

THE A-Z OF LIVING WELLNESS





MIRVAC & LANDCOM*
INTRODUCE

A NEW CONCEPT
IN PURE LUXURY
LIVING

The Portman Collection introduces a new language for living, spelling out the A-Z of wellness that lies at the heart of pure luxury living. In pursuit of WELL v2 Certification, Green Square's newest arrival defines a fresh new approach to urban life, from the air we breathe to the relaxation we crave. The WELL Building Standard that is being pursued is the result of many years of research looking at ways that buildings can improve our comfort, and enhance health and wellness. It has been designed to work in tandem with sustainable building practices, recognising that our health is inseparable from the planet's. Within this compendium are the concepts and features that have guided the evolution of The Portman Collection, to create an environment that promotes physical, mental and community wellbeing. The Portman Collection will consist of four distinctly different buildings designed by some of Sydney's best architects. Here you will find the antidote to the stresses of modern life, and with it an opportunity to recalibrate, restoring mind and body balance.



A

A is for AIR

Clean air is fundamental to human existence, influencing our health, productivity and overall state of wellbeing. Cross flow ventilation in the majority of apartments allows fresh air to circulate freely, reducing the need for air-conditioning always being on, a bonus for health and the planet.



B is for BELONGING

By offering places for residents to meet and get to know each other, Green Square helps to break down the anonymity of the city, fostering a sense of belonging. That warm sense of being part of something bigger, with a past, a present and a future, and there is a place for you within it.



C is for COMFORT

From design to materiality, we recognise that comfort is personal. Windows made from performance glass provide thermal comfort and acoustic privacy, residents can return to a home designed with high end finishes to nurture and protect. With room to breathe, it is time to relax. You are home now.



and COMMUNITY

By bringing together a dynamic and diverse group of people, residents will feel a sense of belonging to the wider Green Square community, where public spaces including the library, aquatic centre[^], child care centres and community hubs have been purposefully designed to encourage stronger connections between residents, and visitors alike.

D



Artist impression of Portman on the Park.** Architecture, landscaping and retail mix are indicative only and subject to change.

D is for DESIGN

From esteemed architects CO-AP in collaboration with Mirvac Design comes design that celebrates a unique provenance of Sydney modernism. Maximising light, space and airflow, each apartment reflects the rigour and crisp sophistication of the best in luxury design.



Green Square Library. Tom Roe.

E

E is for ENTERTAINMENT

Entertain yourself or be entertained in repurposed artist studios, rehearsal spaces and exhibition areas. There is ample opportunity to let your creative juices flow at the award winning Joynton Avenue Creative Centre which has emerged from a former heritage hospital site. Green Square's dining precinct is taking shape deliciously with some of Sydney's favourite restaurants, while in the library's glass pyramid you will find the cafe. Within the wider Green Square surrounds, The Cannery at Rosebery has a host of artisanal food, drink and design offerings plus monthly markets. Perennial favourite The Grounds of Alexandria keeps the community vibe going with craft beers on tap and a produce driven menu.

F

F is for FITNESS

A healthy body means a healthy mind and there will be no better place to achieve your fitness goals than at the amazing future Gunyama Park Aquatic and Recreation Centre[^]. Your home will be just a hop, skip and a jump to this state of the art centre with its 50m outdoor pool that took its inspiration from the ocean pools, 25m heated indoor pool and leisure pool, health and fitness centre and outdoor yoga deck and multipurpose sports field. Closer to home, the Drying Green[^] will offer a compelling invitation to step outdoors and get active.



Artist's impression of the future Gunyama Park Aquatic and Recreation Centre[^]. Image courtesy of City of Sydney and Andrew Burges Architects with Grimshaw and TCL.

G is for GROWTH

Here you will find opportunity to work on your personal and professional growth, supported by environments that promote wellbeing and community. Less time commuting and more time communing with friends and family, brings its own reward at work and at home. Carefully considered Mirvac floorplans are designed to adapt as you journey through different life stages so you can plan for the long term.

