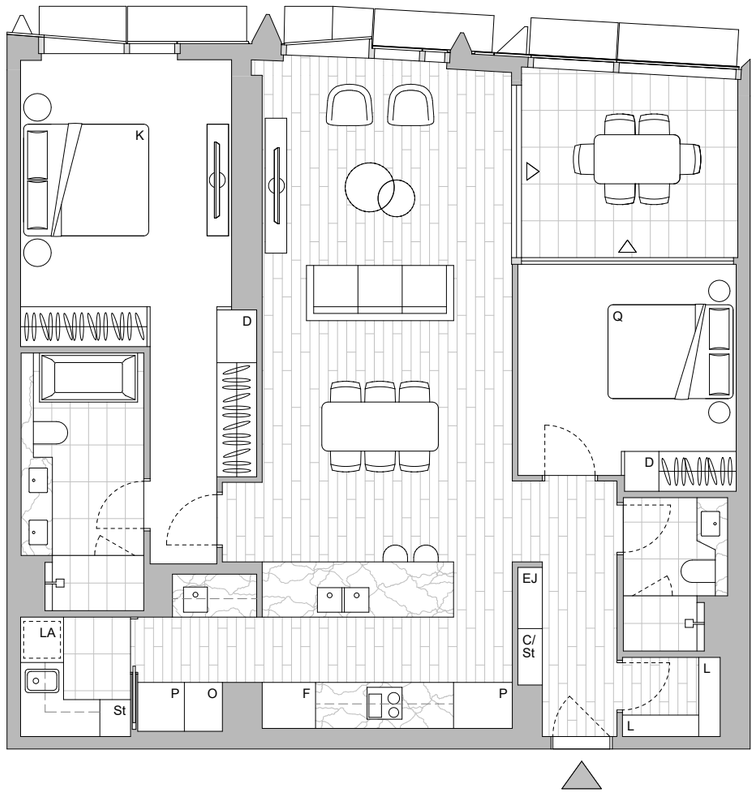
mirvac

23/08/2024 [A]



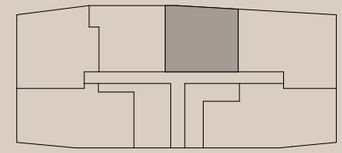
HARBOURSIDE
RESIDENCES

Strata Lot
185

TWO BEDROOM APARTMENT

Apartment Area	113 m²
Balcony Area	10 m²
Total Area	**123 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
K	King Bed	O	Oven	J	Joinery
Q	Queen Bed			LA	Laundry Appliances
D	Drawer			C	NBN and Switchboard
EJ	Entry Joinery				Facade blade
					Facade blade below

0 2 4m

N

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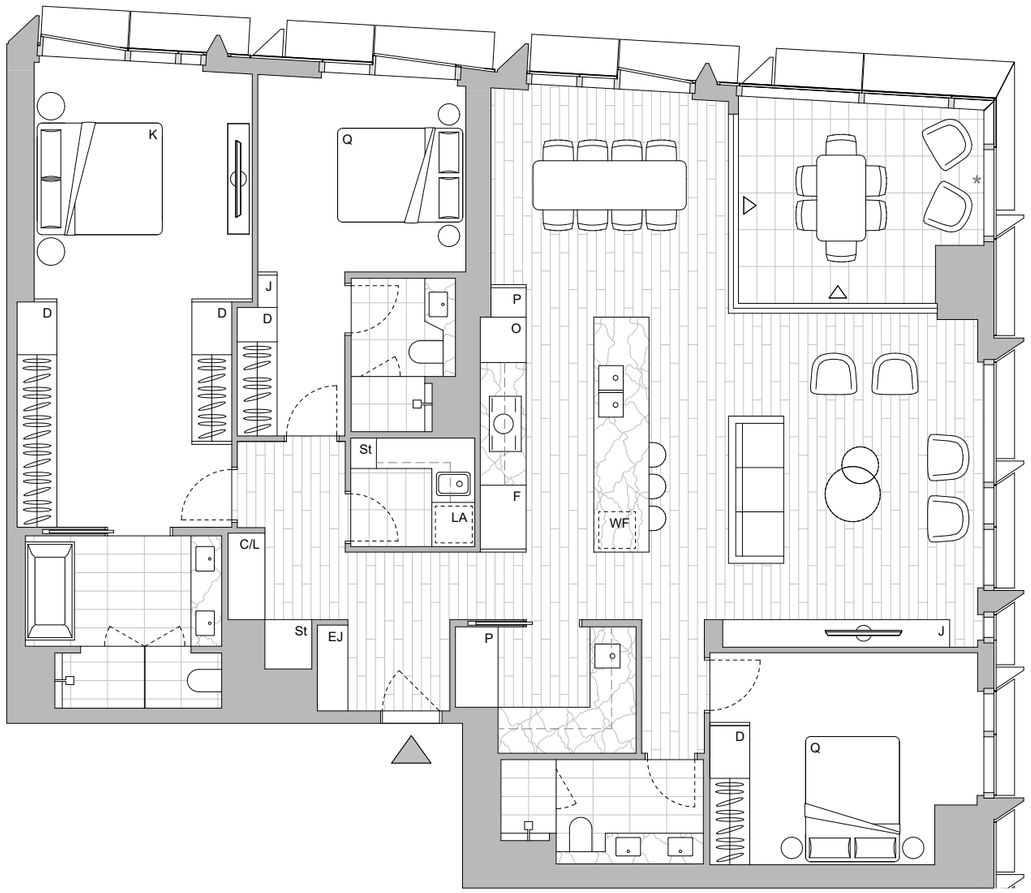
23/08/2024 [A]



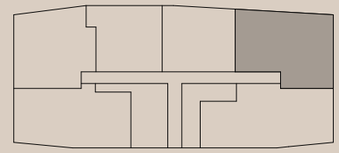
HARBOURSIDE
RESIDENCES

Strata Lot
186

THREE BEDROOM APARTMENT

Apartment Area	160 m²
Balcony Area	12 m²
Total Area	**172 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
K	King Bed	O	Oven	J	Joinery
Q	Queen Bed	WF	Wine Fridge	LA	Laundry Appliances
D	Drawer			C	NBN and Switchboard
EJ	Entry Joinery				Facade blade
					Facade blade below
				*	Full-height balcony glazing

0 2 4m

N

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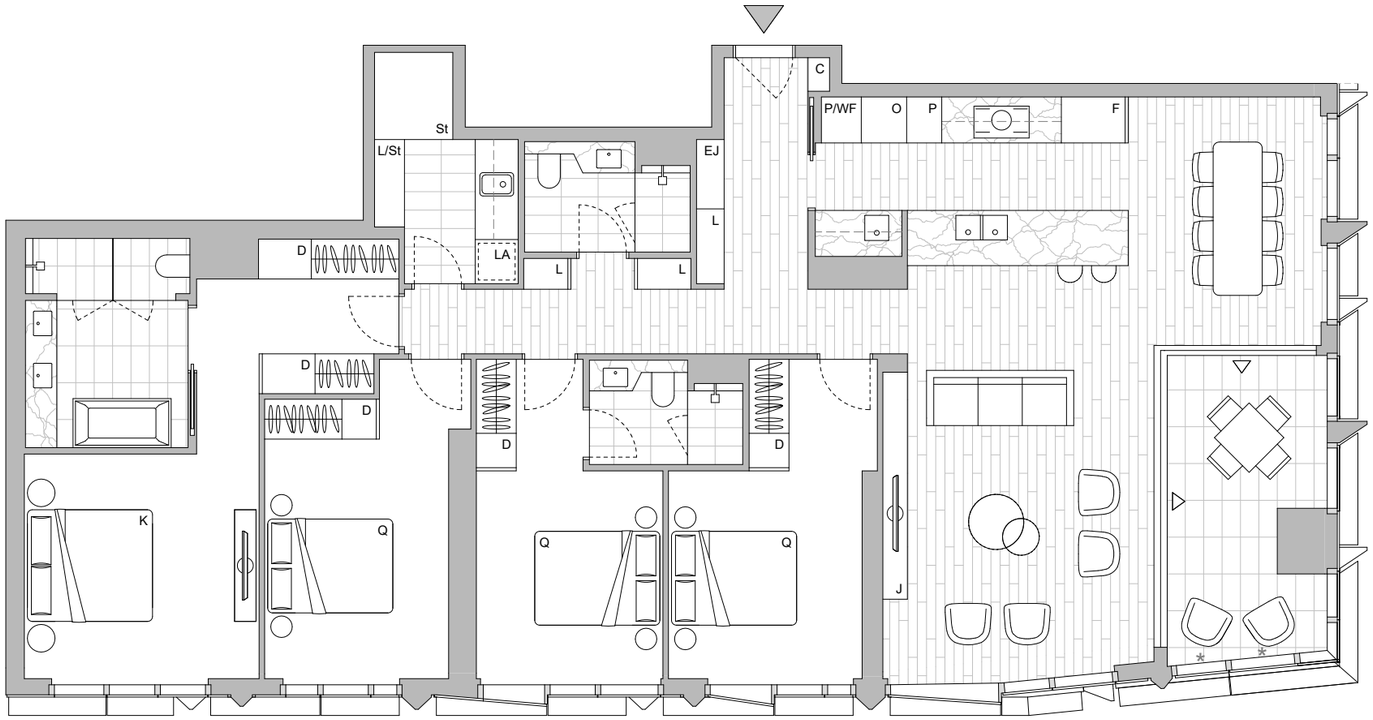


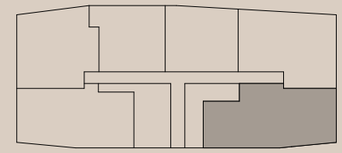
HARBOURSIDE
RESIDENCES

Strata Lot
187

FOUR BEDROOM APARTMENT

Apartment Area	170 m²
Balcony Area	12 m²
Total Area	**182 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

▲	Access	F	Fridge	L	Linen
△	Balcony Access	P	Pantry	St	Storage
K	King Bed	O	Oven	J	Joinery
Q	Queen Bed	WF	Wine Fridge	LA	Laundry Appliances
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EJ	Entry Joinery				Facade blade
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0 2 4m

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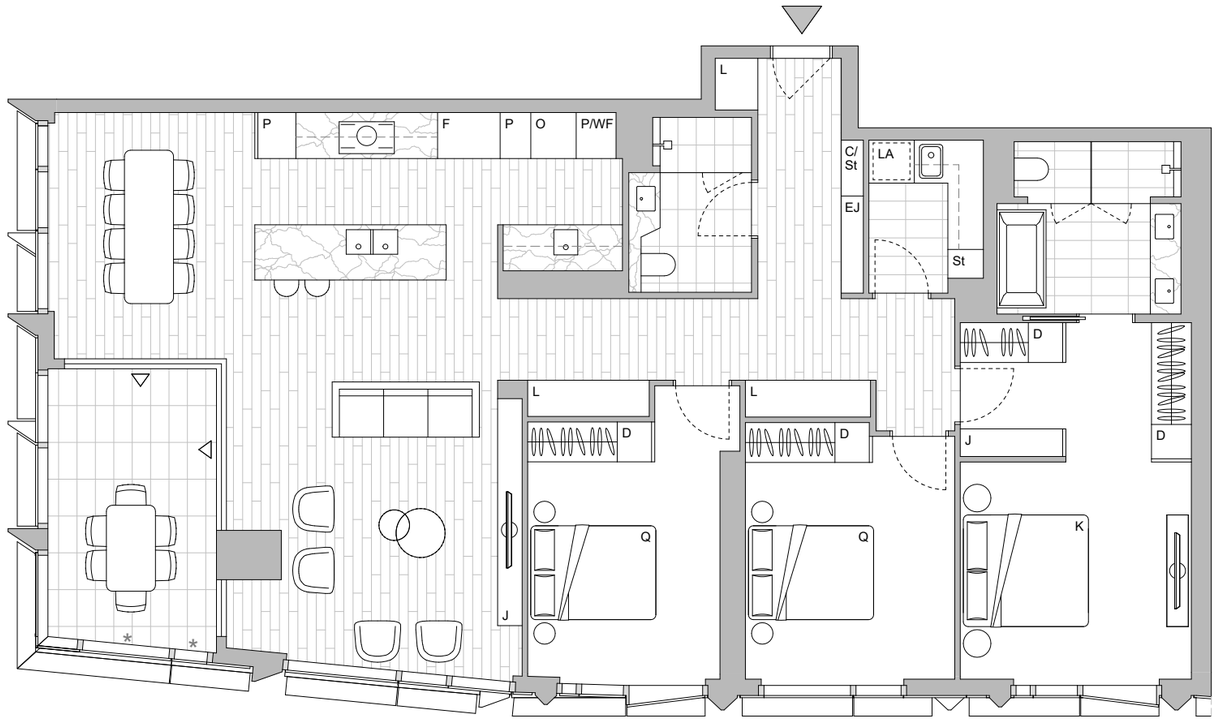
23/08/2024 [A]



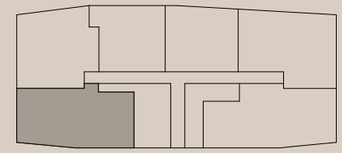
HARBOURSIDE
RESIDENCES

Strata Lot
200

THREE BEDROOM APARTMENT

Apartment Area	151 m²
Balcony Area	12 m²
Total Area	**163 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
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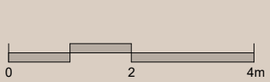
D	Drawer			C	NBN and Switchboard
EJ	Entry Joinery				Facade blade
					Facade blade below
				*	Full-height balcony glazing



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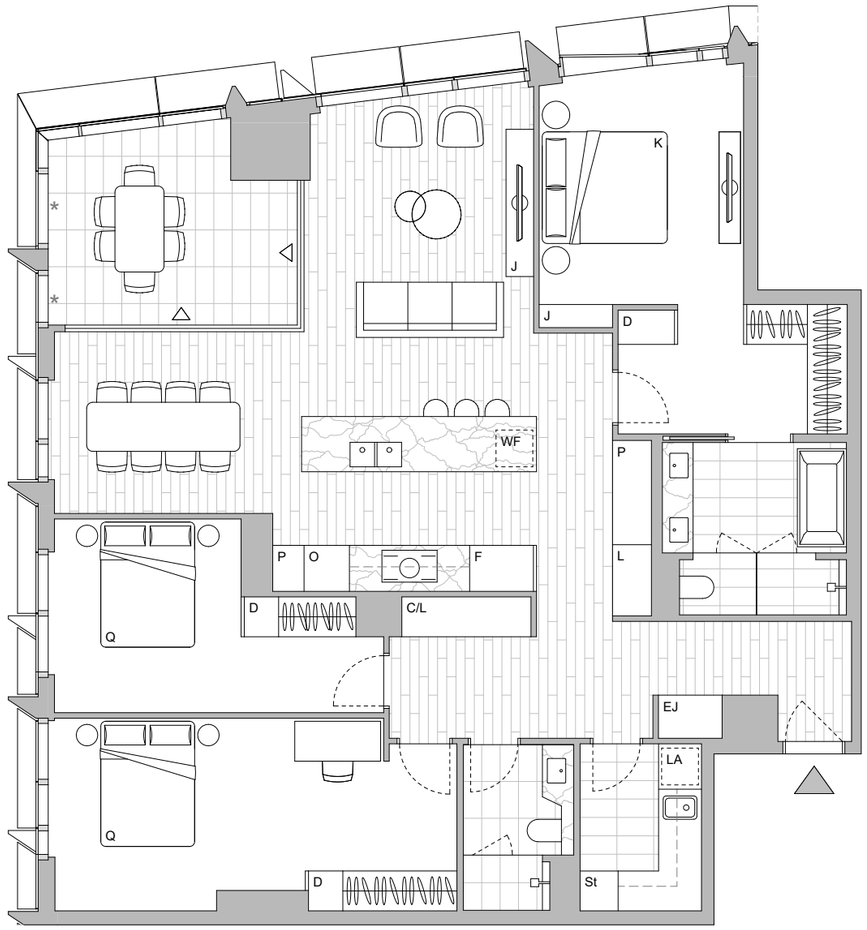
mirvac

23/08/2024 [A]



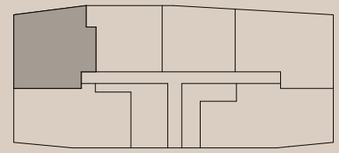
HARBOURSIDE
RESIDENCES

Strata Lot
201

THREE BEDROOM APARTMENT

Apartment Area	142 m²
Balcony Area	12 m²
Total Area	**154 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

△	Access	F	Fridge	L	Linen
△	Balcony Access	P	Pantry	St	Storage
K	King Bed	O	Oven	J	Joinery
Q	Queen Bed	WF	Wine Fridge	LA	Laundry Appliances
D	Drawer			C	NBN and Switchboard
EJ	Entry Joinery				Facade blade
					Facade blade below
				*	Full-height balcony glazing

0 2 4m

N

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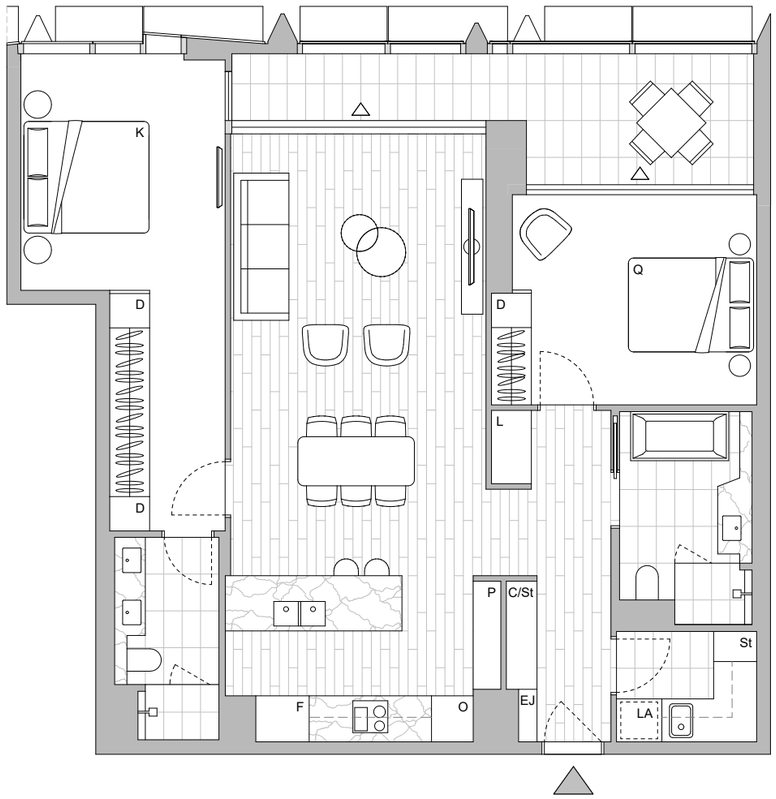
mirvac

29/08/2024 [B]



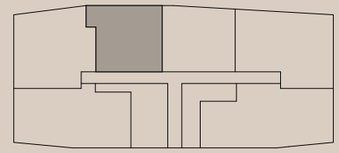
HARBOURSIDE
RESIDENCES

Strata Lot
202

TWO BEDROOM APARTMENT

Apartment Area	106 m²
Balcony Area	13 m²
Total Area	**119 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
K	King Bed	O	Oven	J	Joinery
Q	Queen Bed			LA	Laundry Appliances
D	Drawer			C	NBN and Switchboard
EJ	Entry Joinery				Facade blade
					Facade blade below

0 2 4m

N

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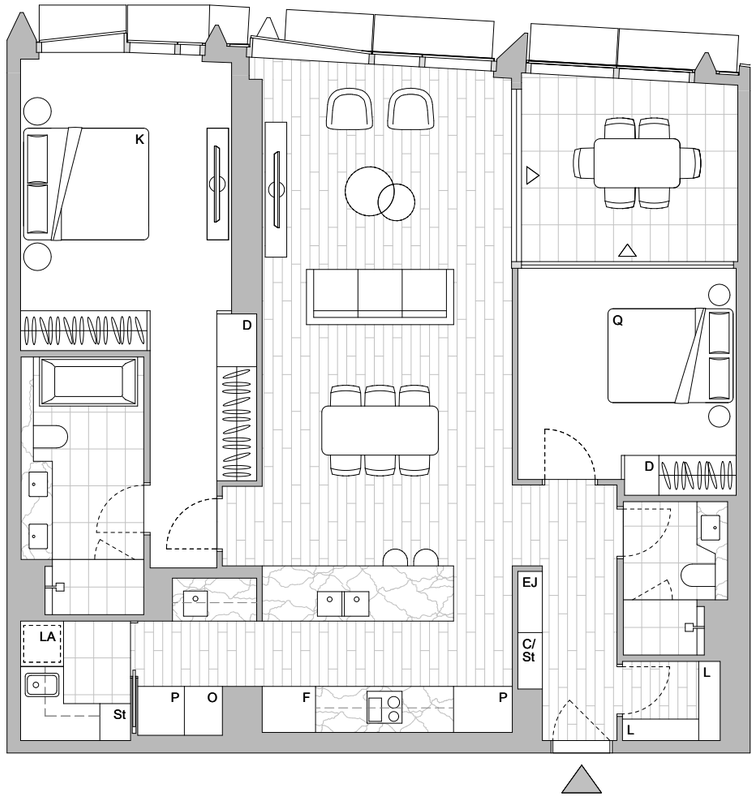
mirvac

23/08/2024 [A]



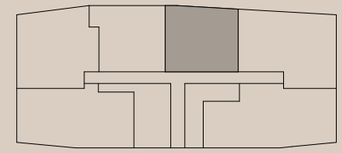
HARBOURSIDE
RESIDENCES

Strata Lot
203

TWO BEDROOM APARTMENT

Apartment Area	113 m²
Balcony Area	10 m²
Total Area	**123 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
K	King Bed	O	Oven	J	Joinery
Q	Queen Bed			LA	Laundry Appliances
D	Drawer			C	NBN and Switchboard
EJ	Entry Joinery				Facade blade
					Facade blade below

0 2 4m

N

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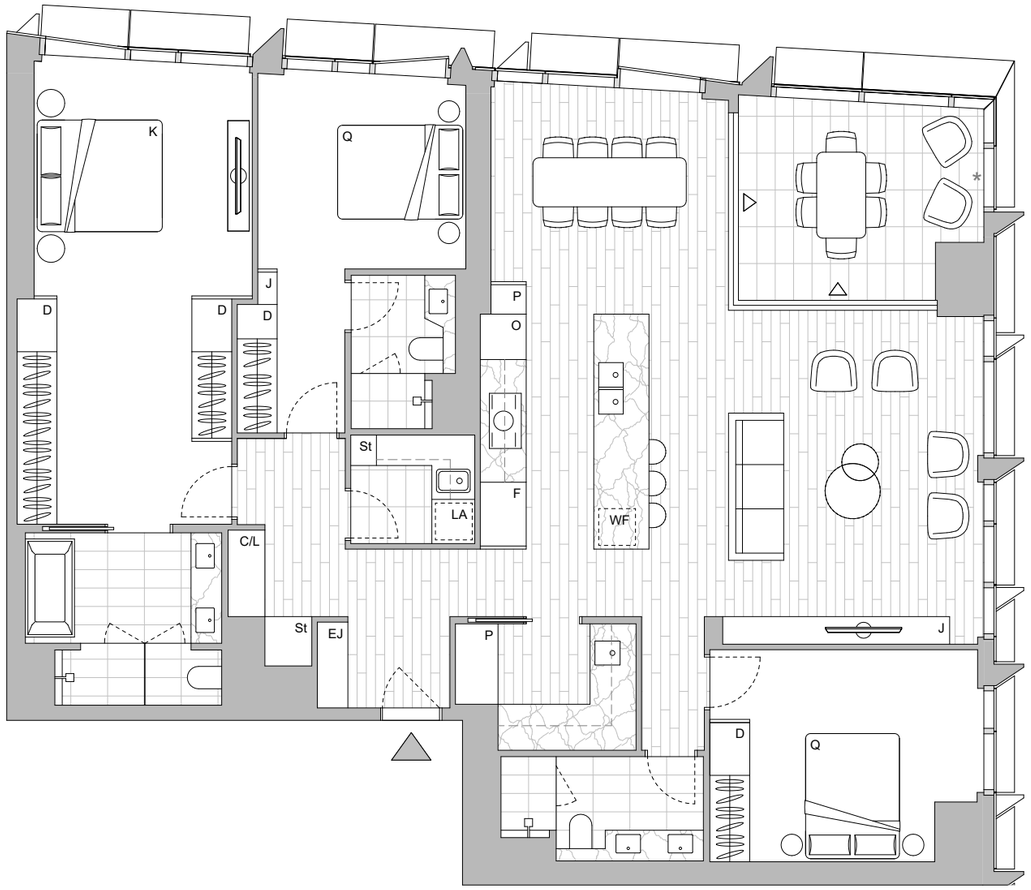
mirvac

23/08/2024 [A]



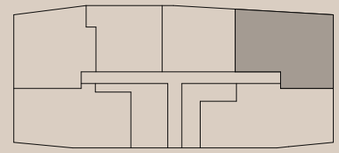
HARBOURSIDE
RESIDENCES

Strata Lot
204

THREE BEDROOM APARTMENT

Apartment Area	160 m²
Balcony Area	12 m²
Total Area	**172 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
K	King Bed	O	Oven	J	Joinery
Q	Queen Bed	WF	Wine Fridge	LA	Laundry Appliances
D	Drawer			C	NBN and Switchboard
EJ	Entry Joinery				Facade blade
					Facade blade below
				*	Full-height balcony glazing

0 2 4m

N

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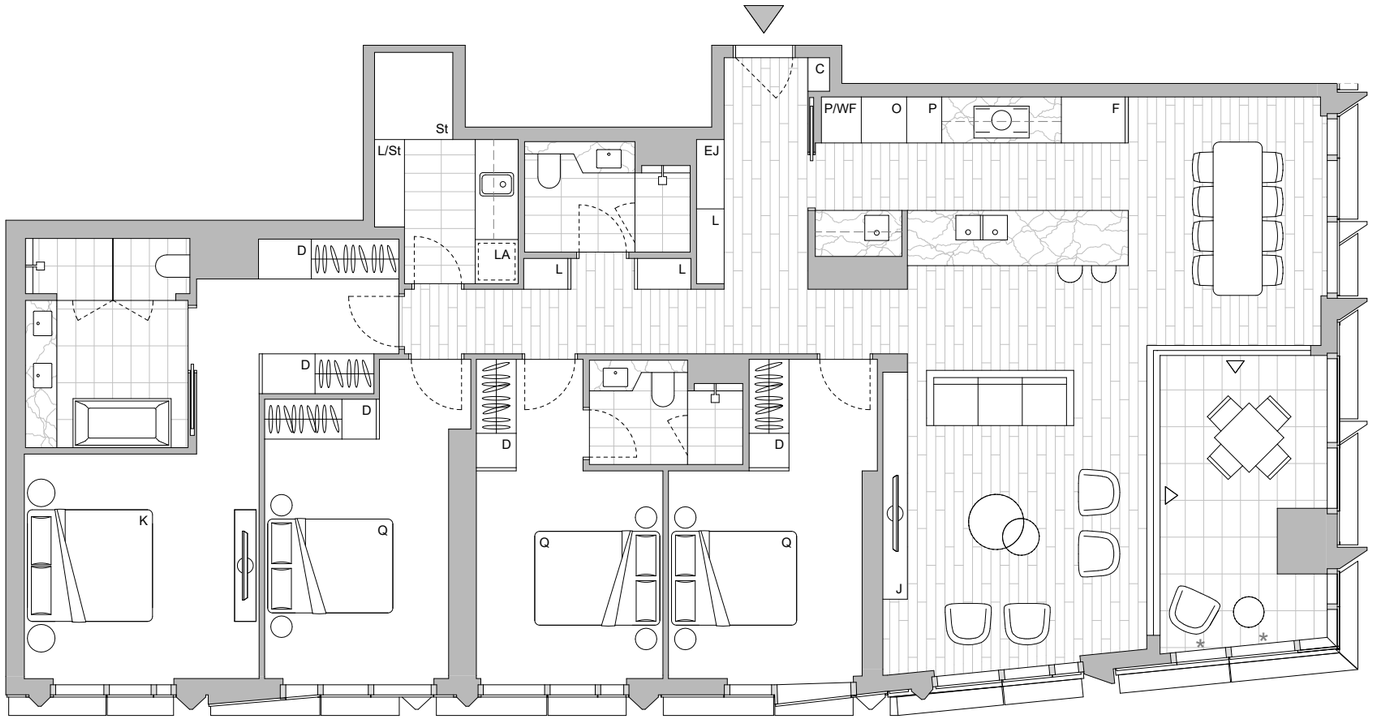
mirvac

23/08/2024 [A]



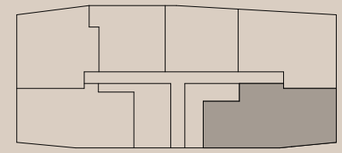
HARBOURSIDE
RESIDENCES

Strata Lot
205

FOUR BEDROOM APARTMENT

Apartment Area	168 m²
Balcony Area	12 m²
Total Area	**180 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
K	King Bed	O	Oven	J	Joinery
Q	Queen Bed	WF	Wine Fridge	LA	Laundry Appliances
D	Drawer			C	NBN and Switchboard
EJ	Entry Joinery				Facade blade
					Facade blade below
				*	Full-height balcony glazing

0 2 4m

N

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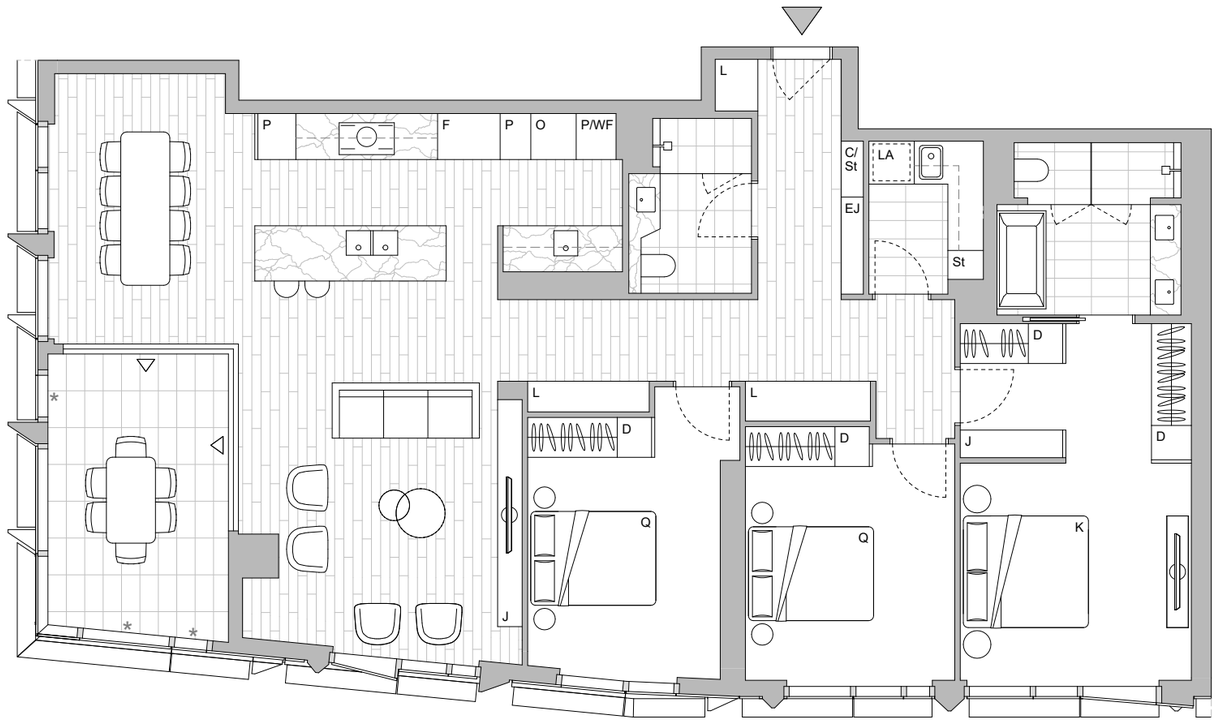
23/08/2024 [A]



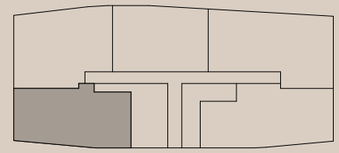
HARBOURSIDE
RESIDENCES

Strata Lot
218

THREE BEDROOM APARTMENT

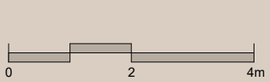
Apartment Area	151 m²
Balcony Area	13 m²
Total Area	**164 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
K	King Bed	O	Oven	J	Joinery
Q	Queen Bed	WF	Wine Fridge	LA	Laundry Appliances
D	Drawer			C	NBN and Switchboard
EJ	Entry Joinery				Facade blade
					Facade blade below
				*	Full-height balcony glazing



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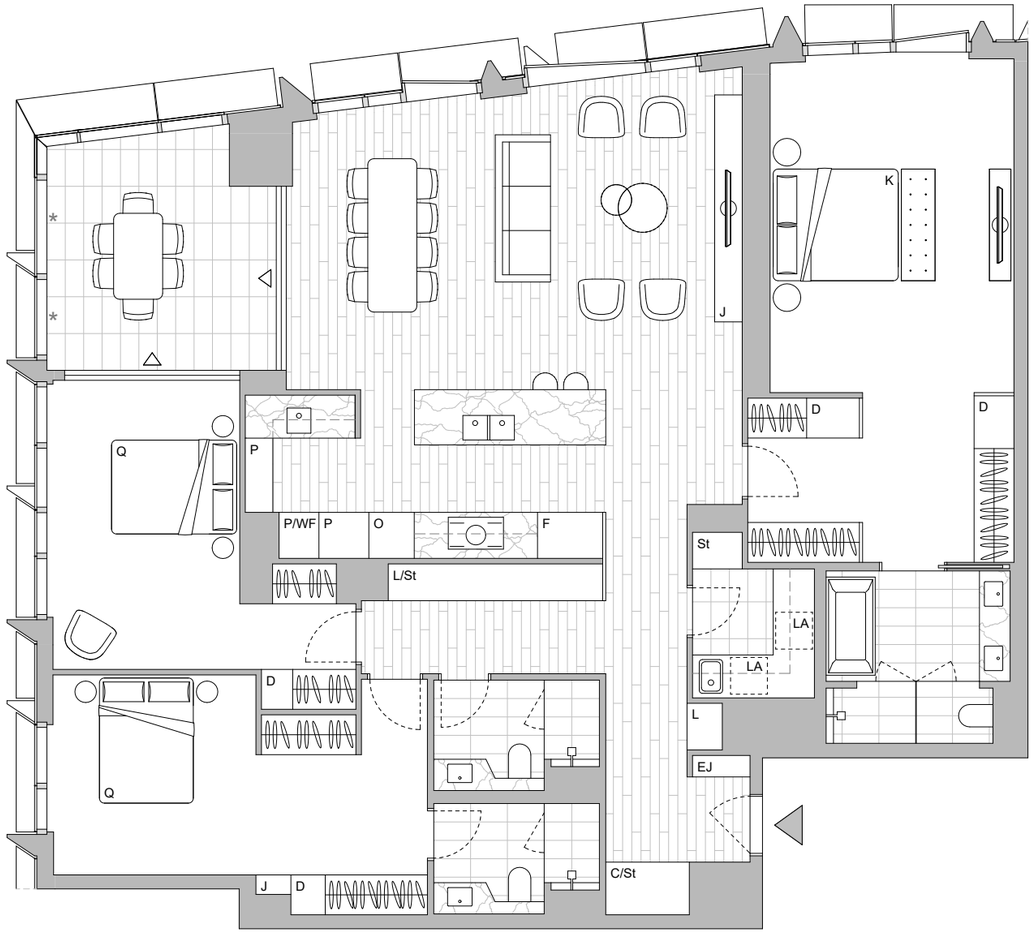
23/08/2024 [A]



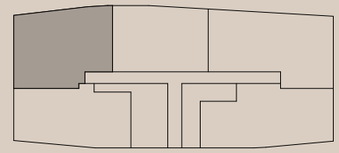
HARBOURSIDE
RESIDENCES

Strata Lot
219

THREE BEDROOM APARTMENT

Apartment Area	174 m²
Balcony Area	14 m²
Total Area	**188 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

Access	F	Fridge	L	Linen
Balcony Access	P	Pantry	St	Storage
K King Bed	O	Oven	J	Joinery
Q Queen Bed	WF	Wine Fridge	LA	Laundry Appliances
D Drawer			C	NBN and Switchboard
EJ Entry Joinery				Facade blade
				Facade blade below
			*	Full-height balcony glazing

0 2 4m

N

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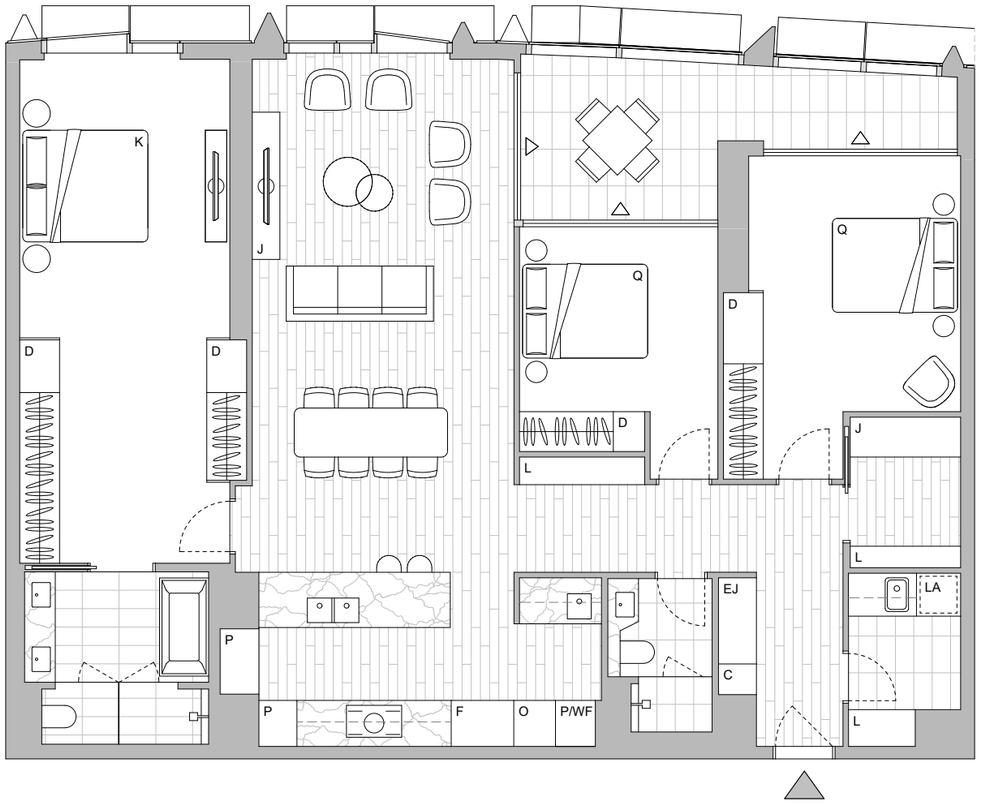
mirvac

23/08/2024 [A]



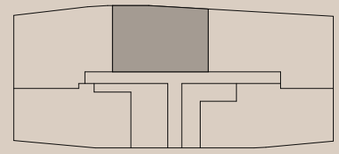
HARBOURSIDE
RESIDENCES

Strata Lot
220

THREE BEDROOM APARTMENT

Apartment Area	150 m²
Balcony Area	13 m²
Total Area	**163 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
K	King Bed	O	Oven	J	Joinery
Q	Queen Bed	WF	Wine Fridge	LA	Laundry Appliances
D	Drawer			C	NBN and Switchboard
EJ	Entry Joinery				Facade blade
					Facade blade below

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23/08/2024 [A]

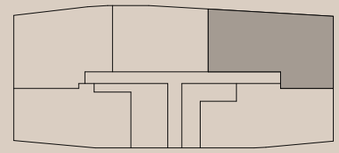
HARBOURSIDE
RESIDENCES

Strata Lot
221

FOUR BEDROOM APARTMENT

Apartment Area	203 m²
Balcony Area	12 m²
Total Area	**215 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
K	King Bed	O	Oven	J	Joinery
Q	Queen Bed	WF	Wine Fridge	LA	Laundry Appliances
D	Drawer			C	NBN and Switchboard
EJ	Entry Joinery				Facade blade
					Facade blade below
				*	Full-height balcony glazing

0 2 4m

N

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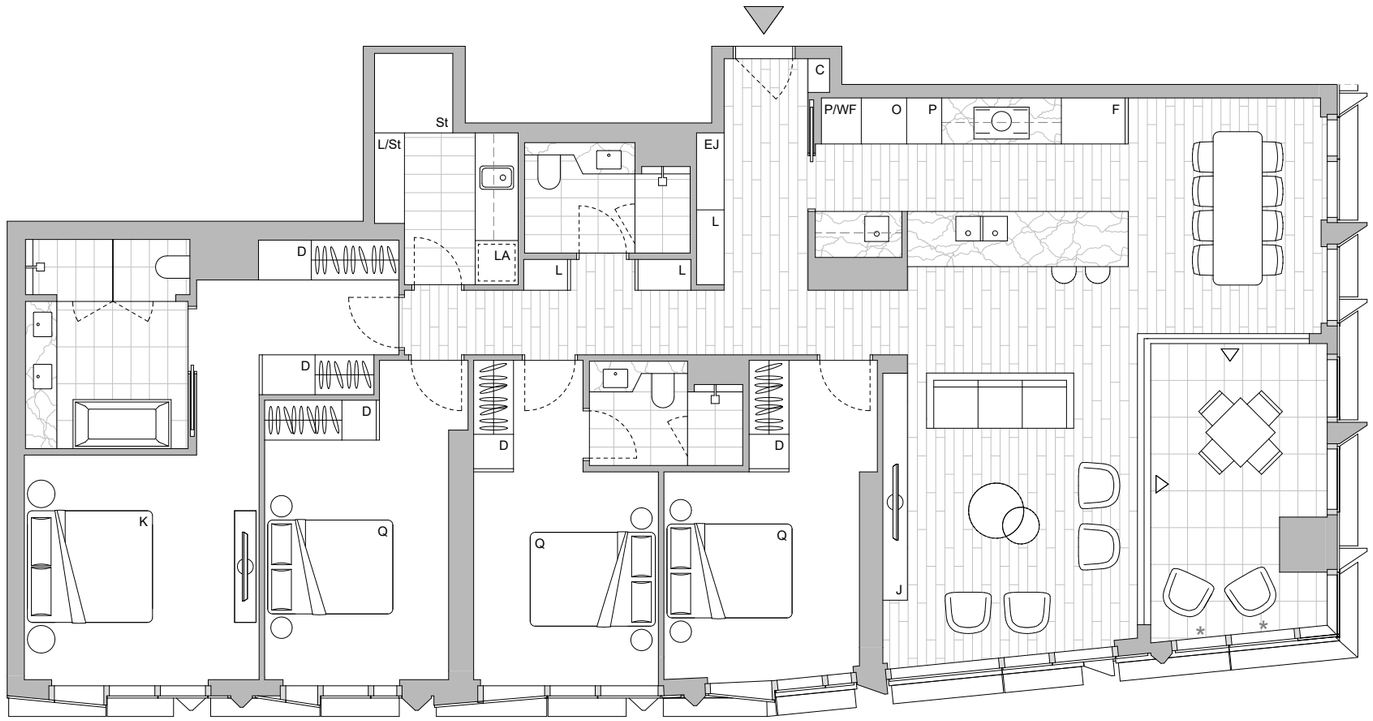
23/08/2024 [A]



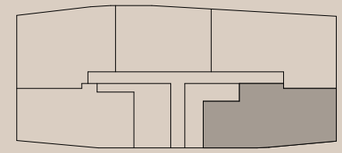
HARBOURSIDE
RESIDENCES

Strata Lot
222

FOUR BEDROOM APARTMENT

Apartment Area	166 m²
Balcony Area	13 m²
Total Area	**179 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
K	King Bed	O	Oven	J	Joinery
Q	Queen Bed	WF	Wine Fridge	LA	Laundry Appliances
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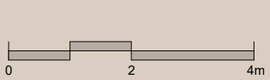
EJ	Entry Joinery				Facade blade
					Facade blade below
				*	Full-height balcony glazing



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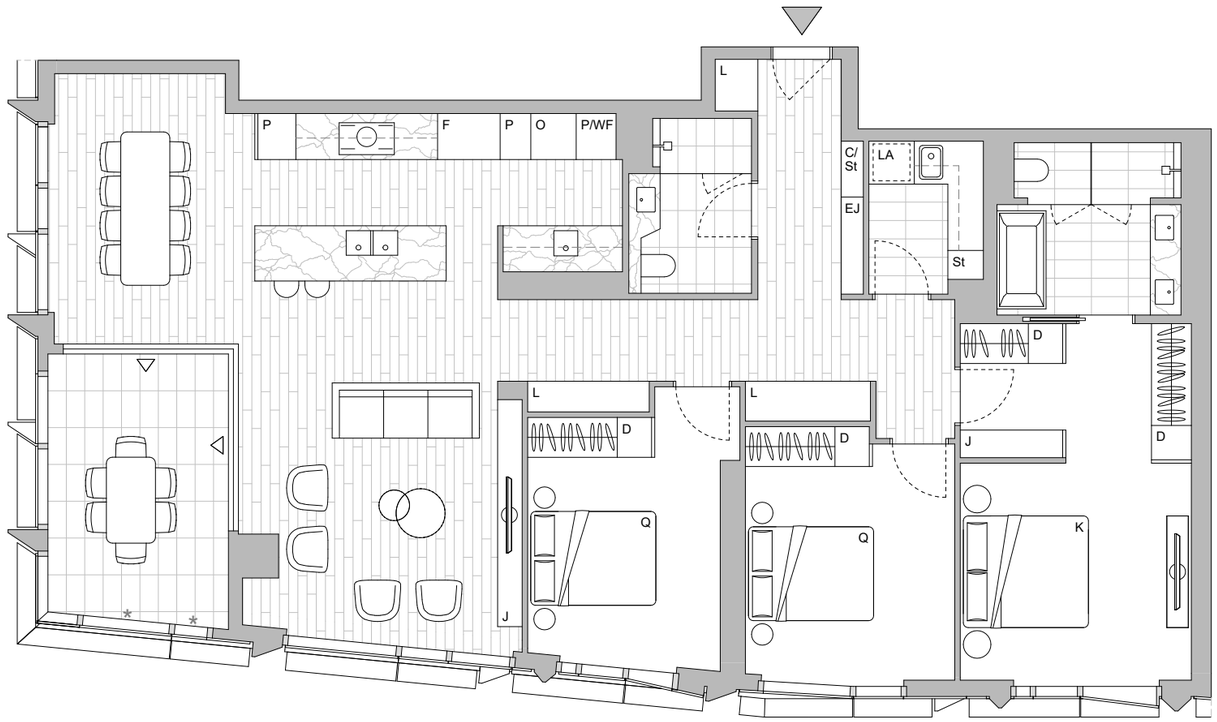
23/08/2024 [A]



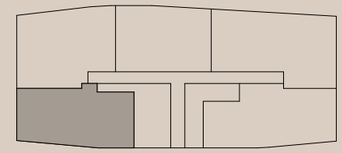
HARBOURSIDE
RESIDENCES

Strata Lot
233

THREE BEDROOM APARTMENT

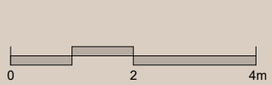
Apartment Area	149 m²
Balcony Area	13 m²
Total Area	**162 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
K	King Bed	O	Oven	J	Joinery
Q	Queen Bed	WF	Wine Fridge	LA	Laundry Appliances
D	Drawer			C	NBN and Switchboard
EJ	Entry Joinery				Facade blade
					Facade blade below
				*	Full-height balcony glazing



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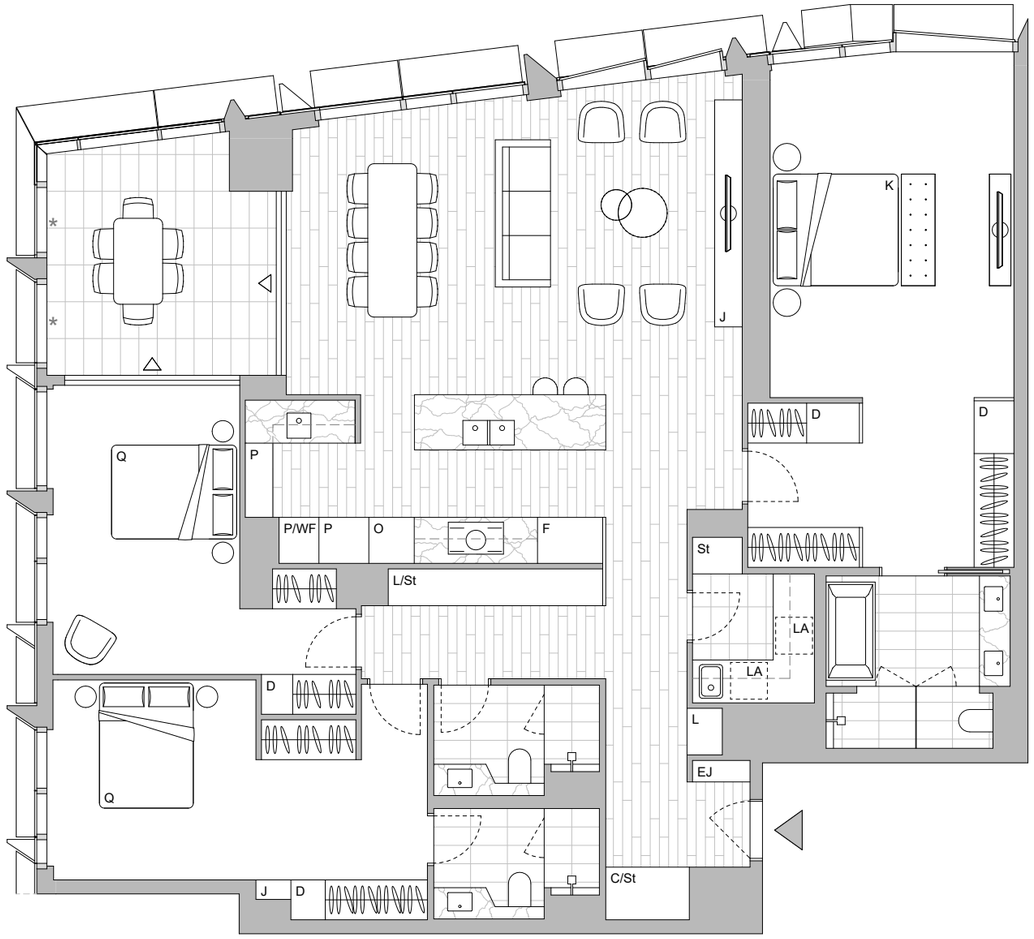
mirvac

23/08/2024 [A]



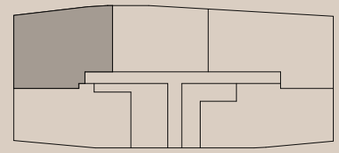
HARBOURSIDE
RESIDENCES

Strata Lot
234

THREE BEDROOM APARTMENT

Apartment Area	174 m²
Balcony Area	13 m²
Total Area	**187 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
K	King Bed	O	Oven	J	Joinery
Q	Queen Bed	WF	Wine Fridge	LA	Laundry Appliances
D	Drawer			C	NBN and Switchboard
EJ	Entry Joinery				Facade blade
					Facade blade below
				*	Full-height balcony glazing

0 2 4m

N

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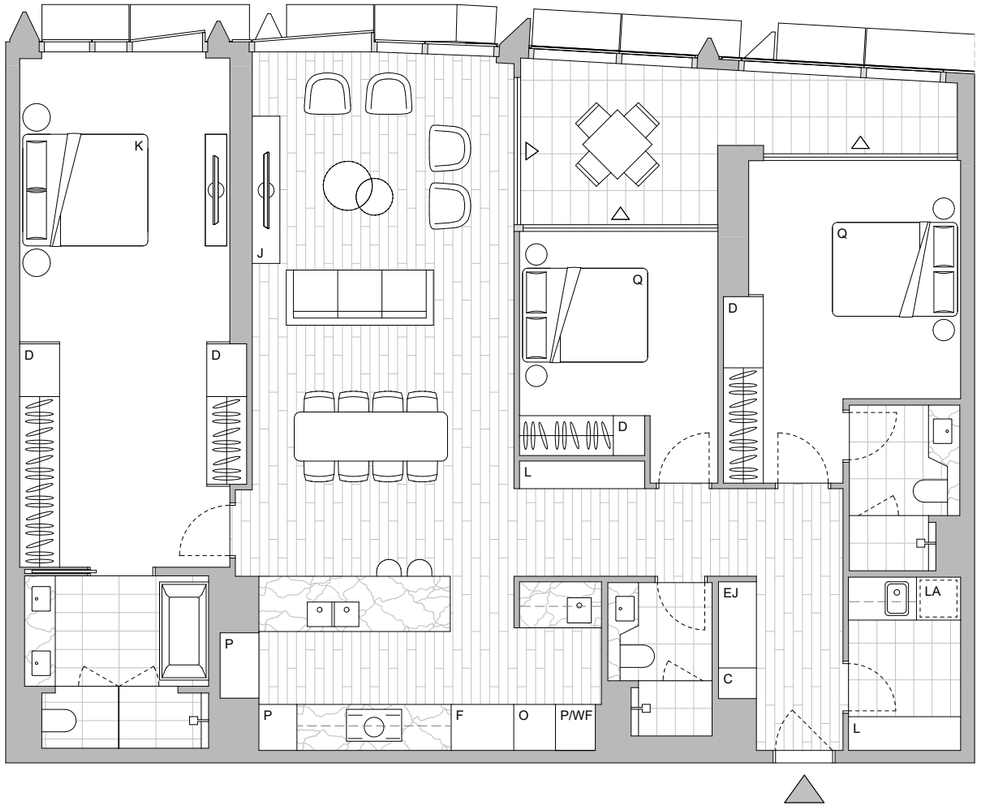
mirvac