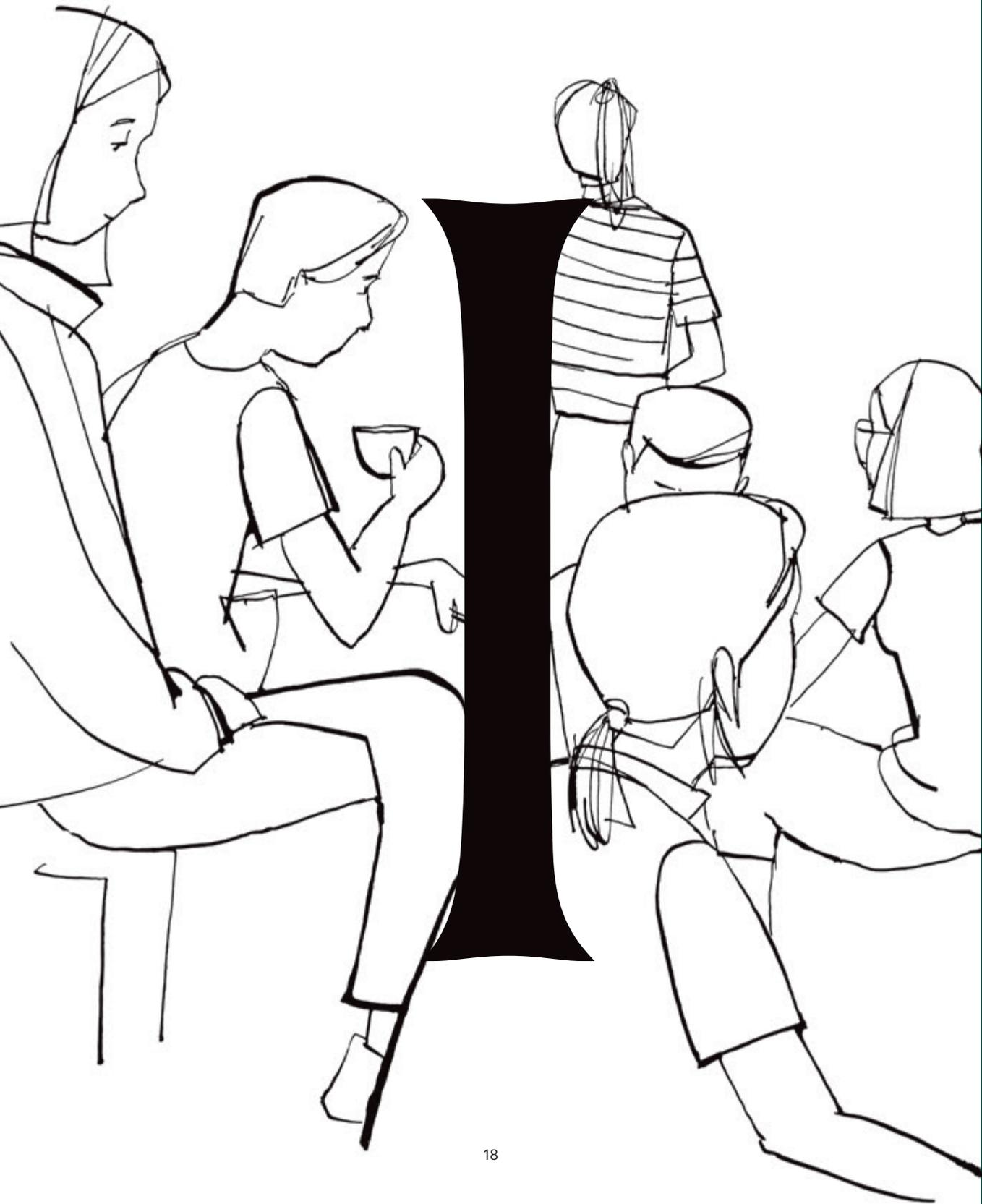


H

H is for HOME

An address to call your own; a space to be yourself. We understand there is nothing more important than this. With all the features of a traditional home, The Portman Collection is designed to feel truly yours. After all, home is where the heart is.