23/08/2024 [A]



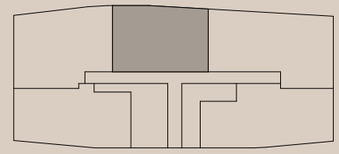
HARBOURSIDE
RESIDENCES

Strata Lot
235

THREE BEDROOM APARTMENT

Apartment Area	151 m²
Balcony Area	13 m²
Total Area	**164 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
K	King Bed	O	Oven	J	Joinery
Q	Queen Bed	WF	Wine Fridge	LA	Laundry Appliances
D	Drawer			C	NBN and Switchboard
EJ	Entry Joinery				Facade blade
					Facade blade below

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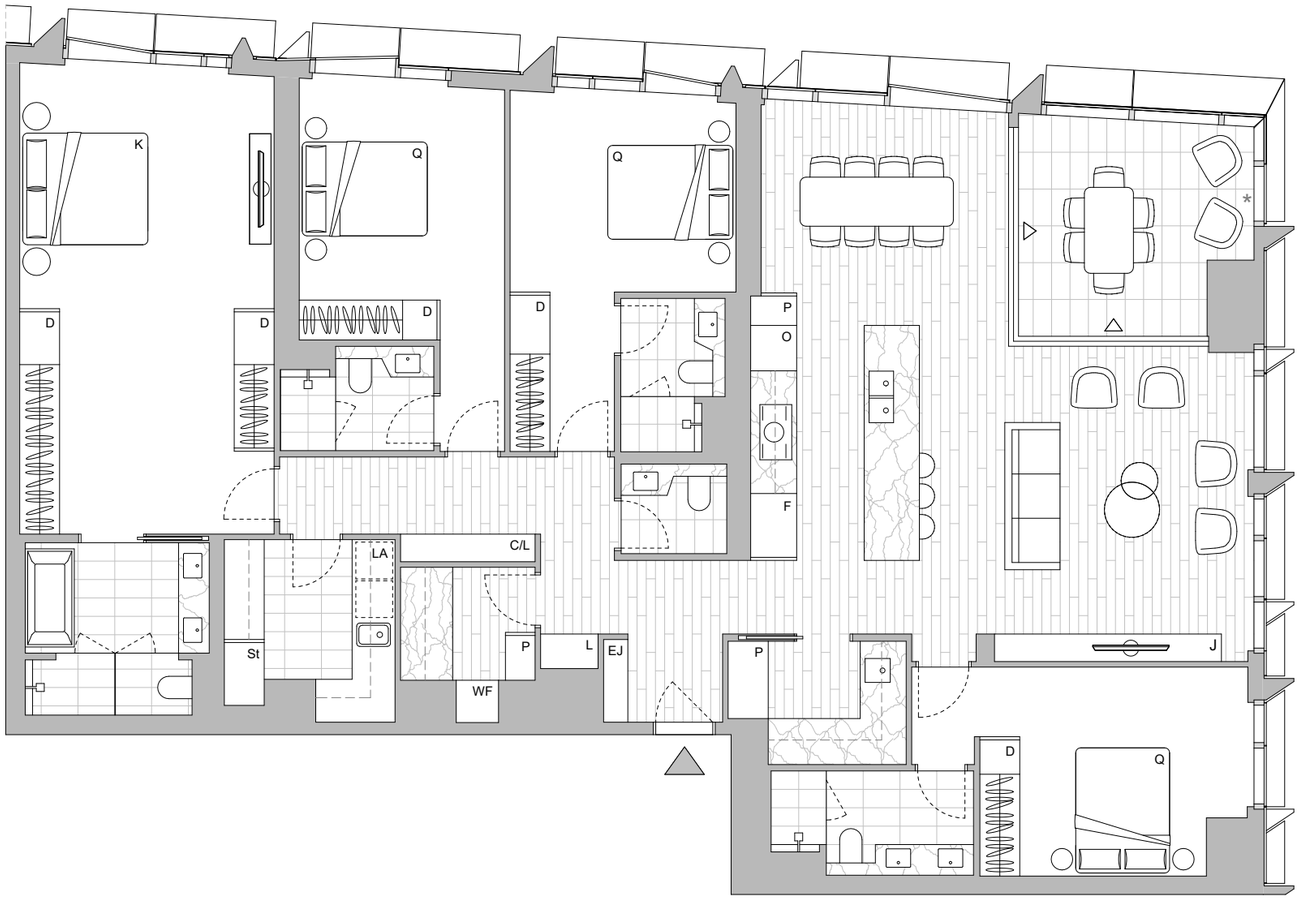
23/08/2024 [A]



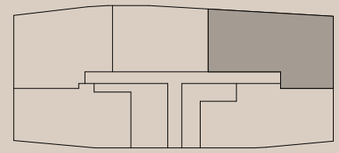
HARBOURSIDE
RESIDENCES

Strata Lot
236

FOUR BEDROOM APARTMENT

Apartment Area	203 m²
Balcony Area	12 m²
Total Area	**215 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
K	King Bed	O	Oven	J	Joinery
Q	Queen Bed	WF	Wine Fridge	LA	Laundry Appliances
D	Drawer			C	NBN and Switchboard
EJ	Entry Joinery				Facade blade
					Facade blade below
				*	Full-height balcony glazing

0 2 4m

N

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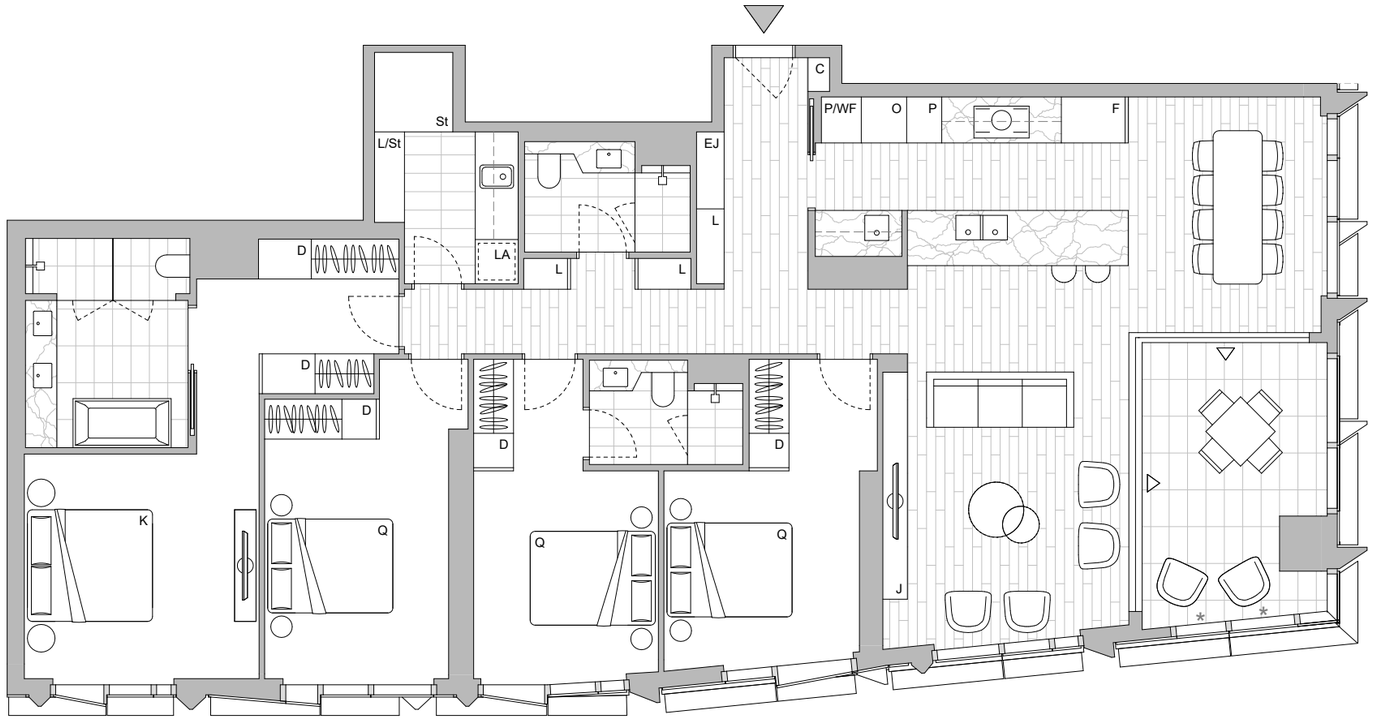
23/08/2024 [A]



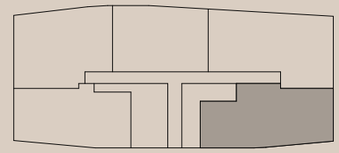
HARBOURSIDE
RESIDENCES

Strata Lot
237

FOUR BEDROOM APARTMENT

Apartment Area	164 m²
Balcony Area	13 m²
Total Area	**177 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
K	King Bed	O	Oven	J	Joinery
Q	Queen Bed	WF	Wine Fridge	LA	Laundry Appliances
D	Drawer			C	NBN and Switchboard
EJ	Entry Joinery				Facade blade
					Facade blade below
				*	Full-height balcony glazing

0 2 4m

N

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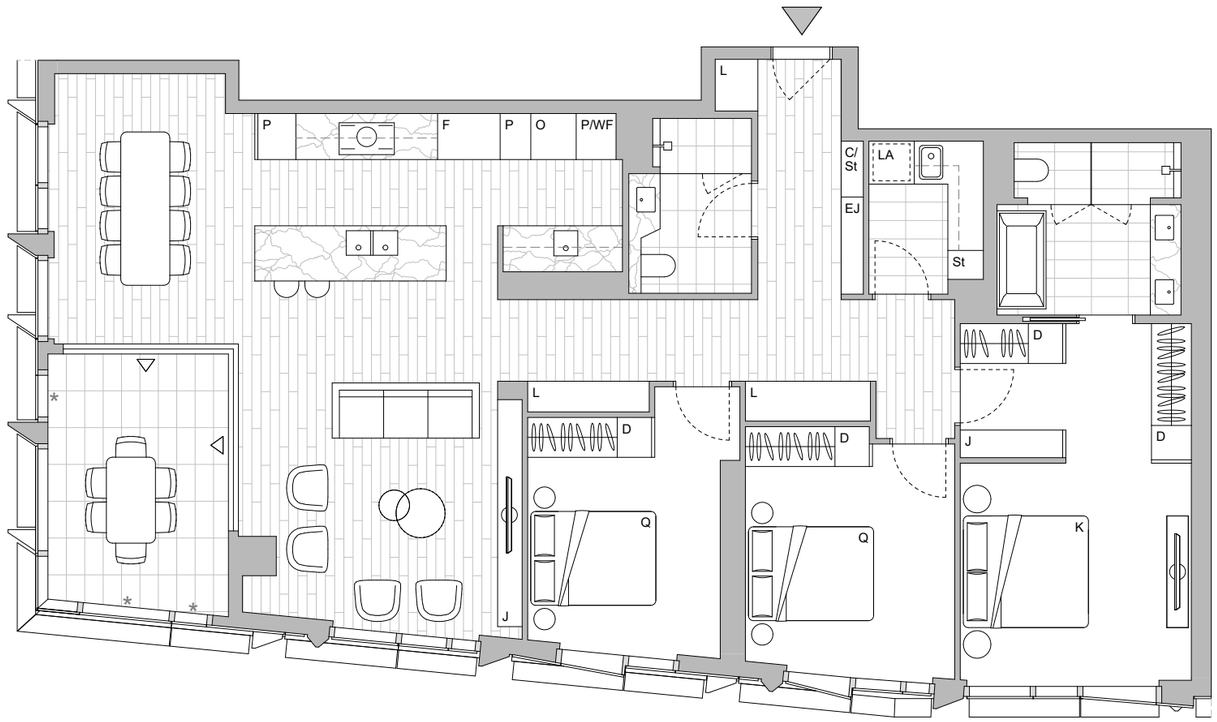


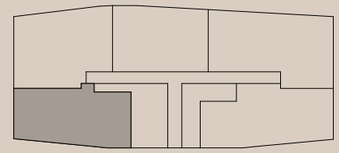
HARBOURSIDE
RESIDENCES

Strata Lot
248

THREE BEDROOM APARTMENT

Apartment Area	147 m²
Balcony Area	12 m²
Total Area	**159 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
K	King Bed	O	Oven	J	Joinery
Q	Queen Bed	WF	Wine Fridge	LA	Laundry Appliances
D	Drawer			C	NBN and Switchboard
EJ	Entry Joinery				Facade blade
					Facade blade below
				*	Full-height balcony glazing

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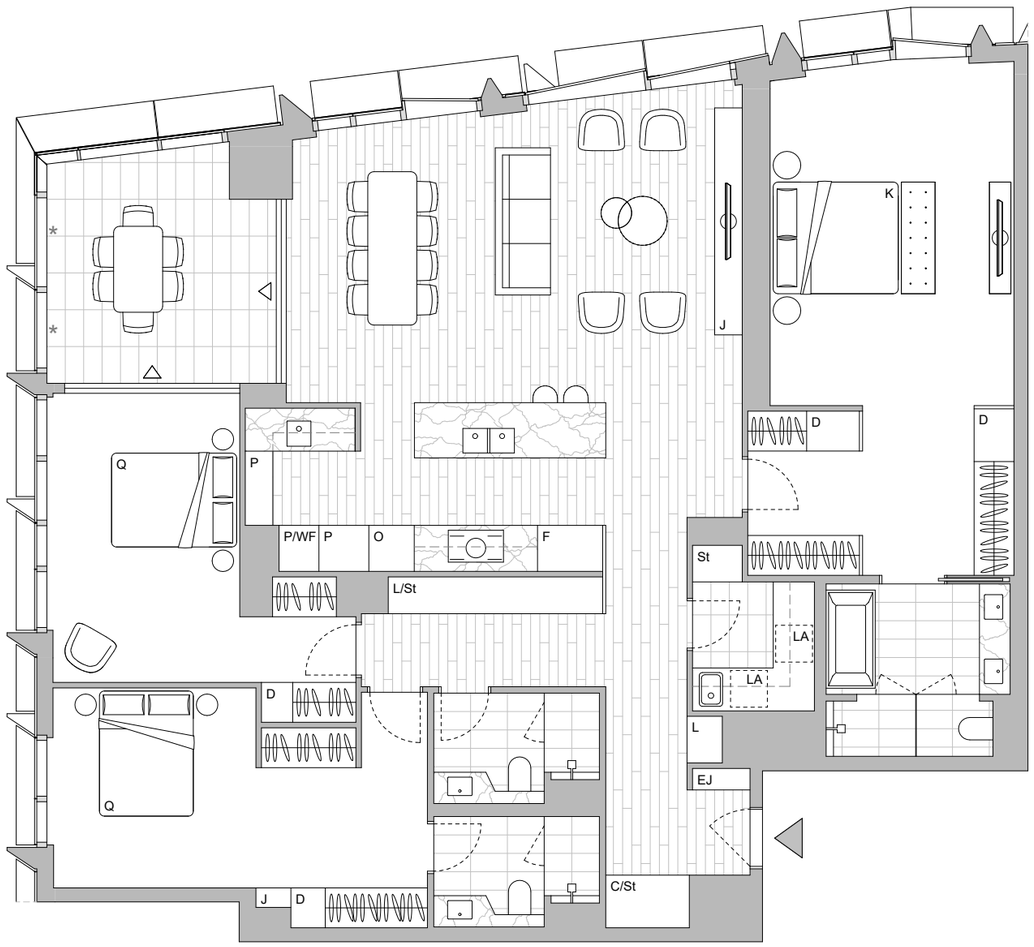


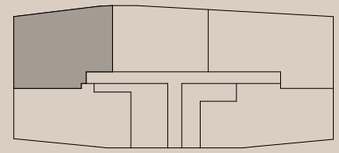
HARBOURSIDE
RESIDENCES

Strata Lot
249

THREE BEDROOM APARTMENT

Apartment Area	173 m²
Balcony Area	13 m²
Total Area	**186 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

Access	F	Fridge	L	Linen
Balcony Access	P	Pantry	St	Storage
K	King Bed	O	Oven	J	Joinery
Q	Queen Bed	WF	Wine Fridge	LA	Laundry Appliances
D	Drawer			C	NBN and Switchboard
EJ	Entry Joinery				Facade blade
					Facade blade below
				*	Full-height balcony glazing

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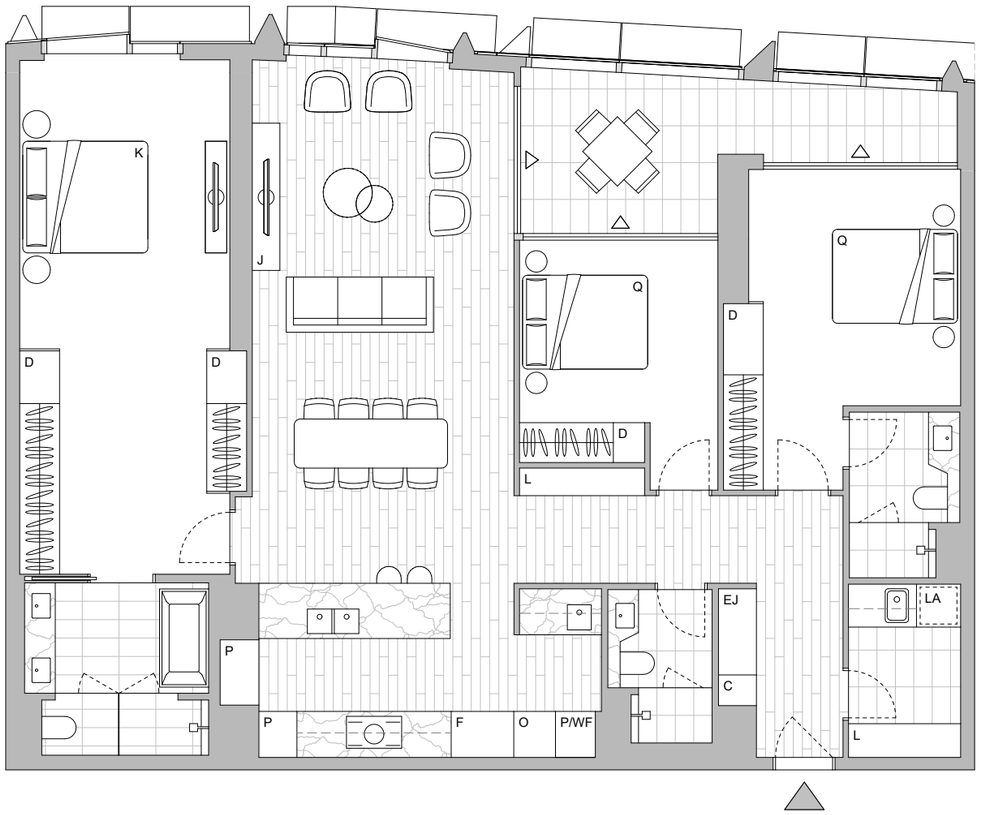


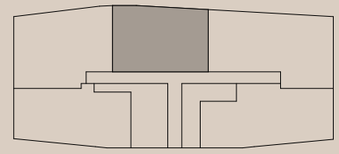
HARBOURSIDE
RESIDENCES

Strata Lot
250

THREE BEDROOM APARTMENT

Apartment Area	151 m²
Balcony Area	13 m²
Total Area	**164 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
K	King Bed	O	Oven	J	Joinery
Q	Queen Bed	WF	Wine Fridge	LA	Laundry Appliances
D	Drawer			C	NBN and Switchboard
EJ	Entry Joinery				Facade blade
					Facade blade below

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23/08/2024 [A]

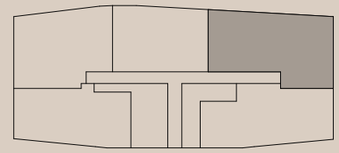
HARBOURSIDE
RESIDENCES

Strata Lot
251

FOUR BEDROOM APARTMENT

Apartment Area	202 m²
Balcony Area	12 m²
Total Area	**214 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
K	King Bed	O	Oven	J	Joinery
Q	Queen Bed	WF	Wine Fridge	LA	Laundry Appliances
D	Drawer			C	NBN and Switchboard
EJ	Entry Joinery				Facade blade
					Facade blade below
				*	Full-height balcony glazing

0 2 4m

N

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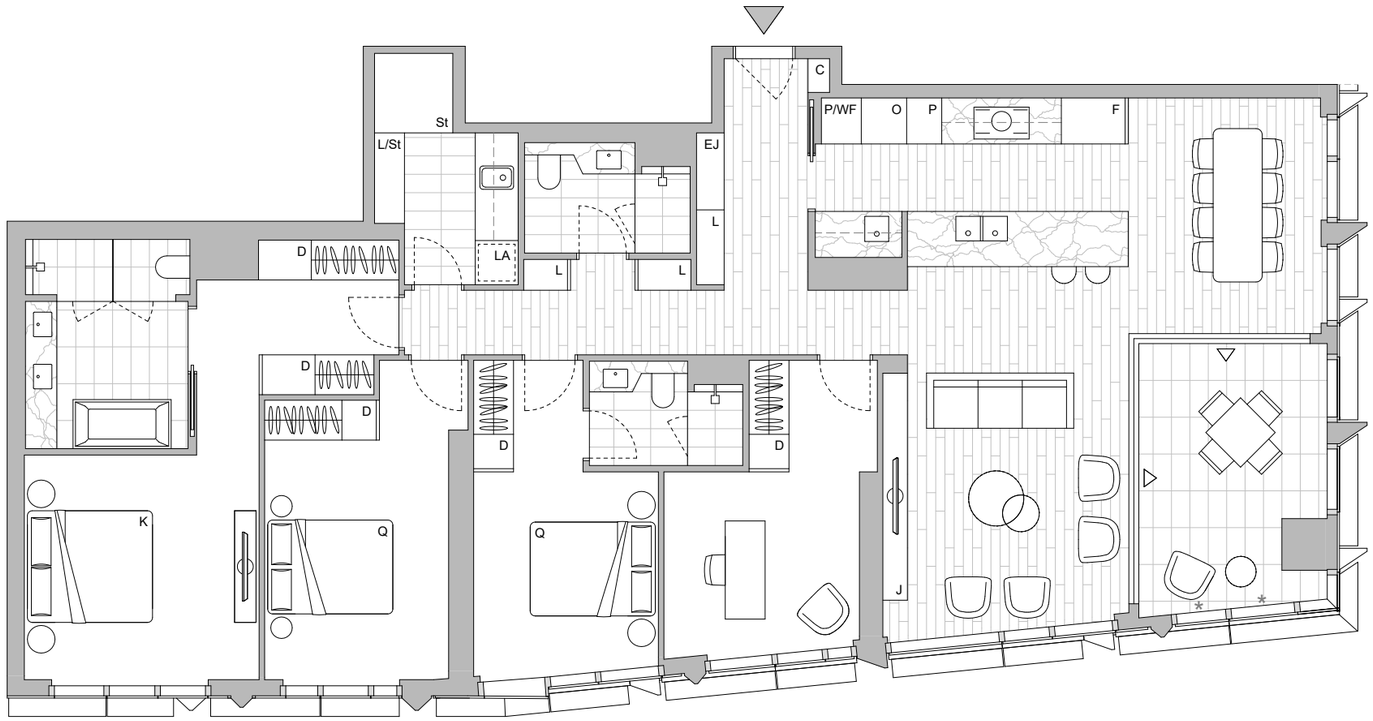


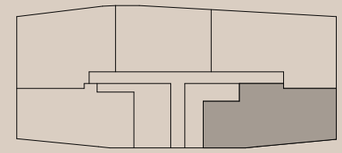
HARBOURSIDE
RESIDENCES

Strata Lot
252

THREE BEDROOM APARTMENT + STUDY

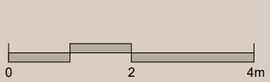
Apartment Area	161 m²
Balcony Area	12 m²
Total Area	**173 m²**

Areas subject to final survey. Area includes balcony, and terrace where applicable. Area excludes associated parking and external storage areas.



Legend

	Access	F	Fridge	L	Linen
	Balcony Access	P	Pantry	St	Storage
K	King Bed	O	Oven	J	Joinery
Q	Queen Bed	WF	Wine Fridge	LA	Laundry Appliances
D	Drawer			C	NBN and Switchboard
EJ	Entry Joinery				Facade blade
					Facade blade below
				*	Full-height balcony glazing



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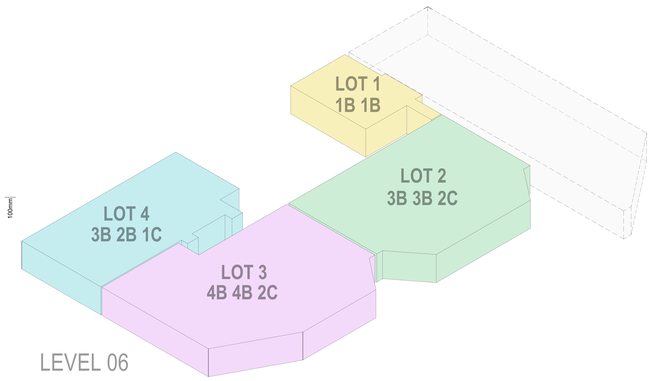
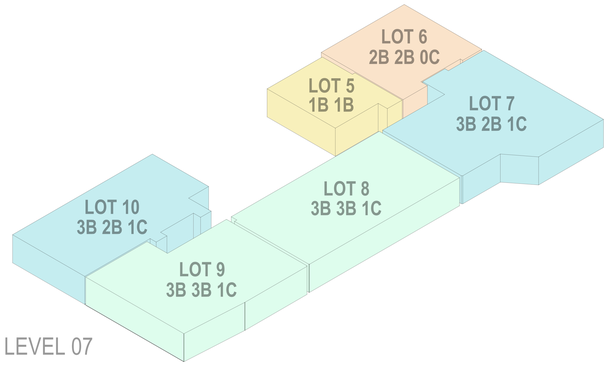
23/08/2024 [A]

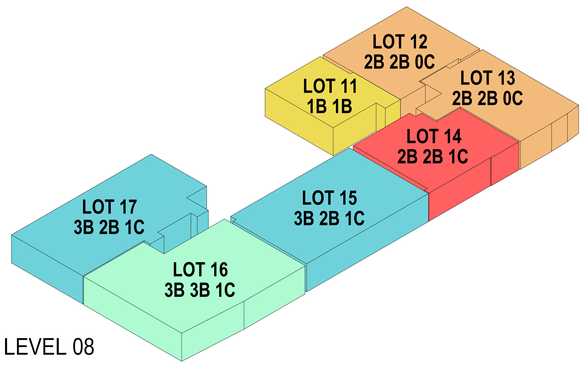
ANNEXURE 6: ISOMETRIC PLANS



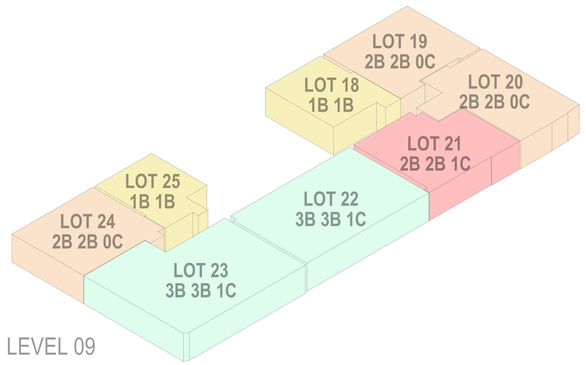
LEVEL 06



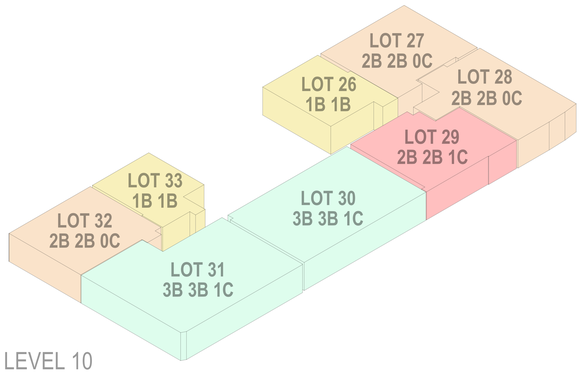
LEVEL 07



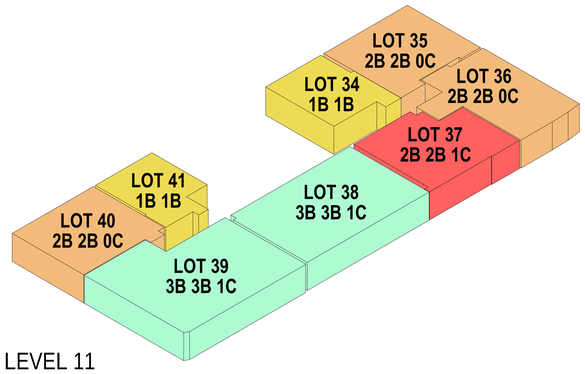
LEVEL 08



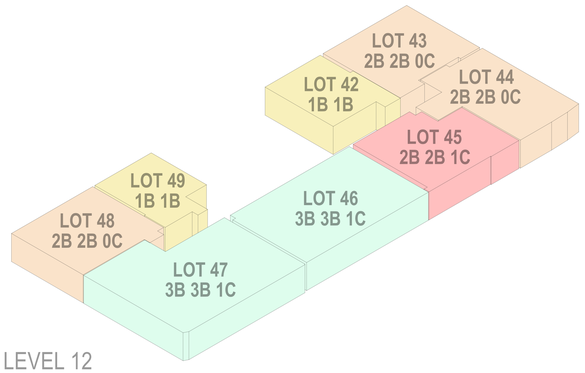
LEVEL 09



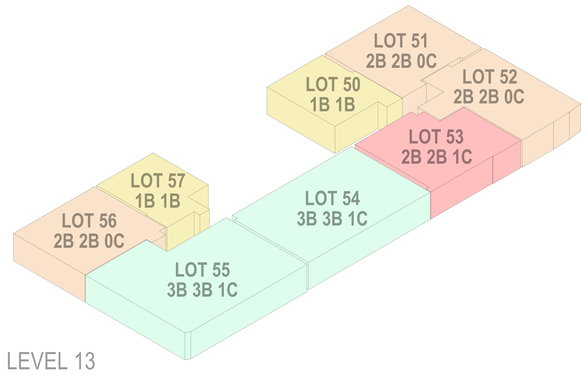
LEVEL 10



LEVEL 11



LEVEL 12



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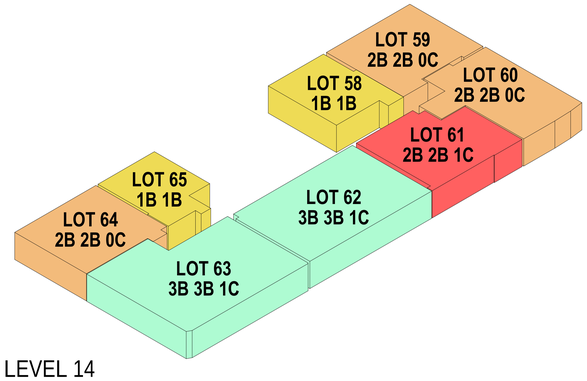

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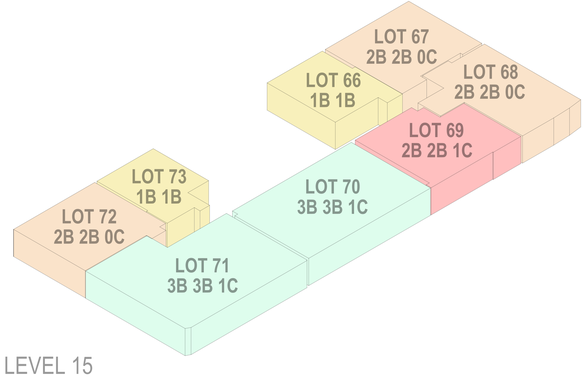

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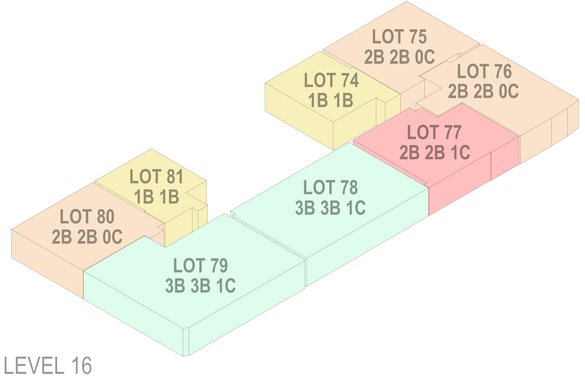

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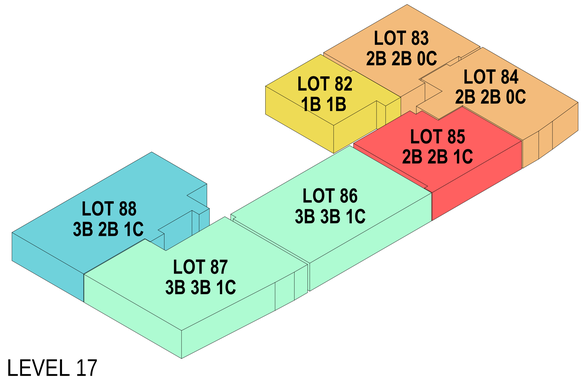

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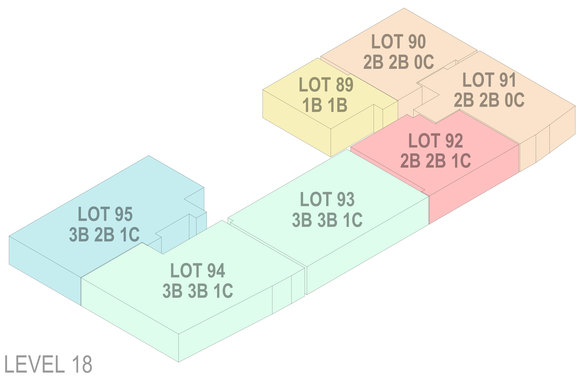

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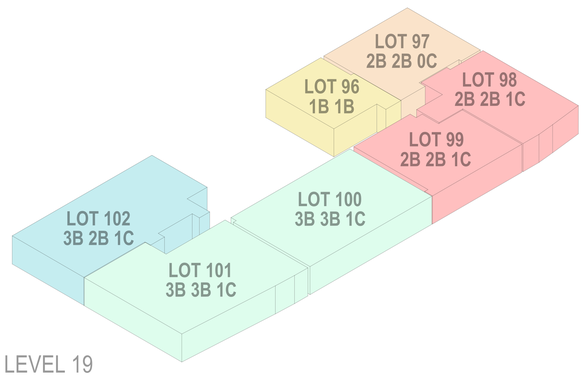

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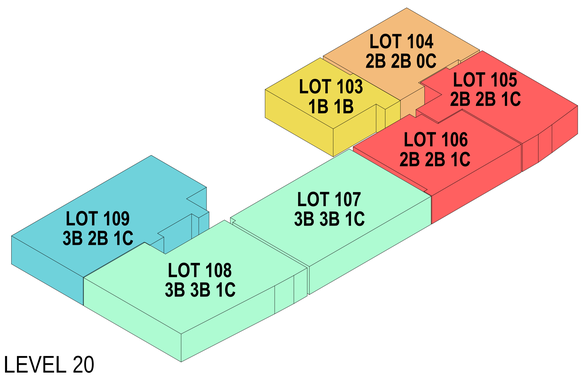

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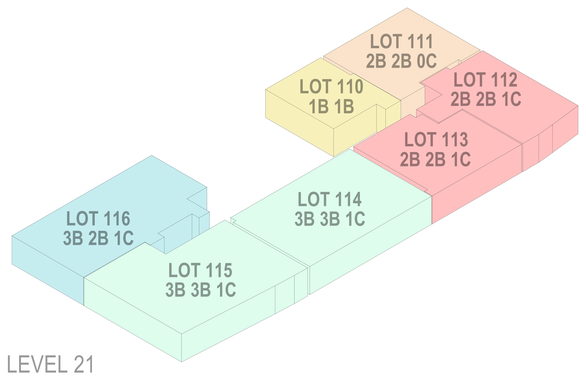

LEVEL 21

- 1 Bedroom
- 2 Bed 2 Bath 0 Car
- 2 Bed 2 Bath 1 Car
- 3 Bed 2 Bath 1 Car
- 3 Bed 3 Bath 1 Car
- 3 Bed 3 Bath 2 Car
- 3 Bed 3 Bath 1 Study 2 Car
- 4 Bed 3 Bath 1 Car
- 4 Bed 3 Bath 2 Car
- 4 Bed 4 Bath 2 Car
- Sub-Penthouse
- Penthouse

date	rev	amendment
02/09/2024	9	Revision 9
26/08/2024	8	Revision 8
16/08/2024	7	Revision 7
06/03/2024	6	Revision 6
20/02/2024	5	Revision 5
23/01/2024	4	Revision 4
08/12/2023	3	Revision 3
06/12/2023	2	Revision 2

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Mirvac Design Pty Ltd
ABN 76 002 529 172
Mirvac Design Nominated / Responsible Architects
Anita Varma, Michael Weiner, David Abel, Panchompoo Sinitanchot, Andrew Le, Nicolas Thoubaux
NSW/ACT/VIC/QLD/SA/WA 8437/9459/9966/8125/9934

client: mirvac

project: **HARBOURSIDE**

stage:

site:

title: SALES AXONOMETRIC L06-L21

job no:

drawing no: 1 of 4

scale @ A0 : 1 : 200

date: 02/09/2024 rev: 9

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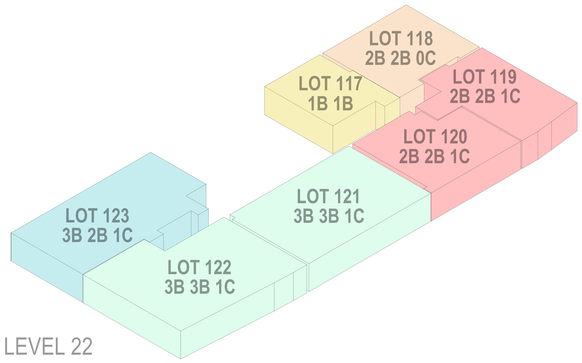

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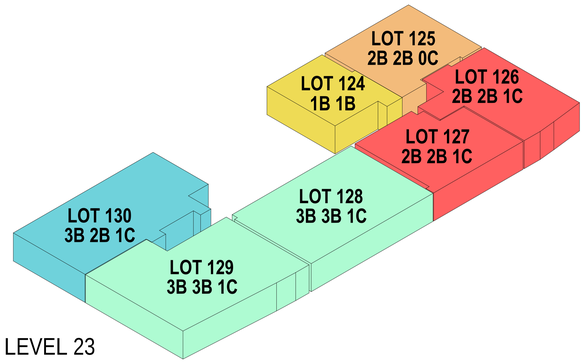

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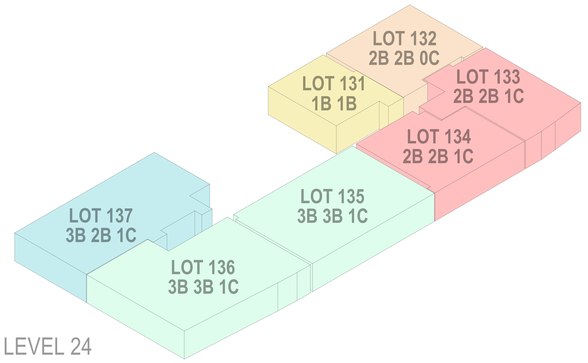

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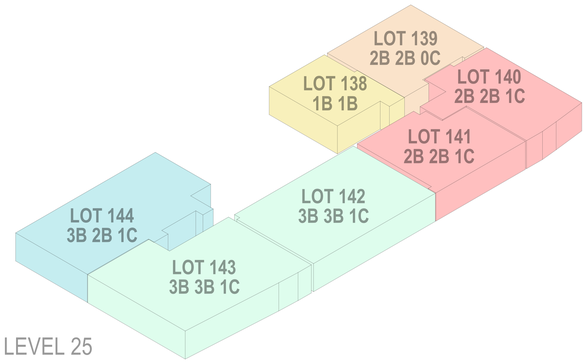

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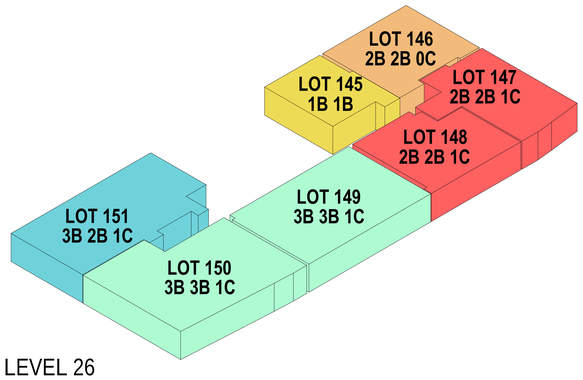

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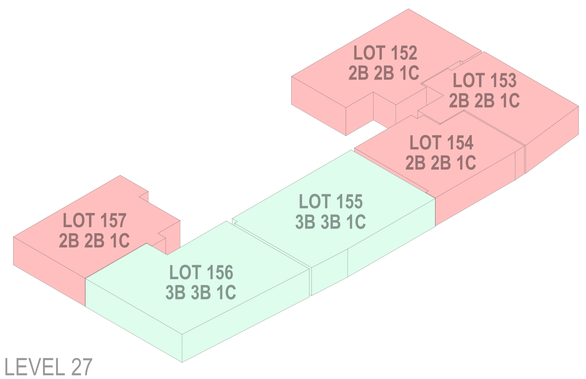

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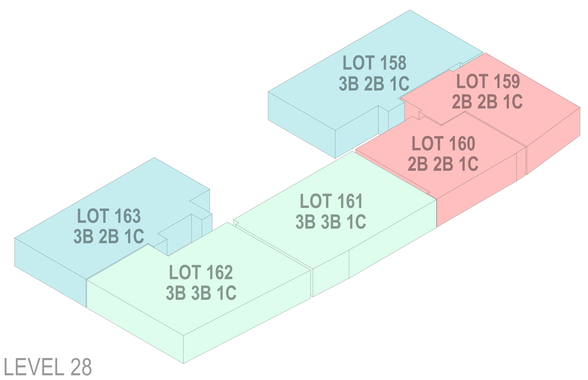

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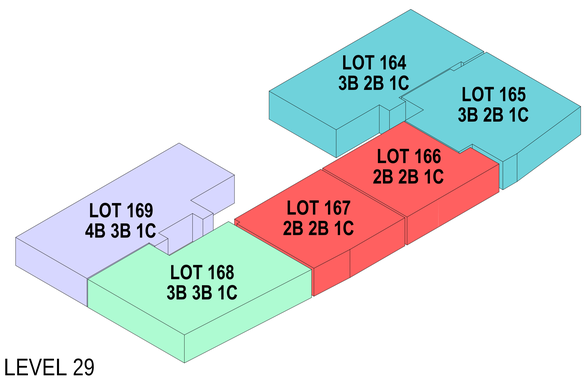

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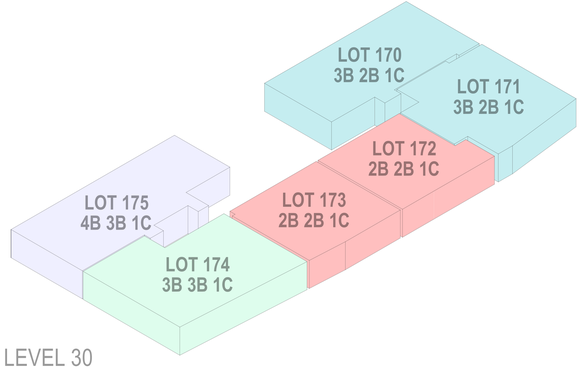

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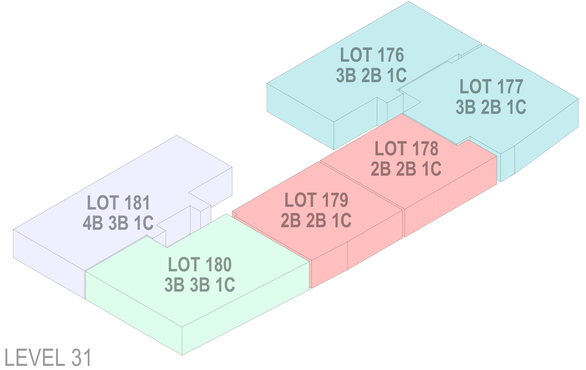

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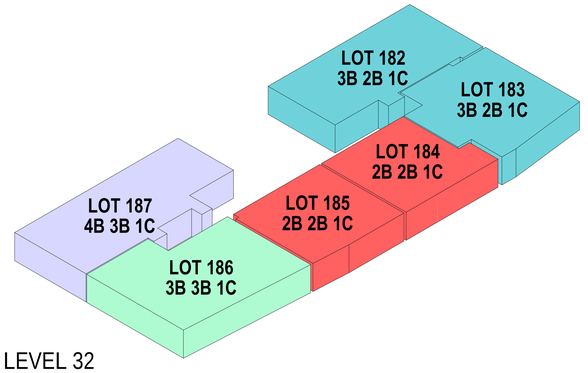

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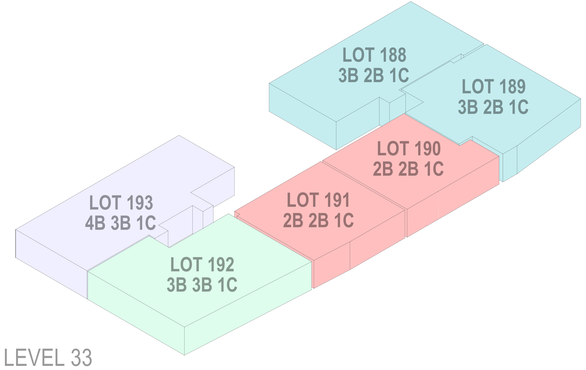

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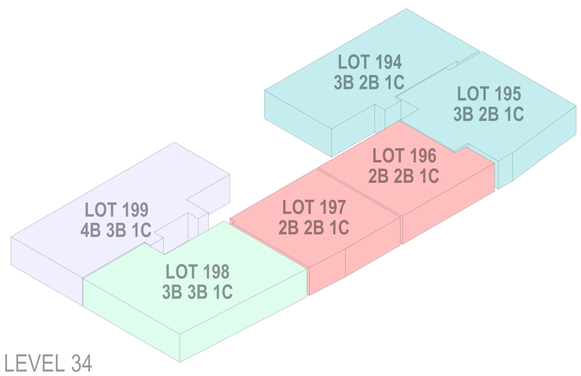

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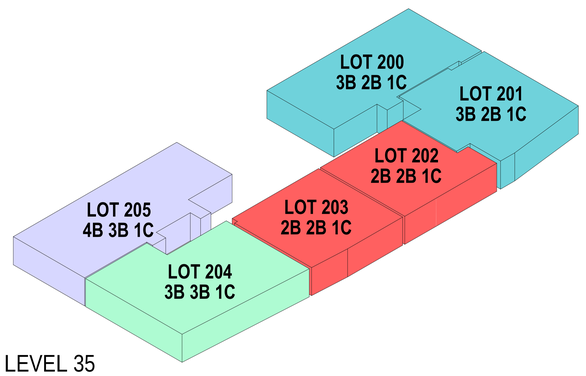

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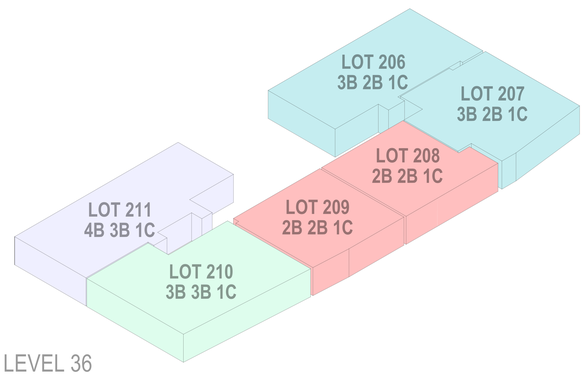

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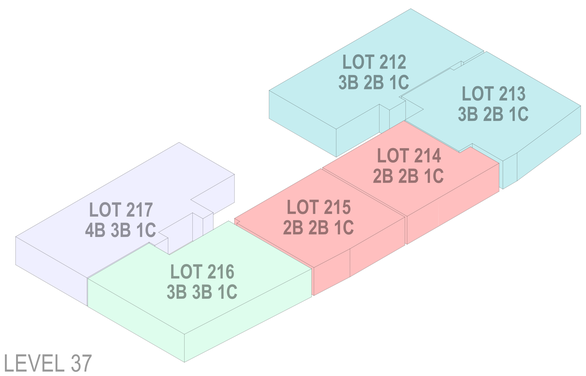

LEVEL 37

1 Bedroom
2 Bed 2 Bath 0 Car
2 Bed 2 Bath 1 Car
3 Bed 2 Bath 1 Car
3 Bed 3 Bath 1 Car
3 Bed 3 Bath 2 Car
3 Bed 3 Bath 1 Study 2 Car
4 Bed 3 Bath 1 Car
4 Bed 3 Bath 2 Car
4 Bed 4 Bath 2 Car
Sub-Penthouse
Penthouse

date	rev	amendment
02/09/2024	9	Revision 9
26/08/2024	8	Revision 8
16/05/2024	7	Revision 7
26/03/2024	6	Revision 6
23/01/2024	5	Revision 5
23/01/2024	4	Revision 4
06/12/2023	3	Revision 3
06/12/2023	2	Revision 2

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T 02 8940 4000
Mirvac Design Nominated Architects: Rajvinder Singh 7348 | Stylianos Stylianidis 7348 | Andrew Le Nicolas Thoubaux
https://www.mirvacdesign.com/nominated-architects

client: mirvac

project: **HARBOURSIDE**

stage:

site:

title: SALES AXONOMETRIC L22-L37

job no:
drawing no: 2 of 4
scale @ A0 : 1 : 200
date: 02/09/2024 rev: 9

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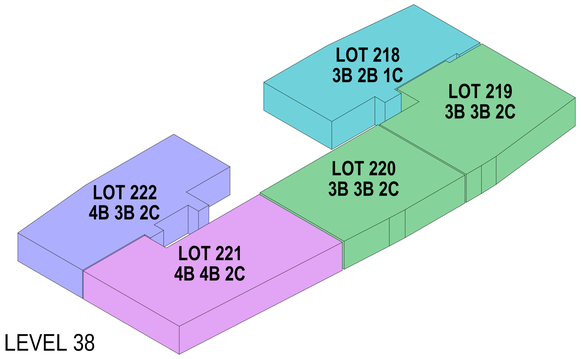

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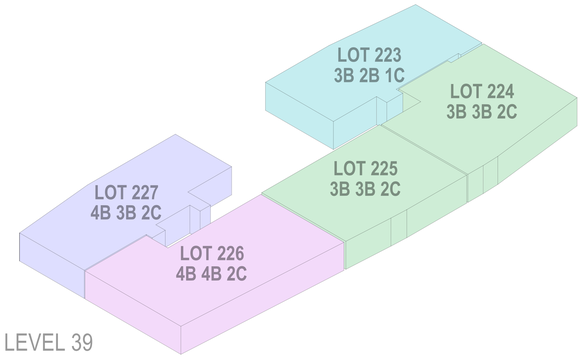

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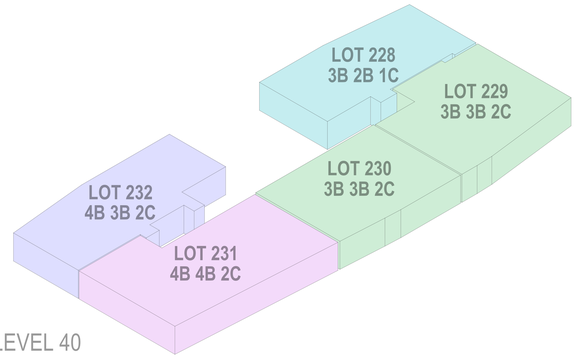