I is for INNOVATION

Mirvac and Landcom* introduce the first residential development in Australia to pursue a WELL v2 certification and take sustainability innovation to a new level, addressing the impact of the built environment on physical, mental and community health.

and INTERNATIONAL

It's a small world where the spirit of internationalism is celebrated in one of Sydney's most diverse, multicultural pockets of the city. In Green Square, global cuisines and customs bring the world back home to create an exciting and dynamic cultural mix.



J is for JOY

There is joy to be found in the simplest of pleasures. The joy of nature right outside your window. Of knowing your barista by name and them knowing your brew. The joy of a friendly smile from a neighbour, or discovering like minded dog lovers live right next door. The building blocks for a joyful existence are being assembled in the City of Sydney's first town centre to be designed in over a century. Now it is over to you.



K

K is for KNOWLEDGE

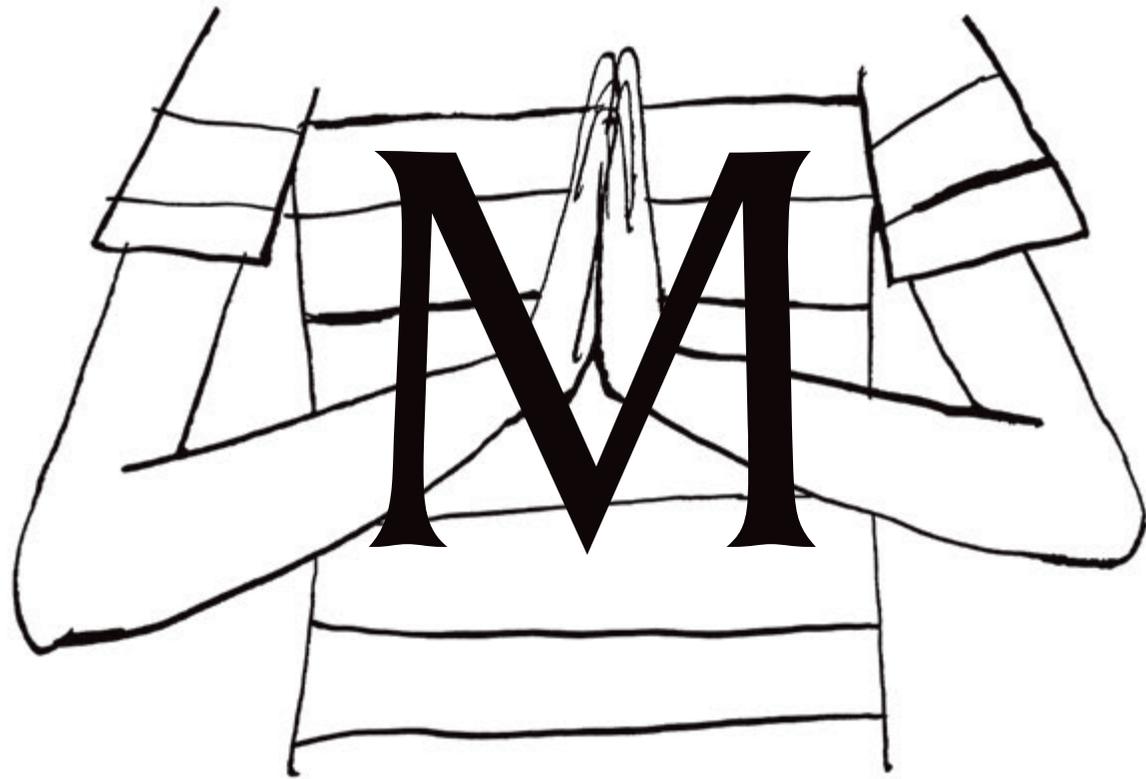
From kindergarten to year 6, the future proposed primary school^{1^} will provide for the growing community of families. As well as proximity to Sydney's leading high schools, universities and colleges, residents have ready access to a range of learning facilities at the award winning Green Square library.