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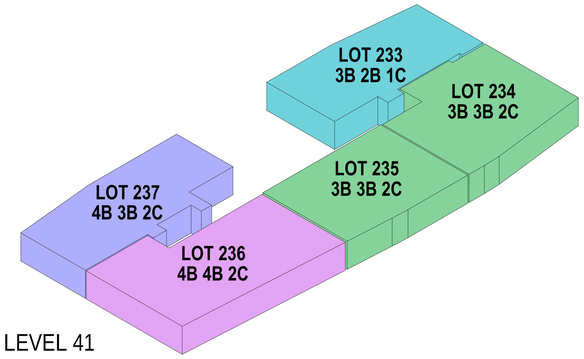

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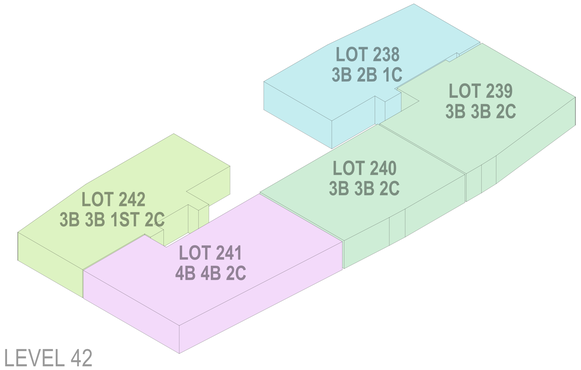

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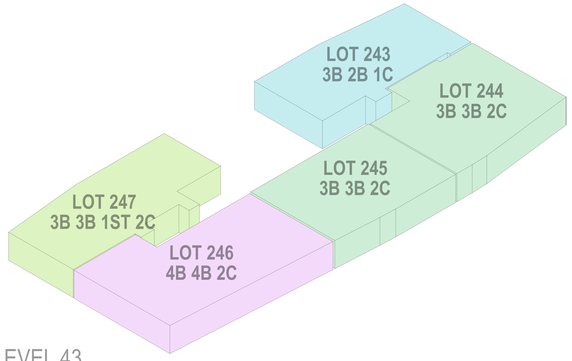

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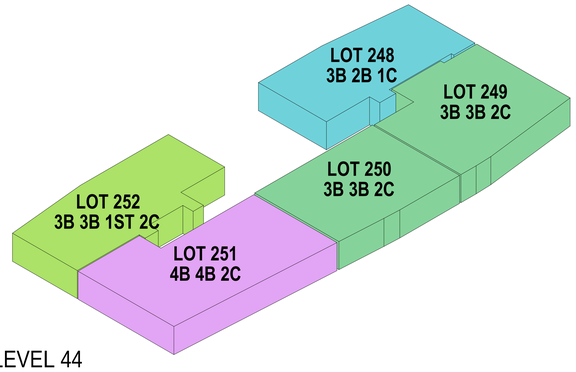

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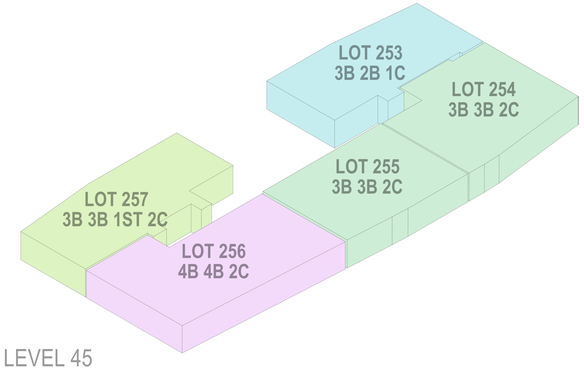

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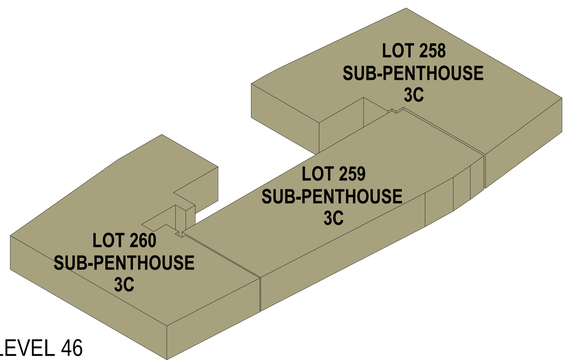

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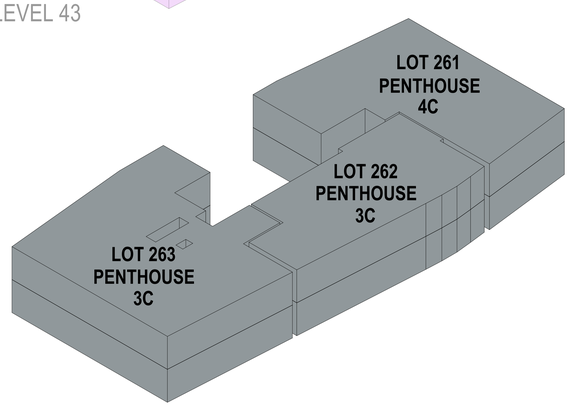

LEVEL 47 & L48

1 Bedroom
2 Bed 2 Bath 0 Car
2 Bed 2 Bath 1 Car
3 Bed 2 Bath 1 Car
3 Bed 3 Bath 1 Car
3 Bed 3 Bath 2 Car
3 Bed 3 Bath 1 Study 2 Car
4 Bed 3 Bath 1 Car
4 Bed 3 Bath 2 Car
4 Bed 4 Bath 2 Car
Sub-Penthouse
Penthouse

date	rev	amendment
02/09/2024	9	Revision 9
26/08/2024	8	Revision 8
16/05/2024	7	Revision 7
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23/01/2024	4	Revision 4
08/12/2023	3	Revision 3
06/12/2023	2	Revision 2

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interior design
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Mirvac Design Pty Ltd
ABN 79 657 524 152
Mirvac Design Nominated / Responsible Architects
Anita Varma, Michael Steiner, David Hirst, Wynmarng Birdsmith, Andrew Le, Nicolas Thiroduex
https://www.mirvacdesign.com/nominated-architects

client: mirvac

project: **HARBOURSIDE**

stage:

site:

title: SALES AXONOMETRIC L38-48

job no:
drawing no: 3 of 4
scale @ A0 : 1 : 200
date: 02/09/2024 rev: 9

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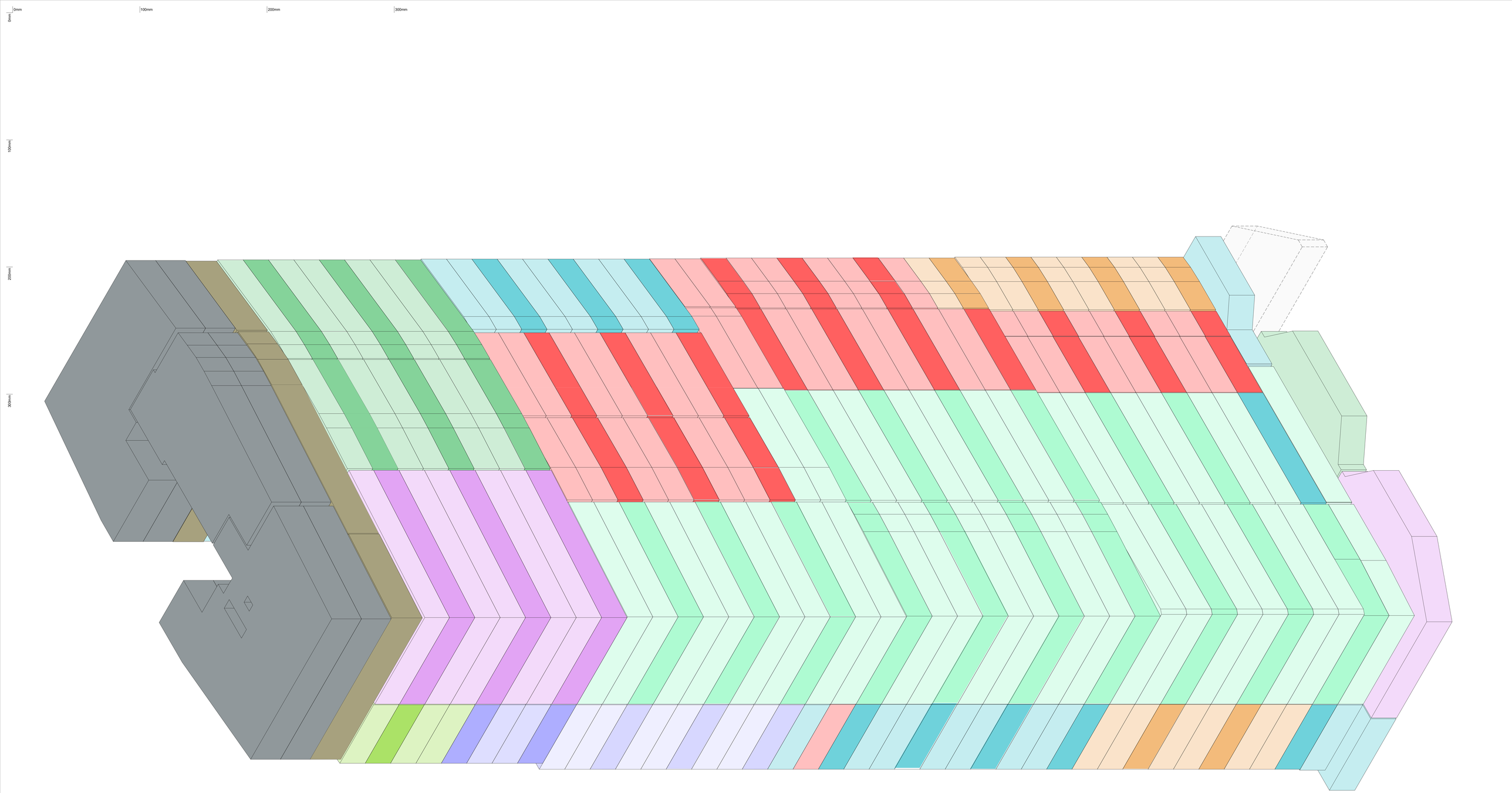

1 Bedroom
2 Bed 2 Bath 0 Car
2 Bed 2 Bath 1 Car
3 Bed 2 Bath 1 Car
3 Bed 3 Bath 1 Car
3 Bed 3 Bath 2 Car
3 Bed 3 Bath 1 Study 2 Car
4 Bed 3 Bath 1 Car
4 Bed 3 Bath 2 Car
4 Bed 4 Bath 2 Car
Sub-Penthouse
Penthouse

date	rev	amendment
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25/03/2024	5	Revision 5
23/01/2024	4	Revision 4
08/12/2023	3	Revision 3
06/12/2023	2	Revision 2

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ABN 74 625 945 153
Mirvac Design Nominated Architects
Anita Verma Richard Warner David Hirst Panomong Sinitsanthit Andrew Le Nicolas Thioulouse
https://www.mirvacdesign.com/nominated-architects

owner:
mirvac

project:
HARBOURSIDE

stage:

site:

title:
SALES AXONOMETRIC WHOLE TOWER

job no:
drawing no: 4 of 4
scale @ A0 : 1 : 50
date: 02/09/2024 rev: **9**

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ANNEXURE 7: STRATA PLAN

SP FORM 3.01	STRATA PLAN ADMINISTRATION SHEET	Sheet 1 of 13 sheet(s)

Office Use Only

Registered:

Office Use Only

DRAFT

ISSUE 08 - PRINTED 26 SEP 2024

L6 & L7 - PLANTER (COMMON PROPERTY) ADDED
MST (MOTOR BIKE TO BE ALOCATED) - BASEMENTS
AREA SCHEDULE HAS NOT BEEN CHANGED - DDW

PLAN OF SUBDIVISION OF
LOT 3 IN DP _ _ _

LGA: SYDNEY

Locality: SYDNEY

Parish: ST. ANDREW

County: CUMBERLAND

This is a *FREEHOLD/*LEASEHOLD Strata Scheme

Address for Service of Documents

No 8 DARLING DRIVE
SYDNEY NSW 2000

Provide an Australian postal address including a postcode

The by-laws adopted for the scheme are:

* Model by-laws for residential strata schemes together with:
Keeping of animals: Option A / B* *
Smoke penetration: Option A / B* *

(see Schedule 3 Strata Schemes Management Regulation 2016)

* The strata by-laws lodged with the plan.

Surveyor's Certificate

I, PETER AARON BOORER,

of Beveridge Williams & Co Pty Ltd
65-69 Kent Street, SYDNEY NSW 2000 ,

being a land surveyor registered under the *Surveying and Spatial Information Act 2002*, certify that the information shown in the accompanying plan is accurate and each applicable requirement of Schedule 1 of the *Strata Schemes Development Act 2015* has been met.

*The building encroaches on:

*(a) a public space

*(b) land other than a public place and an appropriate easement to permit the encroachment has been created by ^.....

Signature: .....

Date: .....

Surveyor ID: .....

Surveyor's Reference: 2000767 DSP

^ Insert the deposited plan number or dealing number of the instrument that created the easement

Strata Certificate (Registered Certifier)

I, ... being a Registered Certifier, Registration number ....., certify that in regards to the strata plan with this certificate, I have made the required inspections and I am satisfied the plan complies with clause 17 *Strata Schemes Development Regulation 2016* and the relevant parts of Section 58 or 59 *Strata Schemes Development Act 2015*.

*(a) This plan is part of a development scheme.

*(b) The building encroaches on a public space and in accordance with section 62(3) *Strata Schemes Development Act 2015* the local council has granted a relevant planning approval that is in force for the building with the encroachment or for the subdivision specifying the existence of the encroachment.

*(c) This certificate is given on the condition contained in the relevant planning approval that lot(s) ^..... will be created as utility lots and restricted in accordance with section 63 *Strata Schemes Development Act 2015*.

Certificate Reference:.....

Relevant Planning Approval No. .....

Issued by: .....

Signature: .....

Date: .....

^ Insert lot numbers of proposed utility lots.

* Strike through if in applicable

SP FORM 3.07	STRATA PLAN ADMINISTRATION SHEET	Sheet 2 of 13 sheet(s)

Office Use Only

Registered:

DRAFT

ISSUE 08 - PRINTED 26 SEP 2024

L6 & L7 - PLANTER (COMMON PROPERTY) ADDED
MST (MOTOR BIKE TO BE ALOCATED) - BASEMENTS
AREA SCHEDULE HAS NOT BEEN CHANGED - DDW

VALUER'S CERTIFICATE

I, *..... of .....

being a qualified valuer, as defined in the Strata Schemes Development Act 2015 by virtue of having membership with:

Professional Body:..... .....

Class of membership:..... .....

Membership number:..... .....

certify that the unit entitlements shown in the schedule herewith were apportioned on .....(being the valuation day) in accordance with Schedule 2 Strata Schemes Development Act 2015

Signature: ..... Date .....

* Full name, valuer company name or company address

UNIT ENTITLEMENT

LOT No	UE	LOT No	UE	LOT No	UE	LOT No	UE
1		30		59		88	
2		31		60		89	
3		32		61		90	
4		33		62		91	
5		34		63		92	
6		35		64		93	
7		36		65		94	
8		37		66		95	
9		38		67		96	
10		39		68		97	
11		40		69		98	
12		41		70		99	
13		42		71		100	
14		43		72		101	
15		44		73		102	
16		45		74		103	
17		46		75		104	
18		47		76		105	
19		48		77		106	
20		49		78		107	
21		50		79		108	
22		51		80		109	
23		52		81		110	
24		53		82		111	
25		54		83		112	
26		55		84		113	
27		56		85		114	
28		57		86		115	
29		58		87		116	

CONTINUED ON SHEET 3

SURVEYOR'S REFERENCE: 2000767 DSP

SP FORM 3.08 (Annexure)	STRATA PLAN ADMINISTRATION SHEET	Sheet 3 of 13 sheet(s)

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ISSUE 08 - PRINTED 26 SEP 2024

L6 & L7 - PLANTER (COMMON PROPERTY) ADDED
MST (MOTOR BIKE TO BE ALOCATED) - BASEMENTS
AREA SCHEDULE HAS NOT BEEN CHANGED - DDW

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CONTINUED FROM SHEET 2

UNIT ENTITLEMENT

LOT No	UE	LOT No	UE	LOT No	UE	LOT No	UE
117		154		191		228	
118		155		192		229	
119		156		193		230	
120		157		194		231	
121		158		195		232	
122		159		196		233	
123		160		197		234	
124		161		198		235	
125		162		199		236	
126		163		200		237	
127		164		201		238	
128		165		202		239	
129		166		203		240	
130		167		204		241	
131		168		205		242	
132		169		206		243	
133		170		207		244	
134		171		208		245	
135		172		209		246	
136		173		210		247	
137		174		211		248	
138		175		212		249	
139		176		213		250	
140		177		214		251	
141		178		215		252	
142		179		216		253	
143		180		217		254	
144		181		218		255	
145		182		219		256	
146		183		220		257	
147		184		221		258	
148		185		222		259	
149		186		223		260	
150		187		224		261	
151		188		225		262	
152		189		226		263	
153		190		227			
				AGGREGATE			

SURVEYOR'S REFERENCE: 2000767 DSP

SP FORM 3.08 (Annexure)	STRATA PLAN ADMINISTRATION SHEET	Sheet 4 of 13 sheet(s)

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SCHEDULE OF STREET ADDRESSES

LOT No	UNIT No	STREET No	STREET NAME	STREET TYPE	LOCALITY
CP		8	DARLING	DRIVE	SYDNEY
1		8	DARLING	DRIVE	SYDNEY
2		8	DARLING	DRIVE	SYDNEY
3		8	DARLING	DRIVE	SYDNEY
4		8	DARLING	DRIVE	SYDNEY
5		8	DARLING	DRIVE	SYDNEY
6		8	DARLING	DRIVE	SYDNEY
7		8	DARLING	DRIVE	SYDNEY
8		8	DARLING	DRIVE	SYDNEY
9		8	DARLING	DRIVE	SYDNEY
10		8	DARLING	DRIVE	SYDNEY
11		8	DARLING	DRIVE	SYDNEY
12		8	DARLING	DRIVE	SYDNEY
13		8	DARLING	DRIVE	SYDNEY
14		8	DARLING	DRIVE	SYDNEY
15		8	DARLING	DRIVE	SYDNEY
16		8	DARLING	DRIVE	SYDNEY
17		8	DARLING	DRIVE	SYDNEY
18		8	DARLING	DRIVE	SYDNEY
19		8	DARLING	DRIVE	SYDNEY
20		8	DARLING	DRIVE	SYDNEY
21		8	DARLING	DRIVE	SYDNEY
22		8	DARLING	DRIVE	SYDNEY
23		8	DARLING	DRIVE	SYDNEY
24		8	DARLING	DRIVE	SYDNEY
25		8	DARLING	DRIVE	SYDNEY
26		8	DARLING	DRIVE	SYDNEY
27		8	DARLING	DRIVE	SYDNEY

CONTINUED ON SHEET 5

SURVEYOR'S REFERENCE: 2000767 DSP

SP FORM 3.08 (Annexure)	STRATA PLAN ADMINISTRATION SHEET	Sheet 5 of 13 sheet(s)

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CONTINUED FROM SHEET 5

SCHEDULE OF STREET ADDRESSES

LOT No	UNIT No	STREET No	STREET NAME	STREET TYPE	LOCALITY
28		8	DARLING	DRIVE	SYDNEY
29		8	DARLING	DRIVE	SYDNEY
30		8	DARLING	DRIVE	SYDNEY
31		8	DARLING	DRIVE	SYDNEY
32		8	DARLING	DRIVE	SYDNEY
33		8	DARLING	DRIVE	SYDNEY
34		8	DARLING	DRIVE	SYDNEY
35		8	DARLING	DRIVE	SYDNEY
36		8	DARLING	DRIVE	SYDNEY
37		8	DARLING	DRIVE	SYDNEY
38		8	DARLING	DRIVE	SYDNEY
39		8	DARLING	DRIVE	SYDNEY
40		8	DARLING	DRIVE	SYDNEY
41		8	DARLING	DRIVE	SYDNEY
42		8	DARLING	DRIVE	SYDNEY
43		8	DARLING	DRIVE	SYDNEY
44		8	DARLING	DRIVE	SYDNEY
45		8	DARLING	DRIVE	SYDNEY
46		8	DARLING	DRIVE	SYDNEY
47		8	DARLING	DRIVE	SYDNEY
48		8	DARLING	DRIVE	SYDNEY
49		8	DARLING	DRIVE	SYDNEY
50		8	DARLING	DRIVE	SYDNEY
51		8	DARLING	DRIVE	SYDNEY
52		8	DARLING	DRIVE	SYDNEY
53		8	DARLING	DRIVE	SYDNEY
54		8	DARLING	DRIVE	SYDNEY
55		8	DARLING	DRIVE	SYDNEY

CONTINUED ON SHEET 6

SURVEYOR'S REFERENCE: 2000767 DSP

SP FORM 3.08 (Annexure)	STRATA PLAN ADMINISTRATION SHEET	Sheet 6 of 13 sheet(s)

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CONTINUED FROM SHEET 5

SCHEDULE OF STREET ADDRESSES

LOT No	UNIT No	STREET No	STREET NAME	STREET TYPE	LOCALITY
56		8	DARLING	DRIVE	SYDNEY
57		8	DARLING	DRIVE	SYDNEY
58		8	DARLING	DRIVE	SYDNEY
59		8	DARLING	DRIVE	SYDNEY
60		8	DARLING	DRIVE	SYDNEY
61		8	DARLING	DRIVE	SYDNEY
62		8	DARLING	DRIVE	SYDNEY
63		8	DARLING	DRIVE	SYDNEY
64		8	DARLING	DRIVE	SYDNEY
65		8	DARLING	DRIVE	SYDNEY
66		8	DARLING	DRIVE	SYDNEY
67		8	DARLING	DRIVE	SYDNEY
68		8	DARLING	DRIVE	SYDNEY
69		8	DARLING	DRIVE	SYDNEY
70		8	DARLING	DRIVE	SYDNEY
71		8	DARLING	DRIVE	SYDNEY
72		8	DARLING	DRIVE	SYDNEY
73		8	DARLING	DRIVE	SYDNEY
74		8	DARLING	DRIVE	SYDNEY
75		8	DARLING	DRIVE	SYDNEY
76		8	DARLING	DRIVE	SYDNEY
77		8	DARLING	DRIVE	SYDNEY
78		8	DARLING	DRIVE	SYDNEY
79		8	DARLING	DRIVE	SYDNEY
80		8	DARLING	DRIVE	SYDNEY
81		8	DARLING	DRIVE	SYDNEY
82		8	DARLING	DRIVE	SYDNEY
83		8	DARLING	DRIVE	SYDNEY

CONTINUED ON SHEET 7

SURVEYOR'S REFERENCE: 2000767 DSP

SP FORM 3.08 (Annexure)	STRATA PLAN ADMINISTRATION SHEET	Sheet 7 of 13 sheet(s)

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CONTINUED FROM SHEET 6

SCHEDULE OF STREET ADDRESSES

LOT No	UNIT No	STREET No	STREET NAME	STREET TYPE	LOCALITY
84		8	DARLING	DRIVE	SYDNEY
85		8	DARLING	DRIVE	SYDNEY
86		8	DARLING	DRIVE	SYDNEY
87		8	DARLING	DRIVE	SYDNEY
88		8	DARLING	DRIVE	SYDNEY
89		8	DARLING	DRIVE	SYDNEY
90		8	DARLING	DRIVE	SYDNEY
91		8	DARLING	DRIVE	SYDNEY
92		8	DARLING	DRIVE	SYDNEY
93		8	DARLING	DRIVE	SYDNEY
94		8	DARLING	DRIVE	SYDNEY
95		8	DARLING	DRIVE	SYDNEY
96		8	DARLING	DRIVE	SYDNEY
97		8	DARLING	DRIVE	SYDNEY
98		8	DARLING	DRIVE	SYDNEY
99		8	DARLING	DRIVE	SYDNEY
100		8	DARLING	DRIVE	SYDNEY
101		8	DARLING	DRIVE	SYDNEY
102		8	DARLING	DRIVE	SYDNEY
103		8	DARLING	DRIVE	SYDNEY
104		8	DARLING	DRIVE	SYDNEY
105		8	DARLING	DRIVE	SYDNEY
106		8	DARLING	DRIVE	SYDNEY
107		8	DARLING	DRIVE	SYDNEY
108		8	DARLING	DRIVE	SYDNEY
109		8	DARLING	DRIVE	SYDNEY
110		8	DARLING	DRIVE	SYDNEY
111		8	DARLING	DRIVE	SYDNEY

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SP FORM 3.08 (Annexure)	STRATA PLAN ADMINISTRATION SHEET	Sheet 8 of 13 sheet(s)

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CONTINUED FROM SHEET 9

SCHEDULE OF STREET ADDRESSES

LOT No	UNIT No	STREET No	STREET NAME	STREET TYPE	LOCALITY
112		8	DARLING	DRIVE	SYDNEY
113		8	DARLING	DRIVE	SYDNEY
114		8	DARLING	DRIVE	SYDNEY
115		8	DARLING	DRIVE	SYDNEY
116		8	DARLING	DRIVE	SYDNEY
117		8	DARLING	DRIVE	SYDNEY
118		8	DARLING	DRIVE	SYDNEY
119		8	DARLING	DRIVE	SYDNEY
120		8	DARLING	DRIVE	SYDNEY
121		8	DARLING	DRIVE	SYDNEY
122		8	DARLING	DRIVE	SYDNEY
123		8	DARLING	DRIVE	SYDNEY
124		8	DARLING	DRIVE	SYDNEY
125		8	DARLING	DRIVE	SYDNEY
126		8	DARLING	DRIVE	SYDNEY
127		8	DARLING	DRIVE	SYDNEY
128		8	DARLING	DRIVE	SYDNEY
129		8	DARLING	DRIVE	SYDNEY
130		8	DARLING	DRIVE	SYDNEY
131		8	DARLING	DRIVE	SYDNEY
132		8	DARLING	DRIVE	SYDNEY
133		8	DARLING	DRIVE	SYDNEY
134		8	DARLING	DRIVE	SYDNEY
135		8	DARLING	DRIVE	SYDNEY
136		8	DARLING	DRIVE	SYDNEY
137		8	DARLING	DRIVE	SYDNEY
138		8	DARLING	DRIVE	SYDNEY
139		8	DARLING	DRIVE	SYDNEY

CONTINUED ON SHEET 10

SURVEYOR'S REFERENCE: 2000767 DSP

SP FORM 3.08 (Annexure)	STRATA PLAN ADMINISTRATION SHEET	Sheet 9 of 13 sheet(s)

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CONTINUED FROM SHEET 8

SCHEDULE OF STREET ADDRESSES

LOT No	UNIT No	STREET No	STREET NAME	STREET TYPE	LOCALITY
140		8	DARLING	DRIVE	SYDNEY
141		8	DARLING	DRIVE	SYDNEY
142		8	DARLING	DRIVE	SYDNEY
143		8	DARLING	DRIVE	SYDNEY
144		8	DARLING	DRIVE	SYDNEY
145		8	DARLING	DRIVE	SYDNEY
146		8	DARLING	DRIVE	SYDNEY
147		8	DARLING	DRIVE	SYDNEY
148		8	DARLING	DRIVE	SYDNEY
149		8	DARLING	DRIVE	SYDNEY
150		8	DARLING	DRIVE	SYDNEY
151		8	DARLING	DRIVE	SYDNEY
152		8	DARLING	DRIVE	SYDNEY
153		8	DARLING	DRIVE	SYDNEY
154		8	DARLING	DRIVE	SYDNEY
155		8	DARLING	DRIVE	SYDNEY
156		8	DARLING	DRIVE	SYDNEY
157		8	DARLING	DRIVE	SYDNEY
158		8	DARLING	DRIVE	SYDNEY
159		8	DARLING	DRIVE	SYDNEY
160		8	DARLING	DRIVE	SYDNEY
161		8	DARLING	DRIVE	SYDNEY
162		8	DARLING	DRIVE	SYDNEY
163		8	DARLING	DRIVE	SYDNEY
164		8	DARLING	DRIVE	SYDNEY
165		8	DARLING	DRIVE	SYDNEY
166		8	DARLING	DRIVE	SYDNEY
167		8	DARLING	DRIVE	SYDNEY

CONTINUED ON SHEET 10

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SP FORM 3.08 (Annexure)	STRATA PLAN ADMINISTRATION SHEET	Sheet 10 of 13 sheet(s)

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CONTINUED FROM SHEET 9

SCHEDULE OF STREET ADDRESSES

LOT No	UNIT No	STREET No	STREET NAME	STREET TYPE	LOCALITY
168		8	DARLING	DRIVE	SYDNEY
169		8	DARLING	DRIVE	SYDNEY
170		8	DARLING	DRIVE	SYDNEY
171		8	DARLING	DRIVE	SYDNEY
172		8	DARLING	DRIVE	SYDNEY
173		8	DARLING	DRIVE	SYDNEY
174		8	DARLING	DRIVE	SYDNEY
175		8	DARLING	DRIVE	SYDNEY
176		8	DARLING	DRIVE	SYDNEY
177		8	DARLING	DRIVE	SYDNEY
178		8	DARLING	DRIVE	SYDNEY
179		8	DARLING	DRIVE	SYDNEY
180		8	DARLING	DRIVE	SYDNEY
181		8	DARLING	DRIVE	SYDNEY
182		8	DARLING	DRIVE	SYDNEY
183		8	DARLING	DRIVE	SYDNEY
184		8	DARLING	DRIVE	SYDNEY
185		8	DARLING	DRIVE	SYDNEY
186		8	DARLING	DRIVE	SYDNEY
187		8	DARLING	DRIVE	SYDNEY
188		8	DARLING	DRIVE	SYDNEY
189		8	DARLING	DRIVE	SYDNEY
190		8	DARLING	DRIVE	SYDNEY
191		8	DARLING	DRIVE	SYDNEY
192		8	DARLING	DRIVE	SYDNEY
193		8	DARLING	DRIVE	SYDNEY
194		8	DARLING	DRIVE	SYDNEY
195		8	DARLING	DRIVE	SYDNEY

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SP FORM 3.08 (Annexure)	STRATA PLAN ADMINISTRATION SHEET	Sheet 11 of 13 sheet(s)

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CONTINUED FROM SHEET 10

SCHEDULE OF STREET ADDRESSES

LOT No	UNIT No	STREET No	STREET NAME	STREET TYPE	LOCALITY
196		8	DARLING	DRIVE	SYDNEY
197		8	DARLING	DRIVE	SYDNEY
198		8	DARLING	DRIVE	SYDNEY
199		8	DARLING	DRIVE	SYDNEY
200		8	DARLING	DRIVE	SYDNEY
201		8	DARLING	DRIVE	SYDNEY
202		8	DARLING	DRIVE	SYDNEY
203		8	DARLING	DRIVE	SYDNEY
204		8	DARLING	DRIVE	SYDNEY
205		8	DARLING	DRIVE	SYDNEY
206		8	DARLING	DRIVE	SYDNEY
207		8	DARLING	DRIVE	SYDNEY
208		8	DARLING	DRIVE	SYDNEY
209		8	DARLING	DRIVE	SYDNEY
210		8	DARLING	DRIVE	SYDNEY
211		8	DARLING	DRIVE	SYDNEY
212		8	DARLING	DRIVE	SYDNEY
213		8	DARLING	DRIVE	SYDNEY
214		8	DARLING	DRIVE	SYDNEY
215		8	DARLING	DRIVE	SYDNEY
216		8	DARLING	DRIVE	SYDNEY
217		8	DARLING	DRIVE	SYDNEY
218		8	DARLING	DRIVE	SYDNEY
219		8	DARLING	DRIVE	SYDNEY
220		8	DARLING	DRIVE	SYDNEY
221		8	DARLING	DRIVE	SYDNEY
222		8	DARLING	DRIVE	SYDNEY
223		8	DARLING	DRIVE	SYDNEY

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SP FORM 3.08 (Annexure)	STRATA PLAN ADMINISTRATION SHEET	Sheet 12 of 13 sheet(s)

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CONTINUED FROM SHEET 11

SCHEDULE OF STREET ADDRESSES

LOT No	UNIT No	STREET No	STREET NAME	STREET TYPE	LOCALITY
224		8	DARLING	DRIVE	SYDNEY
225		8	DARLING	DRIVE	SYDNEY
226		8	DARLING	DRIVE	SYDNEY
227		8	DARLING	DRIVE	SYDNEY
228		8	DARLING	DRIVE	SYDNEY
229		8	DARLING	DRIVE	SYDNEY
230		8	DARLING	DRIVE	SYDNEY
231		8	DARLING	DRIVE	SYDNEY
232		8	DARLING	DRIVE	SYDNEY
233		8	DARLING	DRIVE	SYDNEY
234		8	DARLING	DRIVE	SYDNEY
235		8	DARLING	DRIVE	SYDNEY
236		8	DARLING	DRIVE	SYDNEY
237		8	DARLING	DRIVE	SYDNEY
238		8	DARLING	DRIVE	SYDNEY
239		8	DARLING	DRIVE	SYDNEY
240		8	DARLING	DRIVE	SYDNEY
241		8	DARLING	DRIVE	SYDNEY
242		8	DARLING	DRIVE	SYDNEY
243		8	DARLING	DRIVE	SYDNEY
244		8	DARLING	DRIVE	SYDNEY
245		8	DARLING	DRIVE	SYDNEY
246		8	DARLING	DRIVE	SYDNEY
247		8	DARLING	DRIVE	SYDNEY
248		8	DARLING	DRIVE	SYDNEY
249		8	DARLING	DRIVE	SYDNEY
250		8	DARLING	DRIVE	SYDNEY
251		8	DARLING	DRIVE	SYDNEY

CONTINUED ON SHEET 13

SURVEYOR'S REFERENCE: 2000767 DSP

SP FORM 3.08 (Annexure)	STRATA PLAN ADMINISTRATION SHEET	Sheet 13 of 13 sheet(s)

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DRAFT

ISSUE 08 - PRINTED 26 SEP 2024

L6 & L7 - PLANTER (COMMON PROPERTY) ADDED
MST (MOTOR BIKE TO BE ALOCATED) - BASEMENTS
AREA SCHEDULE HAS NOT BEEN CHANGED - DDW

This sheet is for the provision of the following information as required:

- Any information which cannot fit in the appropriate panel of any previous administration sheets
- A schedule of street addresses
- Statements of intention to create and or release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals - see section 22 *Strata Schemes Development Act 2015*

CONTINUED FROM SHEET 12

SCHEDULE OF STREET ADDRESSES

LOT No	UNIT No	STREET No	STREET NAME	STREET TYPE	LOCALITY
252		8	DARLING	DRIVE	SYDNEY
253		8	DARLING	DRIVE	SYDNEY
254		8	DARLING	DRIVE	SYDNEY
255		8	DARLING	DRIVE	SYDNEY
256		8	DARLING	DRIVE	SYDNEY
257		8	DARLING	DRIVE	SYDNEY
258		8	DARLING	DRIVE	SYDNEY
259		8	DARLING	DRIVE	SYDNEY
260		8	DARLING	DRIVE	SYDNEY
261		8	DARLING	DRIVE	SYDNEY
262		8	DARLING	DRIVE	SYDNEY
263		8	DARLING	DRIVE	SYDNEY

SURVEYOR'S REFERENCE: 2000767 DSP

LOCATION PLANS & BASEMENT 05

(SHEETS 1 TO 13)

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sydney@bevwill.com.au

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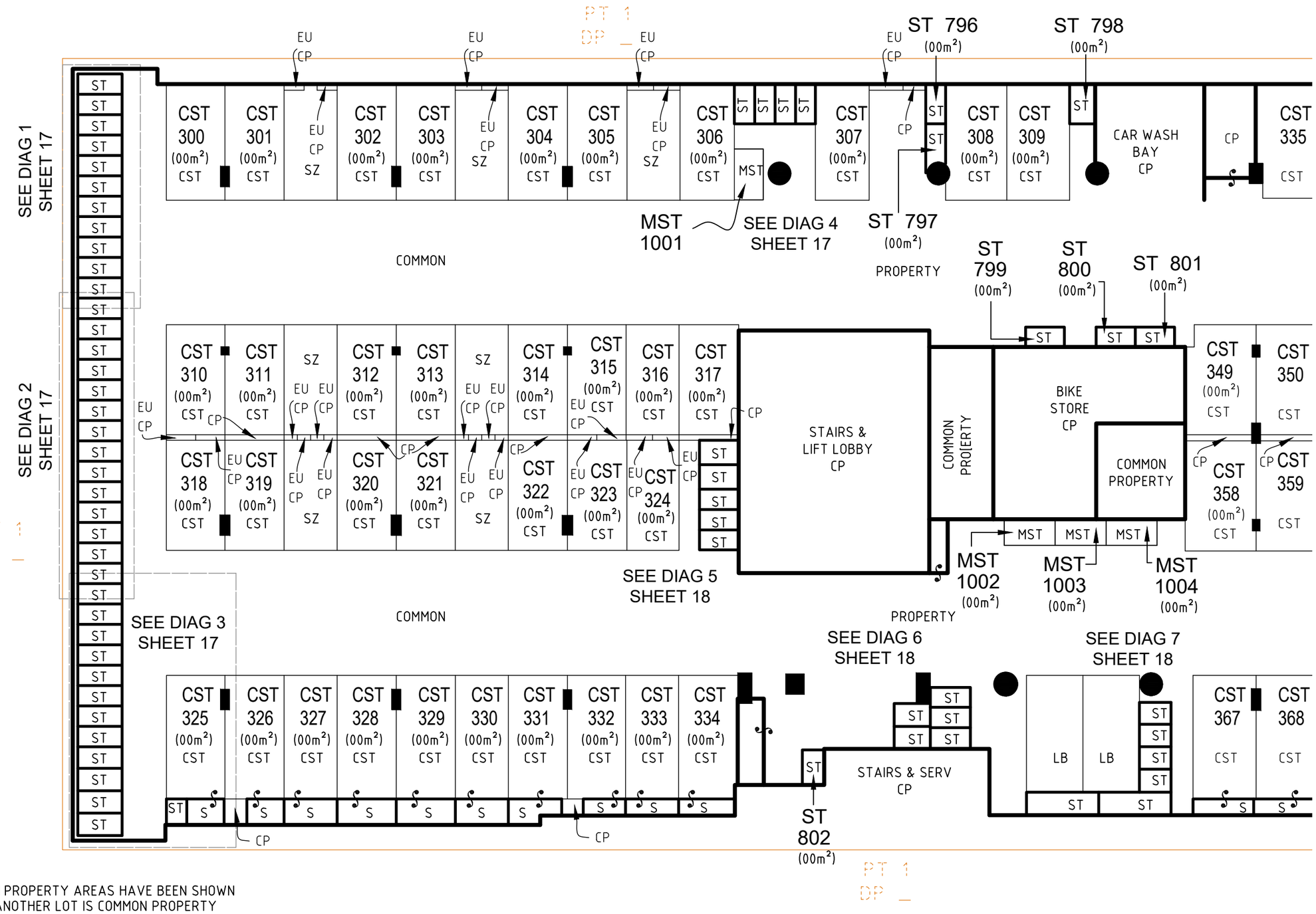
CADREF AR-B04-1100[B]

BASEMENT LEVEL 4



LEGEND
CP COMMON PROPERTY
CST CAR SPACE TO BE ALLOCATED
EU EXCLUSIVE USE AREA (EV CHARGER)
LB LOADING BAY (COMMON PROPERTY)
MST MOTOR BIKE SPACE TO BE ALLOCATED
S STORAGE SPACE
ST STORAGE SPACE TO BE ALLOCATED
SZ SHARED ZONE WITHIN COMMON PROPERTY

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SHEET 15 ADJOINS

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LEGEND
CP COMMON PROPERTY
CSS CAR SHARE WITHIN COMMON PROPERTY
CST CAR SPACE TO BE ALLOCATED
EU EXCLUSIVE USE AREA (EV CHARGER)
LB LOADING BAY
MST MOTOR BIKE SPACE TO BE ALLOCATED
S STORAGE SPACE
ST STORAGE SPACE TO BE ALLOCATED
SZ SHARE ZONE WITHIN COMMON PROPERTY

BASEMENT LEVEL 4

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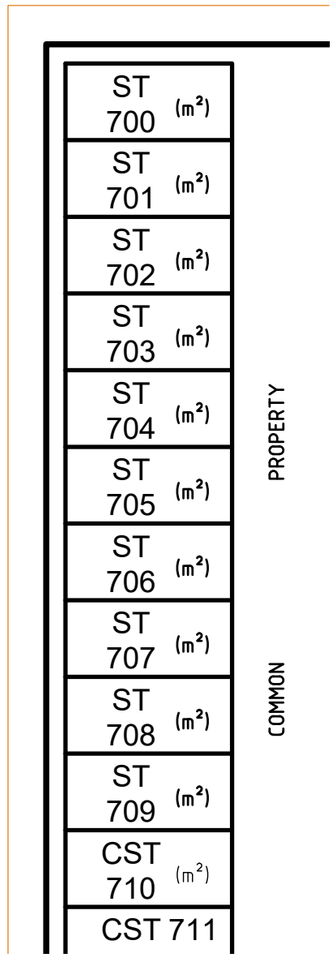
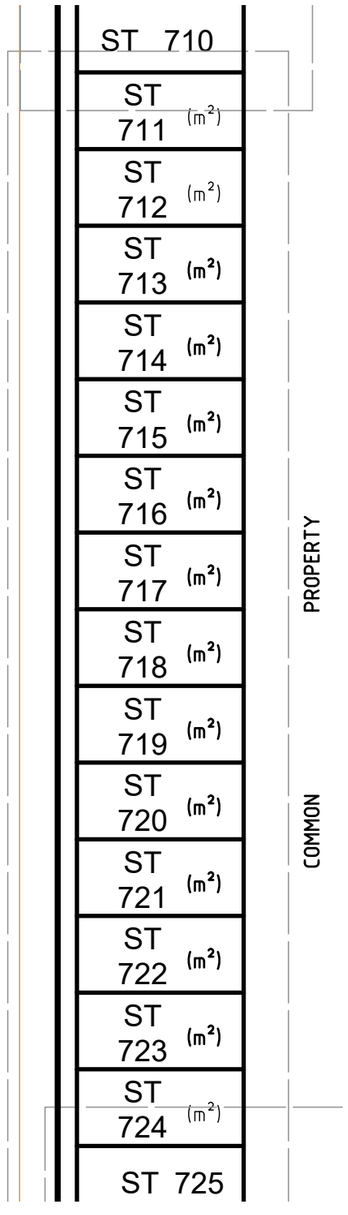


DIAGRAM 1
SCALE 1:80



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SCALE 1:80

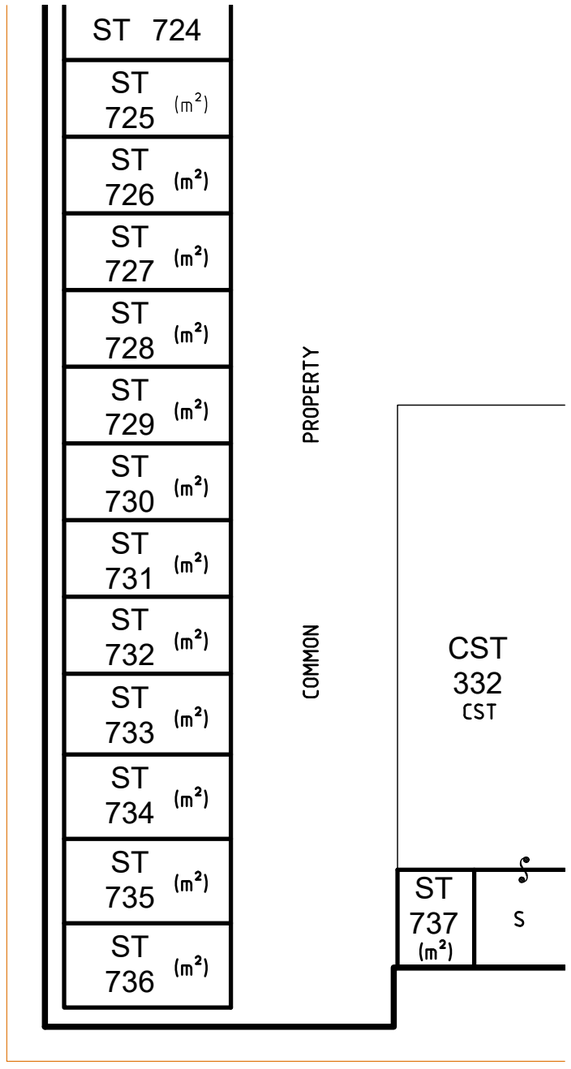

DIAGRAM 3
SCALE 1:80

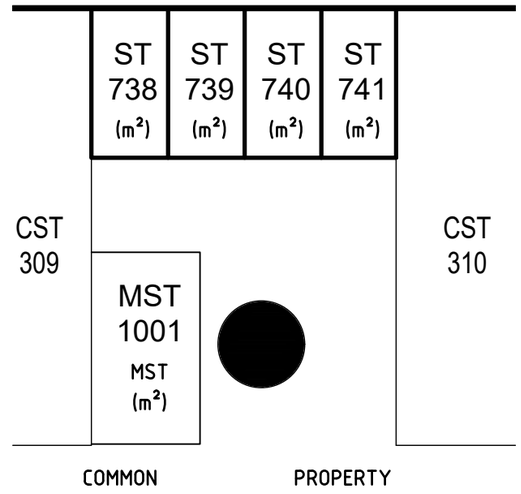

DIAGRAM 4
SCALE 1:80

LEGEND
CP COMMON PROPERTY
CST CAR SPACE TO BE ALLOCATED
MST MOTOR BIKE SPACE TO BE ALLOCATED
S STORAGE SPACE
ST STORAGE SPACE TO BE ALLOCATED

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BASEMENT LEVEL 4 DIAGRAMS

Surveyor Name PETER AARON BOORER Date Reference 2000767 DSP	PLAN OF SUBDIVISION OF LOT 3 IN DP ___	LGA: SYDNEY Locality: SYDNEY Reduction Ratio: 1:80 Lengths are in metres.	REGISTERED CONTRACT PLAN Plan complied from architectural CAD data. Plan is subject to final survey after completion of construction	DRAFT ISSUE 08 - PRINTED 26 SEP 2024 L6 & L7 - PLANTER (COMMON PROPERTY) ADDED MST (MOTOR BIKE TO BE ALOCATED) - BASEMENTS AREA SCHEDULE HAS NOT BEEN CHANGED - DDW	

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BASEMENT LEVEL 4 - DIAGRAMS

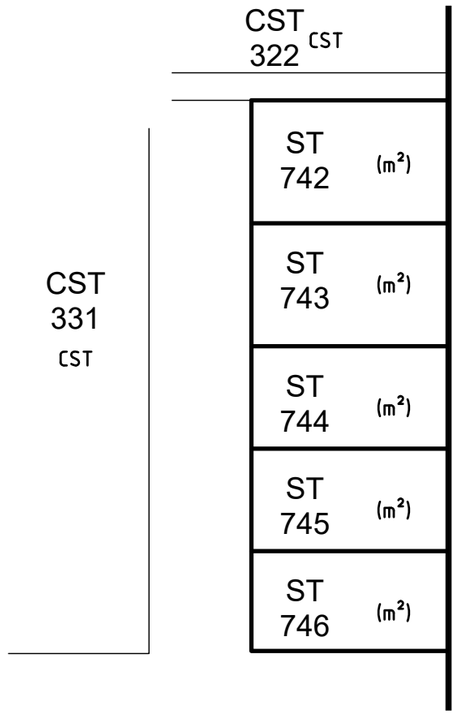

DIAGRAM 5
SCALE 1:60

LEGEND
CP COMMON PROPERTY
CST CAR SPACE TO BE ALLOCATED
S STORAGE SPACE
ST STORAGE SPACE TO BE ALLOCATED

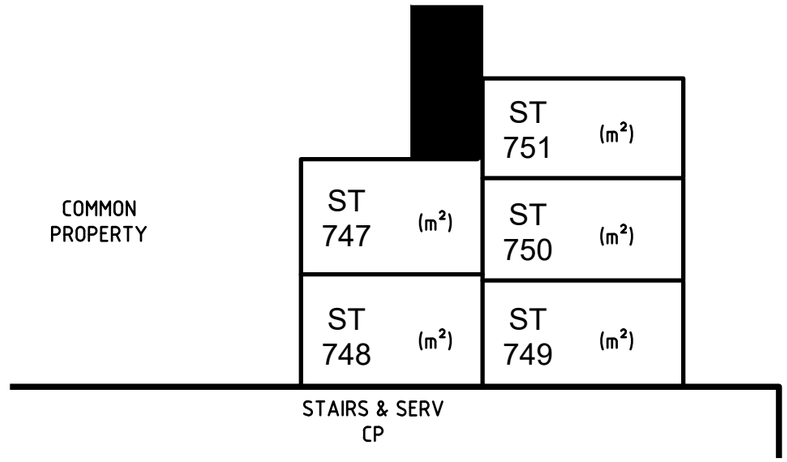

DIAGRAM 6
SCALE 1:60

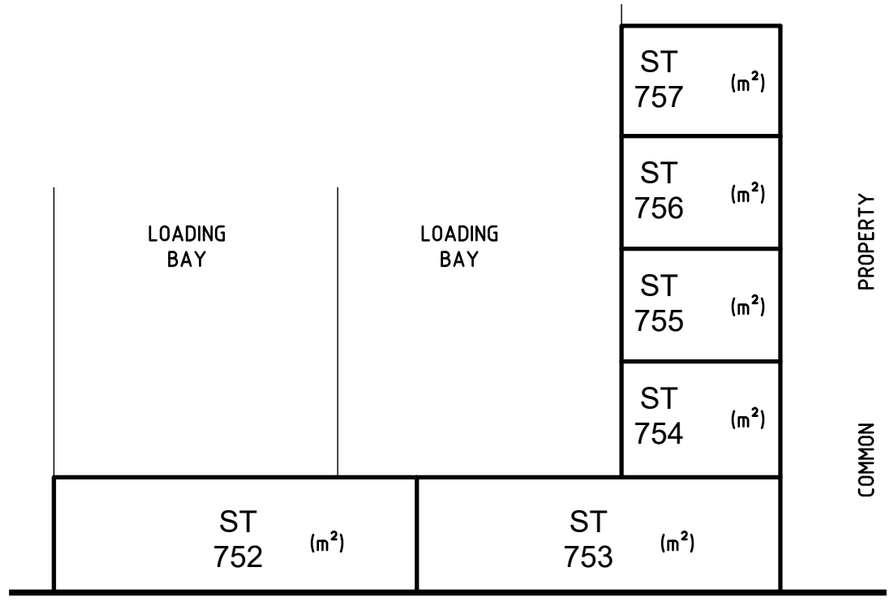

DIAGRAM 7
SCALE 1:60

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Surveyor	PLAN OF SUBDIVISION OF LOT 3 IN DP ___	LGA: SYDNEY	REGISTERED
Name PETER AARON BOORER		Locality: SYDNEY	CONTRACT PLAN Plan complied from architectural CAD data. Plan is subject to final survey after completion of construction
Date		Reduction Ratio: 1:60	DRAFT ISSUE 08 - PRINTED 26 SEP 2024 L6 & L7 - PLANTER (COMMON PROPERTY) ADDED MST (MOTOR BIKE TO BE ALOCATED) - BASEMENTS AREA SCHEDULE HAS NOT BEEN CHANGED - DDW
Reference 2000767 DSP		Lengths are in metres.	

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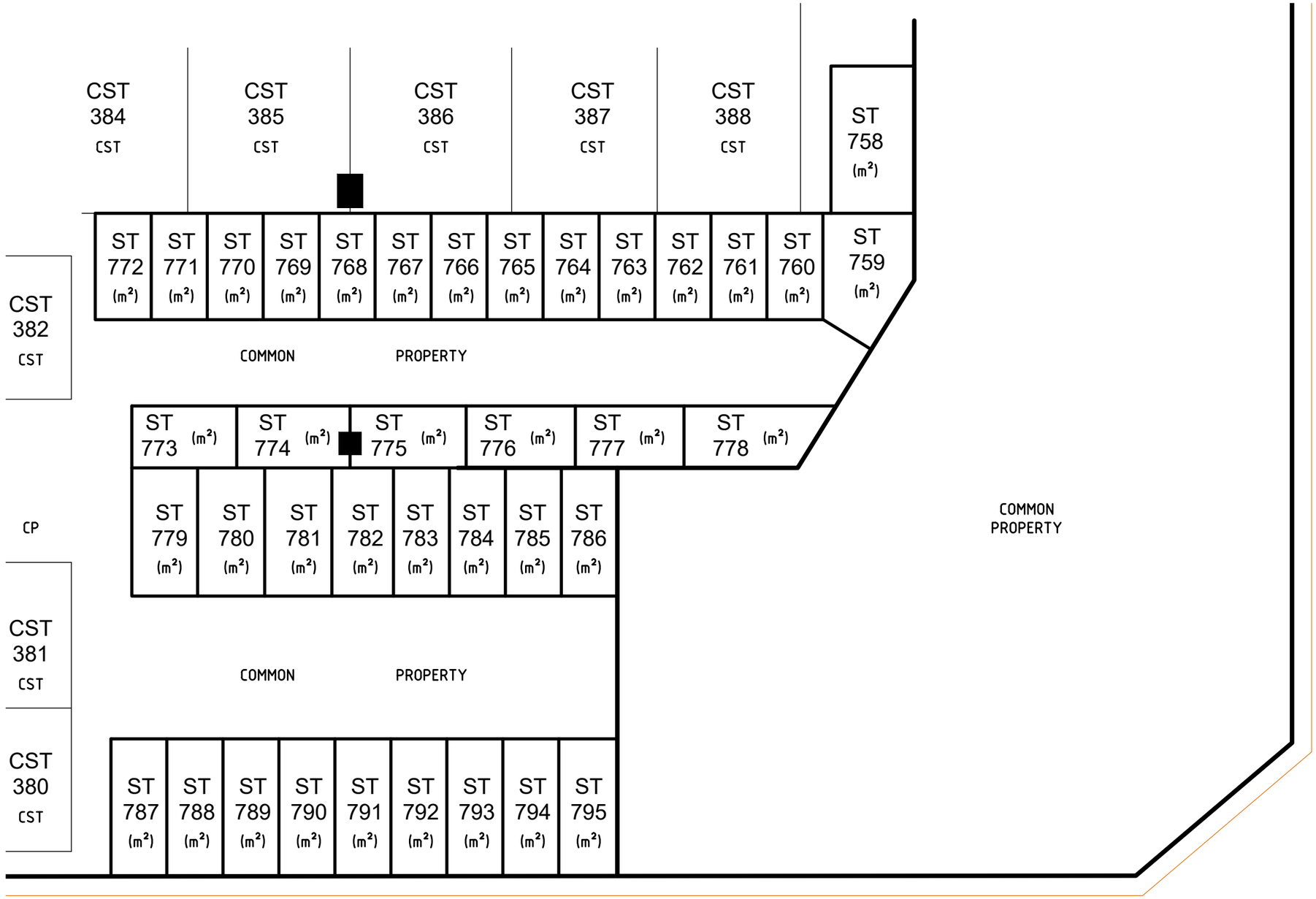
BASEMENT LEVEL 4 - DIAGRAM 8

LEGEND
CP COMMON PROPERTY
CST CAR SPACE TO BE ALLOCATED
S STORAGE SPACE
ST STORAGE SPACE TO BE ALLOCATED



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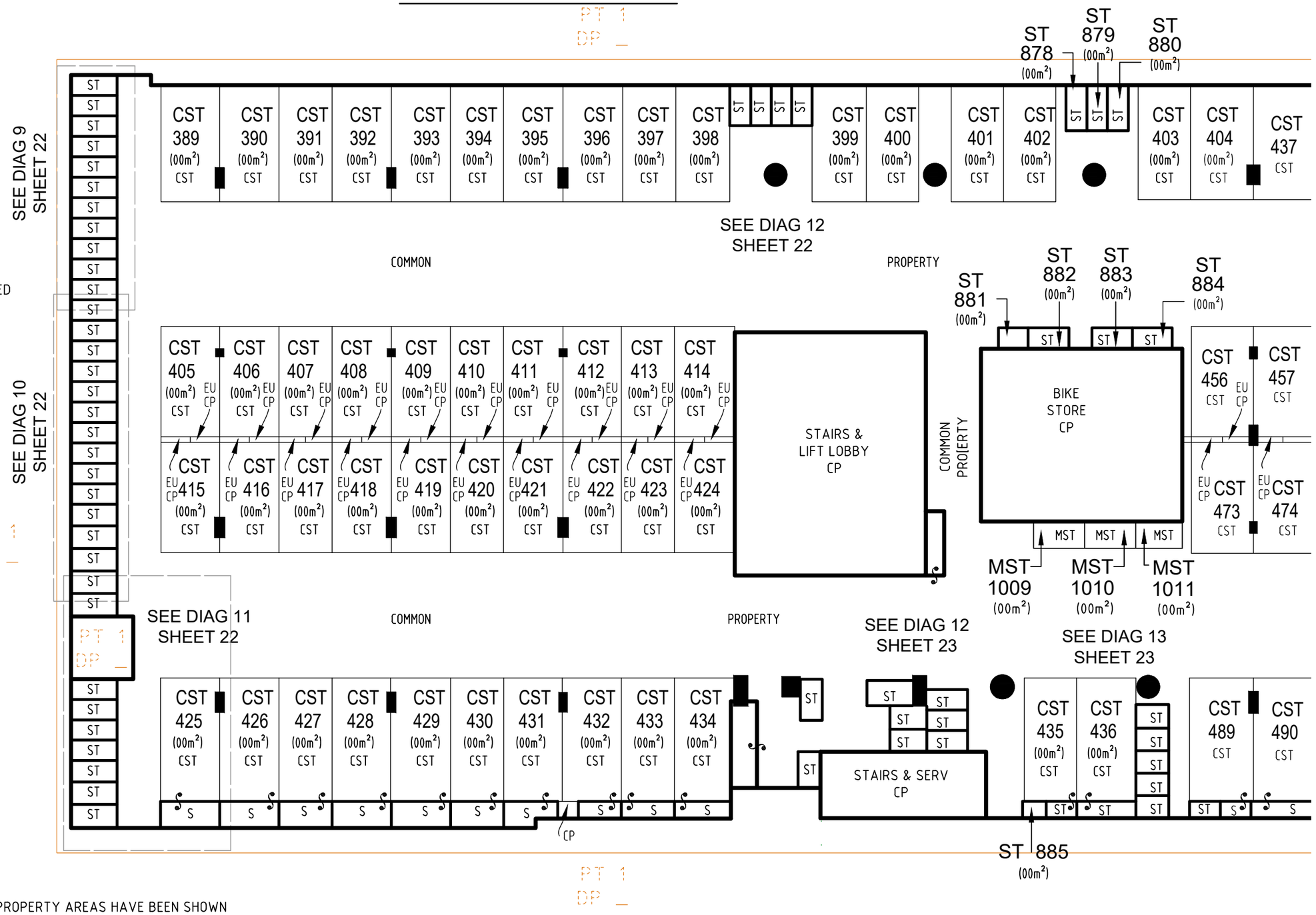
BASEMENT LEVEL 3

PT 1
DP _

LEGEND
CP COMMON PROPERTY
CST CAR SPACE TO BE ALLOCATED
MST MOTOR BIKE SPACE TO BE ALLOCATED
S STORAGE SPACE
ST STORAGE SPACE TO BE ALLOCATED



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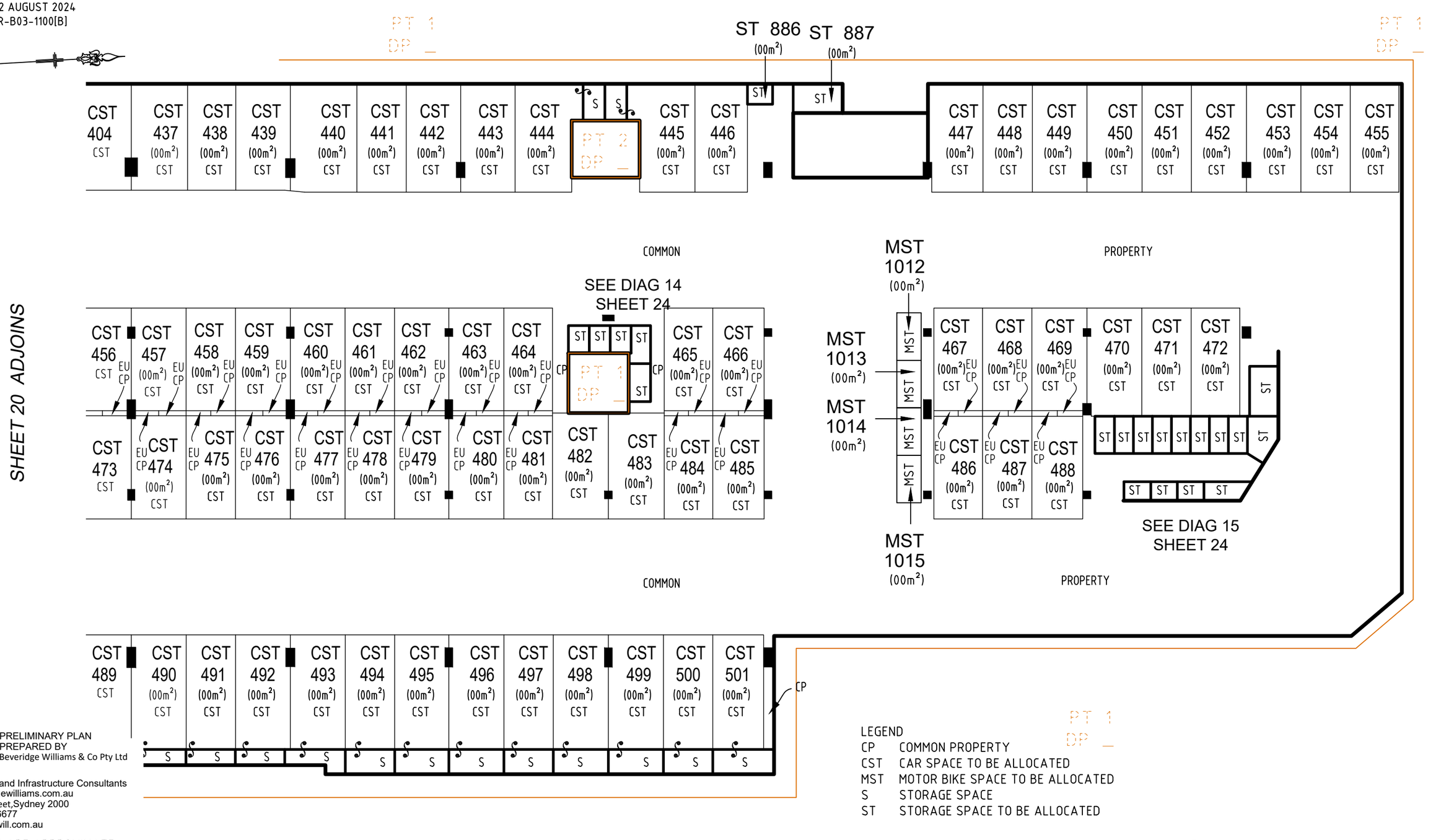

LEGEND
CP COMMON PROPERTY
CST CAR SPACE TO BE ALLOCATED
MST MOTOR BIKE SPACE TO BE ALLOCATED
S STORAGE SPACE
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BASEMENT LEVEL 3

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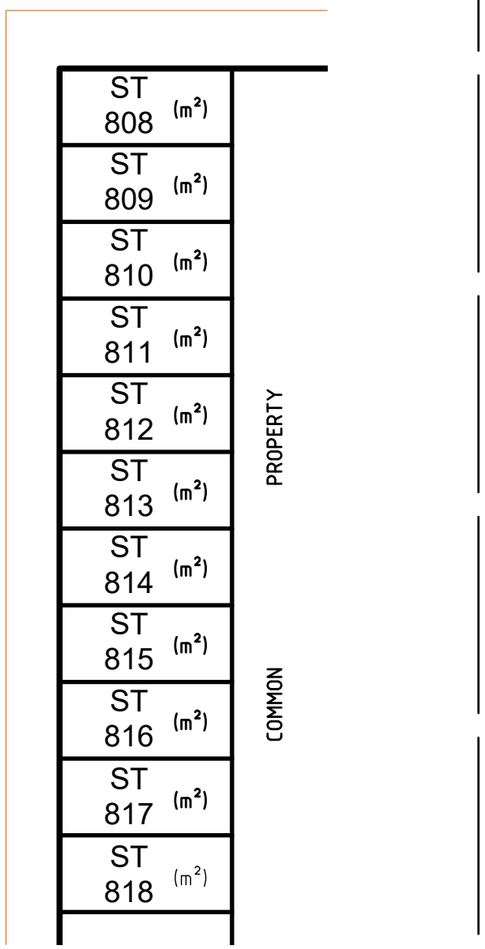

DIAG 11 ADJOINS

DIAGRAM 9
SCALE 1:80

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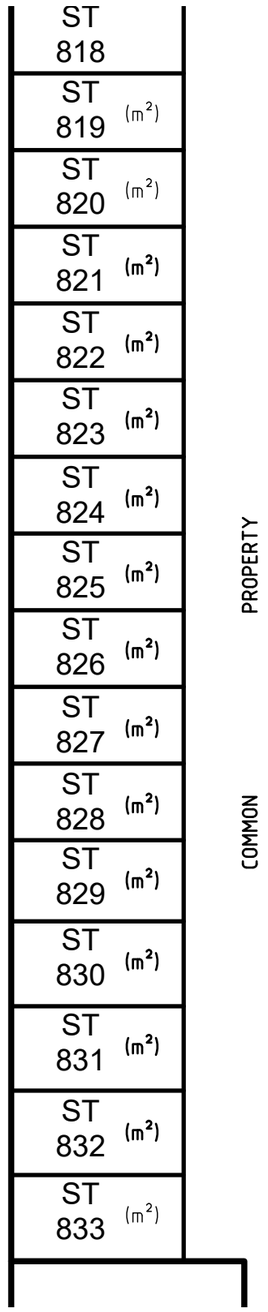
DIAG 10 ADJOINS



DIAG 12 ADJOINS

DIAGRAM 10
SCALE 1:80

DIAG 11 ADJOINS

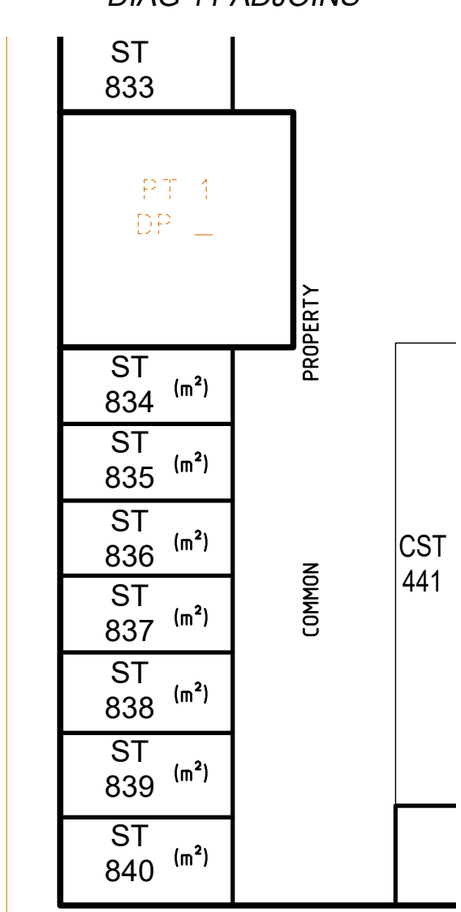


DIAGRAM 11
SCALE 1:80

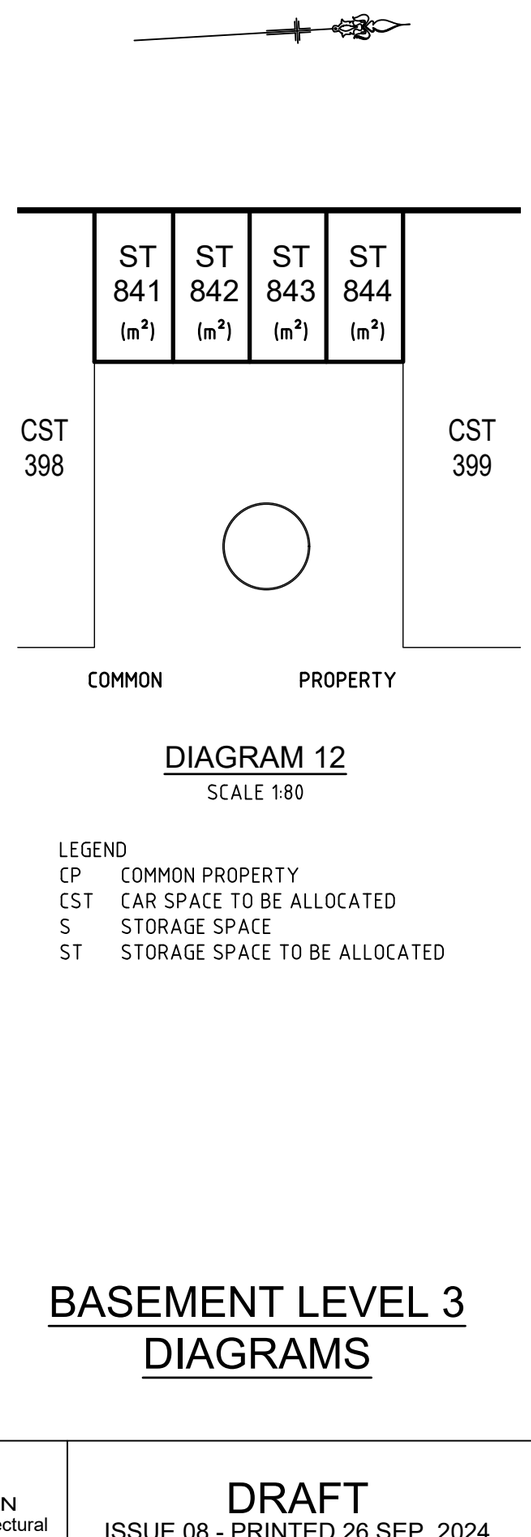


DIAGRAM 12
SCALE 1:80

LEGEND
CP COMMON PROPERTY
CST CAR SPACE TO BE ALLOCATED
S STORAGE SPACE
ST STORAGE SPACE TO BE ALLOCATED

BASEMENT LEVEL 3 DIAGRAMS

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BASEMENT LEVEL 3 - DIAGRAMS

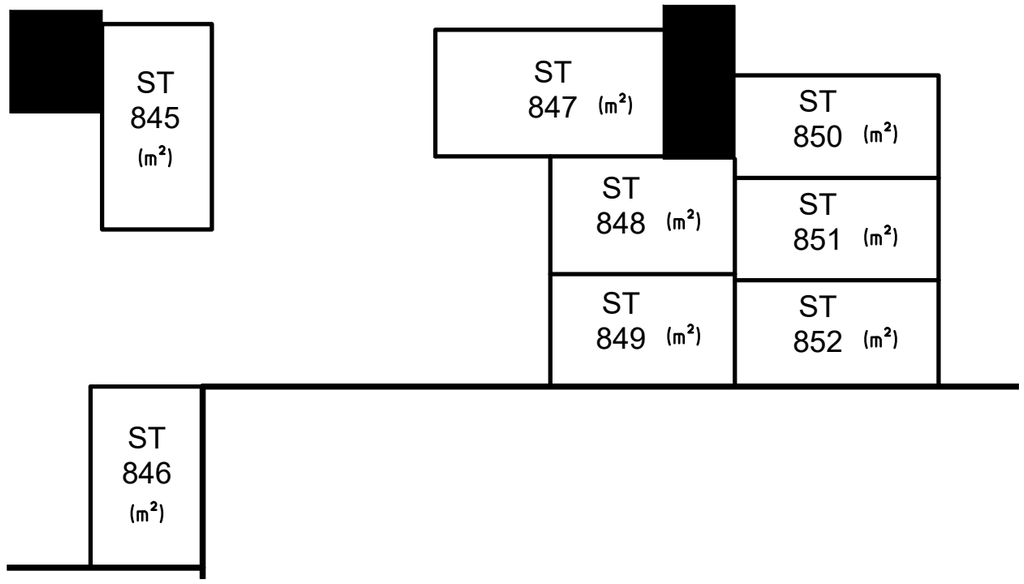

DIAGRAM 12
SCALE 1:60

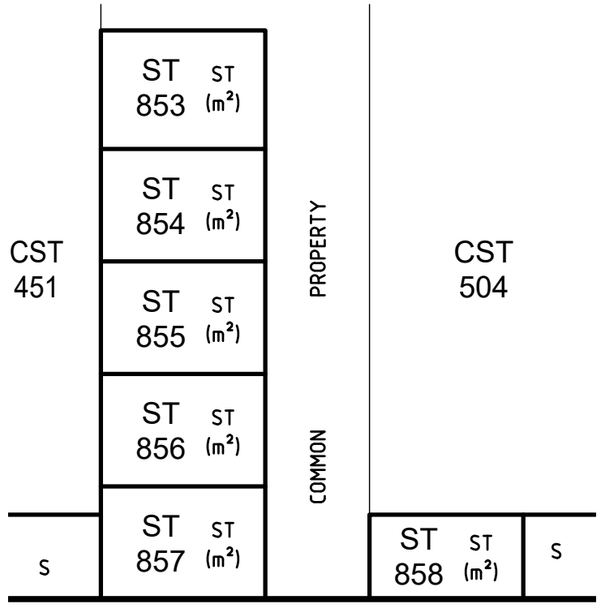

DIAGRAM 13
SCALE 1:60

LEGEND
CP COMMON PROPERTY
CST CAR SPACE TO BE ALLOCATED
S STORAGE SPACE
ST STORAGE SPACE TO BE ALLOCATED

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BASEMENT LEVEL 3 - DIAGRAMS

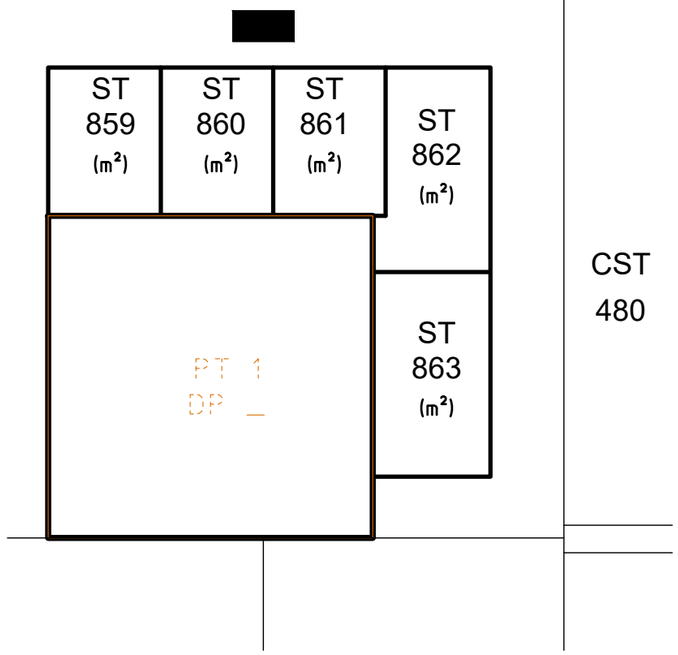

DIAGRAM 14
SCALE 1:60

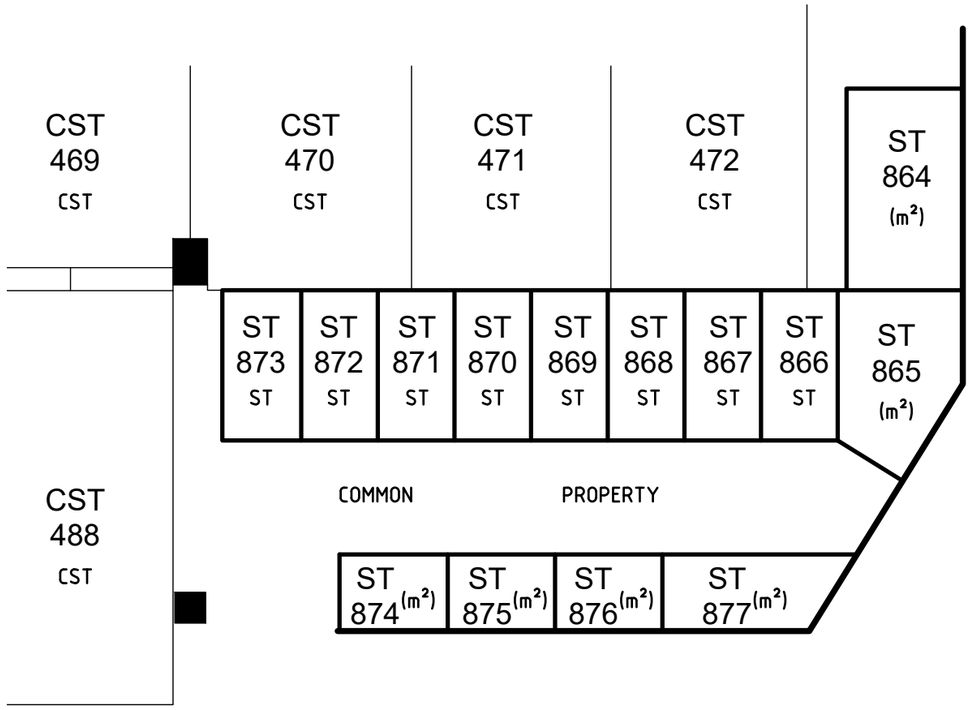

DIAGRAM 15
SCALE 1:80

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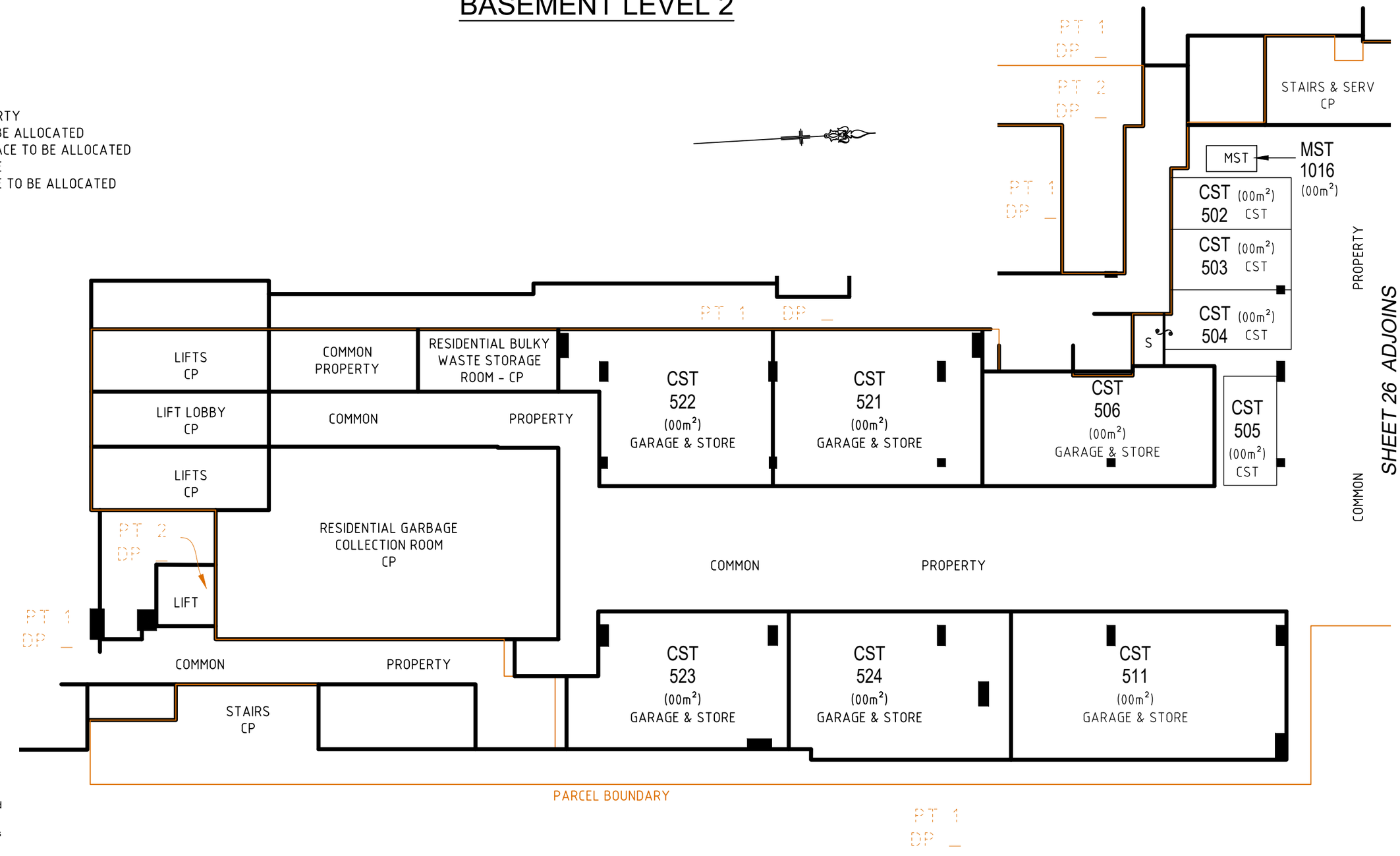
BASEMENT LEVEL 2

LEGEND
CP COMMON PROPERTY
CST CAR SPACE TO BE ALLOCATED
MST MOTOR BIKE SPACE TO BE ALLOCATED
S STORAGE SPACE
ST STORAGE SPACE TO BE ALLOCATED



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sydney@bevwill.com.au

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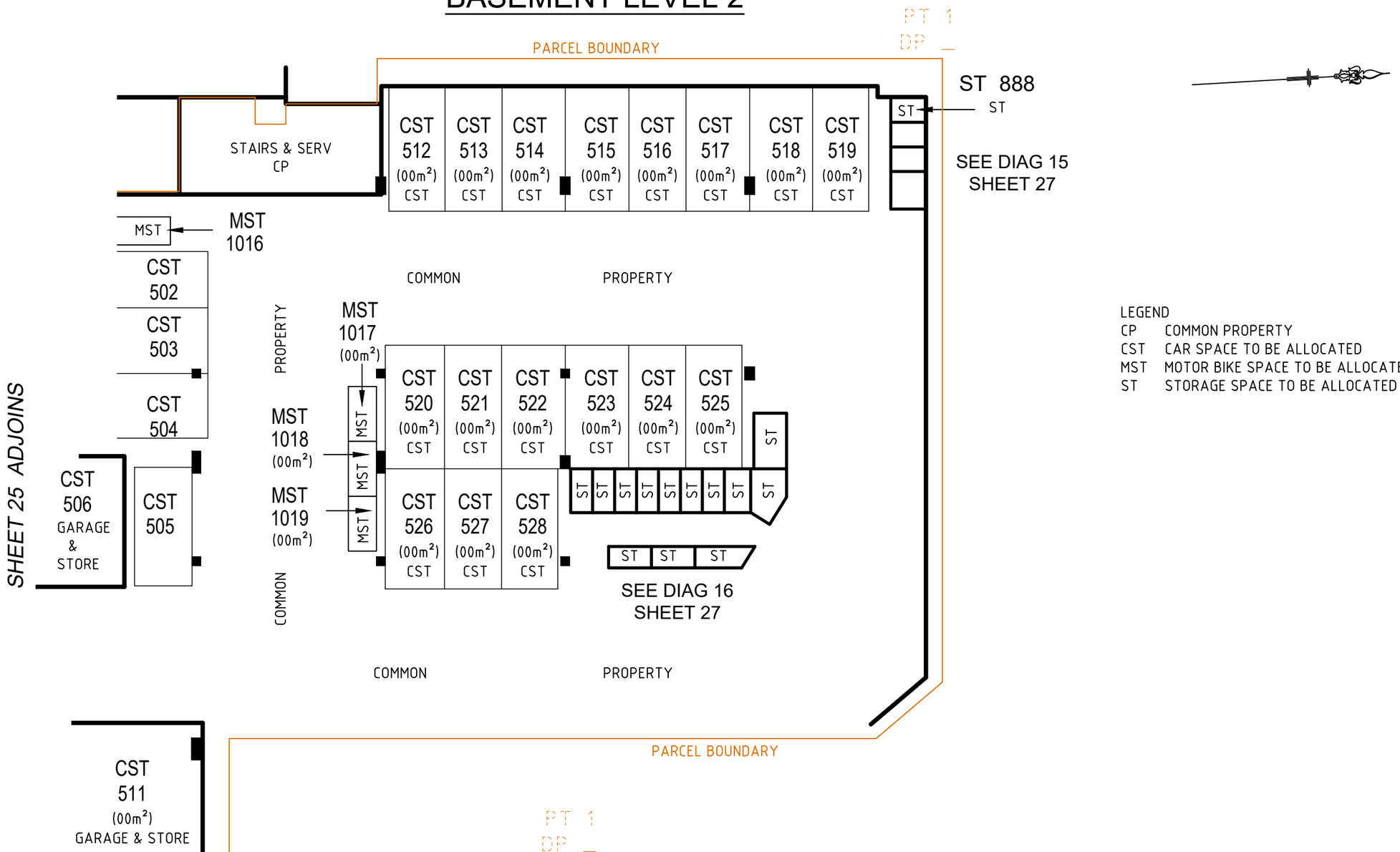
BASEMENT LEVEL 2



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BASEMENT LEVEL 2 - DIAGRAMS

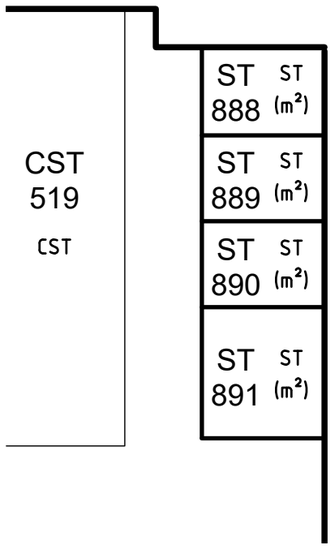

DIAGRAM 16
SCALE 1:60

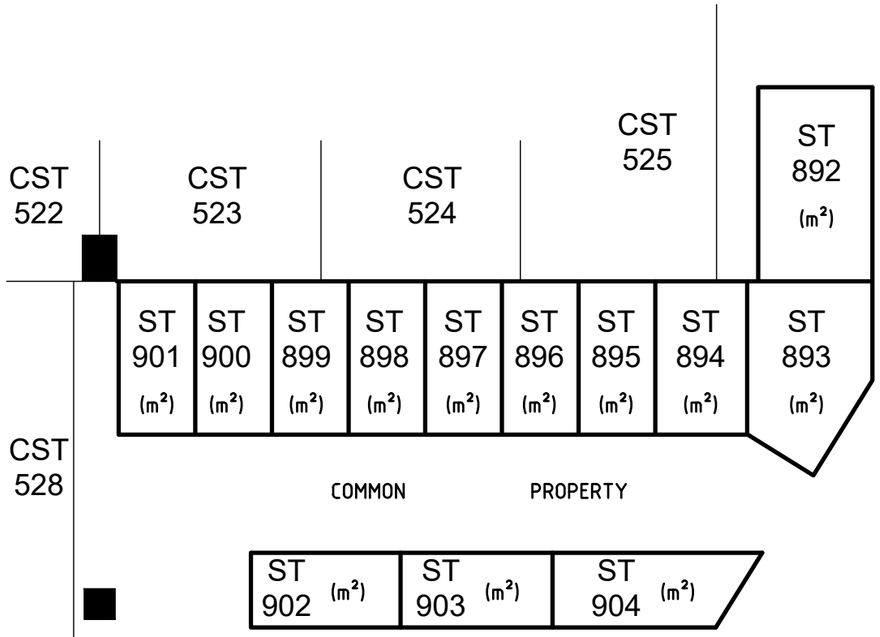

DIAGRAM 17
SCALE 1:60

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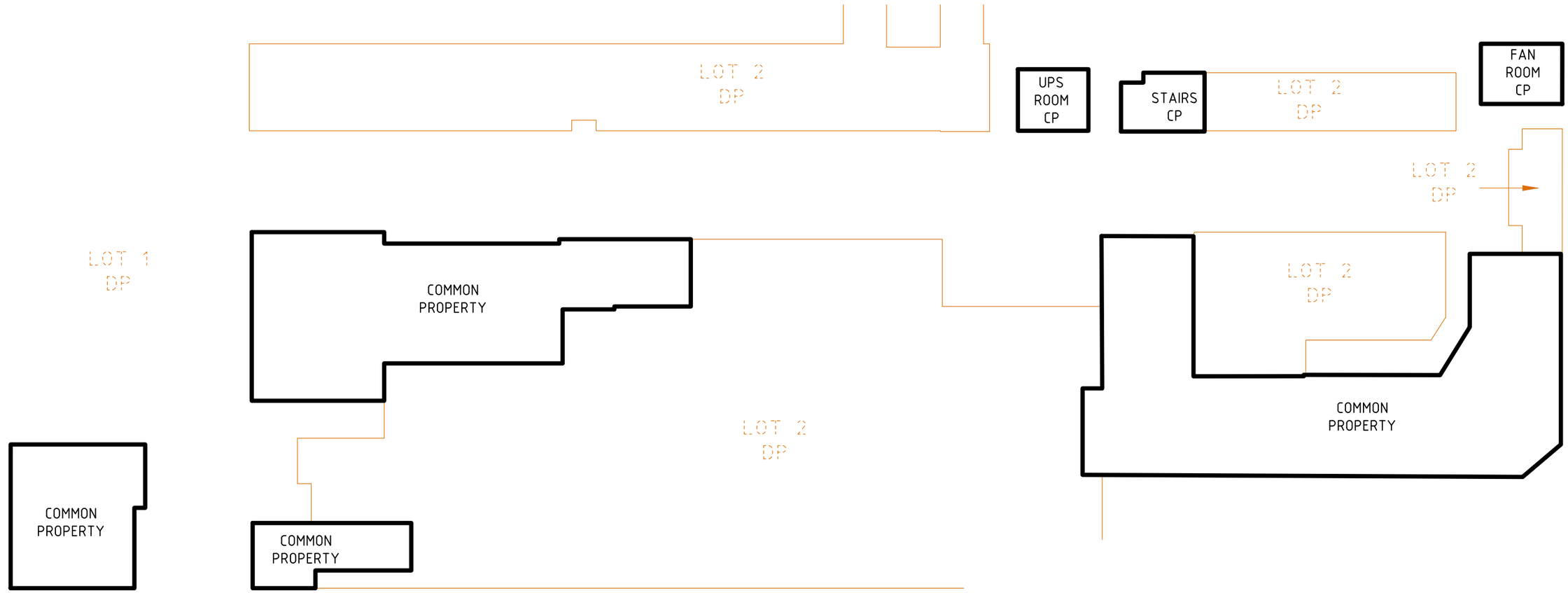
BASEMENT LEVEL 1



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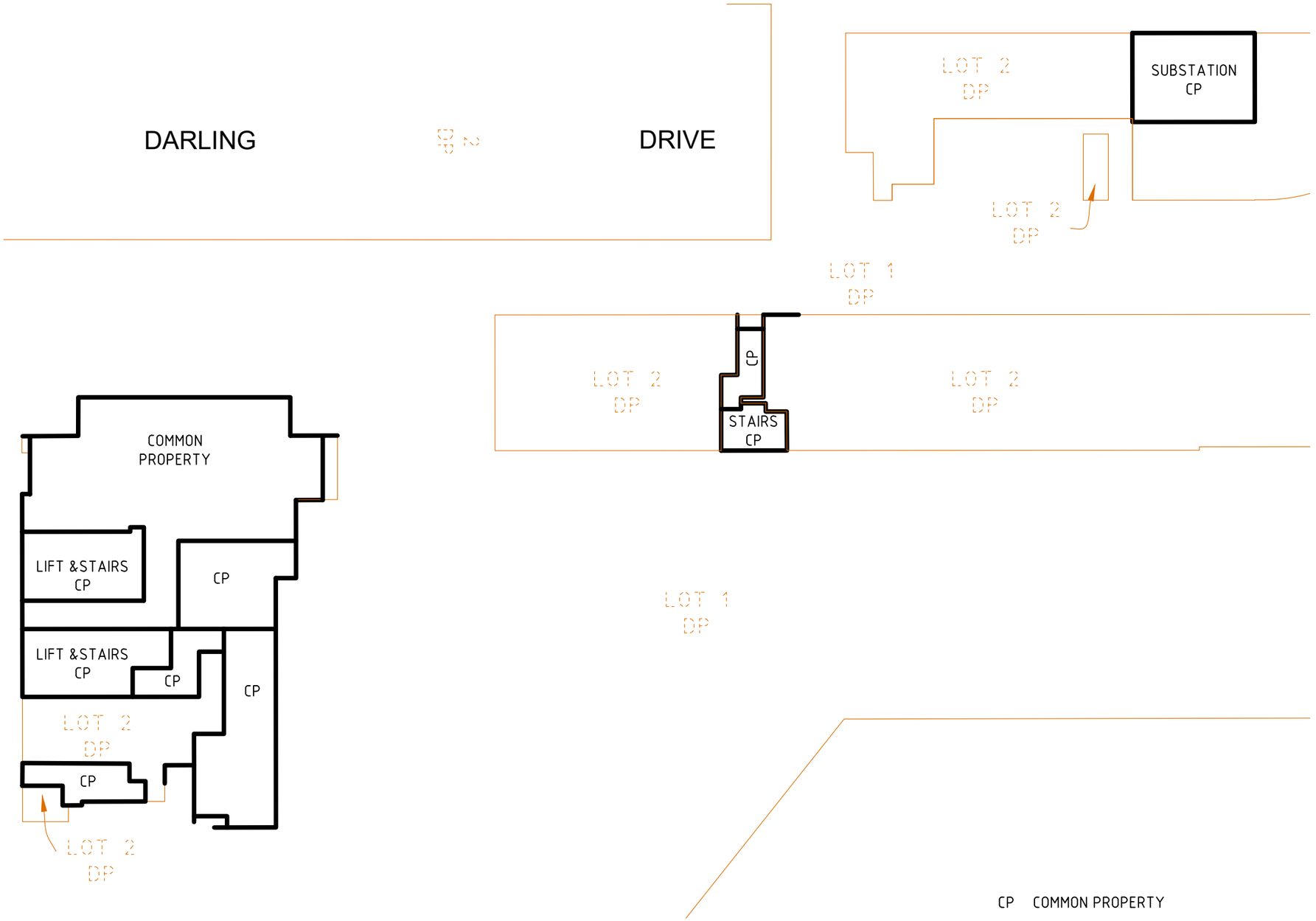
GROUND LEVEL



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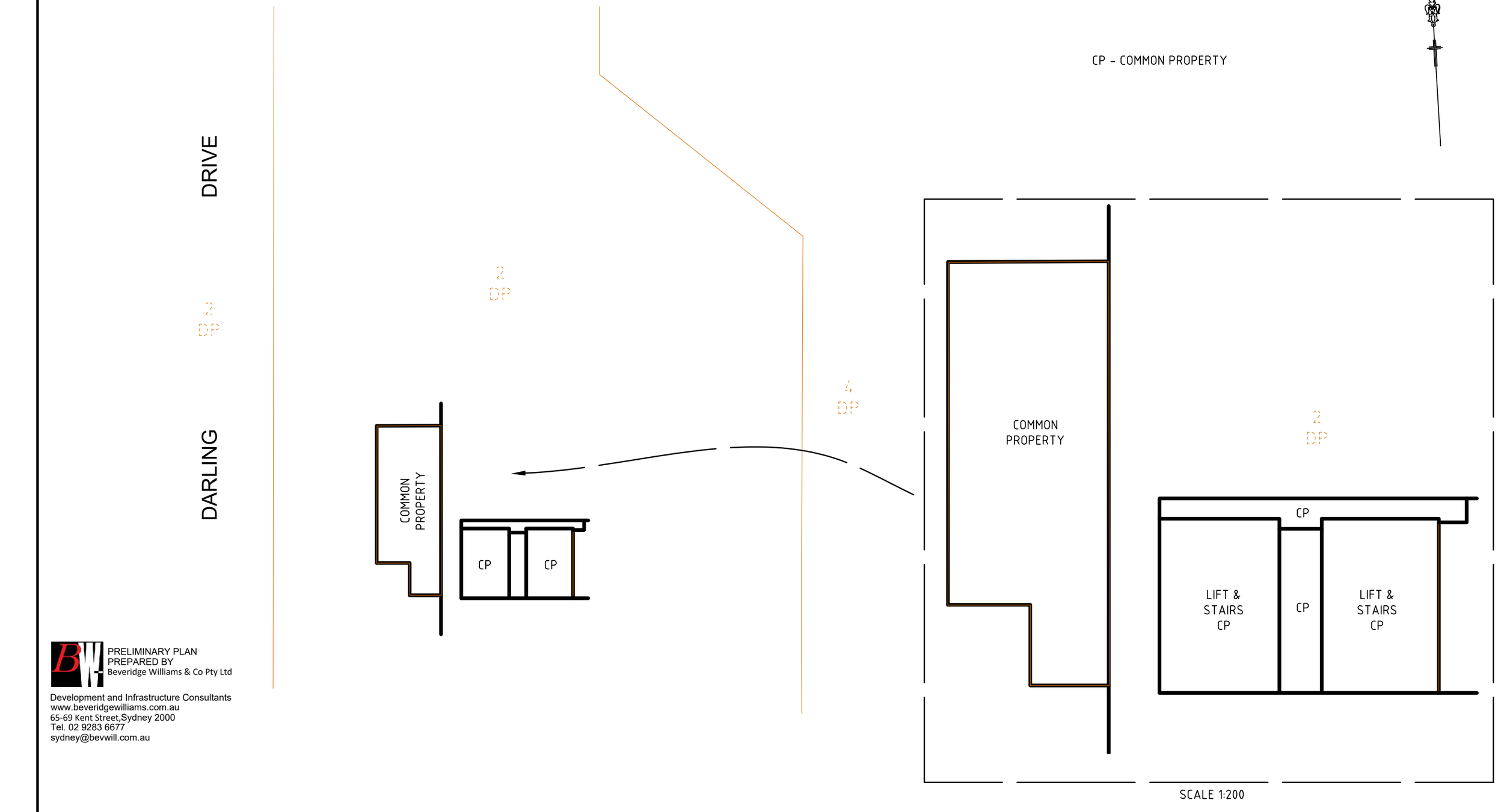
LEVEL 1



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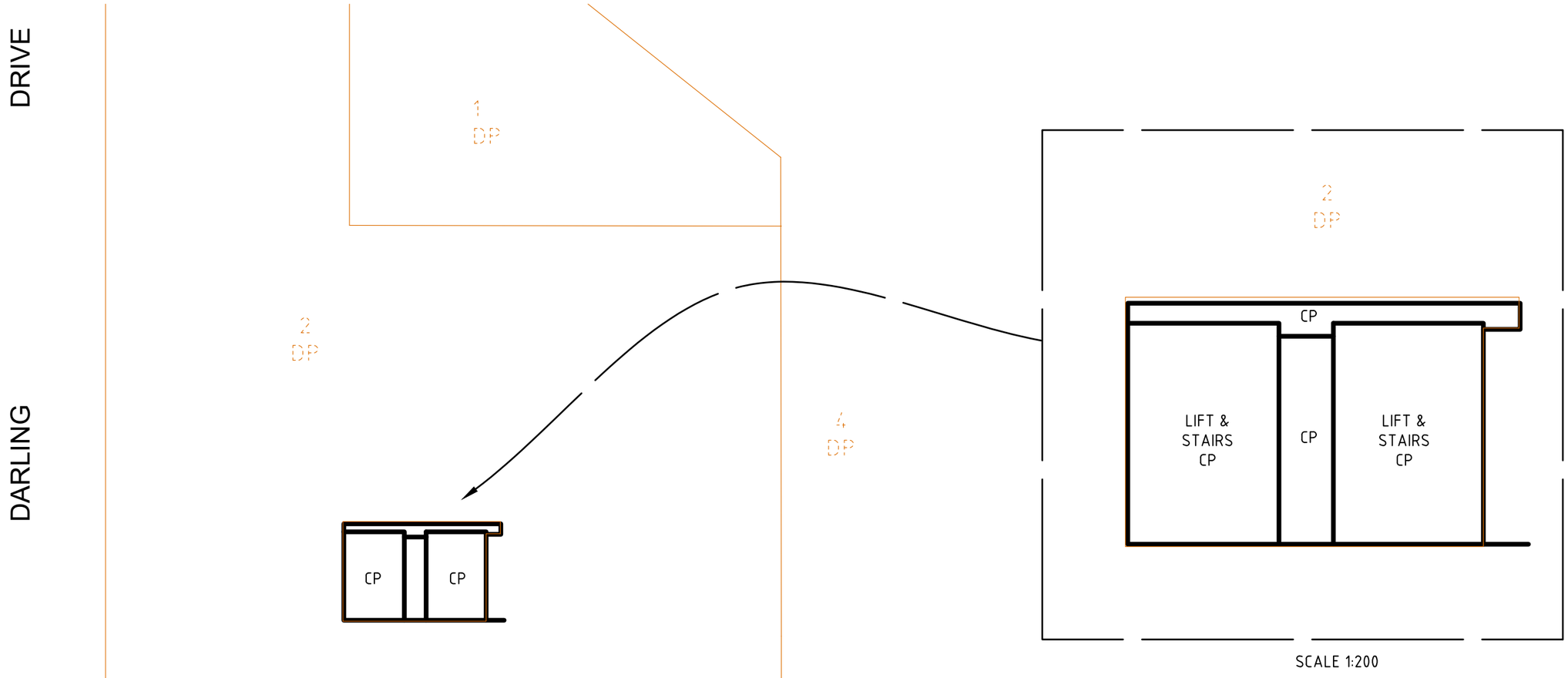
LEVEL 2

CP - COMMON PROPERTY



SCALE 1:200

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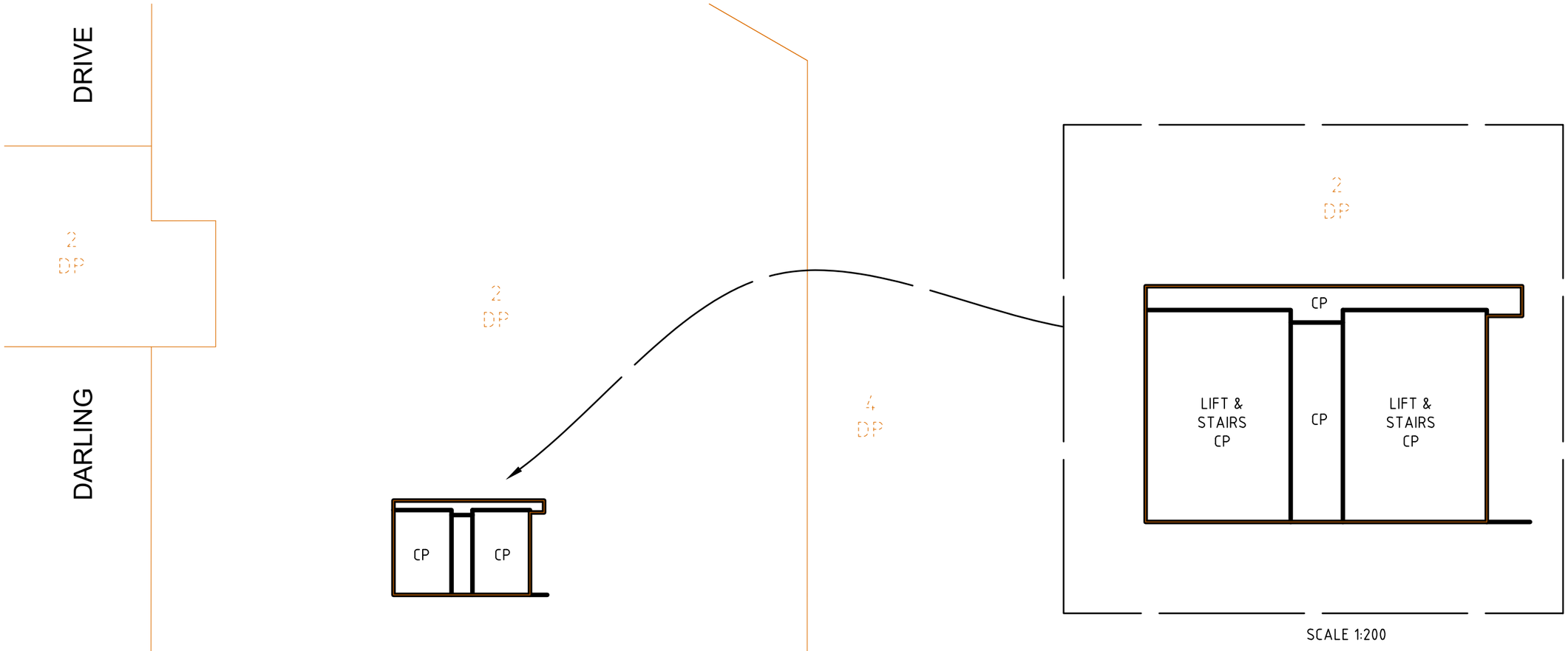
LEVEL 3