L

L is for LIGHT

Apartments blessed with natural sunlight not only reduce energy demand, but have a positive effect on our mood. To align with our natural circadian rhythm, a customised smart lighting upgrade is available and produces warm white light of differing intensity allowing residents to tune in to their personal sleep wake cycle. Subtle changes in light quality help to modulate levels of alertness and preparation for sleep.





M is for MINDFUL

The key to living well is finding a balance that allows a more mindful existence, where there is time and opportunity to tune in to what really matters. Consuming less and contributing more.

Caring for yourself to better care for others. Removing stress to allow clarity of thought. Here homes are tailored to improve wellbeing within a community that counts people as its priority.

MOVEMENT

With immediate access to Green Square's park, the Drying Green[^], and worldclass amenity, including the future Aquatic Centre[^], it is easy and attractive for residents to walk and cycle as their preferred transport option, reaping the physical and mental health benefits of increased activity.

and MATERIALS

At Mirvac, we do not just consider the durability of our benchtops and internal finishes but also the many elements that go into the construction of our buildings – the concrete, grout, steel, precast walls and glass. In other words, a large part of the building that you never see and should never need to think about as long as your builder does. We follow thorough procurement processes and quality control checks, to ensure only quality materials are used in any Mirvac build.

N

N is for NOURISHMENT

Nutrition and our overall wellbeing are undeniably linked. With access to an abundance of fresh food from independent cafes, grocers and restaurants, The Portman Collection's residents will be able to nourish and care for themselves from the inside out.





Artist impression the future Drying Green^ from Portman on the Park.**

O is for OUTLOOK

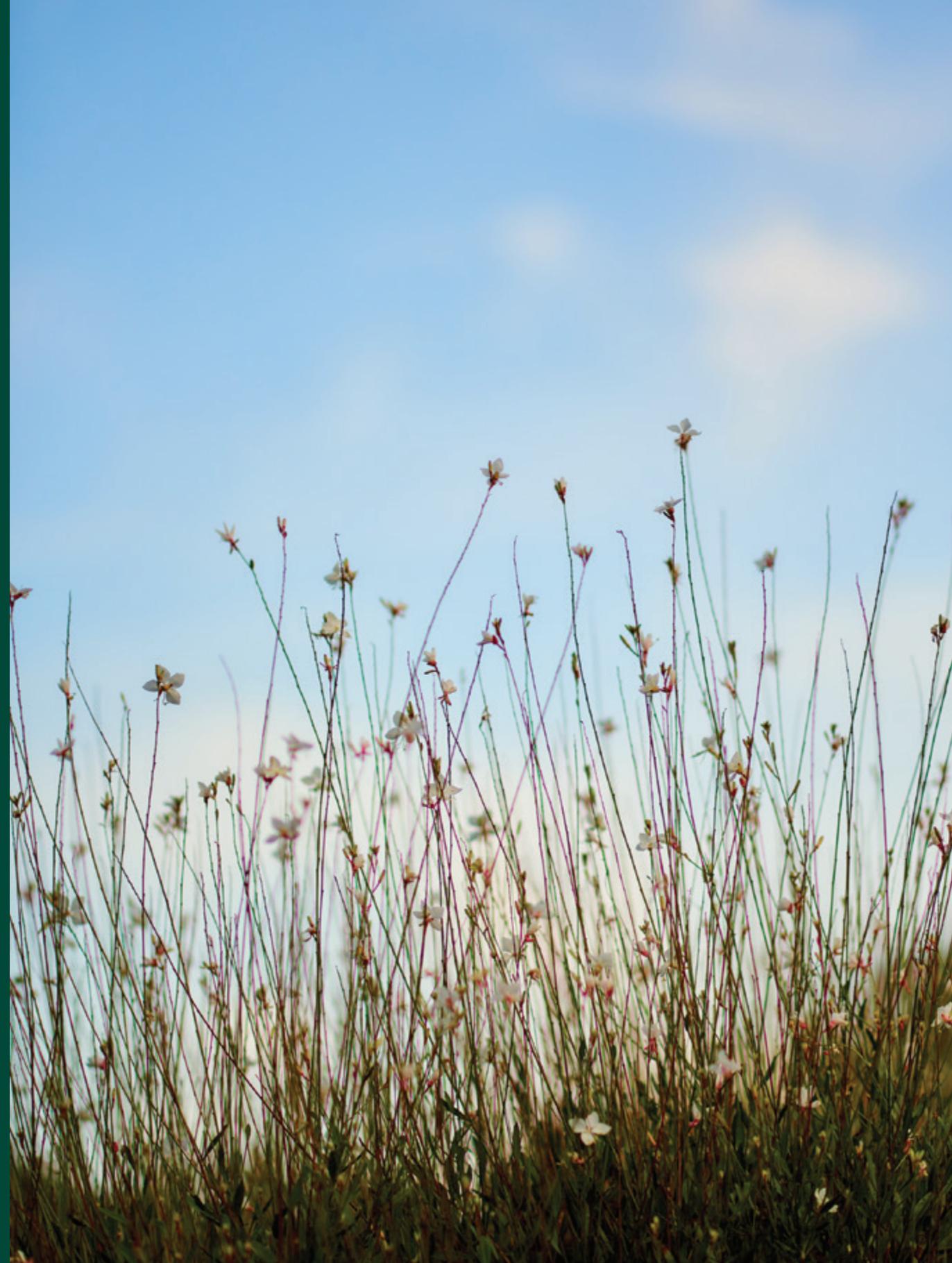
Views across the landscaped green of the future Drying Green^, and north facing windows framing the serene and leafy private residents' courtyard, and if you are lucky, a city view, present a natural outlook to brighten any day and any mood.