CP - COMMON PROPERTY



SCALE 1:200

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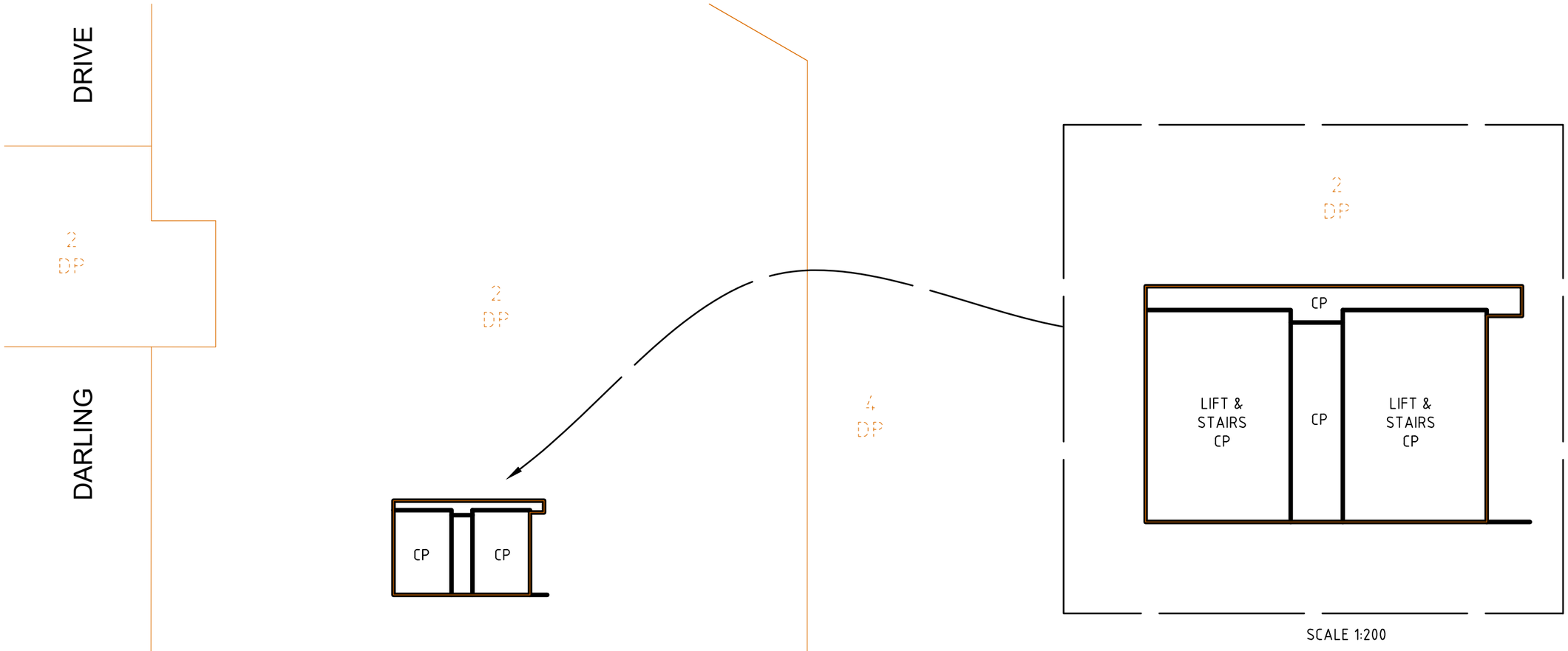
LEVEL 4

CP - COMMON PROPERTY



SCALE 1:200

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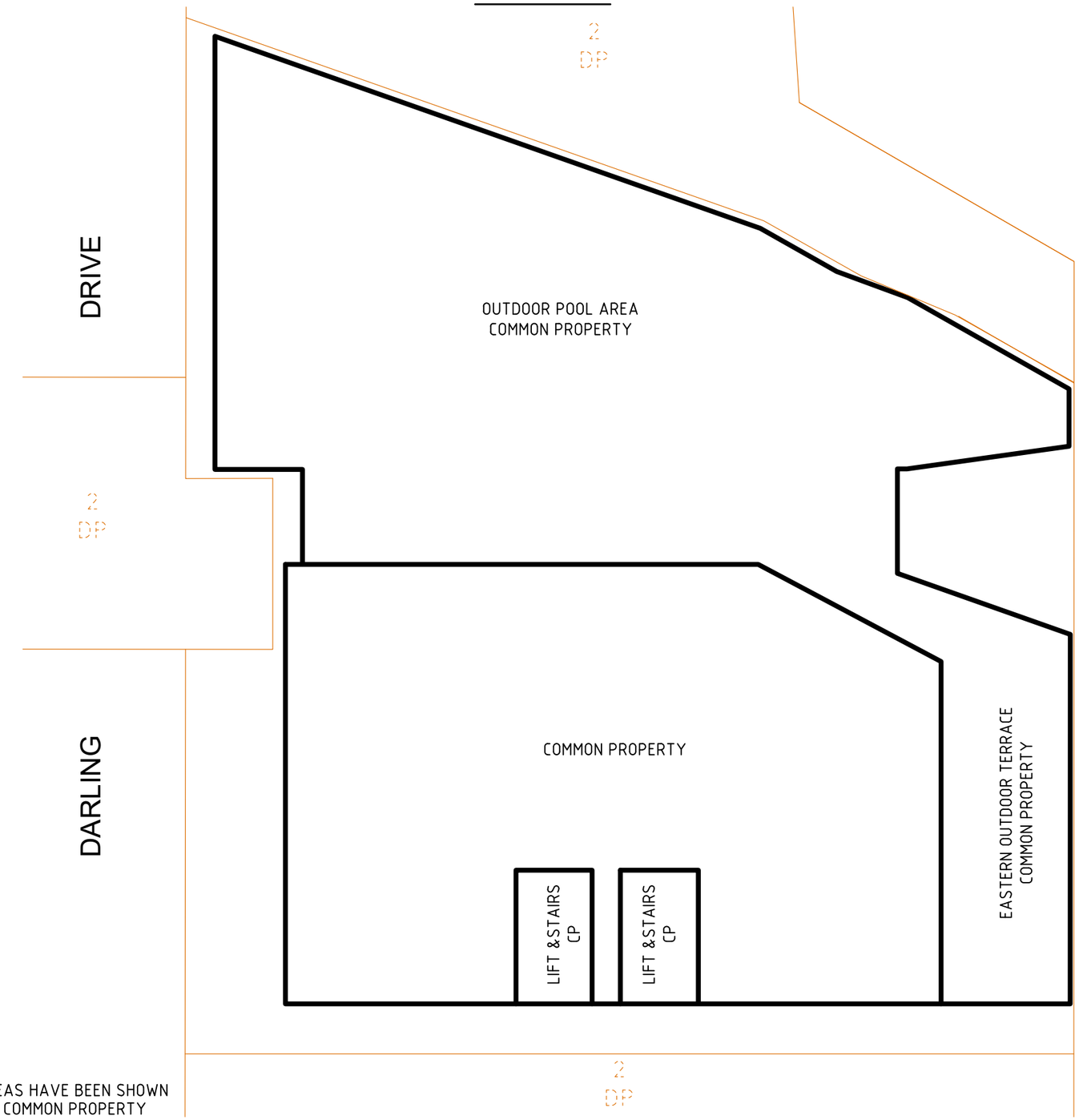
LEVEL 5



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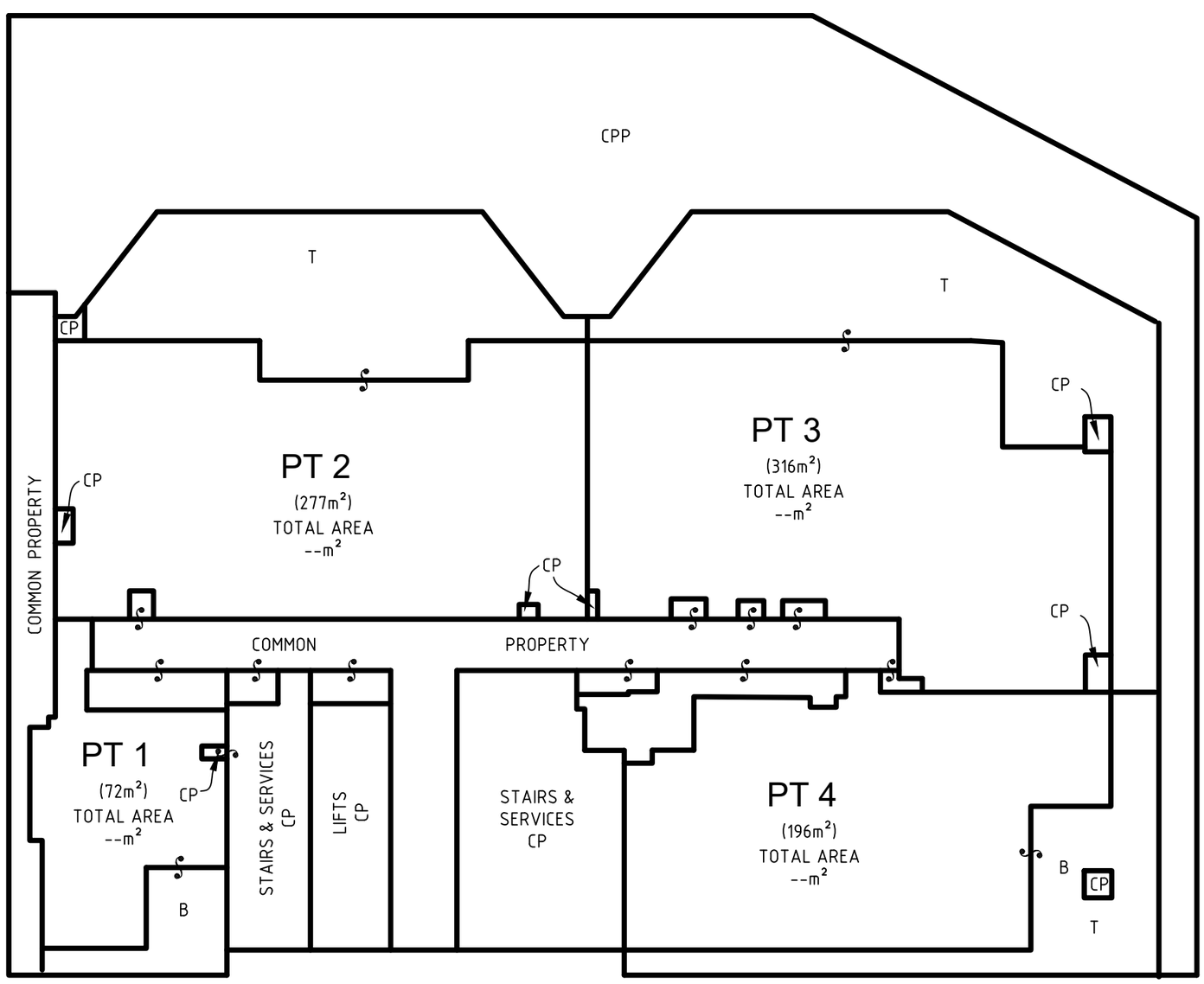
LEVEL 6



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THE STRATUM OF THE TERRACES IS LIMITED IN HEIGHT TO xx METRES ABOVE THE UPPER SURFACE OF ITS RESPECTIVE FLOOR EXCEPT WHERE COVERED WITHIN THIS LIMIT

B	BALCONY
CP	COMMON PROPERTY
CPP	COMMON PROPERTY PLANTER
T	TERRACE

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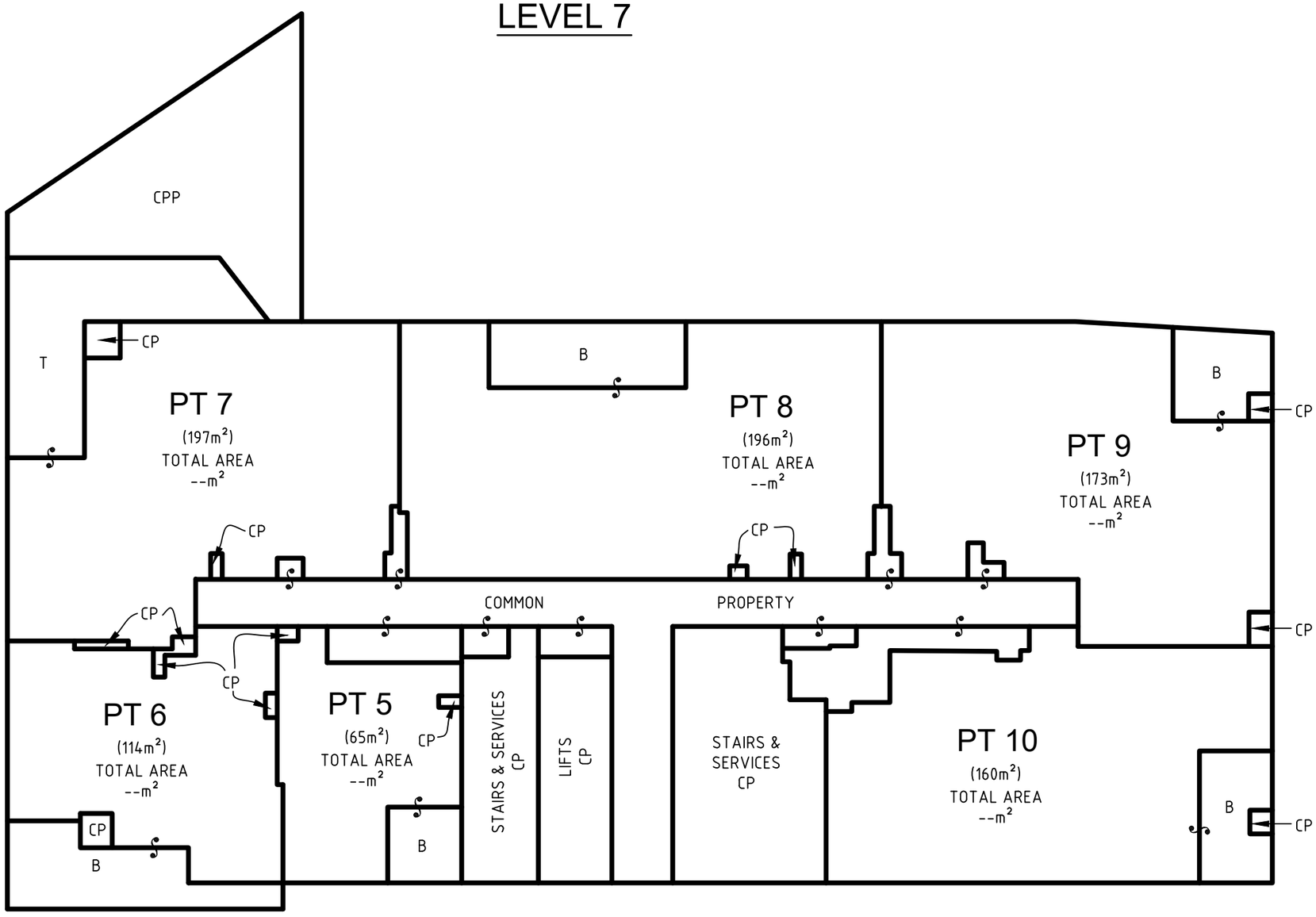
LEVEL 7



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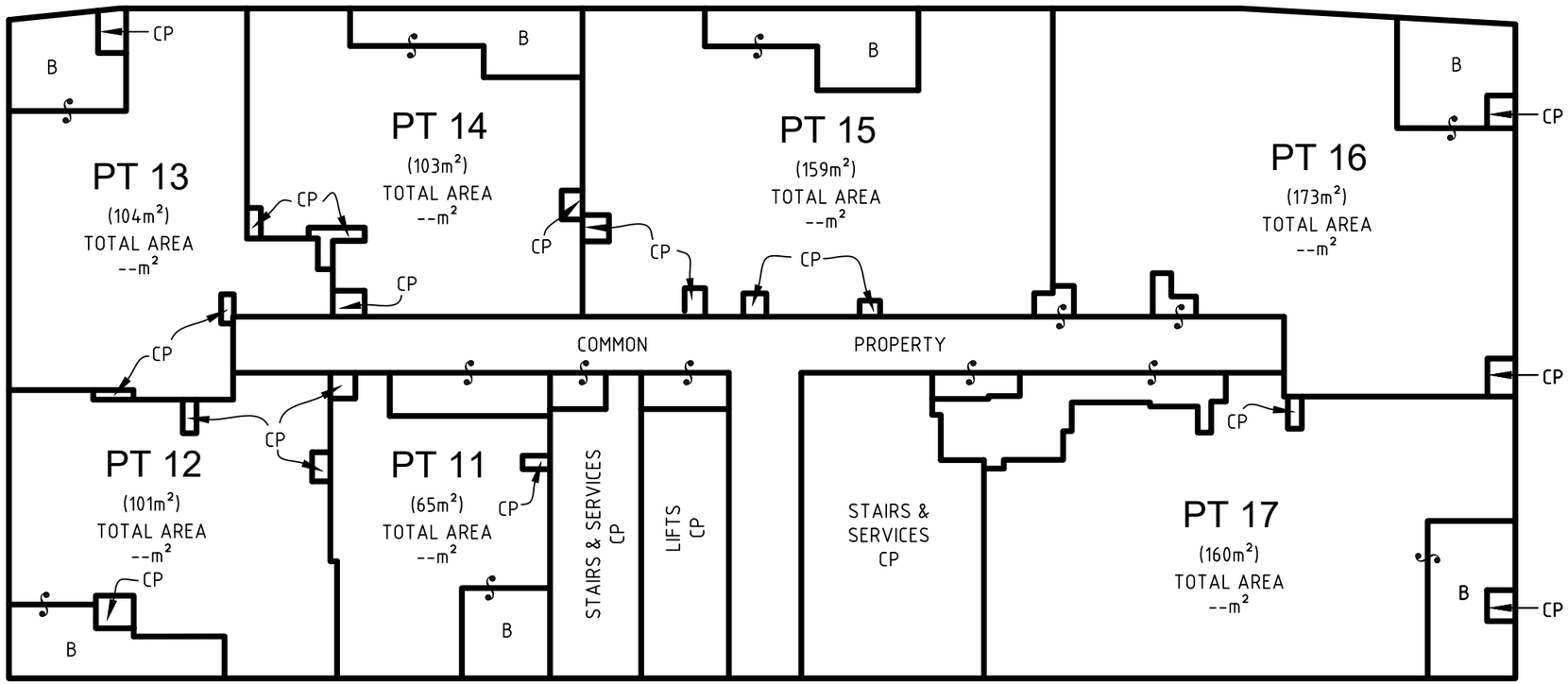
LEVEL 8



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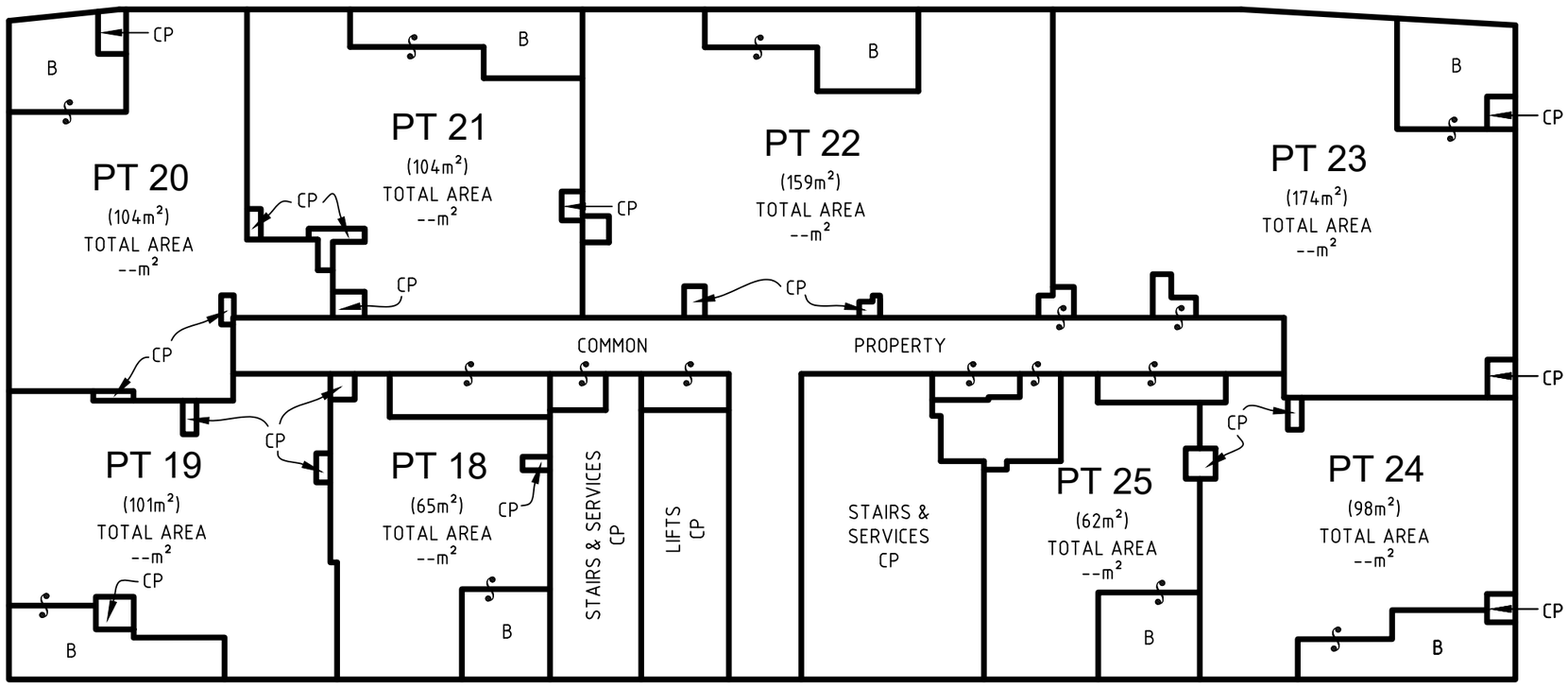
LEVEL 9



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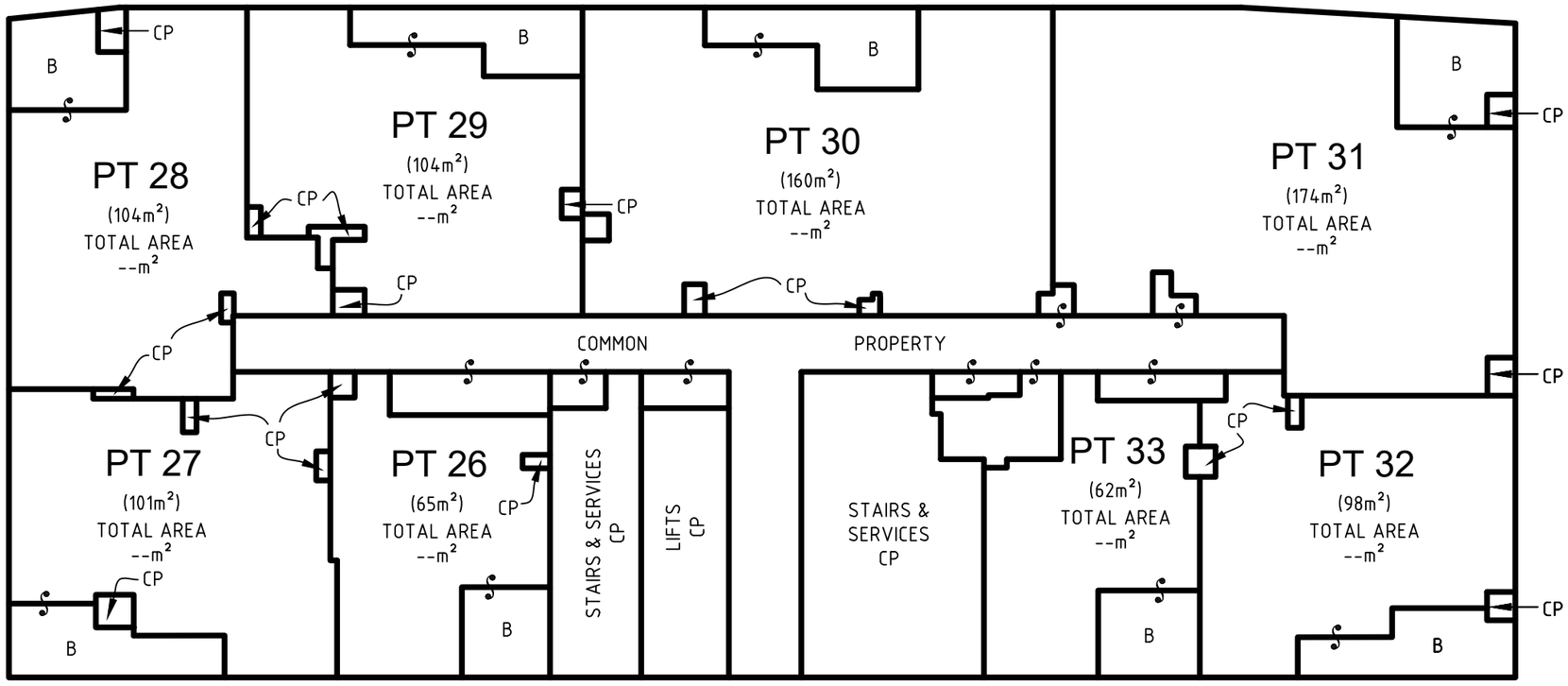
LEVEL 10



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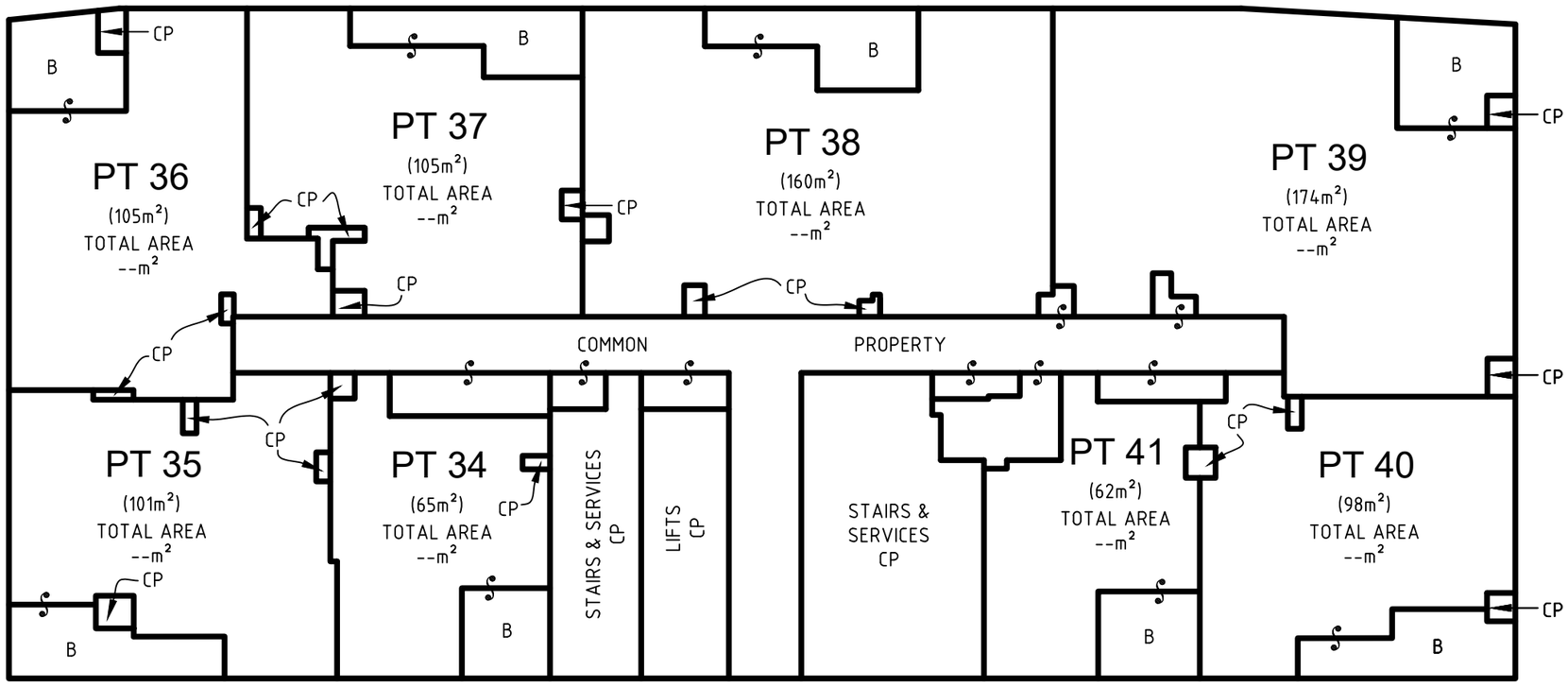
LEVEL 11



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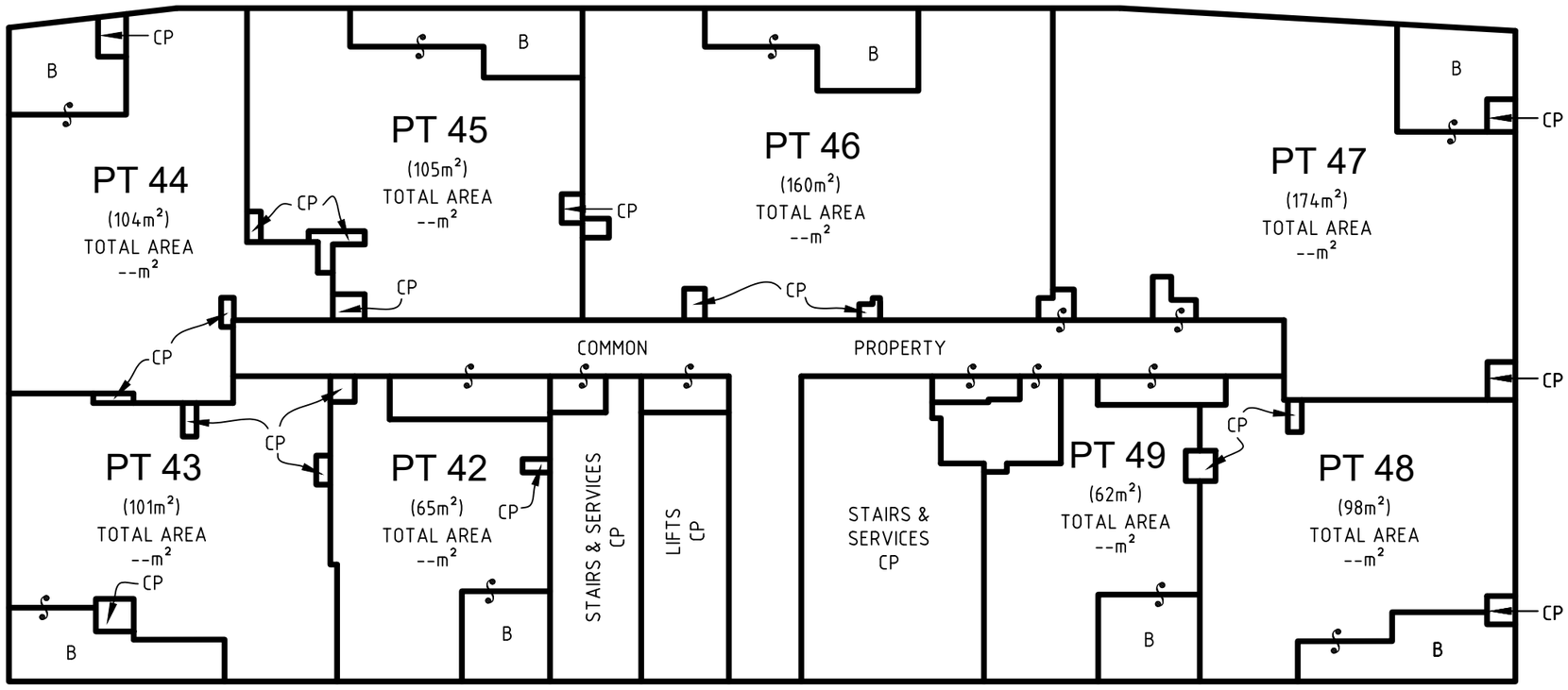
LEVEL 12



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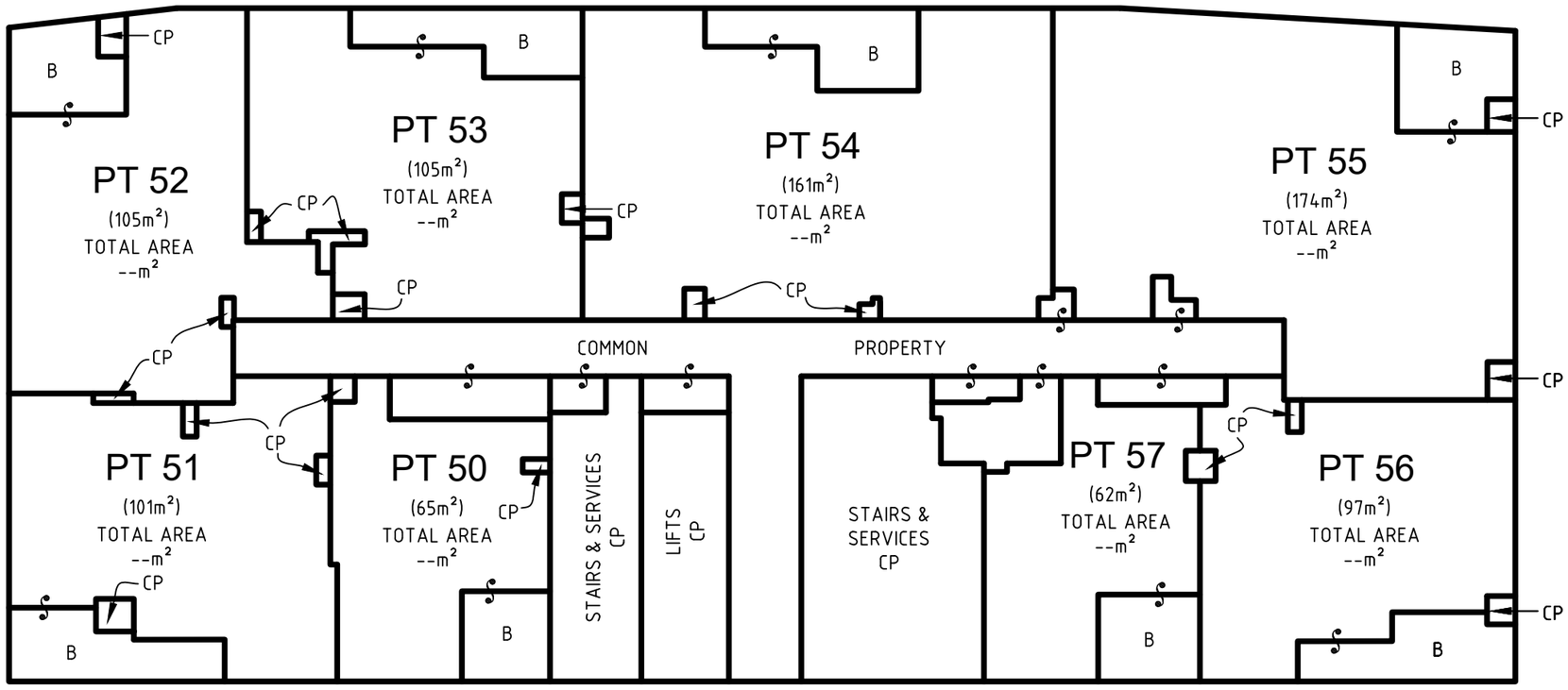
LEVEL 13



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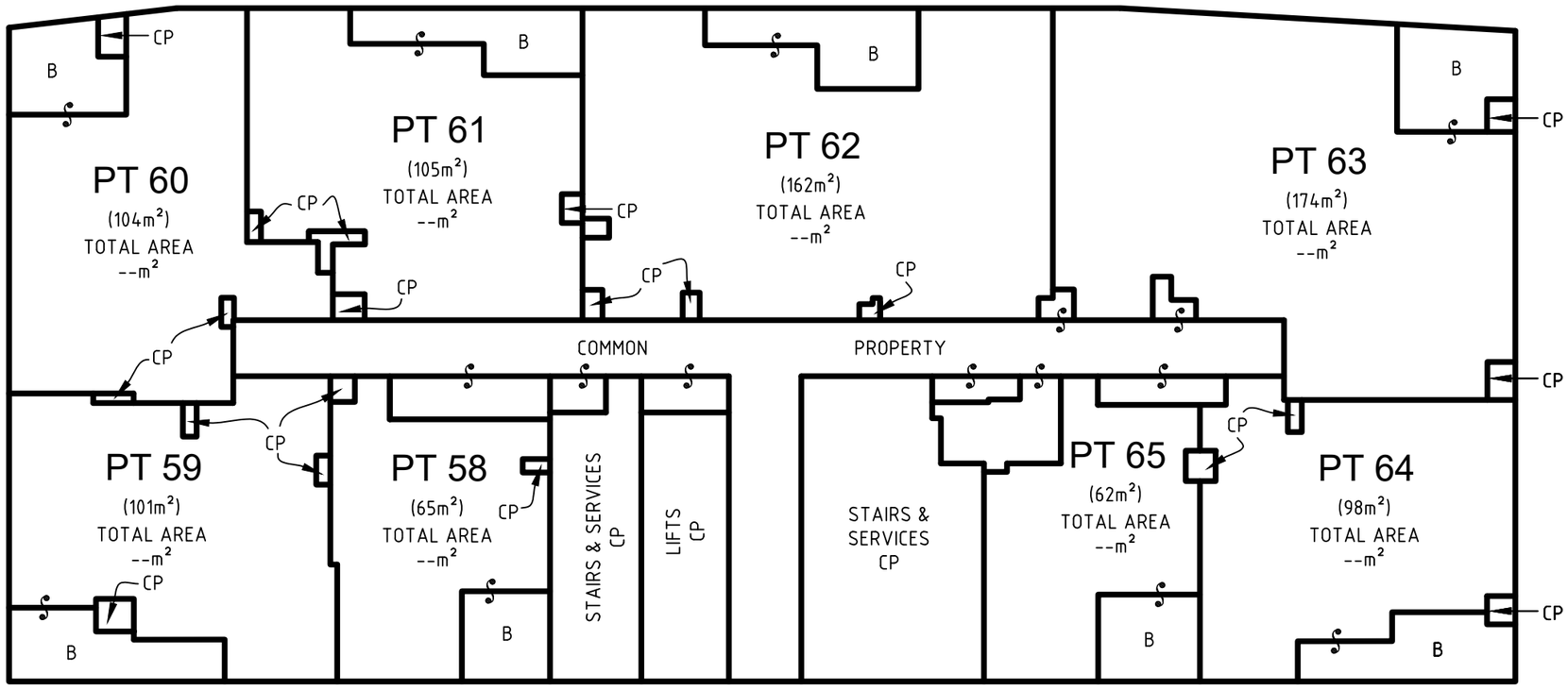

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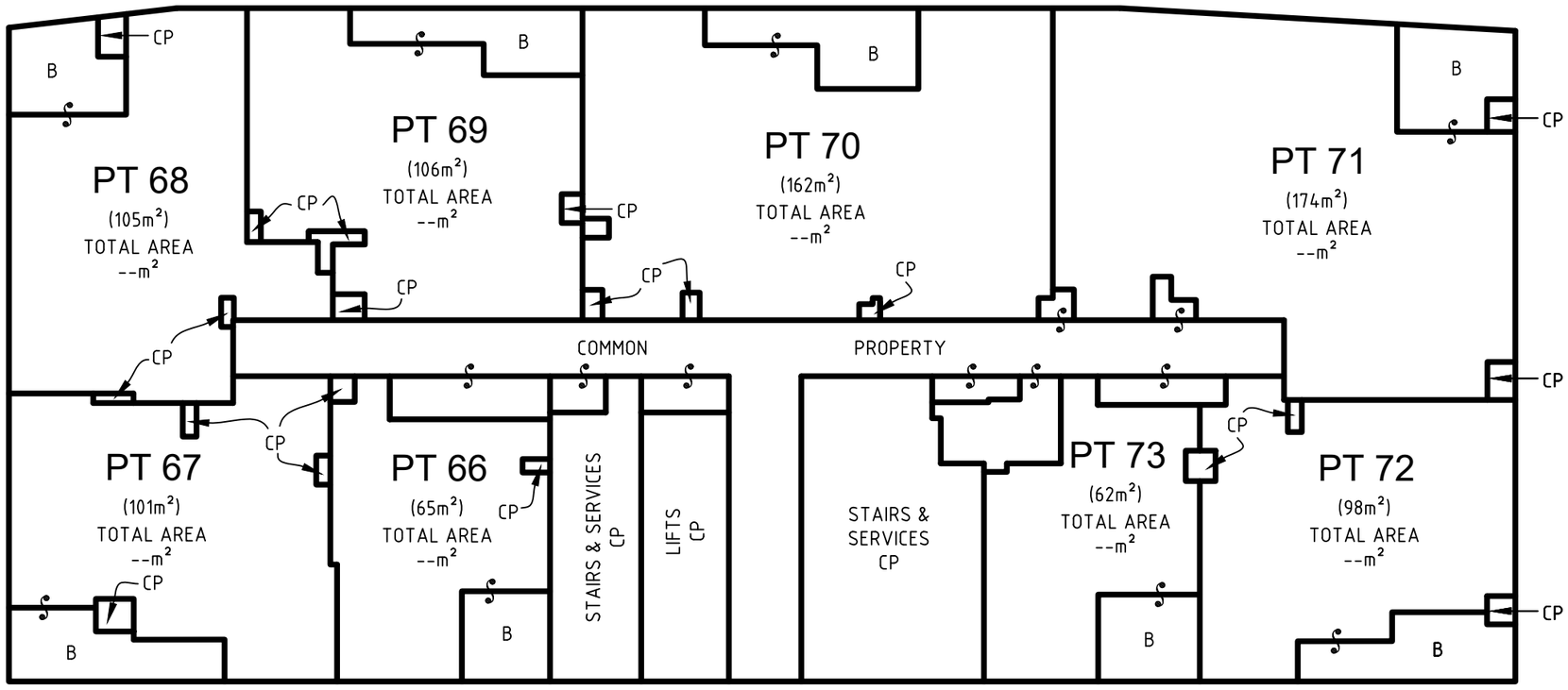

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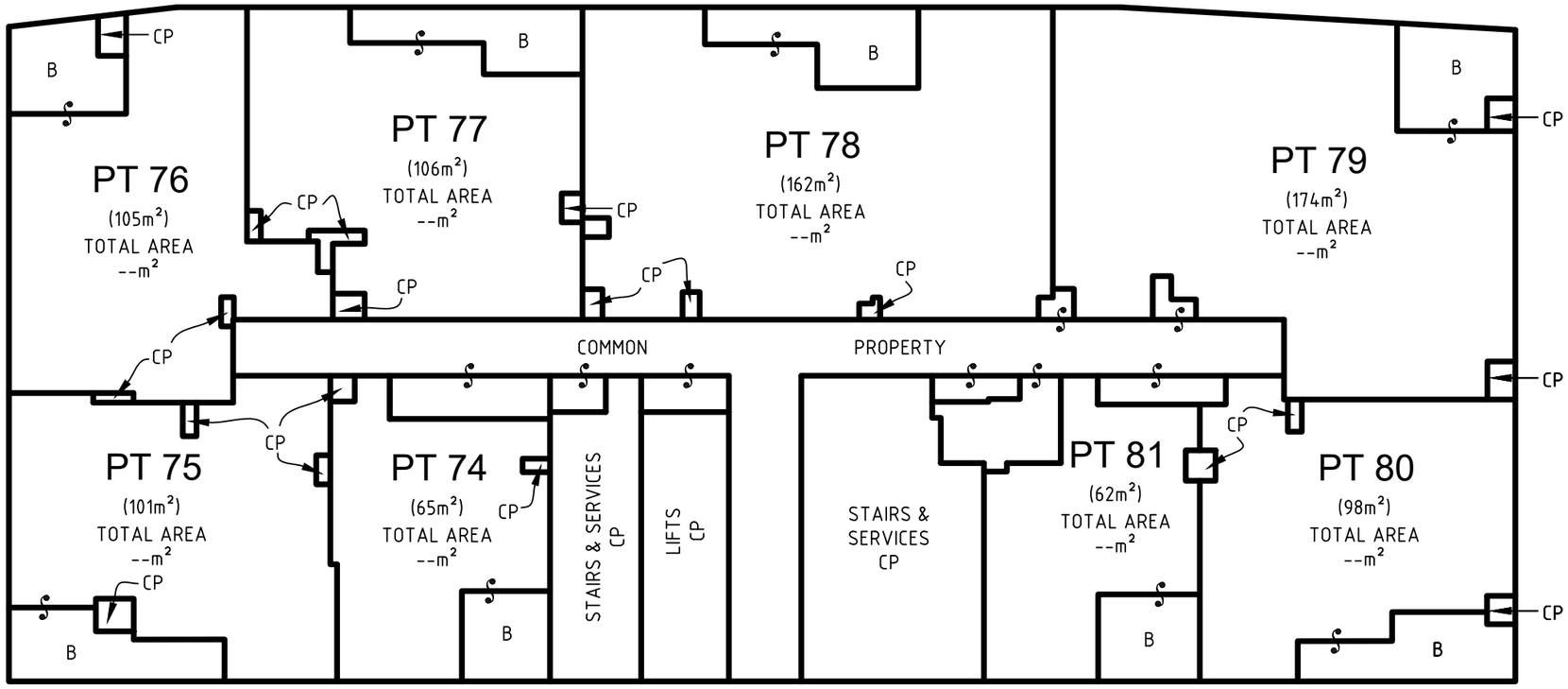

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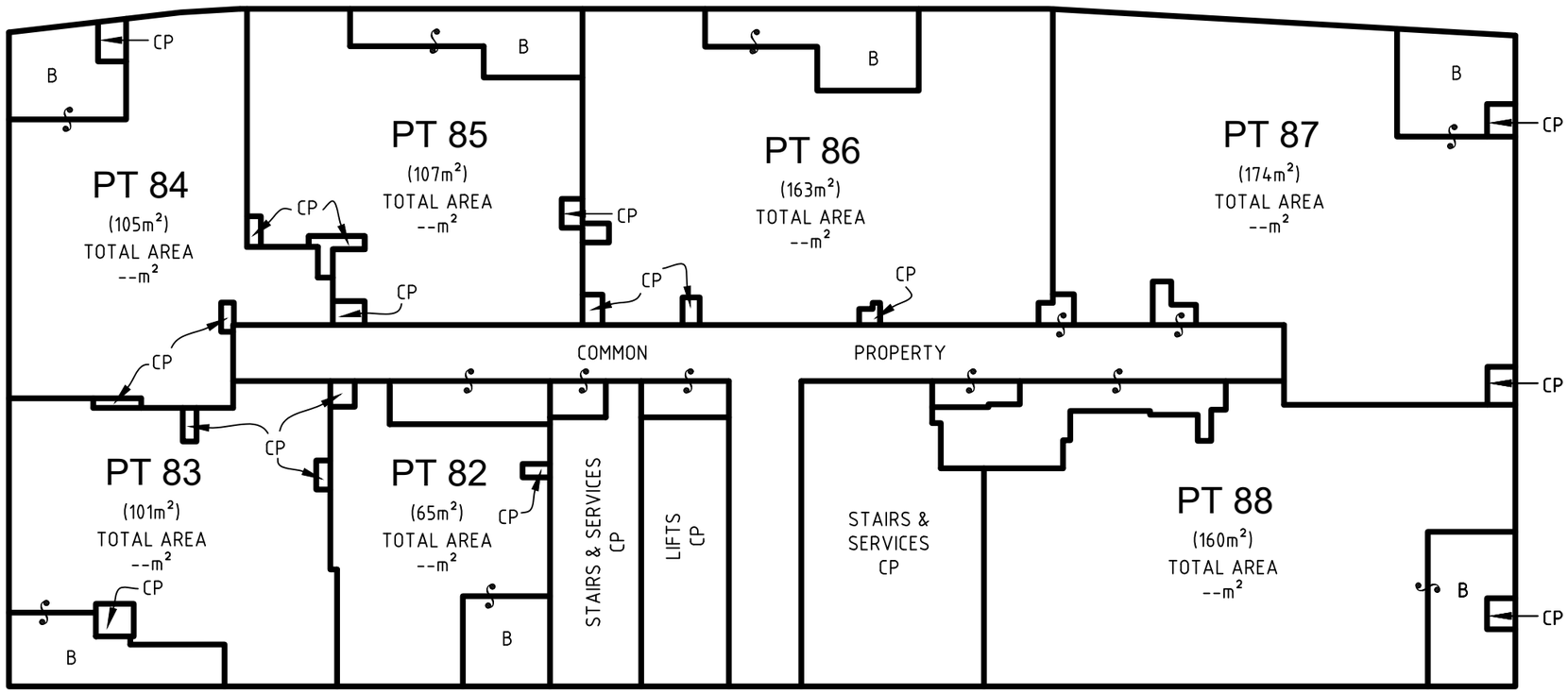
LEVEL 17



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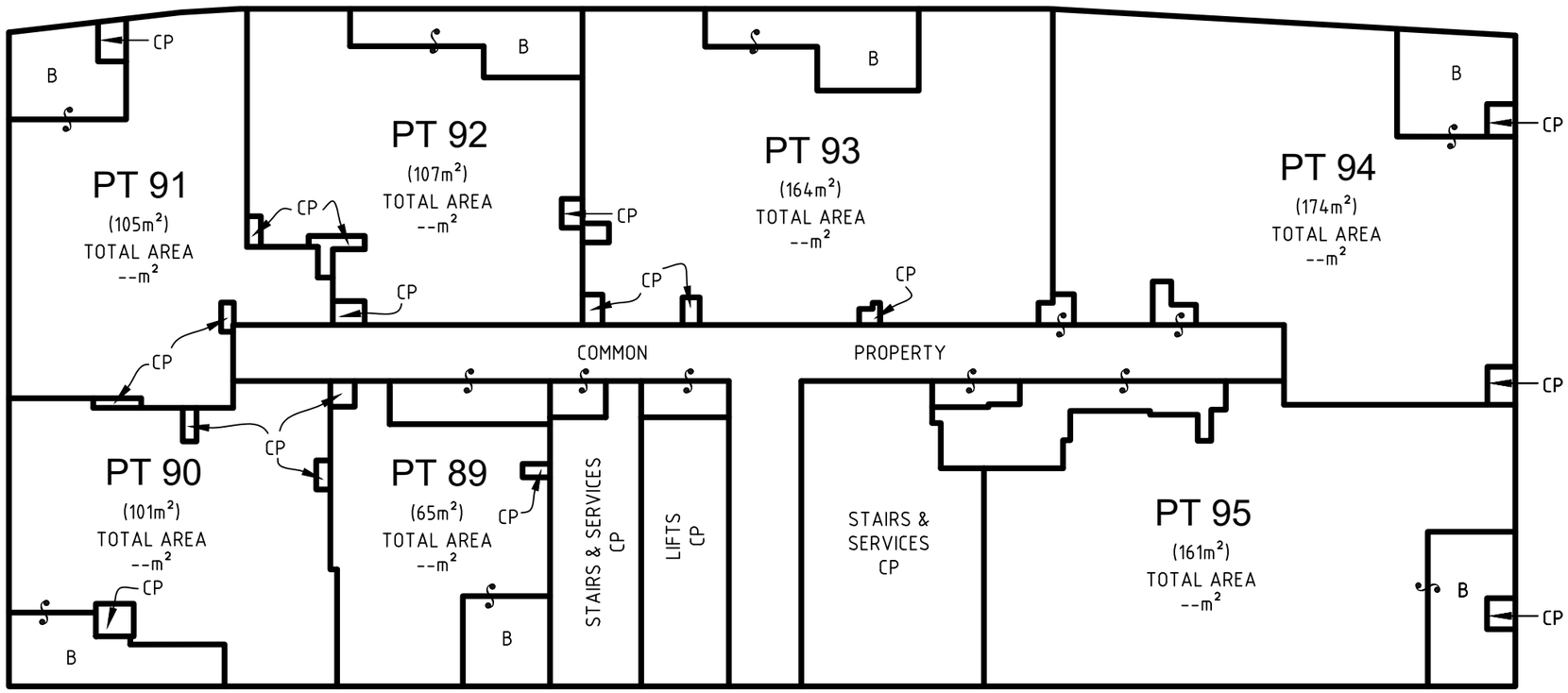

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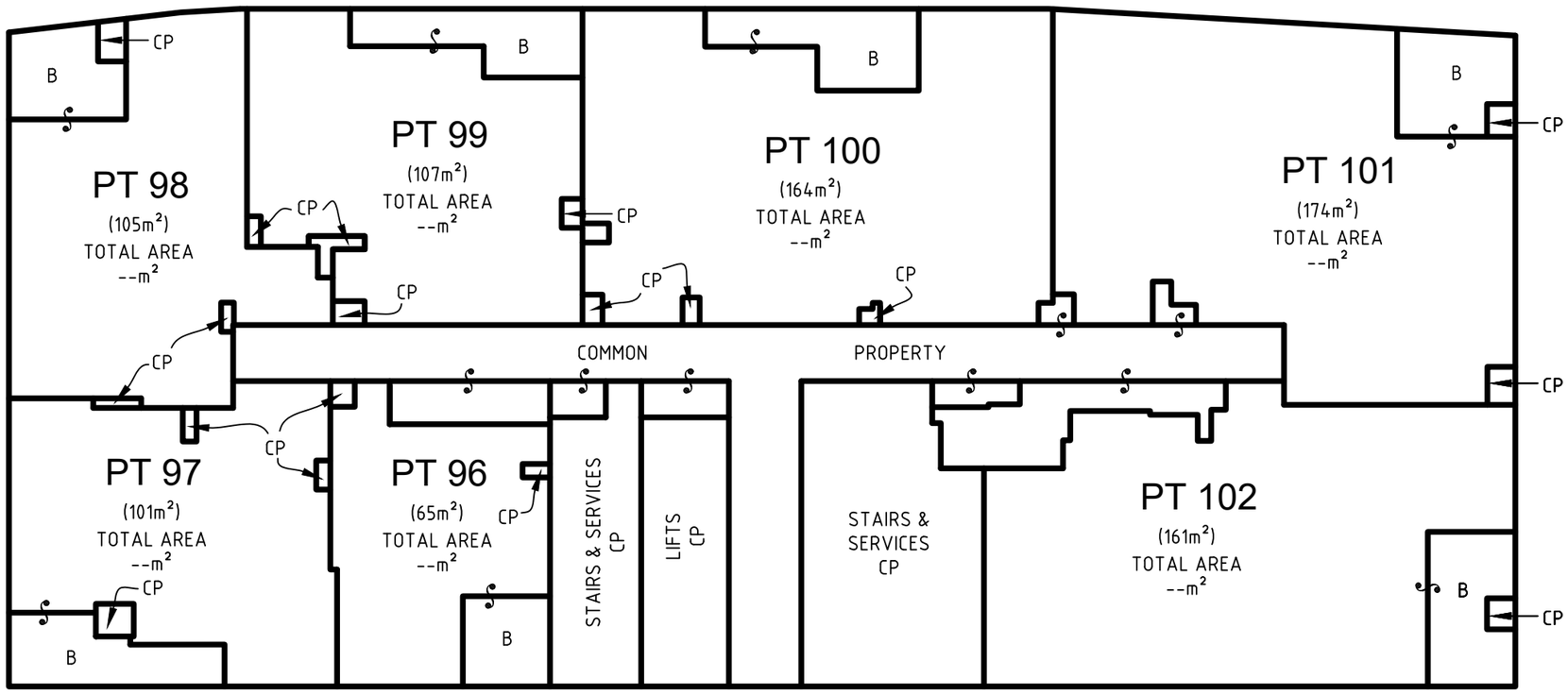

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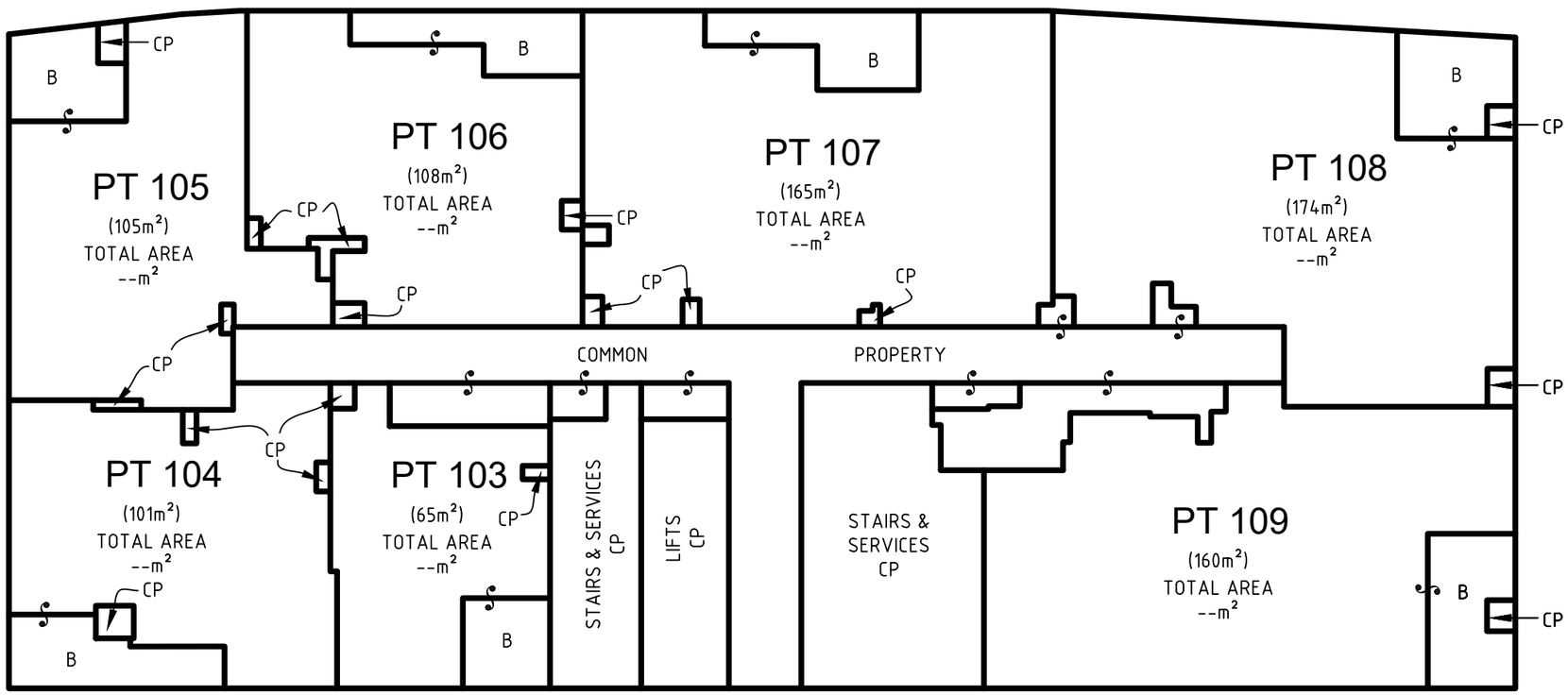

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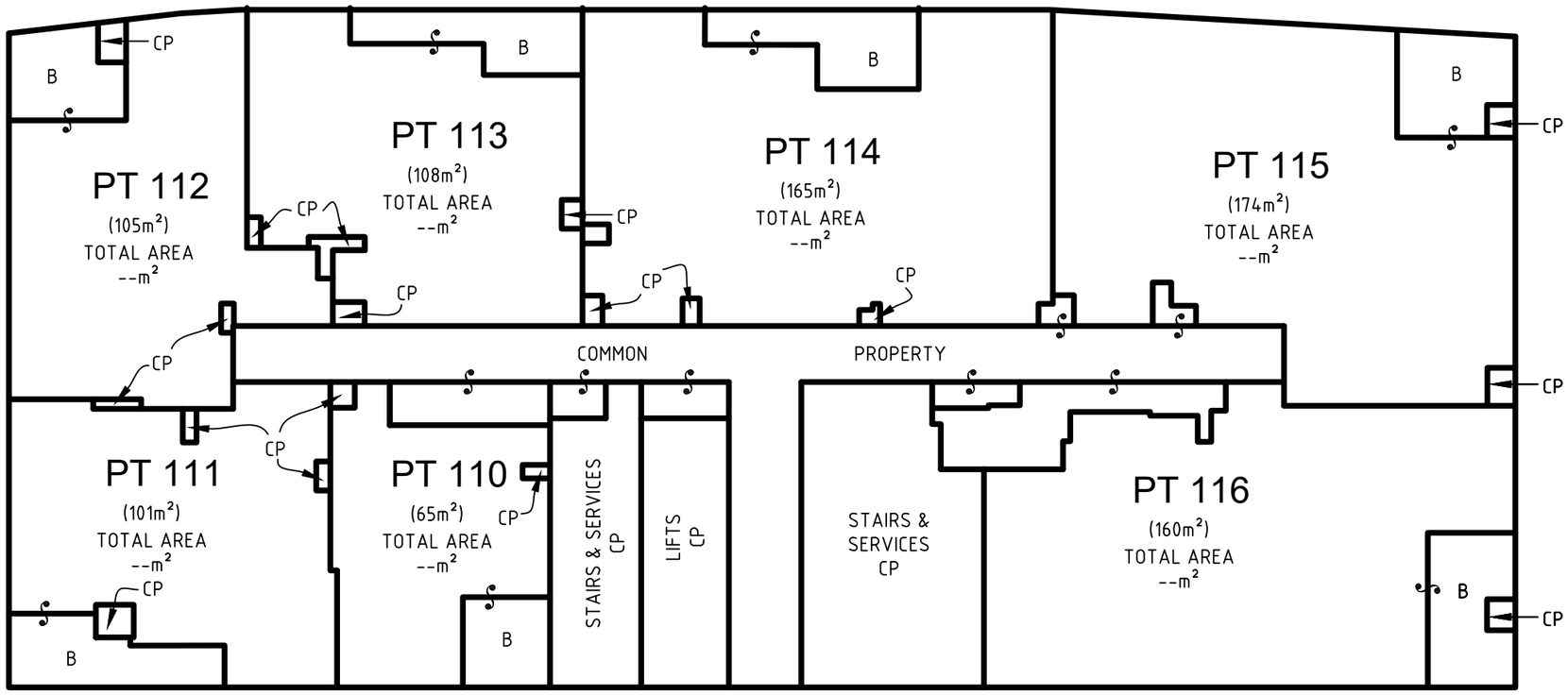

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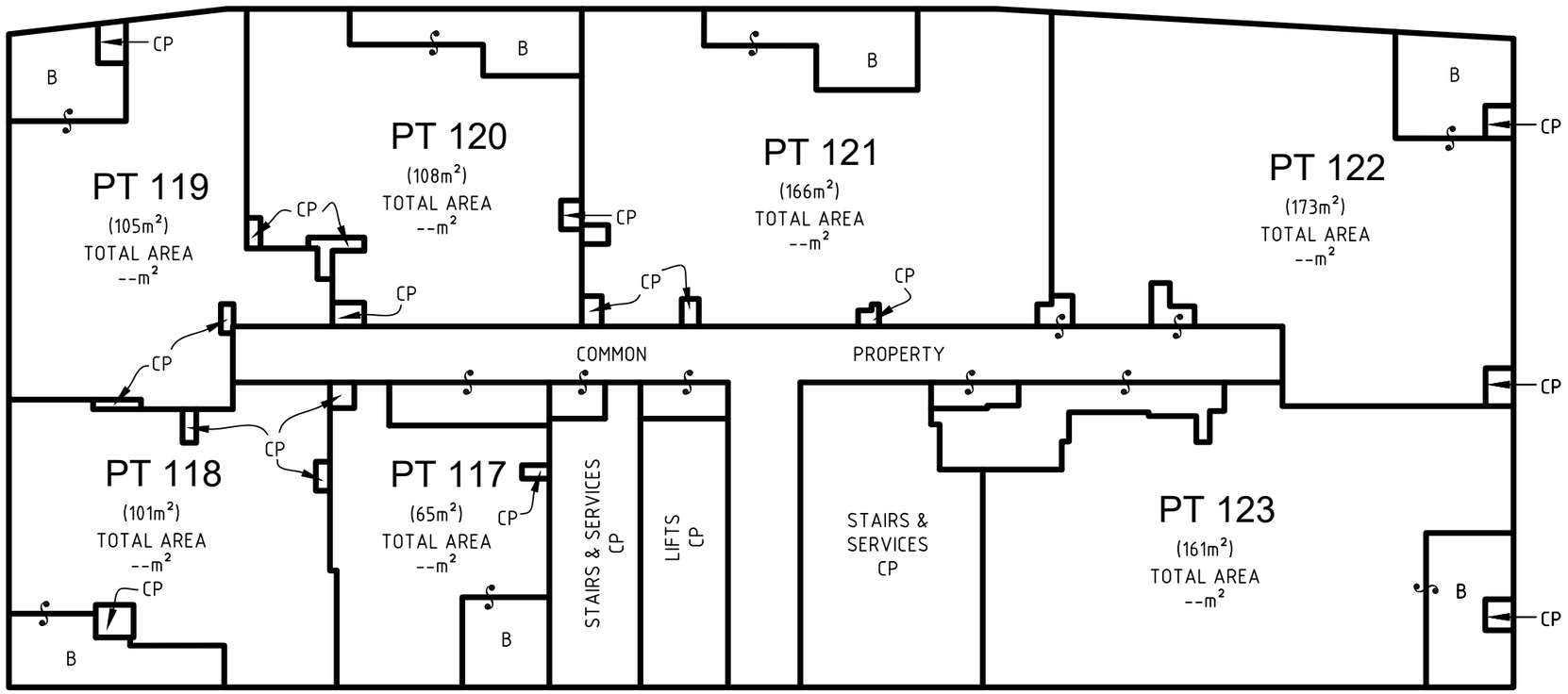

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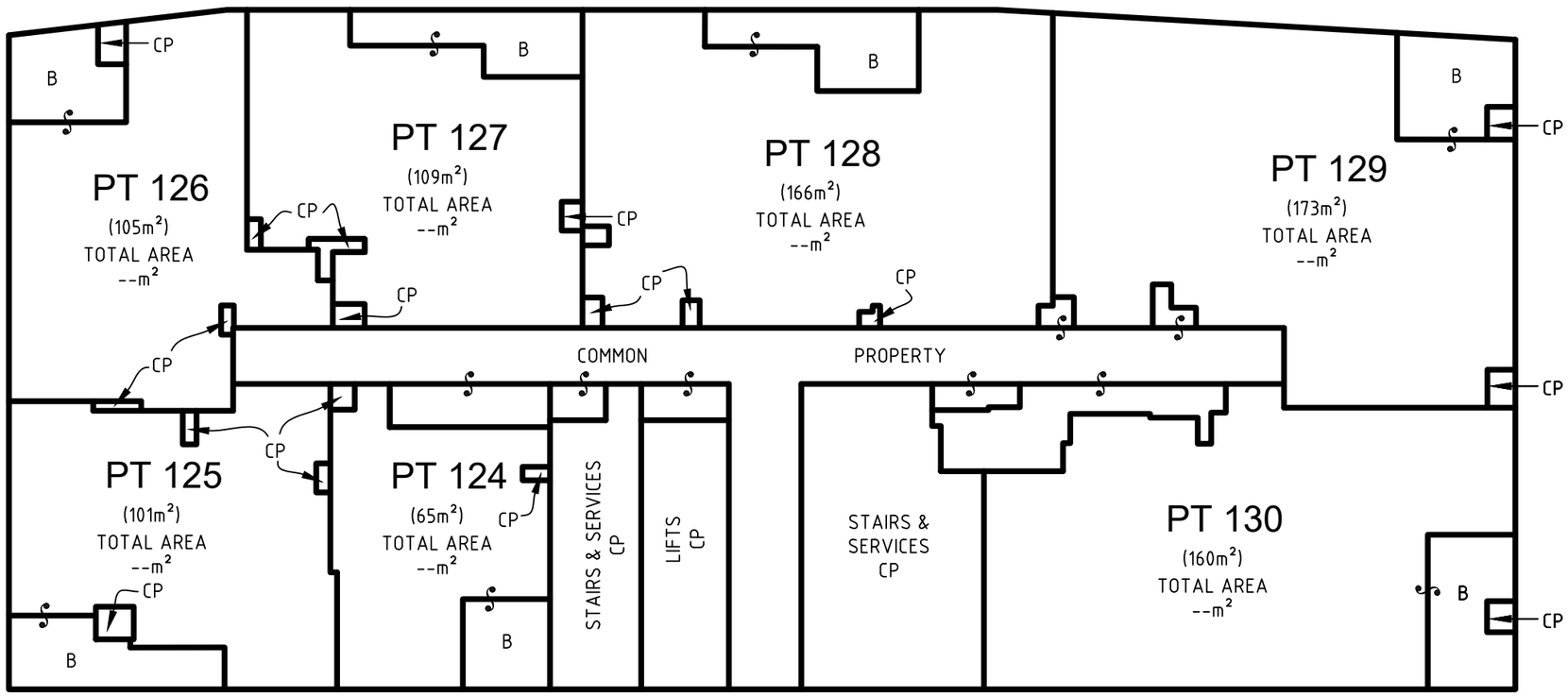

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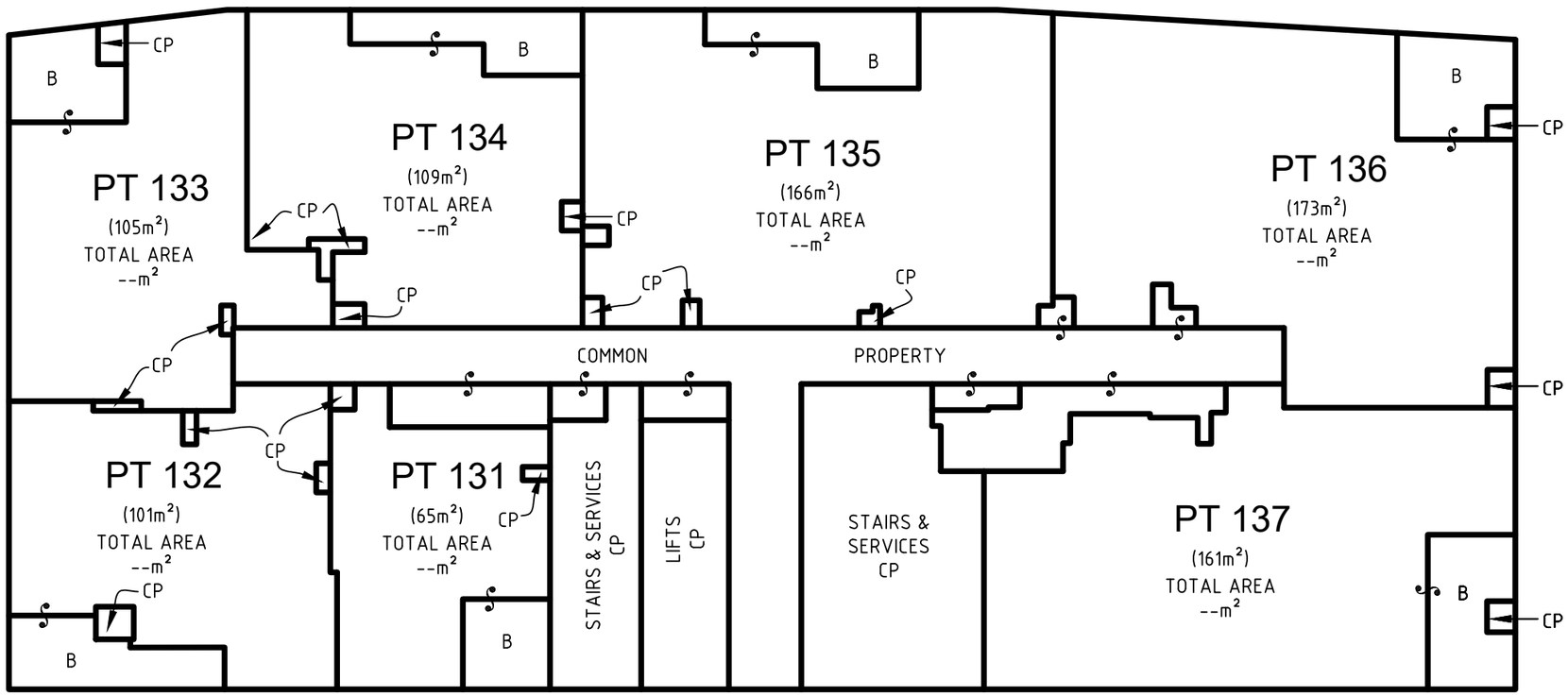
LEVEL 24



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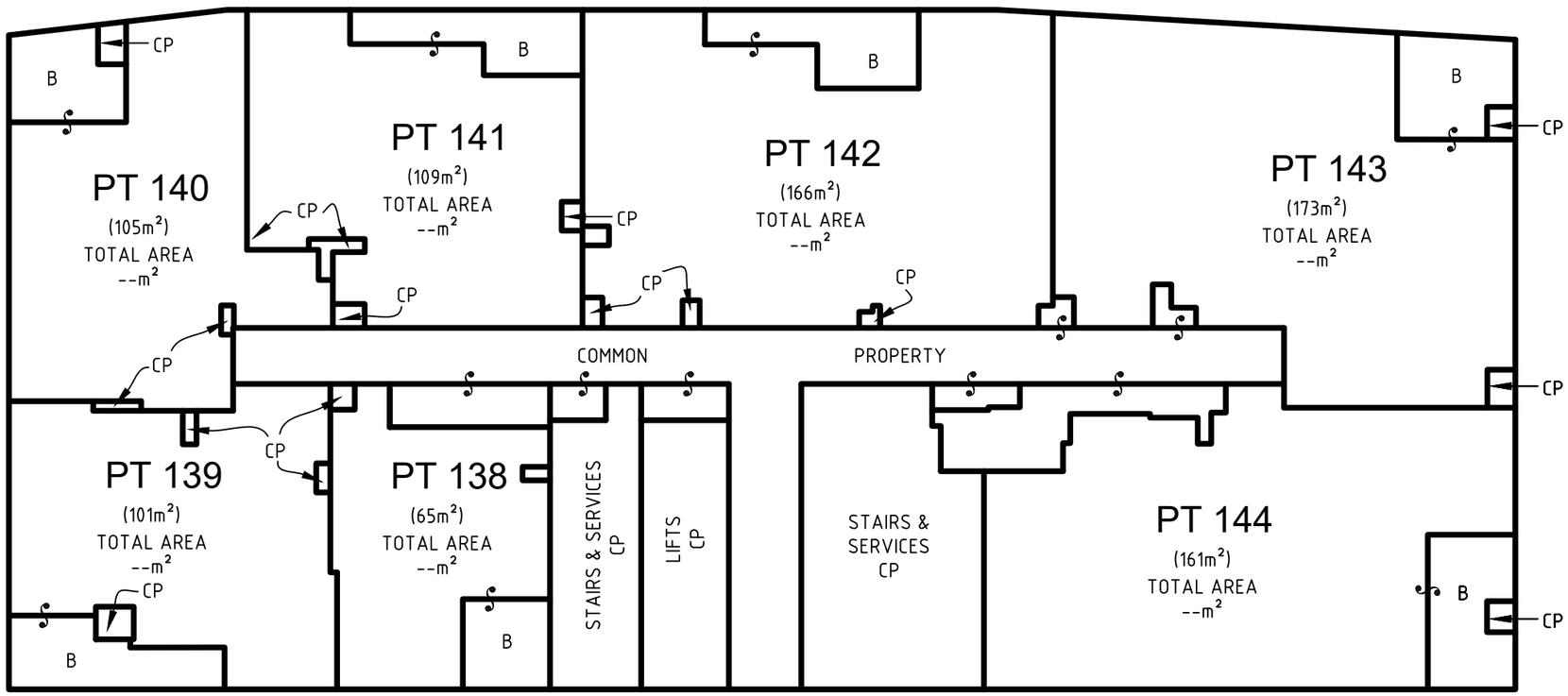

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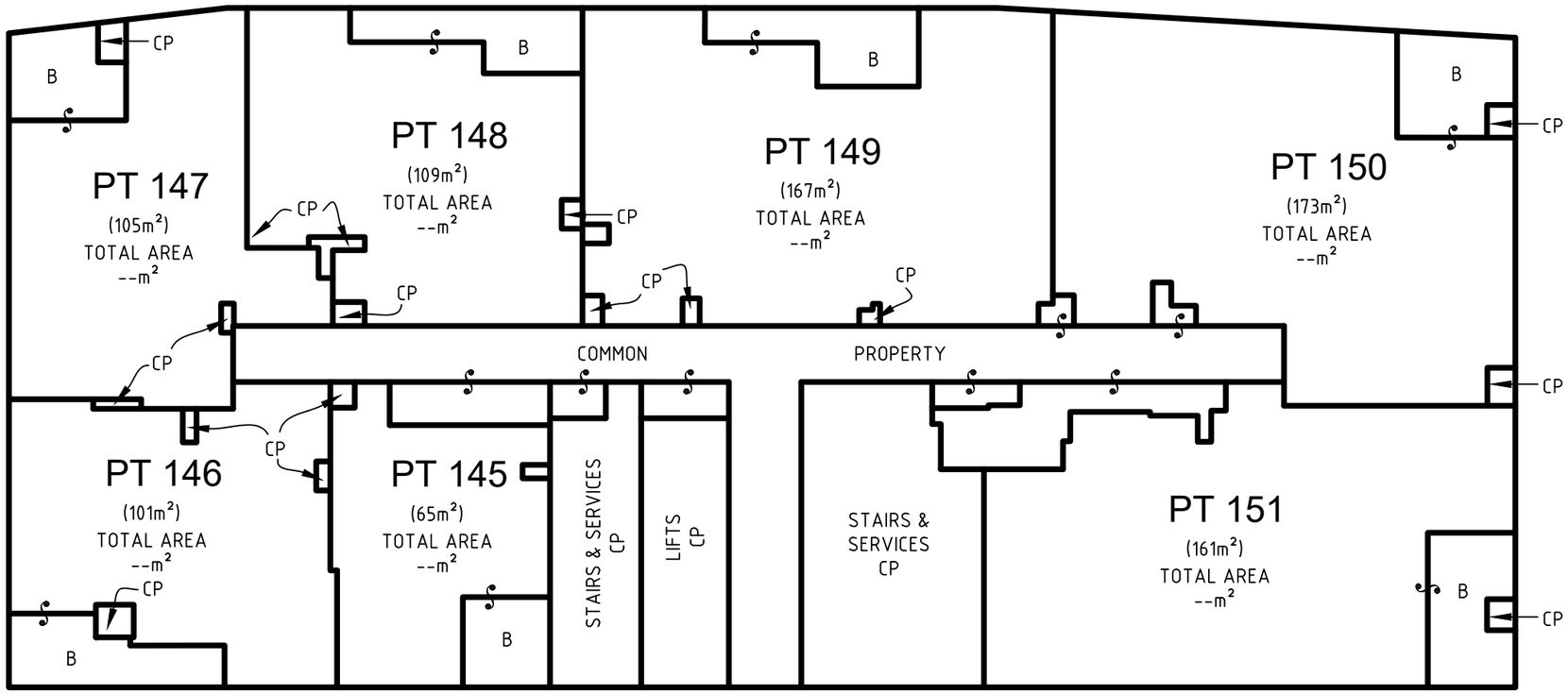
LEVEL 26



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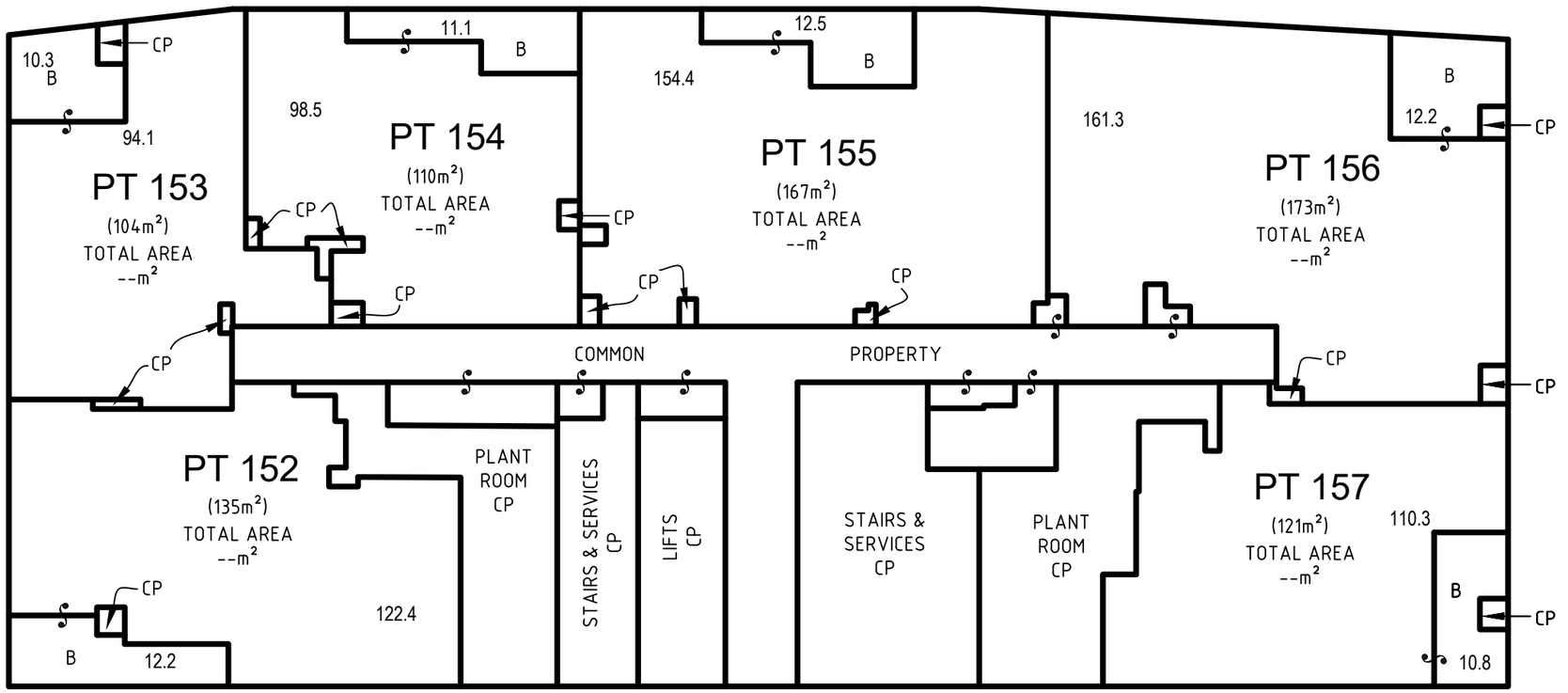
LEVEL 27



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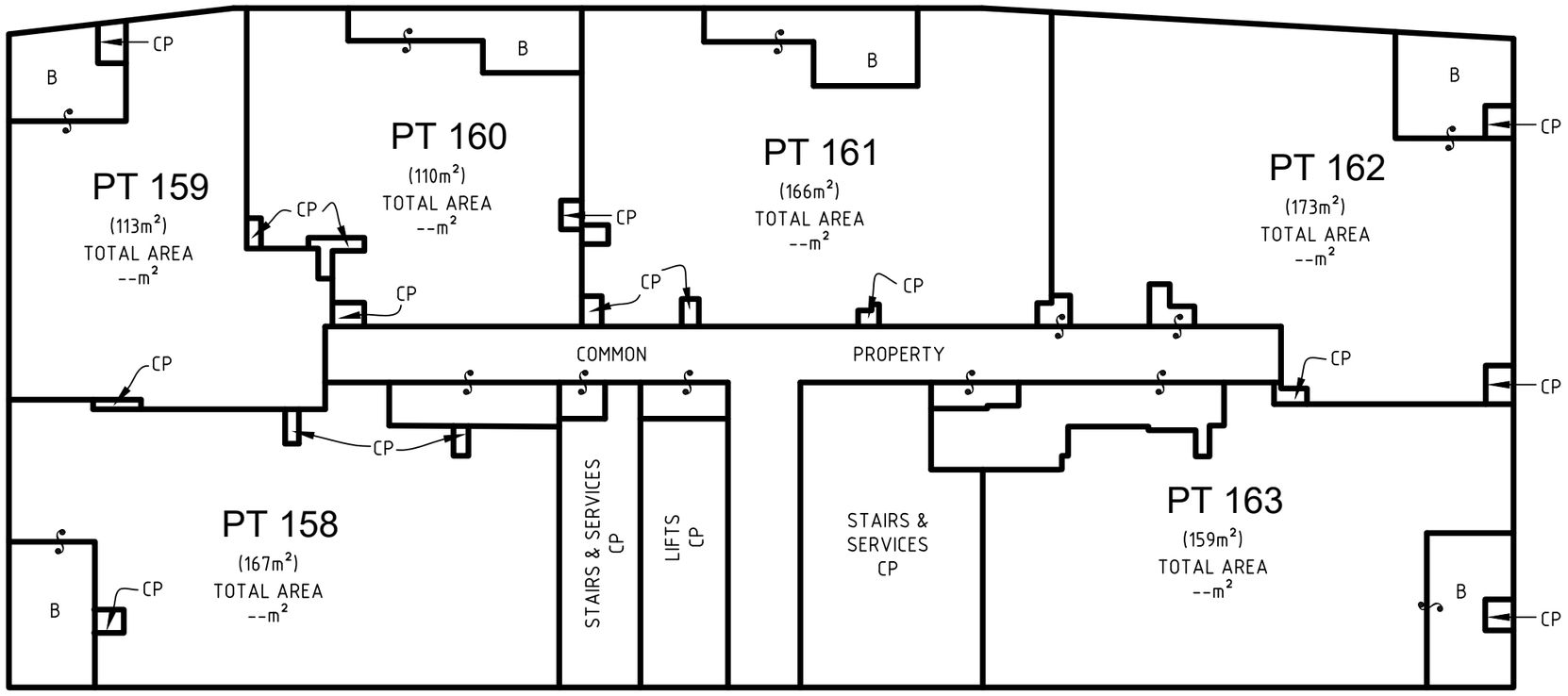
LEVEL 28



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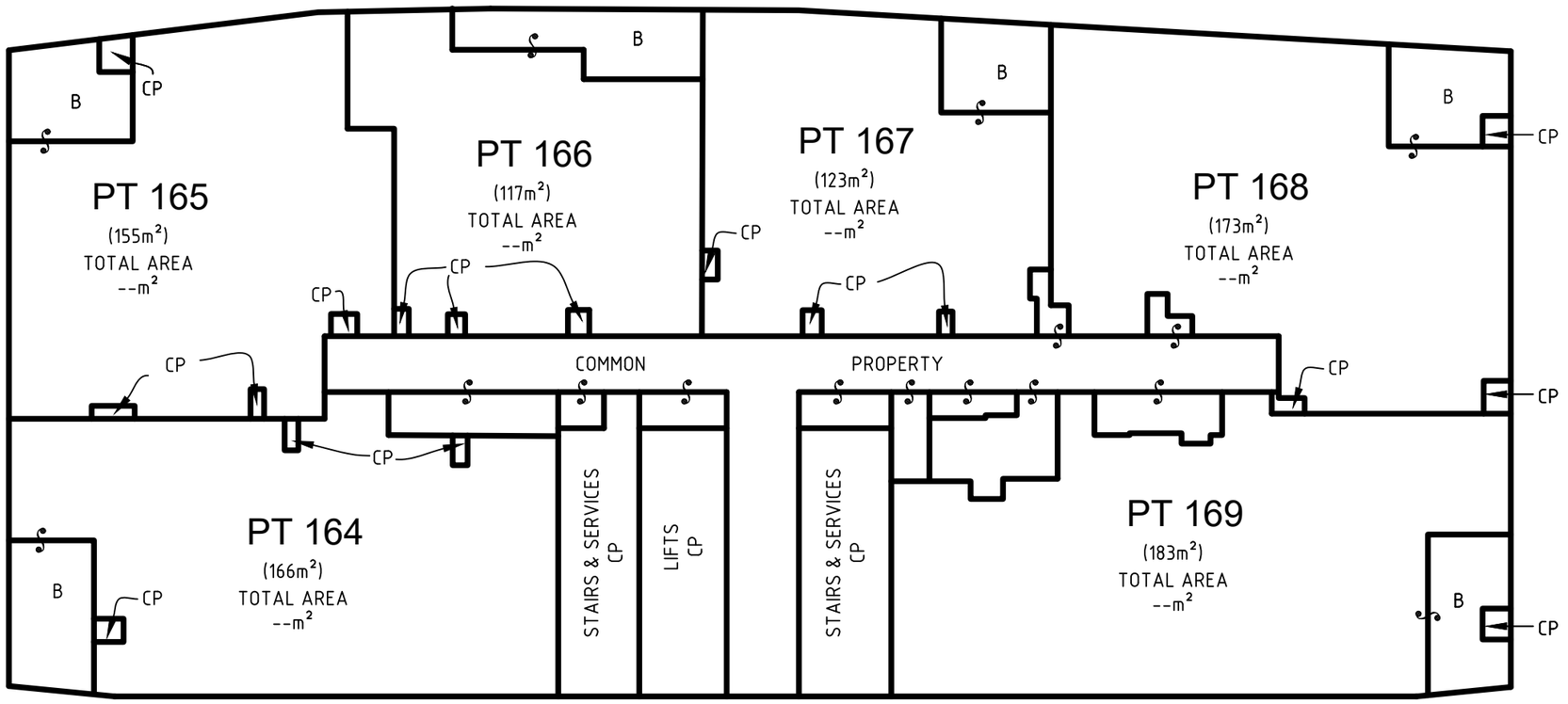
CADREF AR-L29-1200-CAD[C].dwg

LEVEL 29



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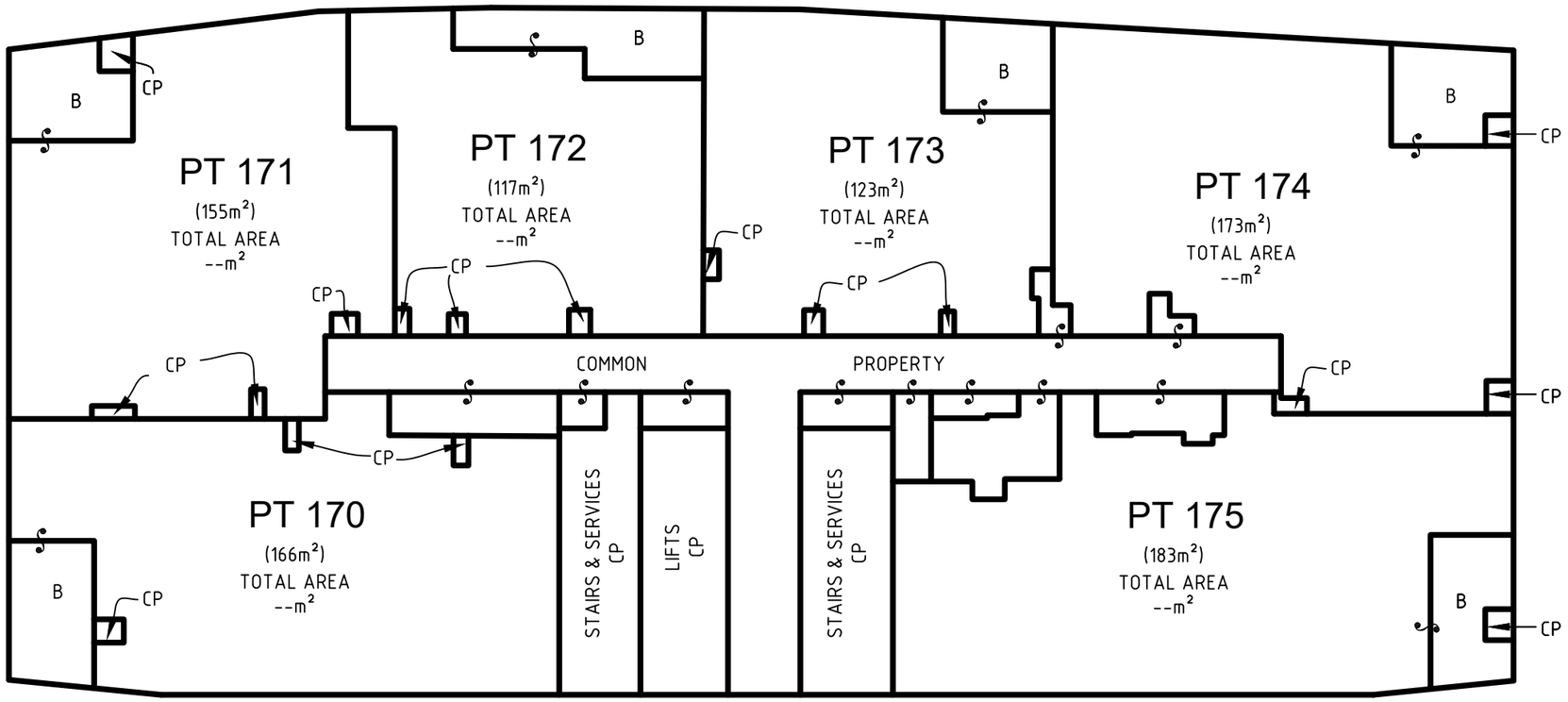
CADREF AR-L30-1200-CAD[08]

LEVEL 30



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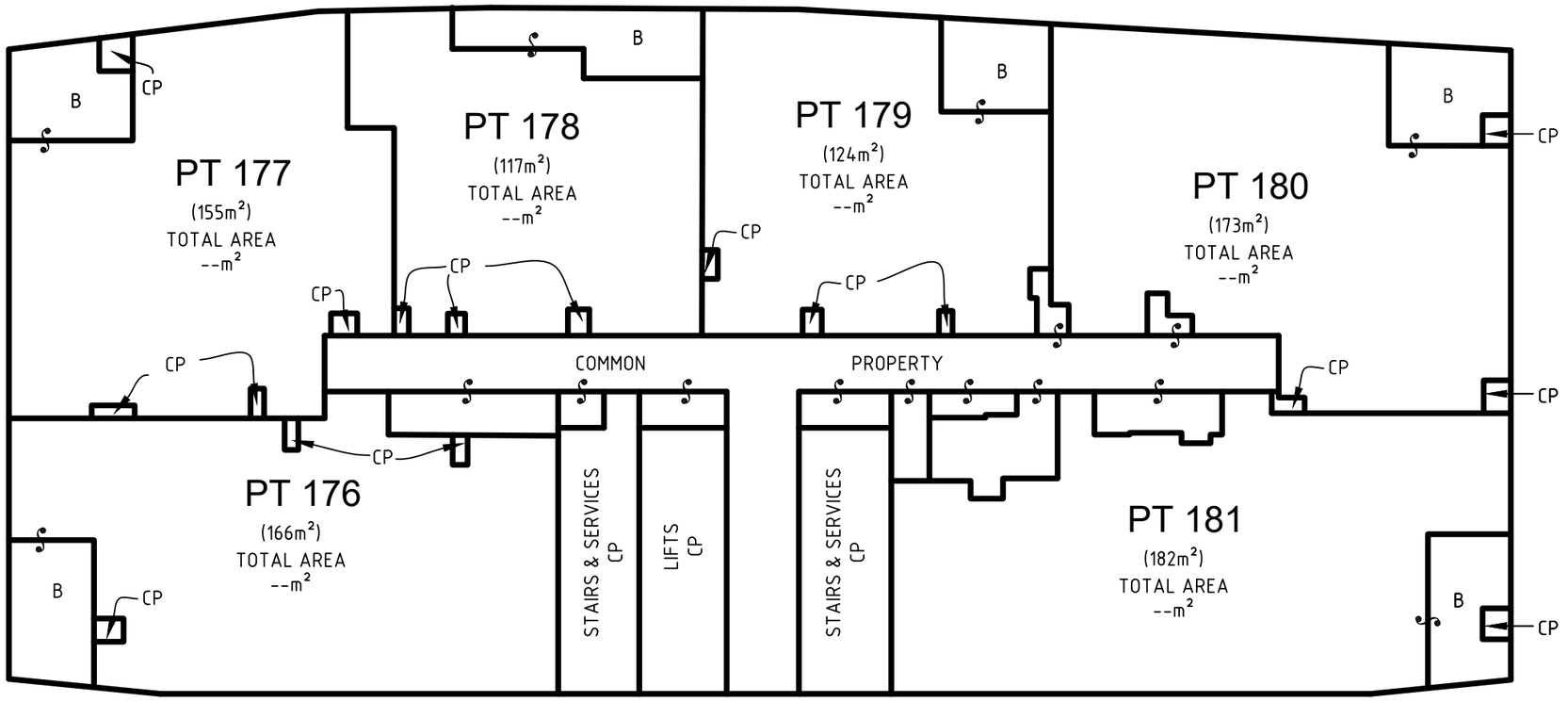
CADREF AR-L31-1200-CAD[B].dwg

LEVEL 31



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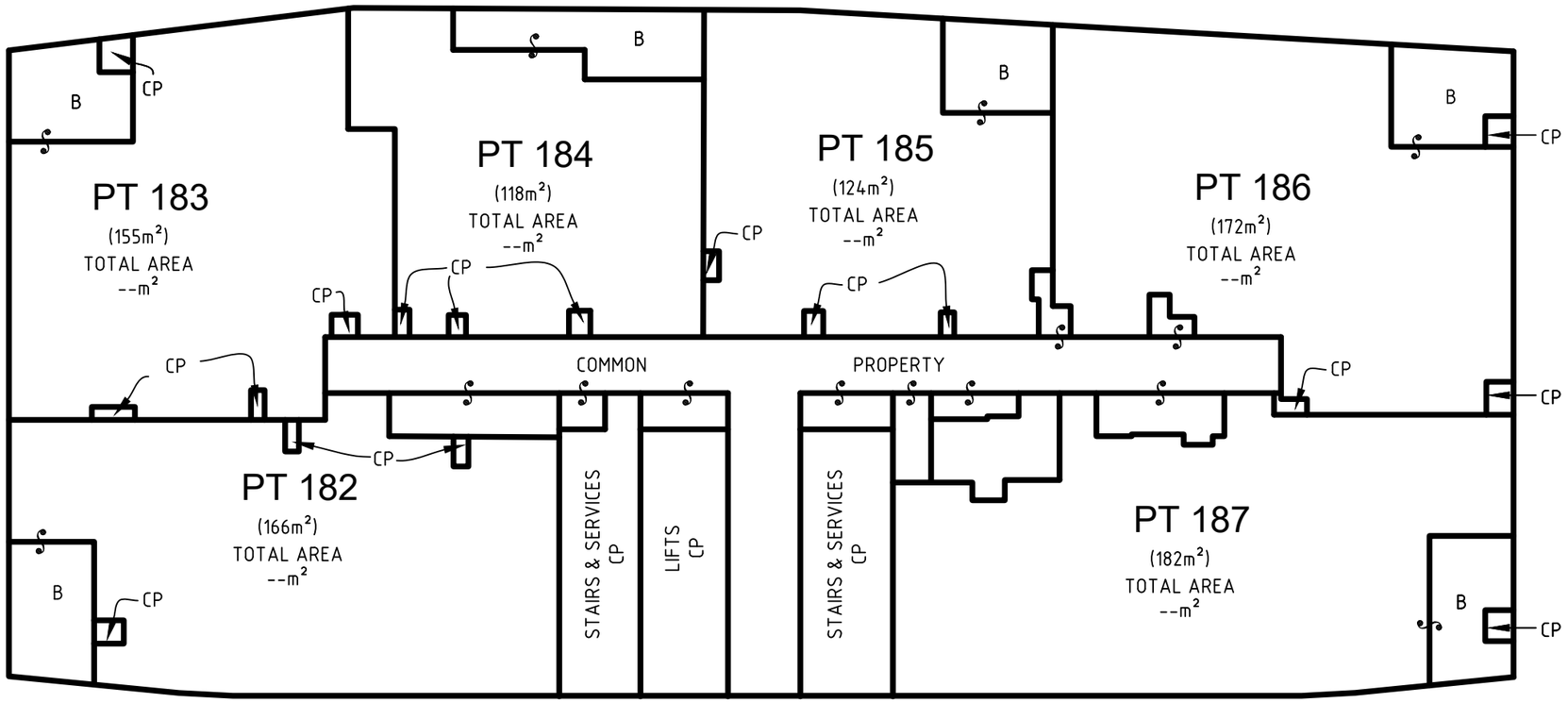
LEVEL 32



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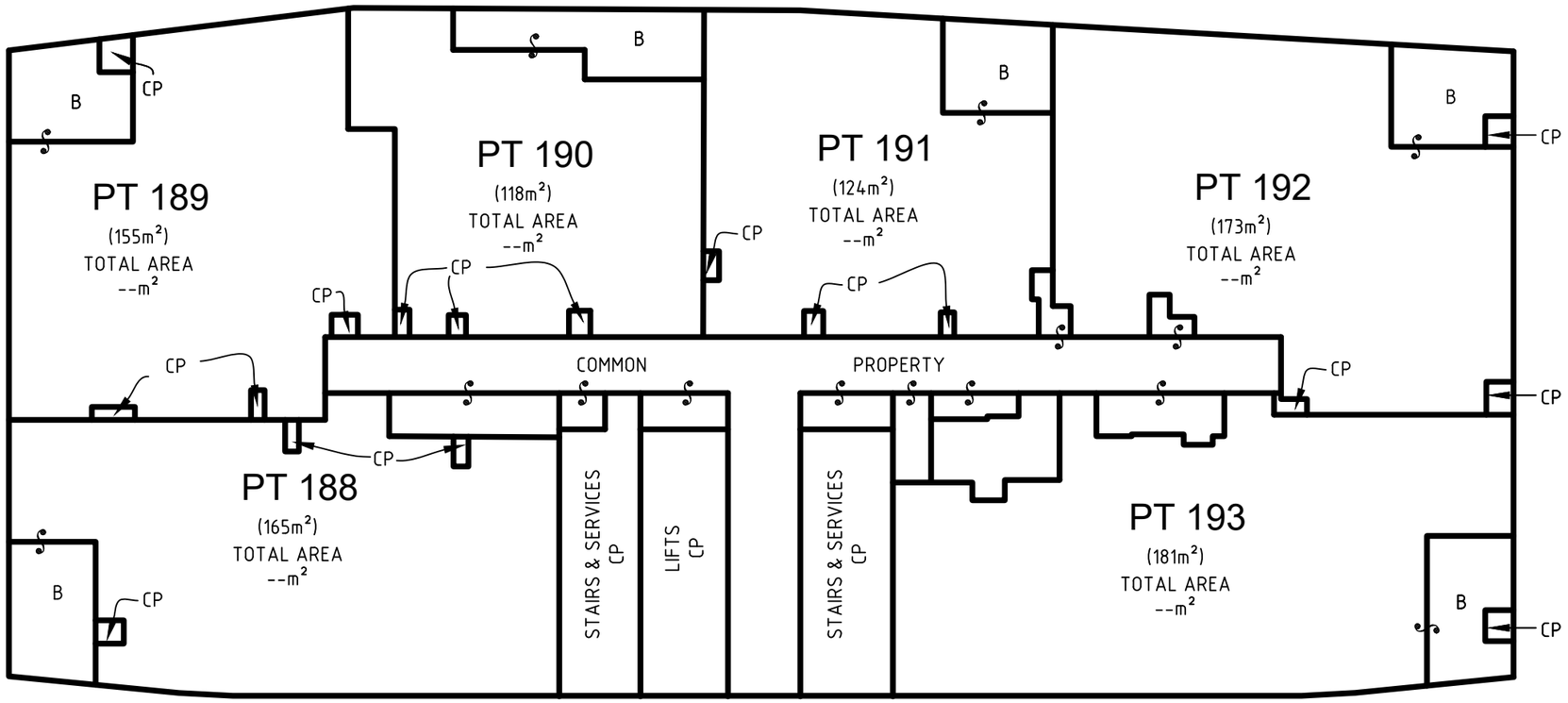
LEVEL 33



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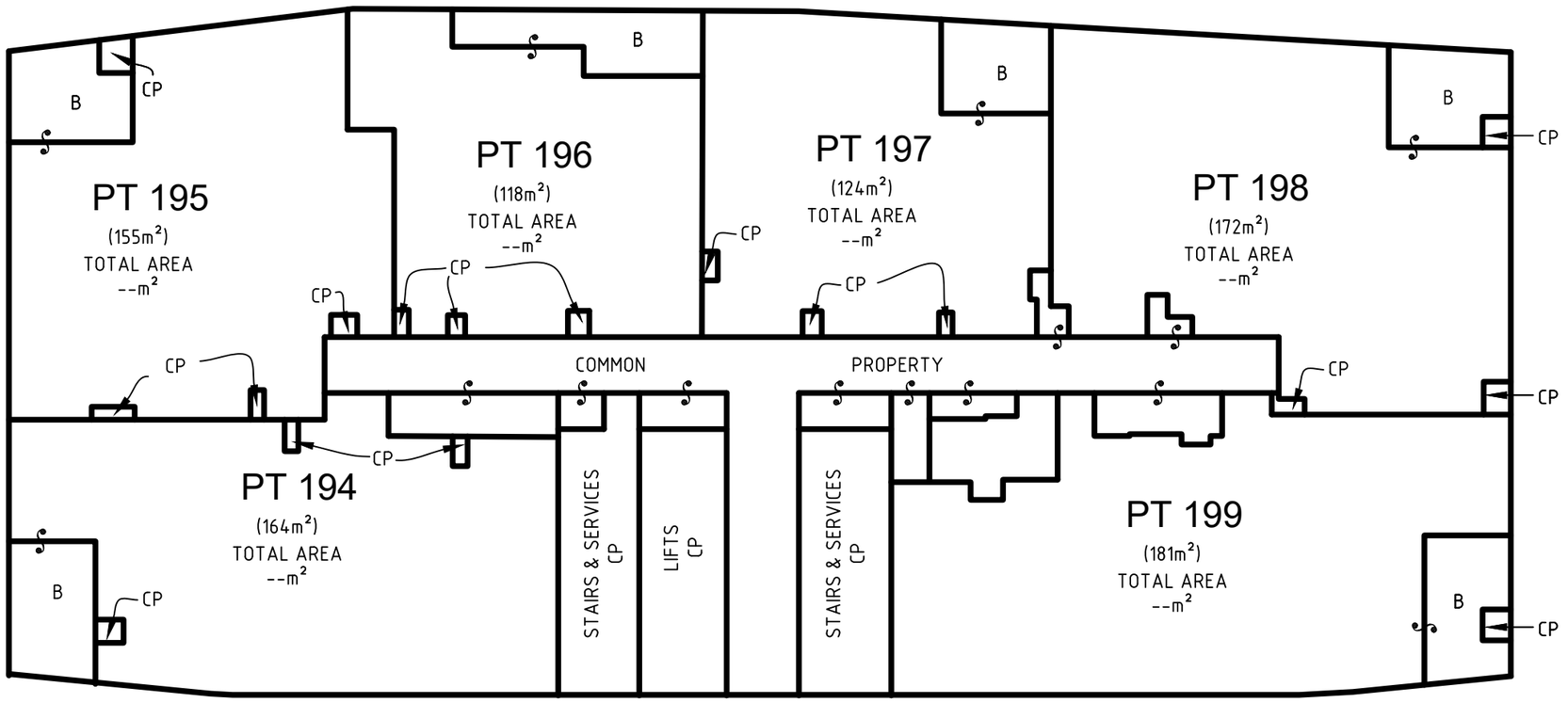
LEVEL 34



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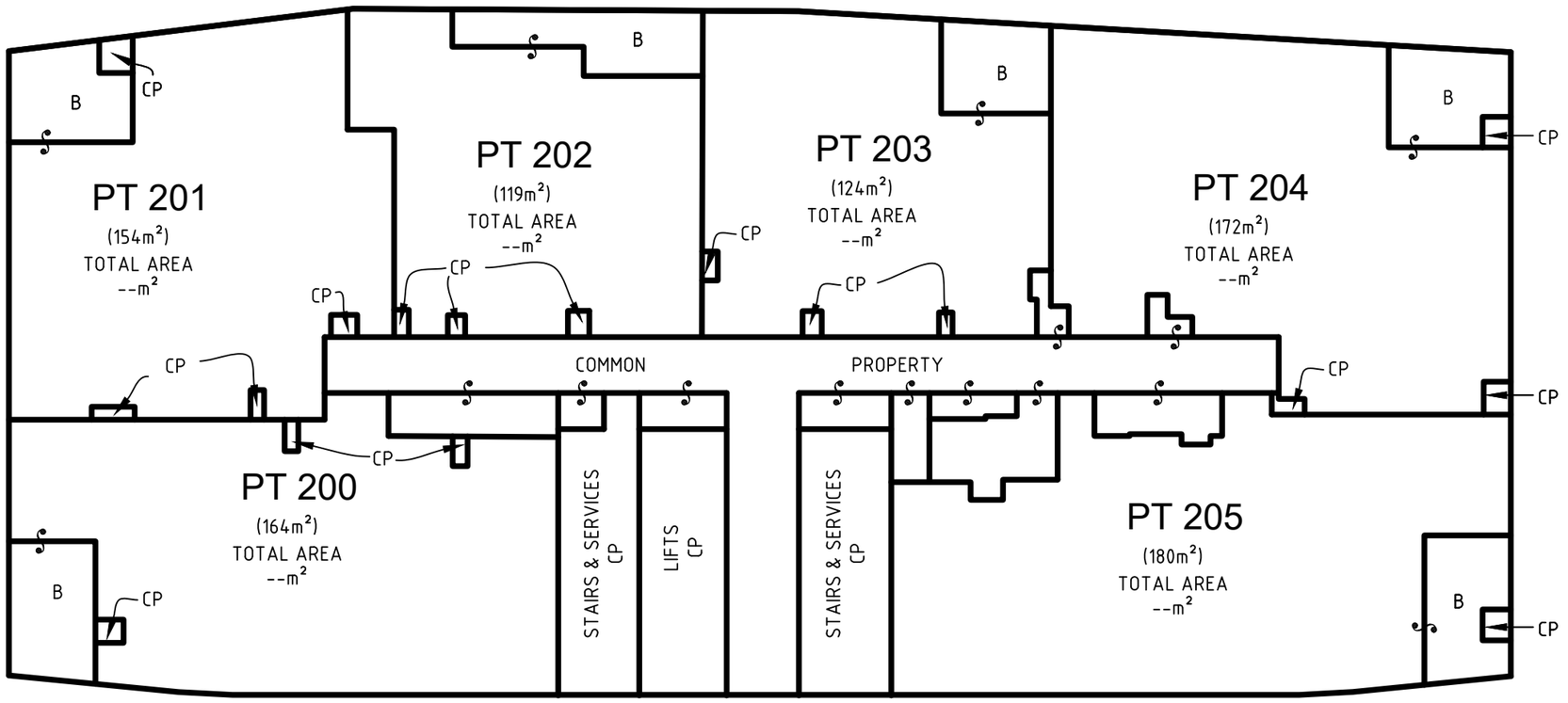
LEVEL 35



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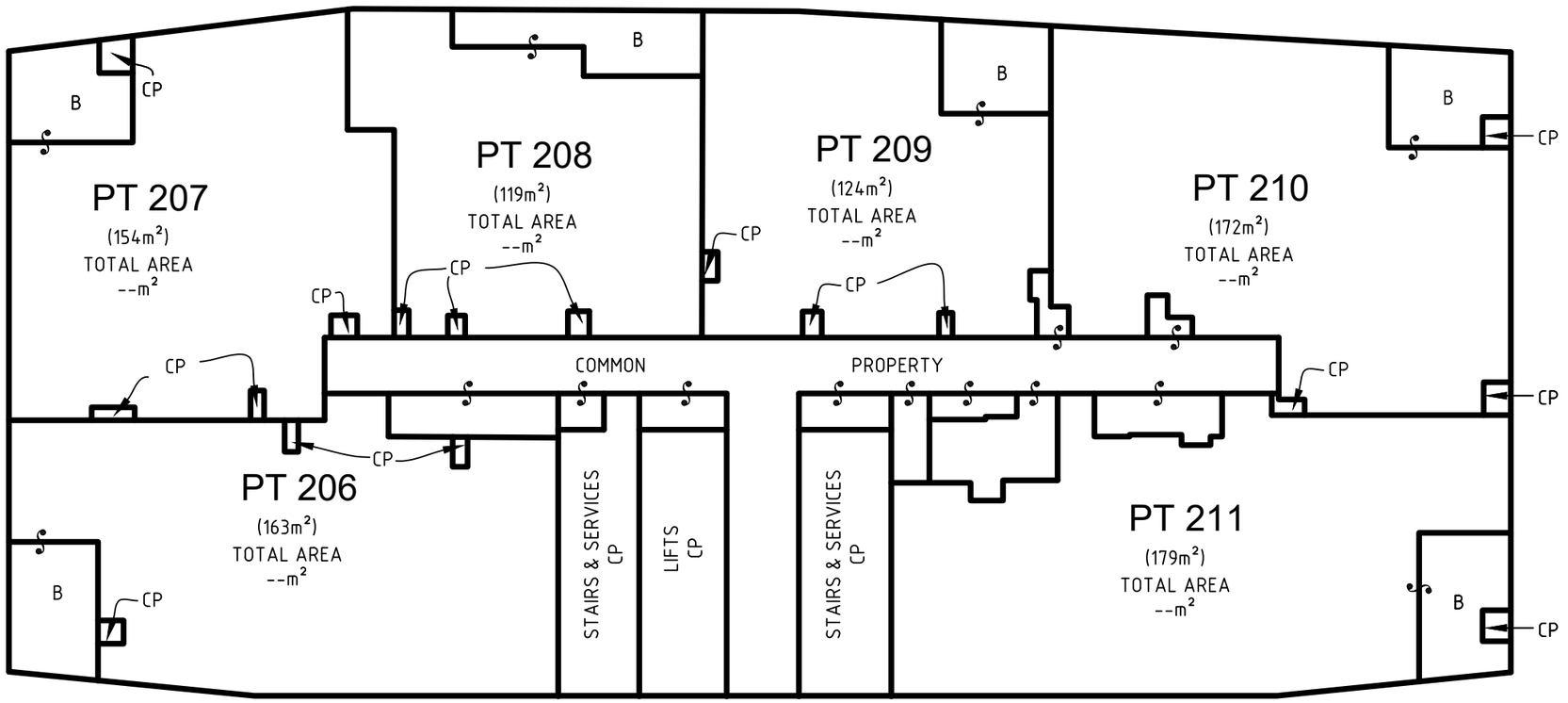
LEVEL 36



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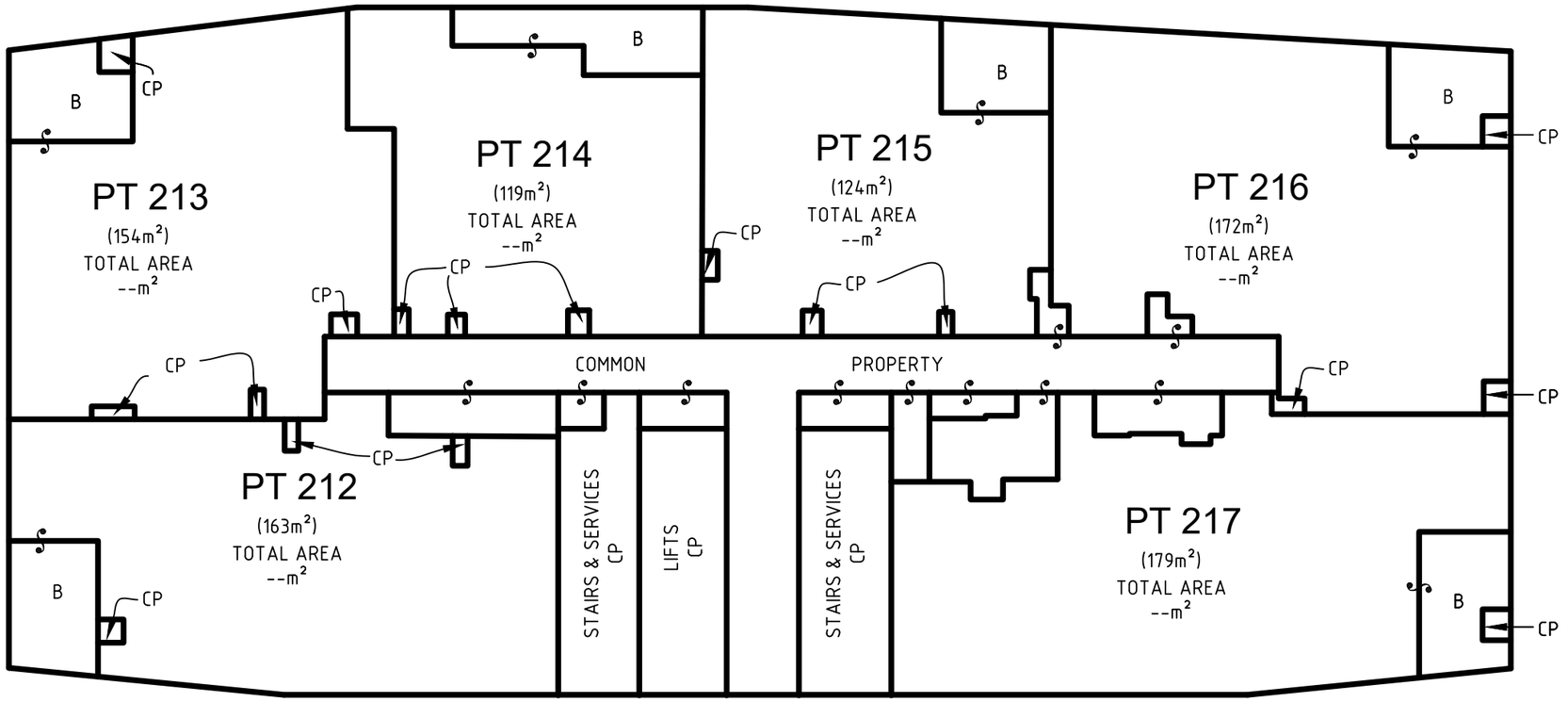
CADREF AR-L37-1200-CAD[08].dwg

LEVEL 37



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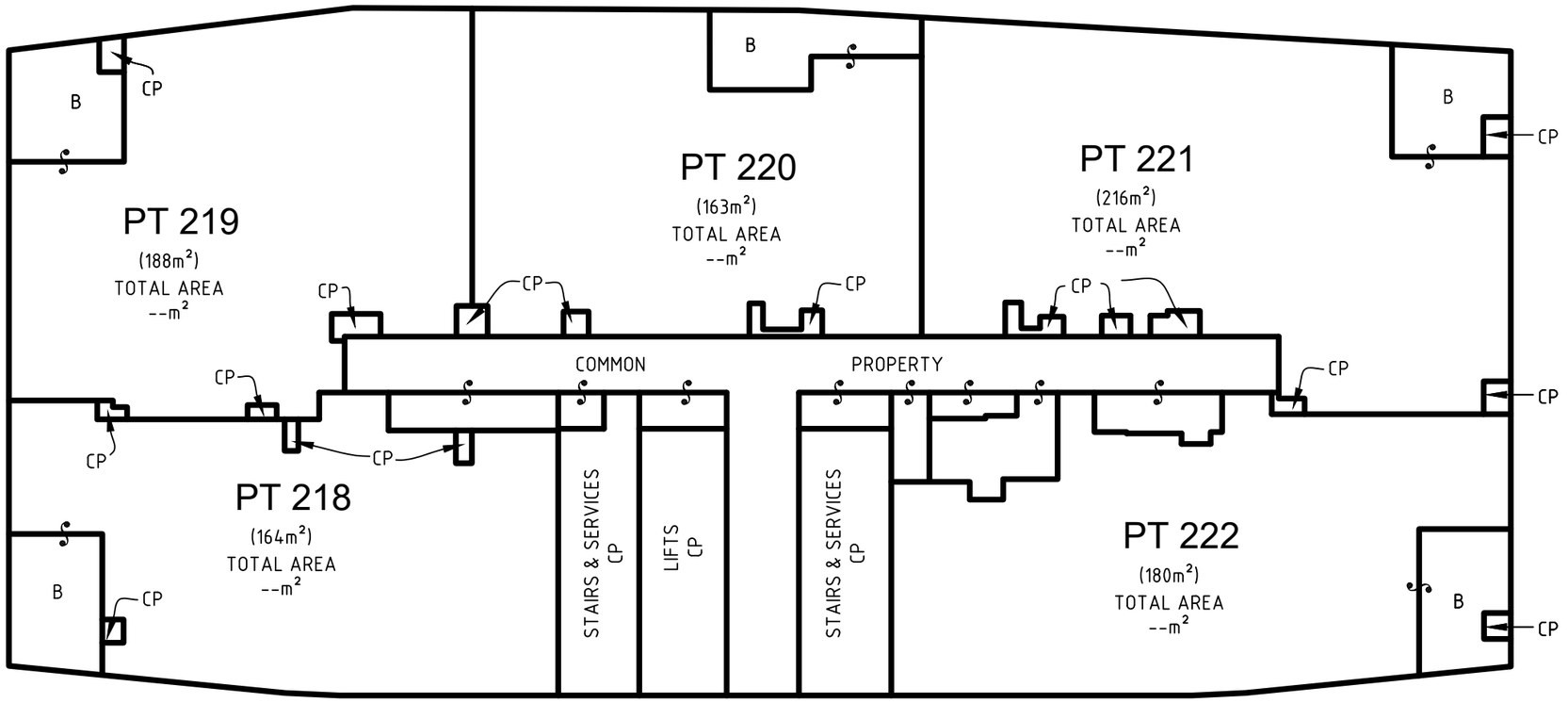
CADREF AR-L38-1200-CAD[12] 2024__03__27.dwg

LEVEL 38



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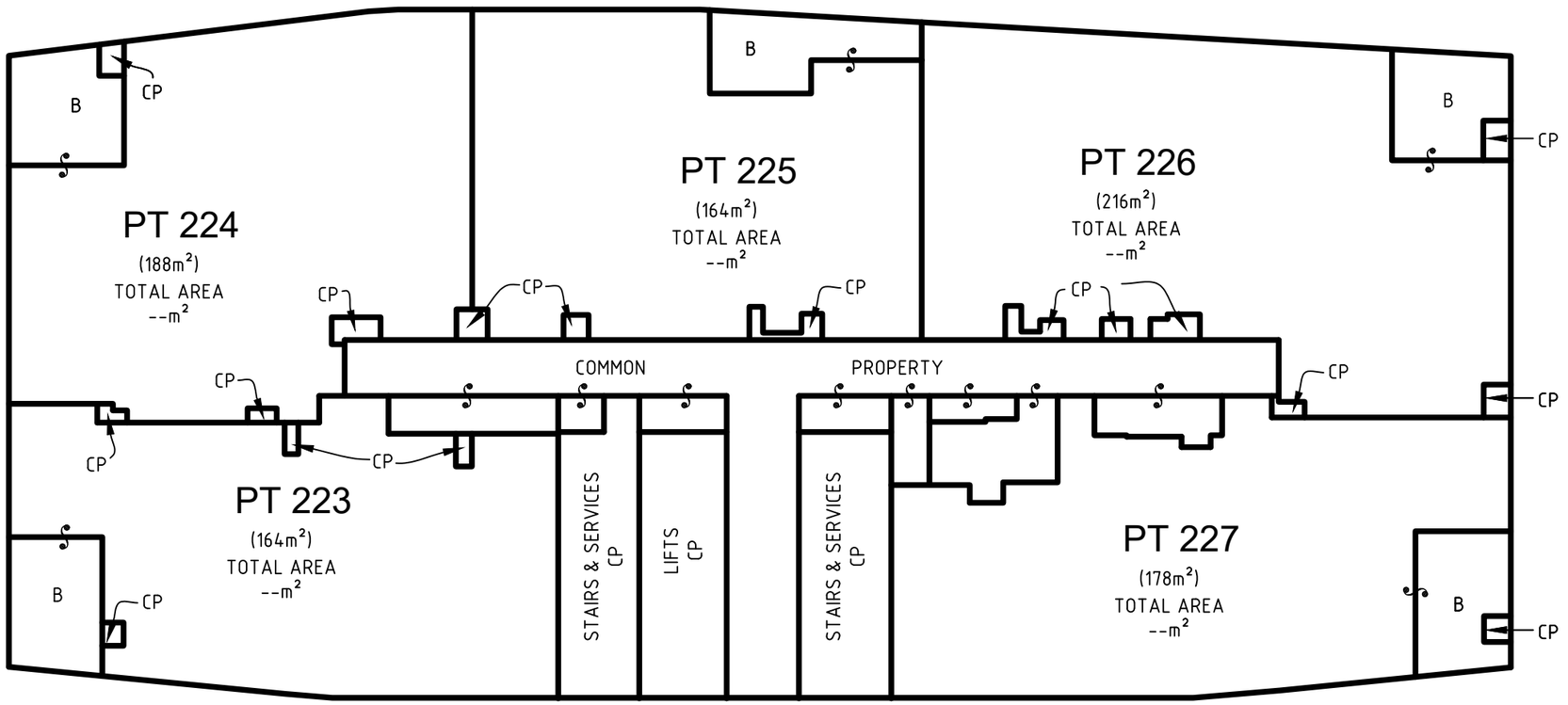
CADREF AR-L39-1200-CAD[08]

LEVEL 39



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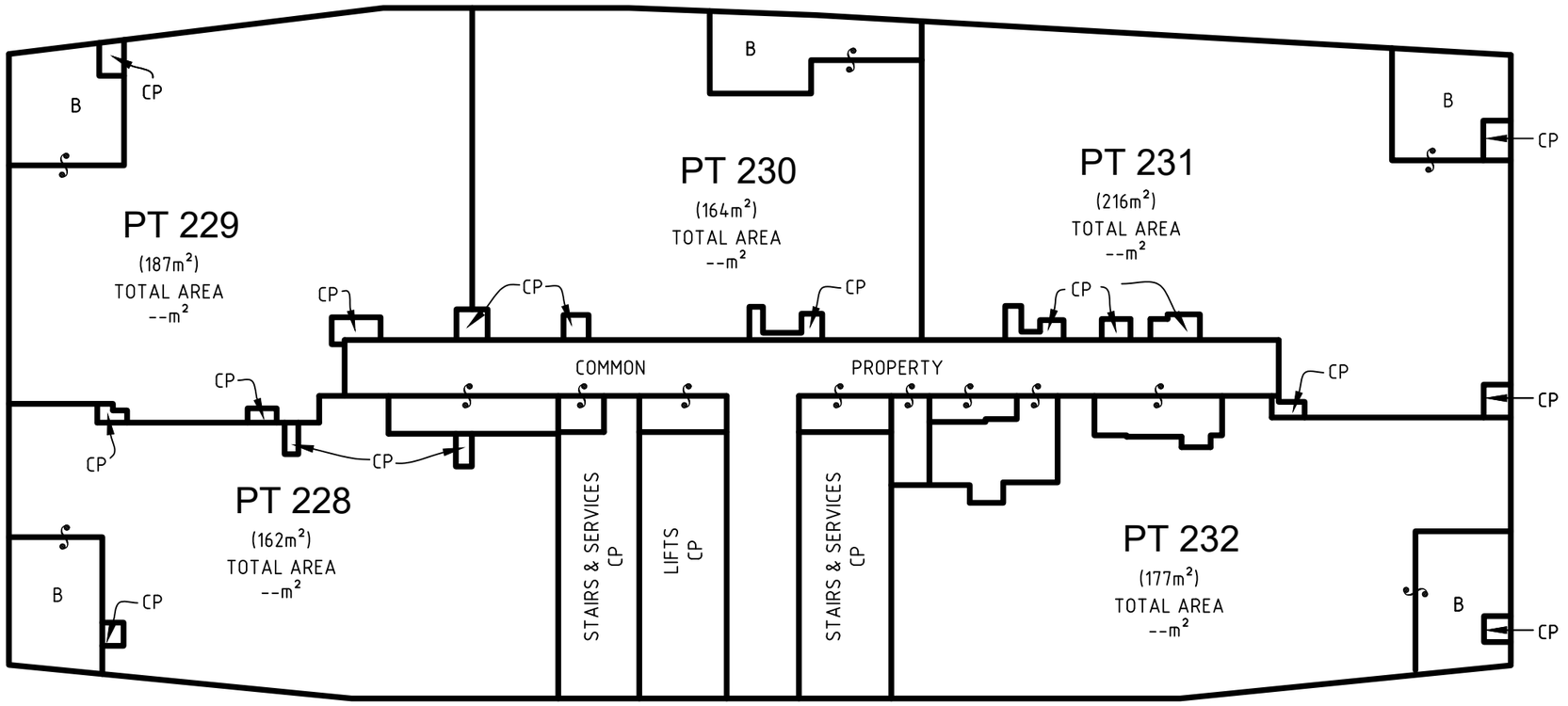
LEVEL 40



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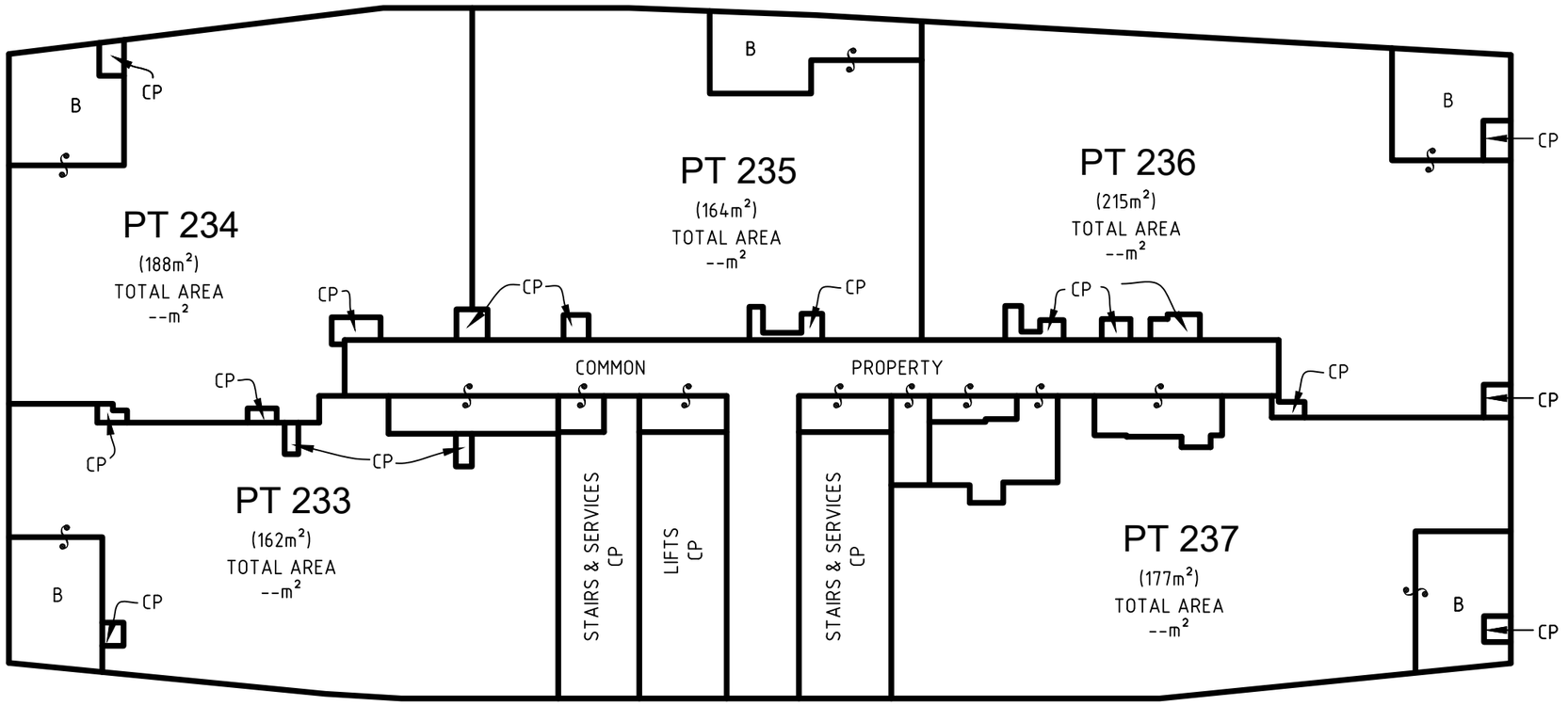
CADREF AR-L40-1200-CAD[08].dwg

LEVEL 41



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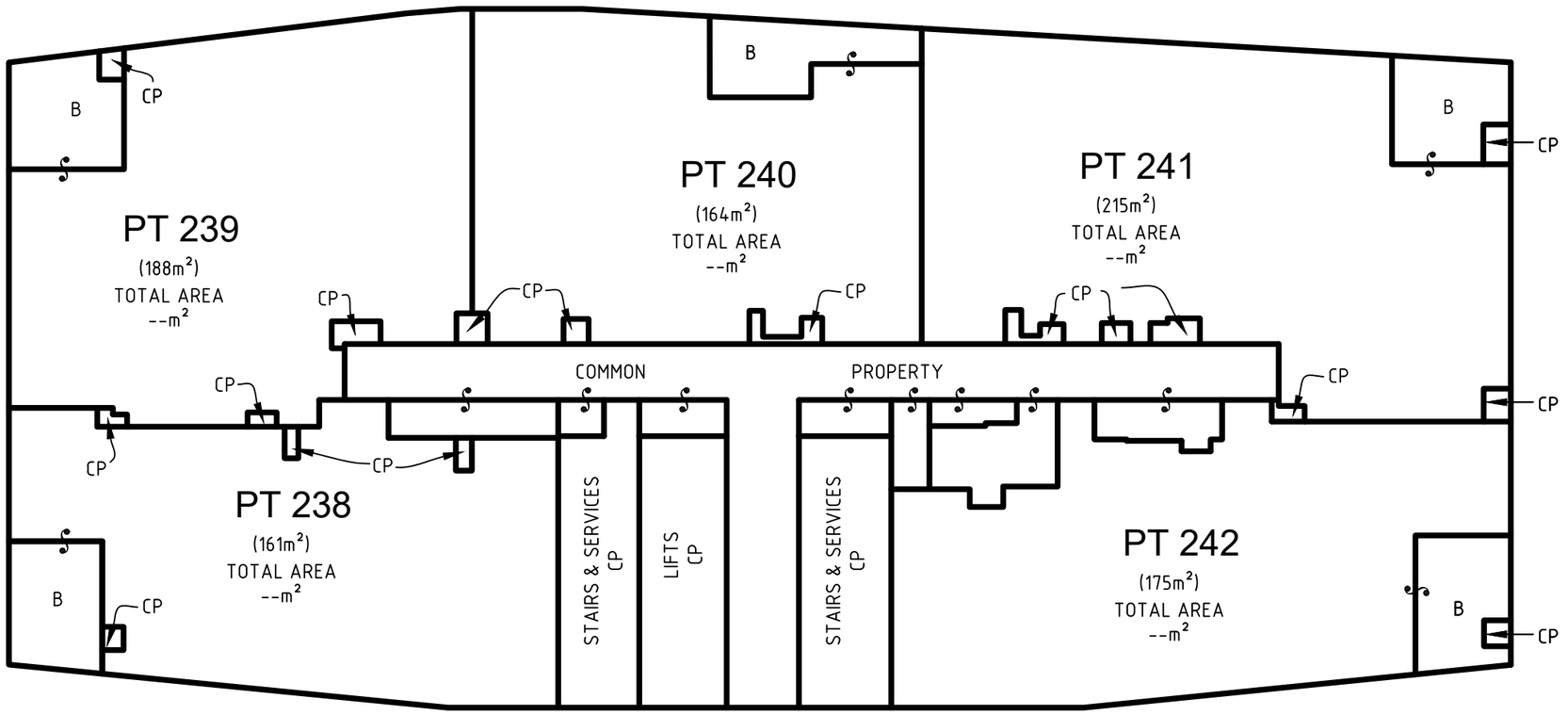
CADREF AR-L42-1200-CAD[08]

LEVEL 42



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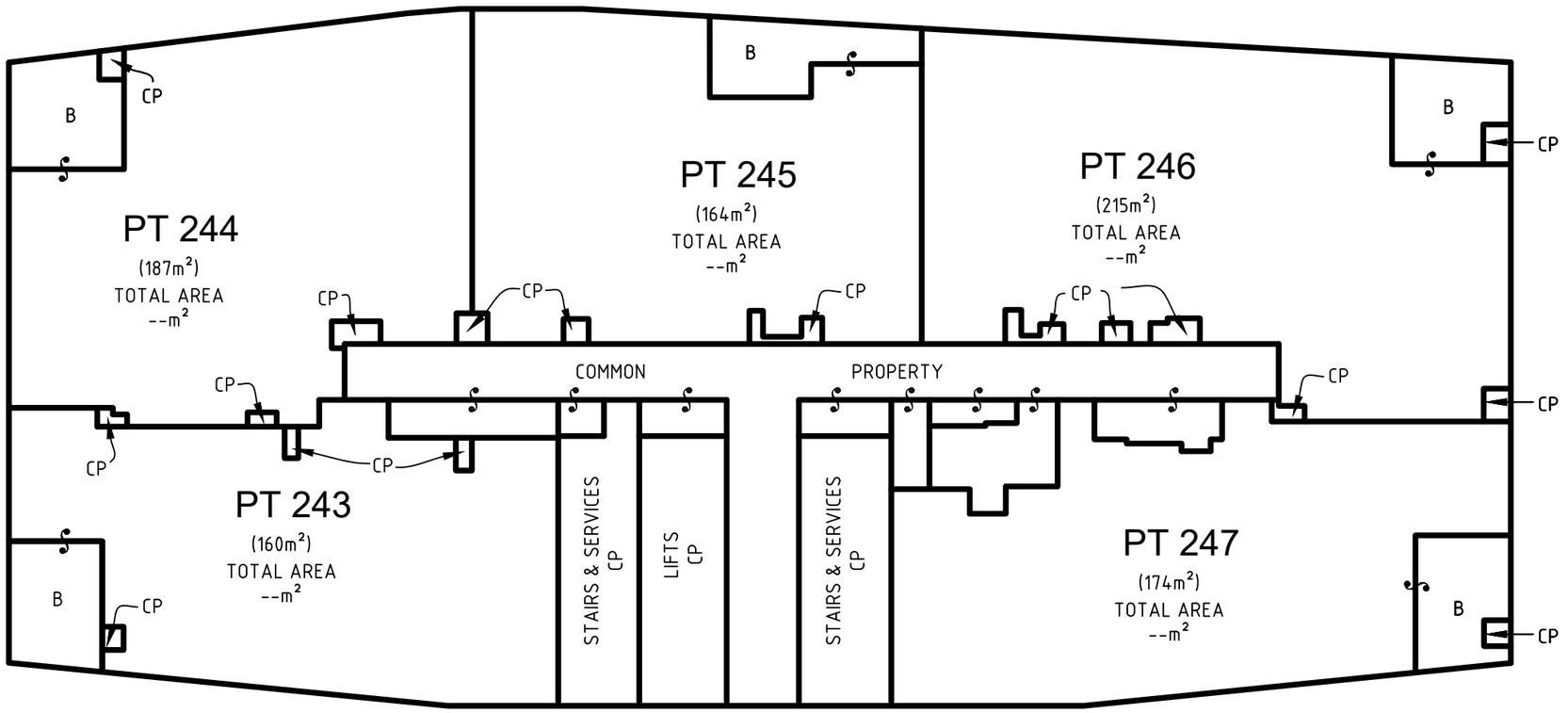
CADREF AR-L43-1200-CAD[B]

LEVEL 43



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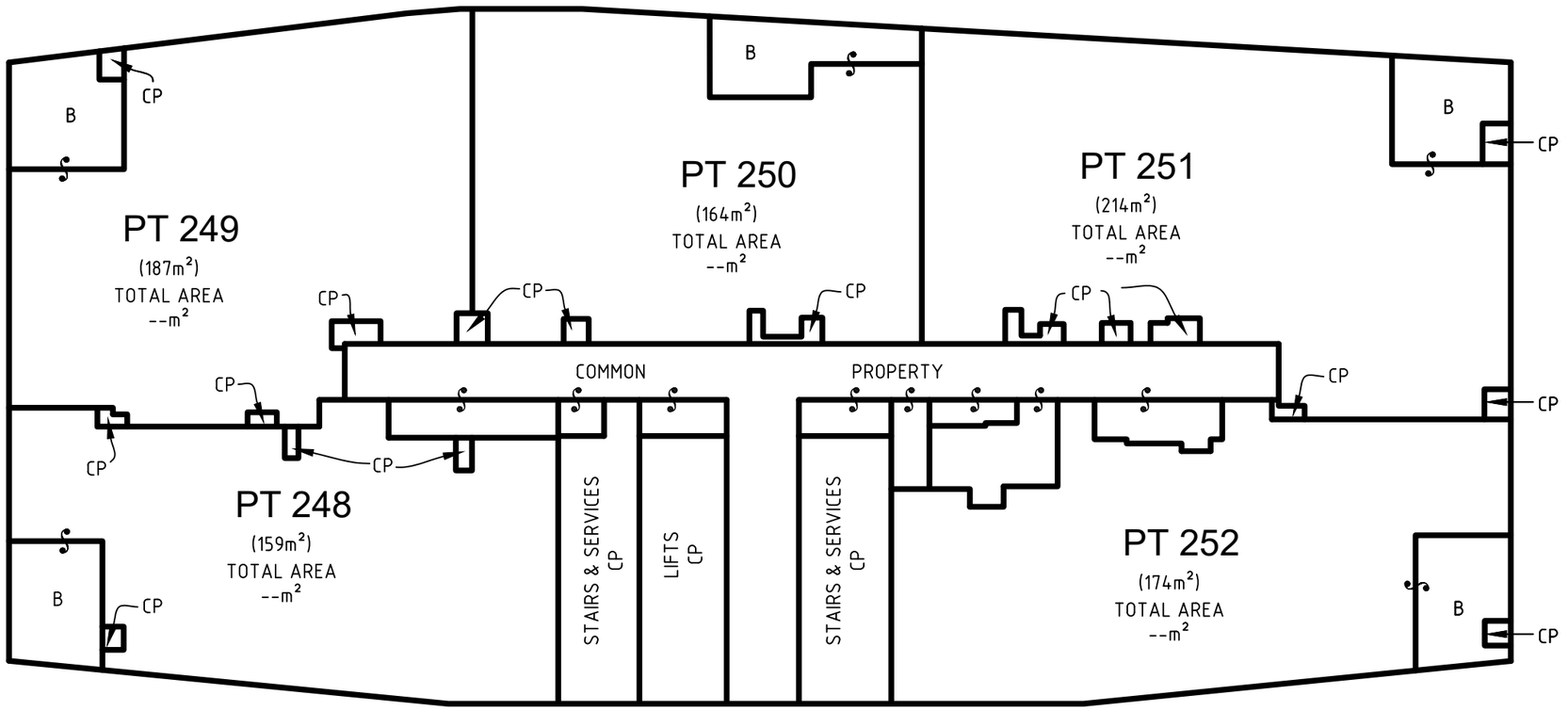
LEVEL 44



PRELIMINARY PLAN
PREPARED BY
Beveridge Williams & Co Pty Ltd
Development and Infrastructure Consultants
www.beveridgewilliams.com.au
65-69 Kent Street,Sydney 2000
Tel. 02 9283 6677
sydney@bevwill.com.au

B BALCONY
CP COMMON PROPERTY

ALL AREAS ARE APPROXIMATE
FOR CLARITY PURPOSES NOT ALL COMMON PROPERTY AREAS HAVE BEEN SHOWN
ANY SERVICE WITHIN ONE LOT SERVICING ANOTHER LOT IS COMMON PROPERTY
ALL COMMON SERVICE LINES ARE COMMON PROPERTY

Surveyor Name PETER AARON BOORER Date Reference 2000767 DSP	PLAN OF SUBDIVISION OF LOT 3 IN DP ___	LGA: SYDNEY Locality: SYDNEY Reduction Ratio: 1:200 Lengths are in metres.	REGISTERED CONTRACT PLAN Plan complied from architectural CAD data. Plan is subject to final survey after completion of construction	DRAFT ISSUE 08 - PRINTED 26 SEP 2024 L6 & L7 - PLANTER (COMMON PROPERTY) ADDED MST (MOTOR BIKE TO BE ALOCATED) - BASEMENTS AREA SCHEDULE HAS NOT BEEN CHANGED - DDW

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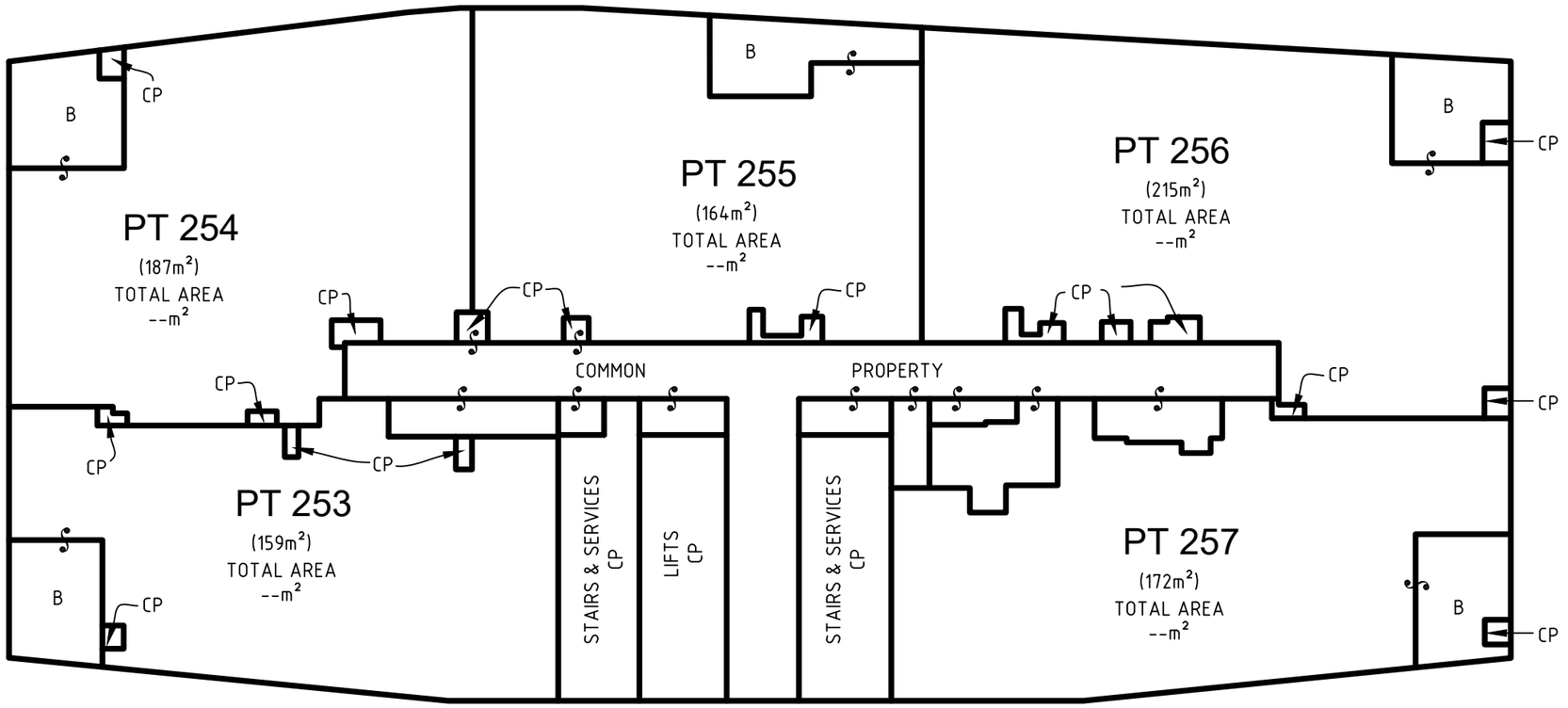

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ARCHITECTURAL PLANS SUPPLIED BY HASSELL ARCHITECTS
RECEIVED 15 JULY 2024
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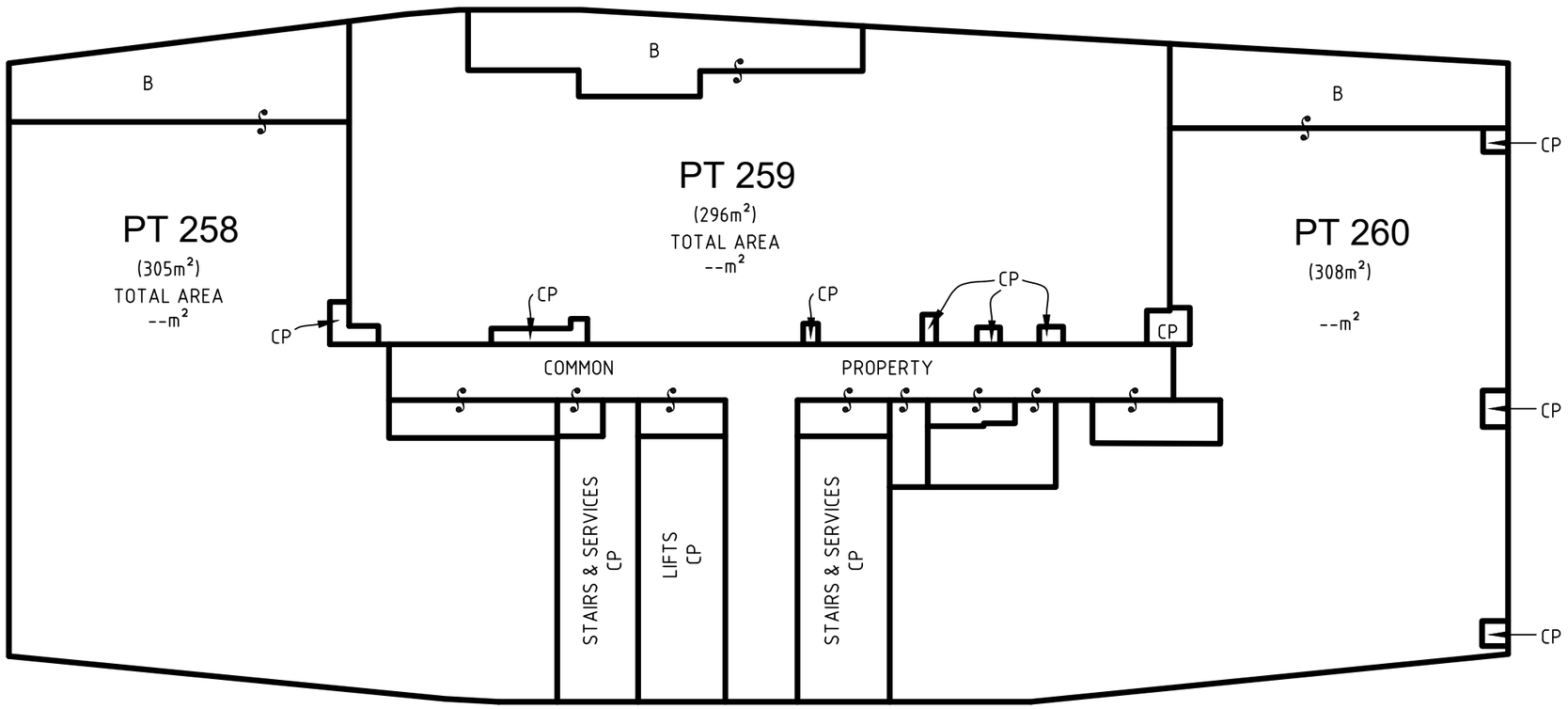

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ARCHITECTURAL PLANS SUPPLIED BY HASSELL ARCHITECTS
RECEIVED 15 JULY 2024
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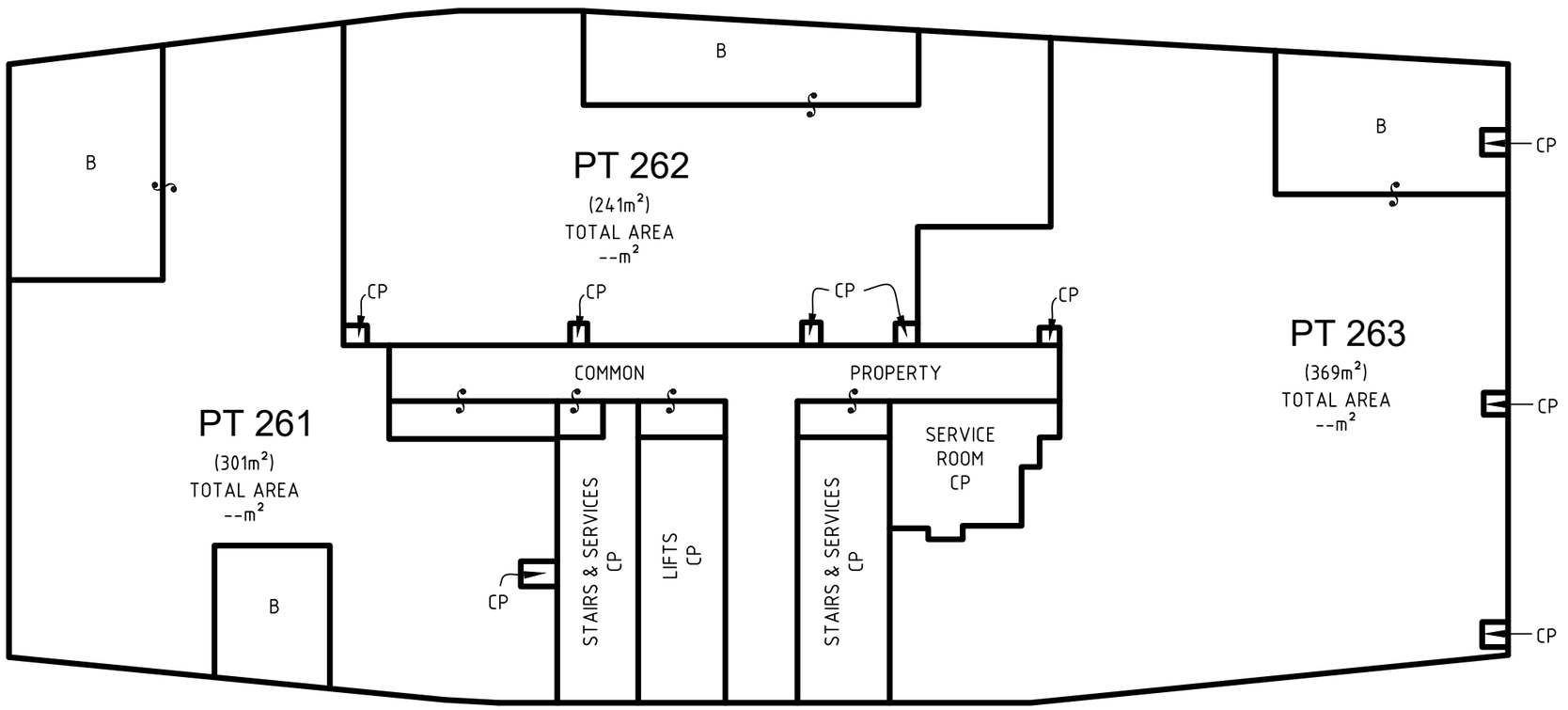

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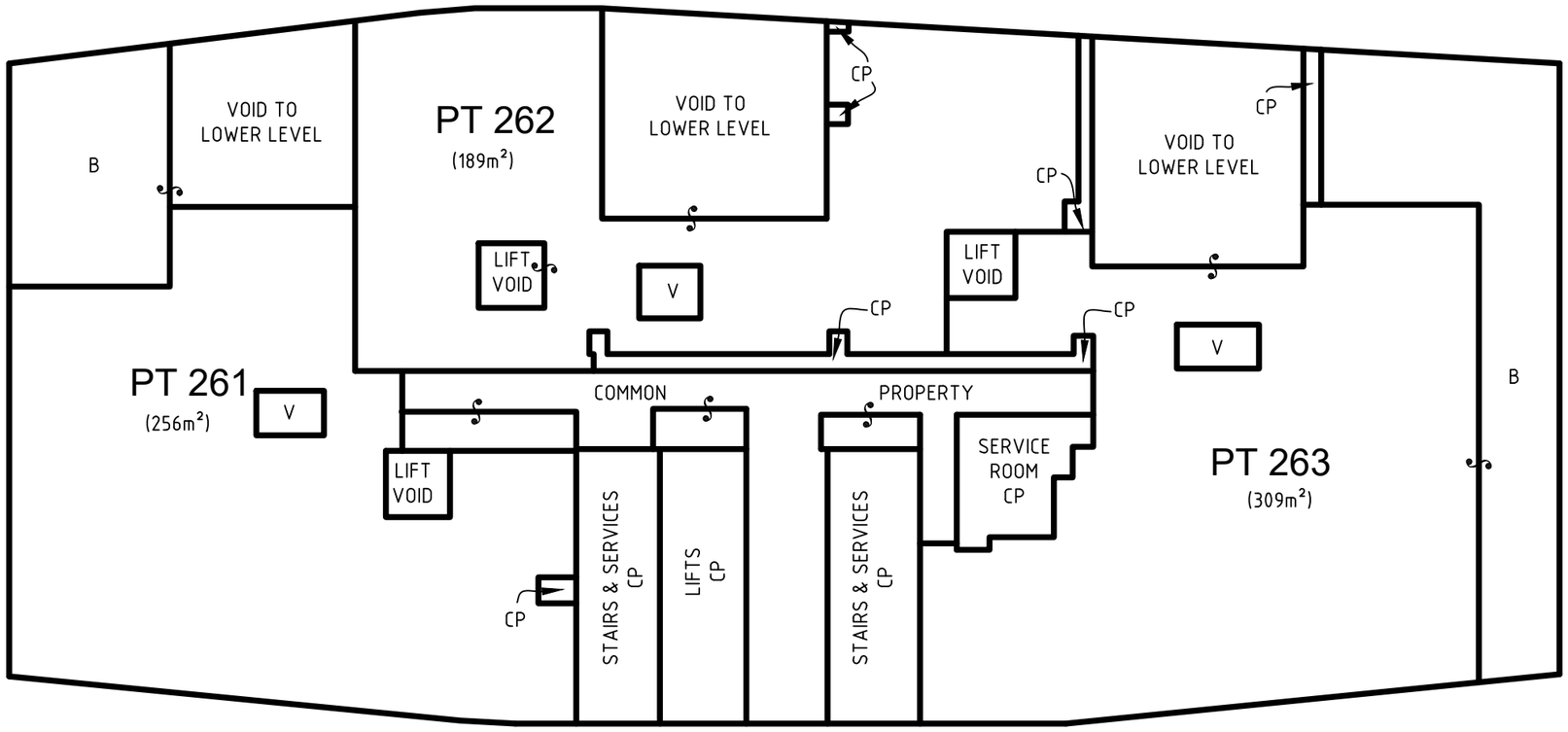
RECEIVED 15 JULY 2024
CADREF AR-L46-1200-CAD[06].dwg

LEVEL 48



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ANNEXURE 8: TAX DEPRECIATION ESTIMATES

BMT Tax Depreciation
QUANTITY SURVEYORS

Tax Depreciation Estimate

Maximising the cash return from investment properties

Harbourside by Mirvac
10 Darling Drive
SYDNEY NSW 2000

2 April, 2024

Mirvac Group- Sydney
Level 28 200 George Street
SYDNEY NSW 2000

10 Darling Drive, SYDNEY NSW 2000 - 875900r1

Dear Sir/Madam,

Please find attached the BMT Tax Depreciation Estimates for the above property detailing the depreciation and associated tax allowances that may be available to the owner under the Income Tax Assessment Act 1997 (ITAA97).

This document is intended to provide a guide to the potential depreciation and building allowances available from the purchase of the above residential property, facilitating the estimation of the after tax return on the investment over the first 10 full years of ownership.

1.0 Information

The following information was used in the preparation of the schedules:

- Written and verbal information provided by Mirvac Group- Sydney.

2.0 Depreciation Potential – Plant and Capital Allowance

The purchaser of the property, intending to use it for income producing purposes, is entitled to depreciation including:

- Division 40, Depreciation of Plant and Equipment; and
- Division 43, Capital Works Allowance (2.5% pa).

The depreciation of plant and equipment items is based on the diminishing value effective life rates as published by the commissioner of taxation (2020/3).

In the scenario where plant and equipment items are not sold at an agreed value these items will be depreciated on the basis of a just attribution of the total expenditure (division 40 ITAA97).

3.0 Capital Work Allowance

The special building write off allowance is based on the industry specific eligible dates. If the property qualifies for the special building write off, the applicable depreciation rate will be used.

Call: 02 9241 6477 | Fax: 02 9241 6499 | Email: info@bmtqs.com.au | Web: www.bmtqs.com.au | AUSTRALIA-WIDE SERVICE | ABN: 44 115 282 392

Level 33, 264 George Street, Sydney NSW 2000 | PO Box N314, Grosvenor Place NSW 1220

Where properties do not qualify for the special building write off allowance, no capital works allowance will be used.

The allowance for capital works will be based on the historical cost of construction less non-depreciable items.

4.0 Estimate Calculation

This report is based on a just attribution of the total expenditure to estimate the allowances for plant. The estimates provided are based on the sale price as indicated, as the final purchase price at this time is not known.

This estimate has been provided for the purpose of informing the investor of the depreciation potential. Different depreciation returns are available and are influenced by the purchase price of the property.

Please note that the first year calculations are based on ownership over a full financial year.

5.0 Disclaimer

This report has been based on very preliminary documentation, and the figures provided should be treated as a guide only.

As documentation improves, BMT Tax Depreciation will be able to provide more accurate estimates of depreciation.

6.0 Conclusion

As can be extracted from the attached tables, the units will obtain maximum depreciation potential within the first 5 years of ownership.

BMT Tax Depreciation would be pleased to provide a complete detailed tax depreciation report on any of the units in the above property upon request.

Our results suggest employing a specialist to maximise the various tax allowances has a significant effect on improving the after tax return.

Should you or the purchaser wish to discuss the contents of this report in more detail, please do not hesitate to contact Bradley Beer at the office.

Yours Sincerely,

BMT Tax Depreciation

BMT Tax Depreciation Pty Ltd

Call: 02 9241 6477 | Fax: 02 9241 6499 | Email: info@bmtqs.com.au | Web: www.bmtqs.com.au | AUSTRALIA-WIDE SERVICE | ABN: 44 115 282 392

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BMT Tax Depreciation
QUANTITY SURVEYORS

Appendix One

BMT Tax Depreciation Estimate

Harbourside by Mirvac

10 Darling Drive

SYDNEY NSW 2000

Maximising Property
Tax Depreciation Deductions

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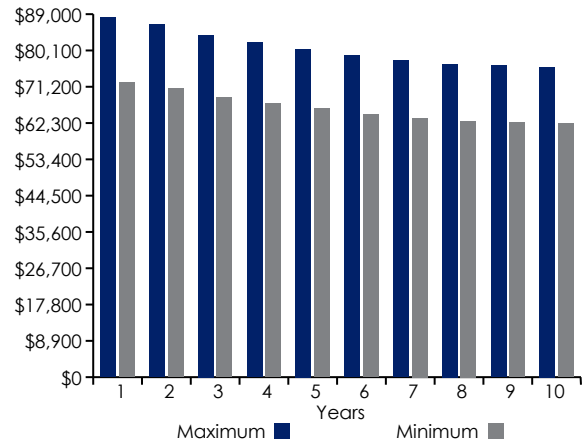
Level 33, 264 George Street, Sydney NSW 2000 | PO Box N314, Grosvenor Place NSW 1220

Estimate of Depreciation Claimable
Penthouse, Harbourside by Mirvac
10 Darling Drive, SYDNEY NSW 2000

Maximum

Year	Plant & Equipment	Division 43	Total
1	14,774	73,447	88,221
2	12,995	73,447	86,442
3	10,428	73,447	83,875
4	8,630	73,447	82,077
5	6,999	73,447	80,446
6	5,348	73,447	78,795
7	4,173	73,447	77,620
8	3,321	73,447	76,768
9	2,899	73,447	76,346
10	2,636	73,447	76,083
11 +	11,872	2,203,420	2,215,292
Total	$84,075	$2,937,890	$3,021,965

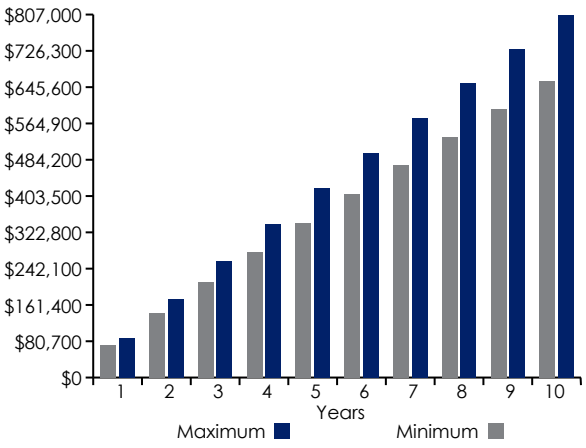
Comparison Yr 1-10 (Max & Min)



Minimum

Year	Plant & Equipment	Division 43	Total
1	12,088	60,093	72,181
2	10,633	60,093	70,726
3	8,532	60,093	68,625
4	7,061	60,093	67,154
5	5,727	60,093	65,820
6	4,376	60,093	64,469
7	3,415	60,093	63,508
8	2,717	60,093	62,810
9	2,372	60,093	62,465
10	2,156	60,093	62,249
11 +	9,714	1,802,798	1,812,512
Total	$68,791	$2,403,728	$2,472,519

Cumulative Yr 1-10 (Min & Max)



* assumes settlement on 1 July in any given year.

This is an estimate only and should not be applied or acted upon. Depreciation of plant is based on the Diminishing Value method of depreciation applying Low-Value Pooling. The Division 43 Write Off Allowance is calculated using 2.5% depending on the property type and date of construction. This estimate is based upon legislation in force at the date of report production.

This Estimate Cannot Be Used For Taxation Purposes

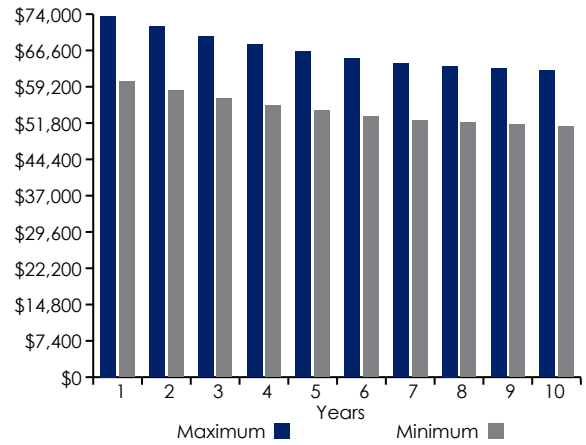
To discuss the contents of this report please contact Bradley Beer at BMT Tax Depreciation on 02 8265 5500

Estimate of Depreciation Claimable
Sub Penthouse, Harbourside by Mirvac
10 Darling Drive, SYDNEY NSW 2000

Maximum

Year	Plant & Equipment	Division 43	Total
1	13,373	60,275	73,648
2	11,161	60,275	71,436
3	9,208	60,275	69,483
4	7,481	60,275	67,756
5	6,115	60,275	66,390
6	4,655	60,275	64,930
7	3,619	60,275	63,894
8	3,186	60,275	63,461
9	2,706	60,275	62,981
10	2,245	60,275	62,520
11 +	9,576	1,808,216	1,817,792
Total	$73,325	$2,410,966	$2,484,291

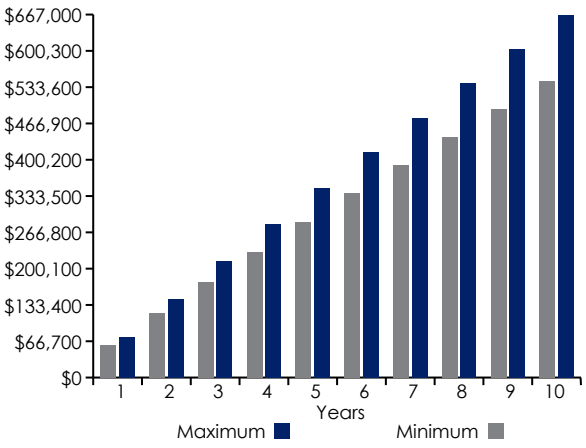
Comparison Yr 1-10 (Max & Min)



Minimum

Year	Plant & Equipment	Division 43	Total
1	10,941	49,316	60,257
2	9,131	49,316	58,447
3	7,534	49,316	56,850
4	6,121	49,316	55,437
5	5,003	49,316	54,319
6	3,809	49,316	53,125
7	2,961	49,316	52,277
8	2,606	49,316	51,922
9	2,214	49,316	51,530
10	1,837	49,316	51,153
11 +	7,835	1,479,450	1,487,285
Total	$59,992	$1,972,610	$2,032,602

Cumulative Yr 1-10 (Min & Max)



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This Estimate Cannot Be Used For Taxation Purposes

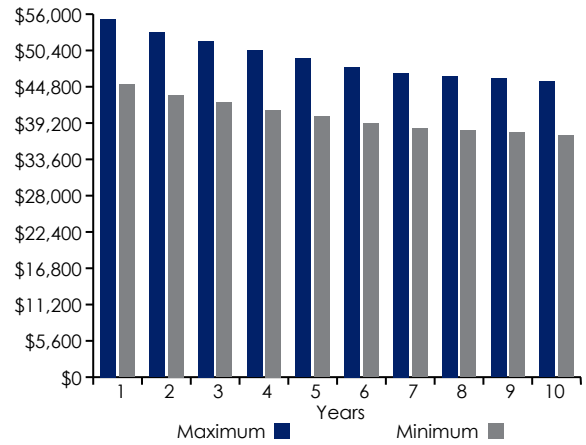
To discuss the contents of this report please contact Bradley Beer at BMT Tax Depreciation on 02 8265 5500

Estimate of Depreciation Claimable
4 Bedroom Unit, Harbourside by Mirvac
10 Darling Drive, SYDNEY NSW 2000

Maximum

Year	Plant & Equipment	Division 43	Total
1	11,289	43,948	55,237
2	9,276	43,948	53,224
3	7,896	43,948	51,844
4	6,406	43,948	50,354
5	5,226	43,948	49,174
6	3,911	43,948	47,859
7	2,992	43,948	46,940
8	2,522	43,948	46,470
9	2,155	43,948	46,103
10	1,619	43,948	45,567
11 +	7,190	1,318,462	1,325,652
Total	$60,482	$1,757,942	$1,818,424

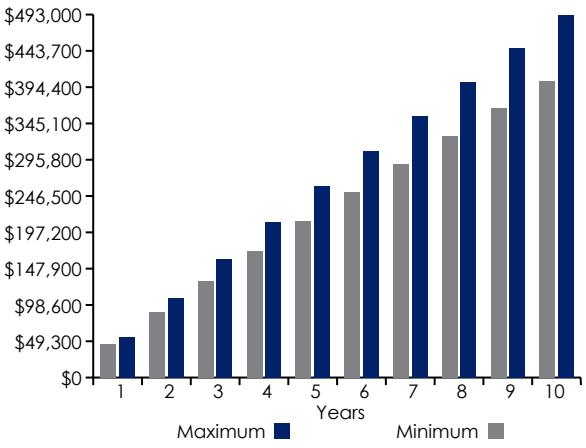
Comparison Yr 1-10 (Max & Min)



Minimum

Year	Plant & Equipment	Division 43	Total
1	9,237	35,958	45,195
2	7,590	35,958	43,548
3	6,460	35,958	42,418
4	5,242	35,958	41,200
5	4,276	35,958	40,234
6	3,200	35,958	39,158
7	2,448	35,958	38,406
8	2,064	35,958	38,022
9	1,763	35,958	37,721
10	1,325	35,958	37,283
11 +	5,882	1,078,742	1,084,624
Total	$49,487	$1,438,322	$1,487,809

Cumulative Yr 1-10 (Min & Max)



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This Estimate Cannot Be Used For Taxation Purposes

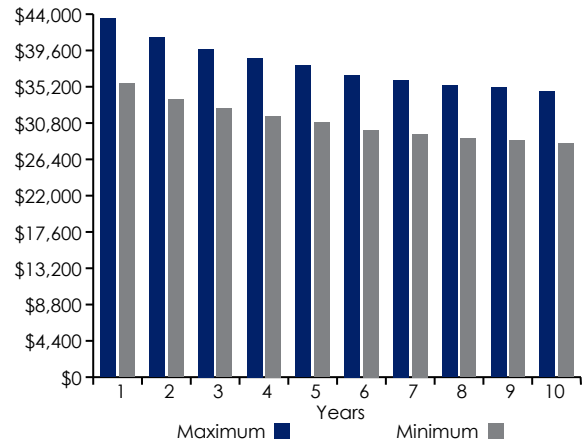
To discuss the contents of this report please contact Bradley Beer at BMT Tax Depreciation on 02 8265 5500

Estimate of Depreciation Claimable
3 Bedroom Unit, Harbourside by Mirvac
10 Darling Drive, SYDNEY NSW 2000

Maximum

Year	Plant & Equipment	Division 43	Total
1	10,134	33,330	43,464
2	7,840	33,330	41,170
3	6,458	33,330	39,788
4	5,350	33,330	38,680
5	4,433	33,330	37,763
6	3,302	33,330	36,632
7	2,691	33,330	36,021
8	2,028	33,330	35,358
9	1,779	33,330	35,109
10	1,331	33,330	34,661
11 +	5,779	999,875	1,005,654
Total	$51,125	$1,333,175	$1,384,300

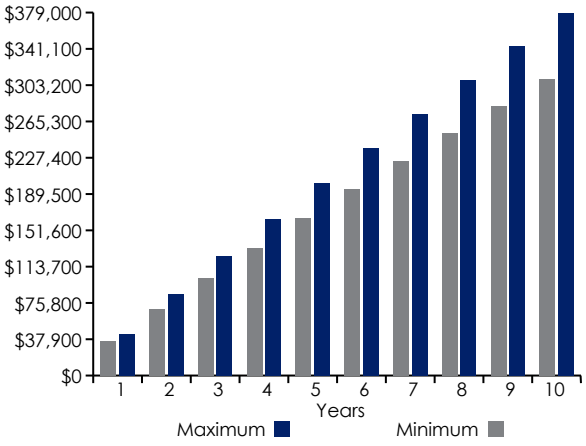
Comparison Yr 1-10 (Max & Min)



Minimum

Year	Plant & Equipment	Division 43	Total
1	8,292	27,270	35,562
2	6,414	27,270	33,684
3	5,284	27,270	32,554
4	4,378	27,270	31,648
5	3,627	27,270	30,897
6	2,702	27,270	29,972
7	2,201	27,270	29,471
8	1,660	27,270	28,930
9	1,455	27,270	28,725
10	1,089	27,270	28,359
11 +	4,729	818,079	822,808
Total	$41,831	$1,090,779	$1,132,610

Cumulative Yr 1-10 (Min & Max)



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This Estimate Cannot Be Used For Taxation Purposes

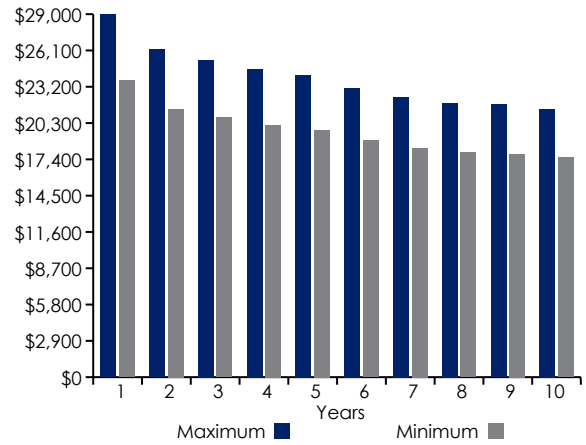
To discuss the contents of this report please contact Bradley Beer at BMT Tax Depreciation on 02 8265 5500

Estimate of Depreciation Claimable
2 Bedroom Unit, Harbourside by Mirvac
10 Darling Drive, SYDNEY NSW 2000

Maximum

Year	Plant & Equipment	Division 43	Total
1	8,553	20,406	28,959
2	5,764	20,406	26,170
3	4,939	20,406	25,345
4	4,213	20,406	24,619
5	3,729	20,406	24,135
6	2,691	20,406	23,097
7	1,984	20,406	22,390
8	1,497	20,406	21,903
9	1,374	20,406	21,780
10	1,013	20,406	21,419
11 +	4,109	612,162	616,271
Total	$39,866	$816,222	$856,088

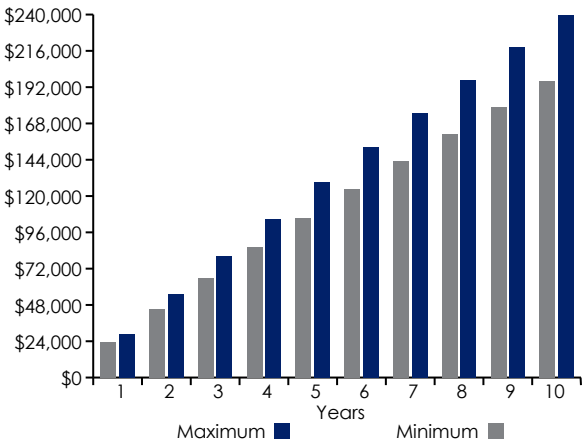
Comparison Yr 1-10 (Max & Min)



Minimum

Year	Plant & Equipment	Division 43	Total
1	6,998	16,696	23,694
2	4,716	16,696	21,412
3	4,041	16,696	20,737
4	3,447	16,696	20,143
5	3,051	16,696	19,747
6	2,201	16,696	18,897
7	1,624	16,696	18,320
8	1,225	16,696	17,921
9	1,124	16,696	17,820
10	829	16,696	17,525
11 +	3,362	500,860	504,222
Total	$32,618	$667,820	$700,438

Cumulative Yr 1-10 (Min & Max)



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This Estimate Cannot Be Used For Taxation Purposes

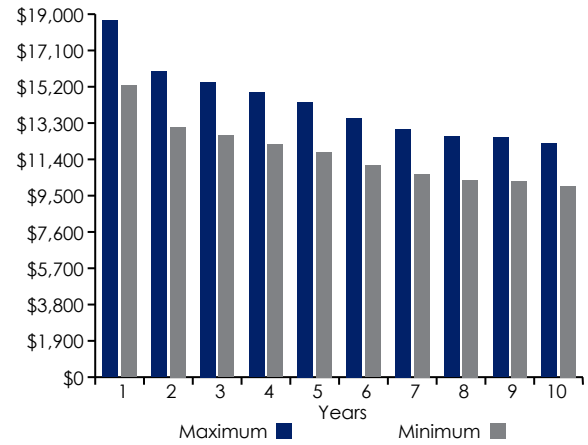
To discuss the contents of this report please contact Bradley Beer at BMT Tax Depreciation on 02 8265 5500

Estimate of Depreciation Claimable
1 Bedroom Unit, Harbourside by Mirvac
10 Darling Drive, SYDNEY NSW 2000

Maximum

Year	Plant & Equipment	Division 43	Total
1	7,241	11,429	18,670
2	4,585	11,429	16,014
3	4,013	11,429	15,442
4	3,474	11,429	14,903
5	2,967	11,429	14,396
6	2,133	11,429	13,562
7	1,566	11,429	12,995
8	1,176	11,429	12,605
9	1,121	11,429	12,550
10	806	11,429	12,235
11 +	2,983	342,860	345,843
Total	$32,065	$457,150	$489,215

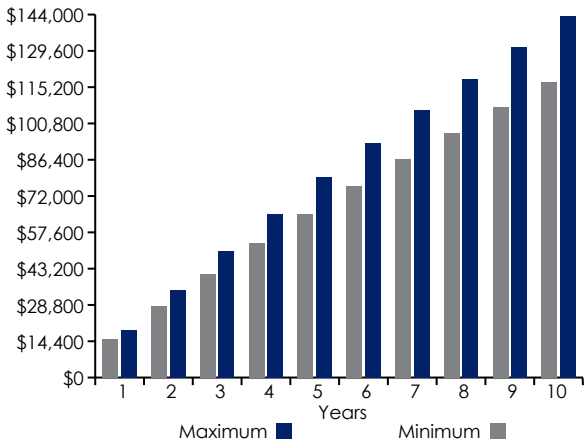
Comparison Yr 1-10 (Max & Min)



Minimum

Year	Plant & Equipment	Division 43	Total
1	5,925	9,351	15,276
2	3,751	9,351	13,102
3	3,283	9,351	12,634
4	2,842	9,351	12,193
5	2,427	9,351	11,778
6	1,745	9,351	11,096
7	1,282	9,351	10,633
8	962	9,351	10,313
9	917	9,351	10,268
10	660	9,351	10,011
11 +	2,441	280,522	282,963
Total	$26,235	$374,032	$400,267

Cumulative Yr 1-10 (Min & Max)



* assumes settlement on 1 July in any given year.

This is an estimate only and should not be applied or acted upon. Depreciation of plant is based on the Diminishing Value method of depreciation applying Low-Value Pooling. The Division 43 Write Off Allowance is calculated using 2.5% depending on the property type and date of construction. This estimate is based upon legislation in force at the date of report production.

This Estimate Cannot Be Used For Taxation Purposes

To discuss the contents of this report please contact Bradley Beer at BMT Tax Depreciation on 02 8265 5500

ANNEXURE 9: URBIS MARKET REPORT

URBIS

MARKET OUTLOOK

DARLING HARBOUR

Darling Harbour offers a lively blend of entertainment, dining, and world-renowned views amidst continuous revitalisation.

02
Location
& Accessibility

02
Infrastructure

03
Population &
Demographics

03
Employment

04
Residential Market

Prepared exclusively for

Mirvac

August 2024

P0051951 Darling Harbour Market Outlook 4pp 24_08_22.indd 1 22/08/2024 10:50:04 AM

LOCATION & ACCESSIBILITY

Darling Harbour's immediate proximity to the Sydney CBD, major health and retail districts, open spaces and entertainment precincts make it an ideal place for living, work and entertainment.

Darling Harbour is well-serviced by various modes of transport via the City Circle and other train lines, the Sydney Light Rail, an extensive bus network and the ferry network via Pyrmont Bay. The M1 Pacific Motorway and Cross City Tunnel enable vehicular movement across the Darling Harbour area and provide ongoing connections to the broader motorway network. The recently completed WestConnex and future Sydney Metro will also increase connectivity to other major areas of Sydney and Parramatta.

Darling Harbour is an ideal day-to-night destination with ample dining, recreational and entertainment facilities scattered across Circular Quay, the CBD and Chinatown. Sydney's most popular destinations, such as the Opera House, Star City Entertainment and SEA LIFE Sydney Aquarium, are in close proximity, contributing to an attractive quality of life for Darling Harbour residents.

In addition to the plethora of dining and entertainment facilities, Darling Harbour residents have access to major public and private hospitals, notably Royal Prince Alfred Hospital (RPA) and St Vincent's Hospital, which are situated 3.6 km and 3.2 km away, respectively.

There are several top-ranking tertiary institutions located within a five-kilometre radius of Darling Harbour, including the University of New South Wales (UNSW) Kensington Campus and the University of Sydney Camperdown (USYD) campus (ranked 2nd and 3rd in the QS Australian Universities World 2024 Rankings, respectively). The Study Area also encompasses reputable primary and secondary schools, including distinguished High Schools, namely St Andrews Cathedral School, North Sydney Boys High School, North Sydney Girls High School, Sydney Grammar School and SCEGGS Darlinghurst.

INFRASTRUCTURE

Major infrastructure investment includes:

SYDNEY METRO CITY AND SOUTH WEST
$20 billion, Expected Completion 2024
This 30-kilometre metro line will extend the Sydney Metro North West under Sydney Harbour, through new CBD stations and southwest to Bankstown. *Source : NSW Government*

SYDNEY METRO WEST AND PYRMONT METRO STATION
$25 billion, Expected Completion 2032
This 24-kilometre extension to the metro railway will double rail capacity between Parramatta and the Sydney CBD. It will include a new Pyrmont Metro Station, currently under construction and within a comfortable walking distance of approximately 200 metres from Harbourside Residences. This development will significantly increase connectivity for Darling Harbour residents. *Source : NSW Government*

TECH CENTRAL
$10 billion, Expected Completion 2026
Development of a technology precinct near Central Station that will be anchored by Atlassian Central and will promote long-term revitalisation of the rail corridor from Central to Erskineville, and renewal of the Redfern to North Everleigh Precinct. *Source : NSW Government*

SYDNEY FISH MARKET REDEVELOPMENT
$750 million, Expected Completion 2024
Under the NSW Government's Blackwattle Bay urban renewal plan, the Sydney Fish Market will be relocated to the wharf of Blackwattle Bay. The harbourfront land will transform into a state of the art waterfront establishment near Darling Harbour residents. *Source : Sydney Fish Market website*

THE RIBBON
$1 billion, Completed 2023
Located in the heart of Darling Harbour, the Ribbon is a mixed-use hotel development featuring the new IMAX theatre, ground floor retail space and the largest W Hotel in the world. *Source : NSW DPE*

SYDNEY BIOMEDICAL ACCELERATOR
$540 million, Expected Completion 2027
Located within Tech Central, this investment is set to provide 36,000 sqm of biomedical research space for over 1,200 researchers and scientists. *Source : Sydney Biomedical Accelerator website*

LEGEND

SUBJECT SITE
01. Harbourside by Mirvac

HEALTH
02. Royal Prince Alfred Hospital
03. St Vincent's Hospital

EDUCATION
04. University of Sydney
05. University of New South Wales
06. University of Technology Sydney

TRANSPORT
07. Wynyard Station
08. Central Station
09. Town Hall Station
10. Circular Quay Wharf
11. Barangaroo Wharf
12. Pyrmont Light Rail
13. Proposed Pyrmont Metro

PARKS AND RECREATION
14. Sydney Opera House
15. Star City Entertainment
16. Queen Victoria Building
17. Tumbalong Park
18. SEA Life Sydney
19. Sydney Fish Market
20. Chinatown Sydney
21. International Convention Centre
22. W Sydney Hotel

POPULATION & DEMOGRAPHICS

The Study Area is home to increasingly affluent households and highly skilled workers who benefit from convenient access to nearby employment hubs.

For this analysis, the Study Area has been defined as the suburbs of Sydney, Pyrmont, Ultimo, Haymarket, The Rocks, Barangaroo and Millers Point. Over the next 15 years, the Study Area population is anticipated to grow from 48,872 to almost 72,000 residents by 2039. This equates to an average annual growth rate of 2.6%, significantly higher than the 1.1% per annum forecast for Greater Sydney over this period.

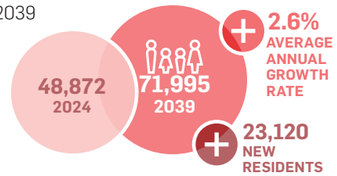
The Study Area is characterised by smaller households. The main household demographics are singles and couples with no children, averaging 35% and 33%, respectively. These are higher than the respective Greater Sydney averages of 23% and 24%. This coincides with the high rate of apartment living, with 75% of residents occupying apartments, indicating a strong preference for apartments in well-serviced areas with access to major employment hubs and recreational facilities.

The Study Area features a high proportion of residents aged between 25-39 and a high proportion of tertiary students. Given its proximity to core employment centres, major tertiary institutions, and inspirational recreational areas, it is an attractive location for young professionals and students.

The Study Area is an increasingly affluent market with household incomes experiencing significant growth, averaging 4.0% per annum between 2016 and 2023. This reflects the high proportion of Study Area resident workers employed in white-collar jobs.

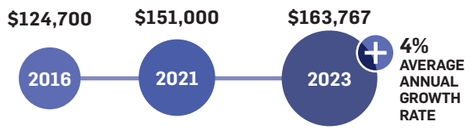
Additionally, 71% of Study Area households are currently renting, compared to just 37% across Greater Sydney, indicating a sizeable rental market that is favourable to potential investors.

POPULATION GROWTH, DARLING HARBOUR STUDY AREA
2024-2039



Source: ABS; TfNSW; Urbis

DARLING HARBOUR STUDY AREA AVERAGE ANNUAL HOUSEHOLD INCOME
2016-2023



Source: ABS; Urbis
**2023 Average Per Capita income was adjusted by the ABS Wage Price Index (September 2021-December 2023)*

WHO LIVES IN THE DARLING HARBOUR STUDY AREA

	2016 Darling Harbour	2021 Darling Harbour	2021 Sydney
Average Age	34	36	38
Overseas Born (%)	75%	70%	41%
Residents Aged 25-39 (%)	46%	47%	23%
Single Person Household (%)	30%	35%	23%
Couple, No Children (%)	31%	33%	24%
Average Household Size (Persons)	2.4	2.1	2.7
Reside in Apartment (%)	81%	75%	28%
Renters (%)	68%	71%	37%
White Collar Workers (%)	78%	80%	77%
Bachelor's Degree or Higher (%)	71%	69%	54%
Undertaking Tertiary Education (%)	48%	35%	21%

Source: ABS; Urbis

EMPLOYMENT

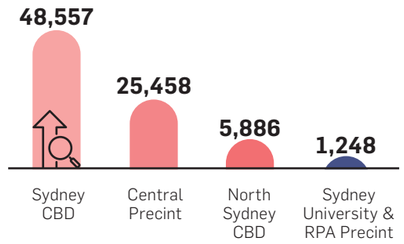
Employment growth is an important driver of residential demand as workers look to live near where they work.

The Sydney CBD is poised for significant job growth of almost 50,000 new jobs between 2024 and 2039. Professional, Scientific and Technical Services and Financial and Insurance Services are anticipated to account for a combined 77% of additional jobs within the Sydney CBD during this period.

Darling Harbour is well connected to other commercial centres by road and rail, providing residents with excellent access to jobs. The rail line provides direct access to employment centres, such as North Sydney and the Sydney University and RPA Precinct, projected to provide more than 7,000 new jobs by 2039.

Within walking distance to Darling Harbour, residents have access to the rapidly growing Central Precinct. The Central Precinct is estimated to deliver ~25,000 innovative and highly skilled jobs over the next 15 years, with an emphasis on circular economy industries.

ADDITIONAL JOBS
2024-2039



Source: TfNSW; Urbis

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RESIDENTIAL MARKET

The Study Area delivers premium apartments and strong rental yields in an established apartment area with high quality amenity offerings.

Sydney boasts a great lifestyle, ranking 7th in the Economist's Global Liveability Rankings (2024).

The Inner Sydney luxury apartment market emerged around 25 years ago, with Bennelong Apartments establishing a new market offering. The Sydney CBD has since continued to evolve from a purely commercial precinct to a premium living destination. This has been underpinned by investment in transport networks, high-quality retail and dining offerings, and new waterfront open space.

Against the backdrop of a revitalised CBD, the pipeline of luxury apartment projects increased in the mid-2010s. Luxury apartment projects have been primarily located in direct waterfront locations such as Opera Residences, Crown Residences (One Barangaroo), and One Sydney Harbour.

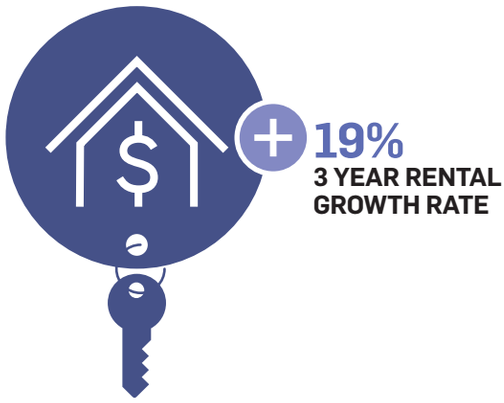
Residences One in One Sydney Harbour and the Crown Residences (One Barangaroo) both launched in 2018 during a slowing residential market. These projects set new benchmarks in luxury apartment quality and pricing in Sydney and recorded strong take-up from both domestic and international buyers. Significant achievements include the Residences One Penthouse selling for over $140 million, breaking the record for the highest price paid for a residence in Australia.

These projects also highlight the evolution of the Study Area as a luxury apartment and lifestyle precinct. The area has become a vibrant waterfront destination with retail, restaurants, cafes, bars, and new waterfront open space. As a result of these premium apartments, the Study Area apartment market has achieved a robust 19% median rental growth per annum since 2021.

There are ~4,161 apartments in the future pipeline, of which ~1,292 are under construction, ~220 in presales and 60% are in the development approval stage. Coupled with strong rental growth and a constrained supply pipeline, the Study Area's rental housing market is primed for further growth, a positive for potential investors.

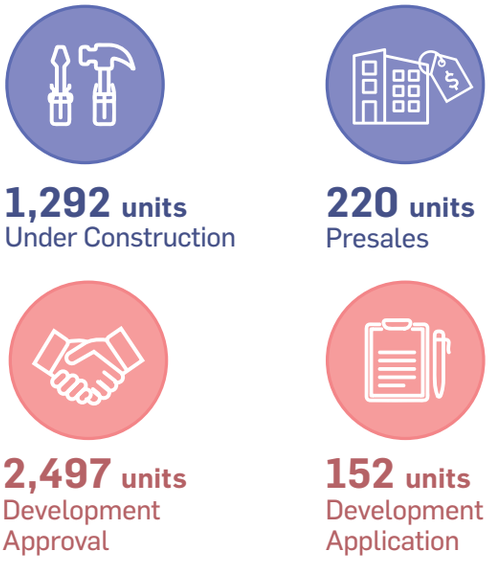
MEDIAN WEEKLY APARTMENT RENT
March 2024

DARLING HARBOUR STUDY AREA



Source: NSW Communities and Justice; Urbis

FUTURE APARTMENT PIPELINE
DARLING HARBOUR STUDY AREA



Source: Cordell Connect; Urbis Apartment Essentials

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URBIS

市场前景展望

DARLING HARBOUR

Darling Harbour 正在不断复苏，充满活力，集娱乐、餐饮和举世闻名的景观为一体。

02
地理位置
与交通便利性

02
基础设施

03
人口与人口统计数据

03
就业

04
住宅市场

专为以下方编制

Mirvac

2024 年 8 月

地理位置与交通便利性

Darling Harbour 毗邻悉尼的中央商务区、主要医疗区与零售区、开放空间和娱乐区，是居住、工作和休闲的理想之选。

Darling Harbour 交通便利，可通过各种交通方式抵达，例如悉尼市环线、其它列车线路、悉尼轻轨、众多巴士线路以及皮尔蒙特湾 (Pyrmont Bay) 的渡轮。M1 Pacific Motorway 和跨市区隧道确保 Darling Harbour 区全境的车辆顺畅移动，并且可便捷通往广泛的高速公路网络。最近完工的 WestConnex 和未来的悉尼地铁也将促进 Darling Harbour 与悉尼其它主要区域和帕拉玛塔 (Parramatta) 的连接。

无论是白天还是夜晚，Darling Harbour 都是理想的目的地，Circular Quay、中央商务区和唐人街都遍布各种餐饮和娱乐设施。悉尼的热门目的地【例如悉尼歌剧院 (Opera House)、星港城娱乐中心 (Star City Entertainment) 和悉尼海洋生物水族馆 (SEA LIFE Sydney Aquarium)】都近在咫尺，让 Darling Harbour 居民的生活更加丰富多彩。

除了众多餐饮和娱乐设施外，Darling Harbour 居民还可便捷前往主要的公立医院和私立医院，尤其是 Royal Prince Alfred Hospital (RPA) 和 St Vincent's Hospital（分别距离 Darling Harbour 3.6 公里和 3.2 公里）。

Darling Harbour 方圆五公里内聚集着多所一流的高等院校，包括 University of New South Wales (UNSW) Kensington Campus 和 University of Sydney Camperdown (USYD) campus（分别在 2024 年 QS 世界大学排名中位列澳大利亚第 2 名和第 3 名）。研究区域还包括知名的中小学，其中包括知名的中学 (St Andrews Cathedral School、North Sydney Boys High School、North Sydney Girls High School、Sydney Grammar School 和位于达令赫斯特的 SCEGGS Darlinghurst）。

基础设施

主要基础设施投资包括：

悉尼地铁（城市和西南线）
200 亿澳元（预计完工时间：2024 年）
这条 30 公里长的地铁线将是悉尼地铁西北线的延伸，在悉尼港下方穿行，穿过新的中央商务区站，向西南行进至班克斯敦。*资料来源：NSW Government*

悉尼地铁西线和 PYRMONT 地铁站
250 亿澳元（预计完工时间：2032 年）
这条 24 公里长的地铁延伸线将使 Parramatta 和悉尼中央商务区之间的列车载客容量翻一番。项目包括新建 Pyrmont 地铁站。该地铁站目前正在建设中，距离 Harbourside 住宅区仅有约 200米 的步行距离。这将大幅提升Darling港居民的交通便利性。*资料来源：NSW Government*

TECH CENTRAL
100 亿澳元（预计完工时间：2026 年）
Central Station 附近的科技区开发项目，Atlassian Central 将入驻区内，将促进 Central 到 Erskineville 的铁路走廊的长期改造，以及从 Redfern 到 North Everleigh Precinct 区域的改造。*资料来源：NSW Government*

悉尼鱼市 (SYDNEY FISH MARKET) 重建
7.5 亿澳元（预计完工时间：2024 年）
根据新南威尔士州政府的 Blackwattle Bay 城市改造计划，悉尼鱼市 (Sydney Fish Market) 将搬迁至 Blackwattle Bay 码头。海滨地块将改造成先进的海滨场所，方便附近的 Darling Harbour 居民。*资料来源：悉尼鱼市 (Sydney Fish Market) 网站*

THE RIBBON
10 亿澳元（预计完工时间：2023 年）
Ribbon 位于 Darling Harbour 的中心地带，是一个多用途酒店开发项目，设有全新 IMAX 影院、地面楼层零售空间和全球最大的 W 酒店 (W Hotel)。*资料来源：南威尔士州规划和环境部*

悉尼生物医学加速器
5.4 亿澳元（预计完工时间：2027 年）
此投资项目位于 Tech Central，旨在为逾 1,200 位研究员和科学家提供 36,000 平方米的生物医学研究空间。
资料来源：悉尼生物医学加速器网站

图例

项目位置

01. Mirvac 打造的 Harbourside

医疗

02. Royal Prince Alfred Hospital
03. St Vincent's Hospital

教育

04. University of Sydney
05. University of New South Wales
06. University of Technology Sydney

交通运输

07. Wynyard 站
08. Central Station
09. Town Hall Station
10. Circular Quay Wharf
11. Barangaroo 码头
12. Pyrmont 轻轨
13. 拟建 Pyrmont 地铁站

公园与休闲娱乐

14. 悉尼歌剧院 (Sydney Opera House)
15. 星港城娱乐中心 (Star City Entertainment)
16. 维多利亚女王大厦 (Queen Victoria Building)
17. Tumbalong 公园
18. 悉尼海洋生物水族馆 (SEA Life Sydney)
19. 悉尼鱼市 (Sydney Fish Market)
20. 悉尼唐人街 (Chinatown Sydney)
21. 国际会展中心 (International Convention Centre)
22. 悉尼 W 酒店 (W Sydney Hotel)

人口与人口统计数据

研究区域内有众多日益富裕的家庭和高技能工作者。这些人群可便捷前往附近的就业中心。

就本分析而言，研究区域已定义为悉尼、Pyrmont、Ultimo、Haymarket、The Rocks、Barangaroo 和 Millers Point 的郊区。在未来 15 年间，研究区域的居民人口预计将在 2039 之前从 48,872 增长至近 72,000 人。这相当于 2.6% 的年均增长率，显著高于同一时期大悉尼地区的预测年增长率 (1.1%)。

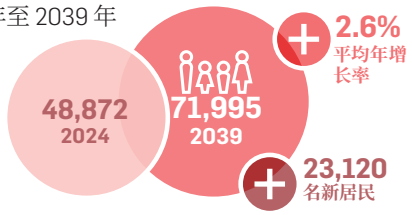
研究区域以小家庭为特色。主要的家庭人口统计数据为单身和伴侣（未育子女），平均占比分别为 35% 和 33%。这些高于大悉尼地区的平均占比（分别为 23% 和 24%）。这与较高的公寓入住率相匹配。75%的居民居住在公寓，这表明居民强烈偏好那些服务良好区域内的公寓（这些区域方便前往主要就业枢纽和娱乐设施）。

研究区域内的 25-39 岁居民占比较高，大专院校学生比例也很高。由于毗邻核心的就业中心、主要高等院校和激发创意的娱乐区域，研究区域对于年轻职场人士和学生而言颇具吸引力。

研究区域是一个日益富足的市场。其中居民收入大幅增长，在 2016 年至 2023 年期间的年均增长率为 4.0%。这反映出研究区域白领工作者占比较高。

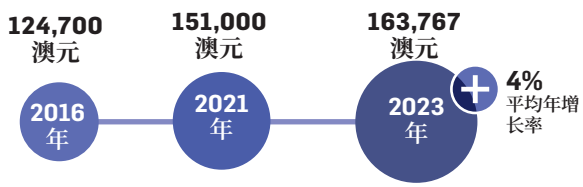
此外，71% 的研究区家庭目前租房居住，而整个大悉尼地区的这一比例仅为 37%，这表明该研究区的租赁市场规模庞大，对潜在投资者十分有利。

DARLING HARBOUR 研究区人口增长
2024 年至 2039 年



资料来源：ABS；TfNSW；Urbis

DARLING HARBOUR 研究区家庭年平均收入
2016 年至 2023 年



资料来源：澳大利亚统计局；Urbis
**2023 年人均收入已根据澳大利亚统计局工资价格指数（2021 年 9 月至 2023 年 12 月）进行调整*

DARLING HARBOUR 研究区域的居住人群

	2016 年 Darling Harbour	2021 年 Darling Harbour	2021 年 悉尼
平均年龄（岁）	34	36	38
海外移民 (%)	75%	70%	41%
25-39 岁居民 (%)	46%	47%	23%
单身住户 (%)	30%	35%	23%
无子女夫妻家庭 (%)	31%	33%	24%
平均家庭规模（人）	2.4	2.1	2.7
公寓住户 (%)	81%	75%	28%
租户 (%)	68%	71%	37%
白领从业人员 (%)	78%	80%	77%
本科或以上学历 (%)	71%	69%	54%
正在接受高等教育 (%)	48%	35%	21%

资料来源：澳大利亚统计局 (ABS)；Urbis

就业

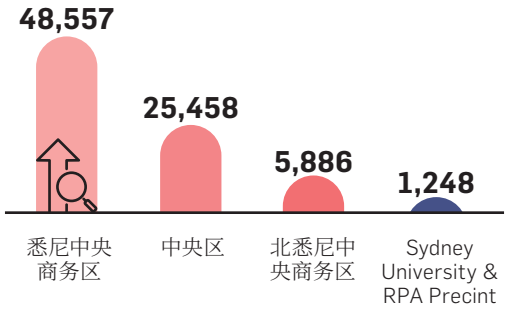
就业增长是推动住宅需求的重要因素，因为工作者希望住在工作场所附近。

2024 年至 2039 年期间，悉尼中央商务区将显著新增近 50,000 个就业岗位。在此期间，专业科技服务和和金融保险服务行业新增的就业岗位之和预计占悉尼中央商务区新增就业岗位的 77%。

Darling Harbour 与其它商业中心由公路和铁路相连，为居民通勤提供了便利。列车线方便人们前往就业中心，例如悉尼北部、Sydney University 和 RPA Precinct。这些就业中心预计到 2039 年将提供逾 7,000 个新岗位。

Darling Harbour 距离快速增长的中央区仅咫尺之遥。中央区预计在未来 15 年间提供约 25,000 个创新和高技能岗位（侧重于循环经济行业）。

其他就业岗位
2024 年至 2039 年



资料来源：TfNSW；Urbis

住宅市场

研究区设有成熟的公寓区，具有优质的设施，提供高档公寓和丰厚的租金收益率。

悉尼具有一流的生活格调，在《经济学人》全球宜居城市排名（2024 年）中位列第 7 名。

内悉尼豪华公寓市场诞生于 25 年前，彼时 Bennelong 公寓开创了新的市场服务。此后，悉尼中央商务区不断从纯商务区演变为高档的居住目的地。这得益于对交通网络、高品质的零售和餐饮场所以及新的海滨开放空间的投资。

在中央商务区焕然一新的背景下，豪华公寓项目的数量在 2010 年代中期有所增加。豪华公寓项目主要位于直接临海的地段，如歌剧院公寓 (Opera Residences)、皇冠公寓 (One Barangaroo) 和悉尼港一号公寓 (One Sydney Harbour)。

悉尼港一号公寓的 Residences One 以及皇冠公寓 (One Barangaroo) 都在 2018 年问世，彼时住宅市场低迷。在悉尼的豪华公寓质量和定价方面，这些项目设定了新的标杆，深受国内外买家的青睐。巨大的成就包括：Residences One Penthouse 售价达到 1.4 亿澳元，创下了澳大利亚住宅售价的记录。

这些项目也彰显了研究区作为豪华公寓和时尚生活区的发展历程。此区域已成为充满活力的海滨目的地，集零售、餐厅、咖啡厅、酒吧和新海滨开放空间于一体。得益于这些豪华公寓，研究区公寓市场自 2021 年以来实现了 19% 的强劲年租金中位数增长率。

有大约 4,161 间公寓在未来问世，其中约 1,292 间正在建设中，约 220 间正在预售，而 60% 正处于开发审批阶段。再加上强劲的租金增长和有限的供应渠道，研究区的租赁住房市场有望进一步增长，这对潜在投资者来说是一个利好消息。

公寓周租金中位数
2024 年 3 月

DARLING HARBOUR 研究区

资料来源：新南威尔士州社区与司法；Urbis

未来公寓项目
DARLING HARBOUR 研究区

1,292 间公寓
建设中

220 间公寓
预售

2,497 间公寓
获准开发

152 间公寓
申请开发

资料来源：Cordell Connect；Urbis Apartment Essentials

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ANNEXURE 10: RENTAL ESTIMATES

HARBOURSIDE

RESIDENCES

Artist's impression. Architecture and landscaping are indicative only and subject to change.

PROPERTY RENTAL APPRAISAL

Real Estate Services by Mirvac (RES)

RES by Mirvac offers a total property management solution exclusive to Mirvac customers. RES leverages Mirvac's unique integrated model to deliver the highest level of customer care and service.
Our experienced team of leasing agents and property managers have an intimate knowledge of Mirvac developments which delivers enduring value with dedicated Sydney offices located in St Leonards, Green Square and Glebe.

Rental Estimates

Our leasing team have prepared the following rental guide for Harbourside Residences by Mirvac.
Individual rental opinions are available upon request.

1 Bed | 0 Car	$1,500 - $2,000pw
2 Bed | 0 Car	$2,500 - $3,000pw
2 Bed | 1 Car	$2,700 - $3,200pw
3 Bed | 1 Car	$3,800 - $4,300pw
3 Bed | 2 Car	$4,000 - $4,500pw
4 Bed | 1 Car	$5,000 - $5,500pw
4 Bed | 2 Car	$5,200pw +

Estimated rental returns are for period 1st October 2024 - 31st December 2024.

Emily Seymour 0497 333 559
emily.seymour@resbymirvac.com

Stuart Nohra 0432 206 000
stuart.nohra@resbymirvac.com

RES by Mirvac is not a provider of financial or investment advice and this information should not be relied on as such. Although all care has been taken in arriving at these figures, this is an opinion of reasonable asking rent and is not to be taken as a valuation.

HARBOURSIDE RESIDENCES

LUXURY WATERFRONT LIVING

This exclusive offering available to your tenant features a range of one, two, three and four bedroom apartments & penthouses, many with water views.

Exquisitely crafted to perfection and meticulously designed in harmony with the surrounding elements of water, land, and sky, our exclusive collection of 263 luxury residences and penthouses redefine sophistication and opulence across a soaring 48-level tower, epitomizing the essence of living in Australia's premier global metropolis.

Harbourside Residences by Mirvac

8 Darling Drive, Sydney, 2000

RENTAL ESTIMATE

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Adrian Wilson
Principal & Director
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Chyeann Shannon
GM of Property Management
0429 279 971
chyeann@ayre.com.au

Cassandra Lian
Senior Property Manager
0448 771 152
cassandra@ayre.com.au
我說中文

AYRE

HARBOURSIDE

Thank you for inviting Ayre Real Estate to provide a rental estimate for your development.

We are very excited about the upcoming launch of Mirvac's Harbourside, which is positioned in a dress circle location that represents the ultimate in luxury waterfront living.

Please find below our general estimates for potential rental on completion of the project.

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

We focus on apartments and you.

Disclaimer: This rental appraisal is based upon information received from the developer in relation to the specified project. Although every care has been taken in arriving at these estimates, we stress that they are an opinion and should be taken only as a guide. We make no guarantees to the correctness of the information and all interested parties should make and rely on their own enquiries in determining the accuracy of the information contained herewith. Market conditions, including supply and demand, will determine the eventual rental rates that can be achieved on completion. Eventual rental rates may vary from the estimates provided and figures and details are subject to change without further notice.

ayre.com.au

AYRE

Let’s talk.

We’re conveniently located in the heart of the city we love. If you’d like to talk further, you’re always welcome to drop by or pick up the phone for a friendly chat.

Sydney
Shop 2, 161 Elizabeth Street
Sydney NSW 2000

02 8319 4488
sydney@ayre.com.au

Circular Quay
Shop 2, 61 Macquarie Street
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Millers Point NSW 2000

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Pyrmont
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Pyrmont NSW 2009

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Barangaroo
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ayre.com.au

AYRE

ANNEXURE 11: FACTSHEET

HARBOURSIDE
RESIDENCES

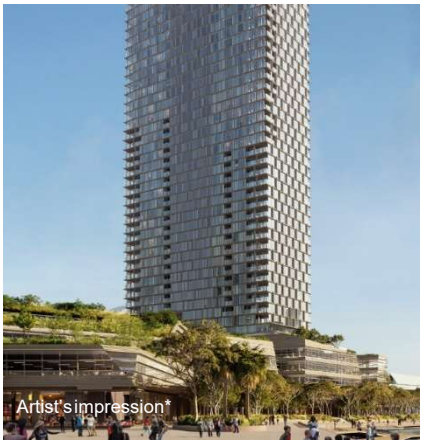
FACT SHEET

HARBOURSIDE RESIDENCES:

8 Darling Drive, Sydney NSW 2000

DISPLAY SUITE:

Ground Floor, Shop 2, 65 Pirrama Road
Pyrmont NSW 2009


Artist's impression*

Development Feature and Offerings:	This elevated experience of living on Sydney Harbour, coupled with dress circle views of the city, represents the purest expression of luxury waterfront living, inspired by the natural beauty of Tumbalong. A collection of 263 residences and penthouses, finely crafted in every detail and designed in response to the elements of water, land, and sky, offers timeless sophistication and elegance across a 48-level tower. Designed by Snohetta + Hassell with First Nations consultants and the contribution of Elders, Harbourside has been interpreted as a landform that evokes the dramatic coastline of Sydney Harbour and returns to Tumbalong – the original place name of Darling Harbour. Our vision is to create a place where all are welcome. With over 10,000m^2 of public realm space created with Universal Design principles, the new waterfront promenade will be a balanced and tactile terrain that inspires a deep sense of belonging.

From Pricing: *(As of 28th November 2024)*	
1 Bedroom 0 Car space	$1,940,000 to $2,055,000
2 Bedroom 0 Car space	Sold out
2 Bedroom 1 Car space	Sold out
3 Bedroom 1 Car space	$5,595,000 to $8,595,000
3 Bedroom 2 Car space	$8,400,000 to $9,000,000
4 Bedroom 1 Car space	$6,995,000 to $7,395,000
4 Bedroom 2 Car space	$8,300,000 to $12,950,000

Estimated Strata Levies:	
1 Bedroom 1 Bath 0 Car space	$1,650 - $2,500 per quarter
2 Bedroom 2 Bath 0 Car space	$2,440 - $3,900 per quarter
2 Bedroom 2 Bath 1 Car space	$3,500 - $6,200 per quarter
3 Bedroom 2 Bath 1 Car space	$5,250 - $8,950 per quarter
3 Bedroom 2 Bath 2 Car space	$7,800 - $9,800 per quarter
3 Bedroom 3 Bath 1 Car space	$6,500 - $11,100 per quarter
3 Bedroom 3 Bath 2 Car space	$8,270 - $11,900 per quarter
3 Bedroom 3 Bath 1 Study 2 Car space	$10,850 - $13,800 per quarter
4 Bedroom 3 Bath 1 Car space	$10,200 - $12,200 per quarter
4 Bedroom 3 Bath 2 Car space	$10,550 - $13,500 per quarter
4 Bedroom 4 Bath 2 Car space	$11,000 - $18,500 per quarter

Council rates:	Estimated at $1,250 per annum	**Water rates:**	Estimated at $240 per quarter

Display gallery: Ground Floor, Shop 2, 65 Pirrama Road, Pyrmont NSW 2009
Phone: 02 9080 8888 | **Website:** harbourside.mirvac.com

*Artist's impression as at August 2024 and were produced prior to planning approval and statutory approval. The information, image and artist's impression depicting interiors and exteriors are intended only as a guide and are not to be relied on as a representative of the final product. Mirvac is not a provider of financial or investment advice and this information should not be relied on as such. Purchasers should seek their own advice from appropriately qualified advisers. Pricing and strata levies are indicative as at 28 November 2024 and ranges are subject to change.