P

P is for PARKSIDE

In a privileged parkside position, The Portman Collection offers some of the only apartments fronting the main avenue to the future Drying Green^ with its lush green expanse of lawn, shady trees, barbecues and places to picnic and play^. This is apartment living with your very own big backyard. The anticipated park of approximately 6,200 sqm will form the heart of the community, a balm for body and mind and a place to unwind and have fun.



Q is for QUALITY

For over 48 years Mirvac has enjoyed an unrivalled reputation for quality in design and construction. The Mirvac promise of quality and care in every little detail can be seen in landmark buildings across Australia, that attest to its expertise and experience.



R

R is for ROAM

From bars to supermarkets, restaurants to entertainment, Green Square is set to be humming with inviting establishments. Step out into a pocket of the city where all your needs are met, or venture to the nearby shopping meccas of Paddington and Surry Hills.





Artist impression of Portman on the Park.** Architecture, services, landscaping and furnishings are indicative only and subject to change.

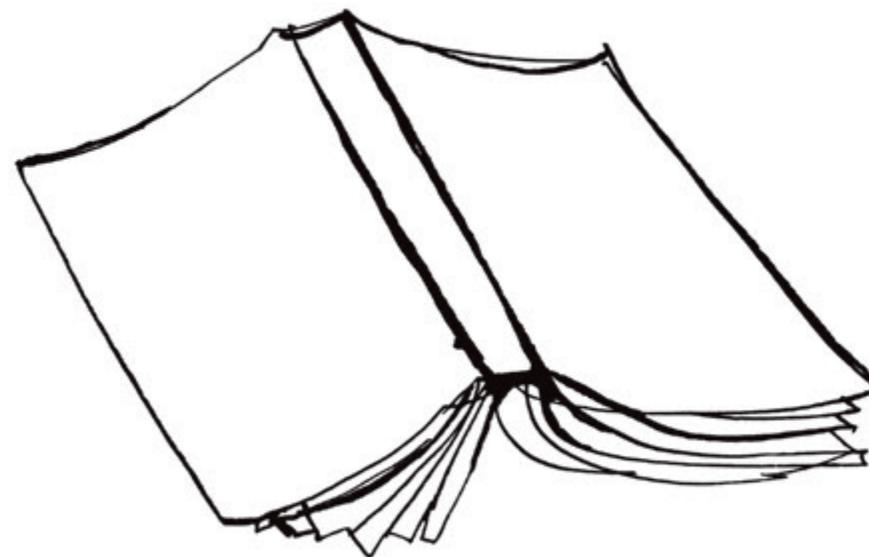
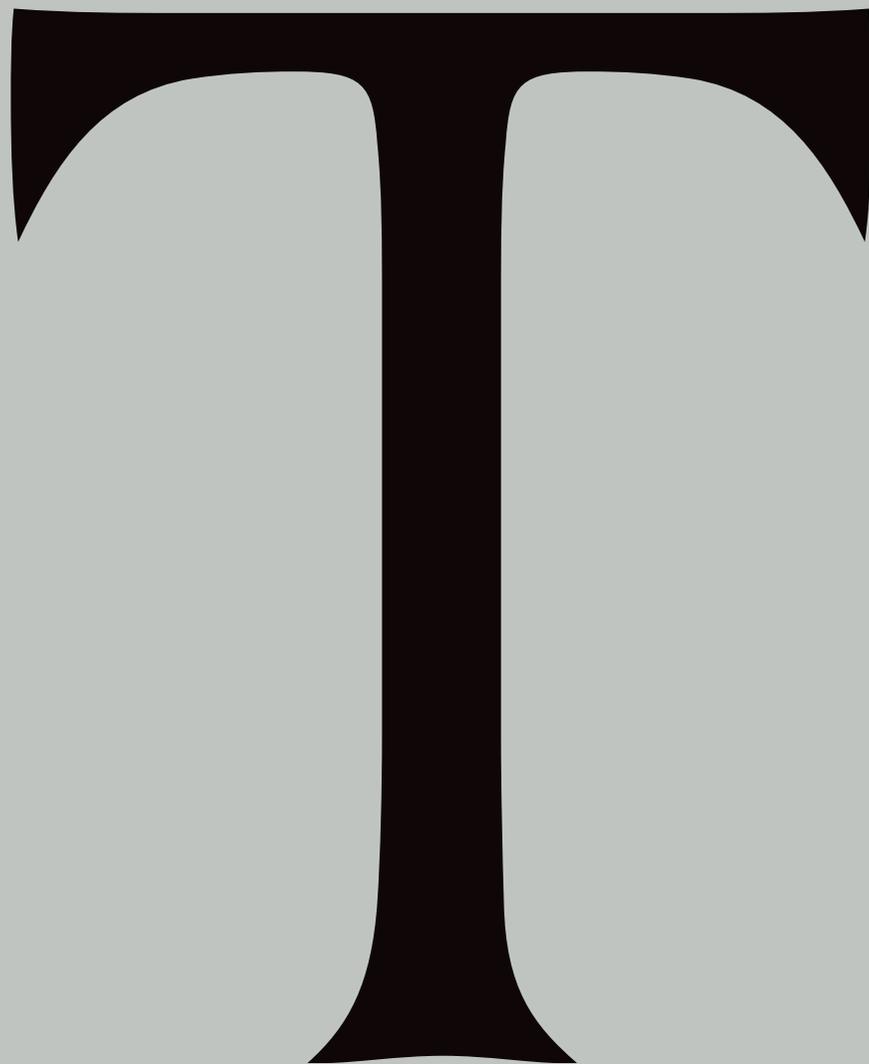
S is for SPACE

With plenty of space for your furnishings and favourite things, generous apartments allow you to live life to the full. Entertain friends and family at home with access to a stunning residents' courtyard or nestle into your home to enjoy the soothing sanctuary of your own making.

S

and SOUND

In the privacy of home, quiet time is treasured with external sounds from the street and neighbours minimised through well insulated windows, walls, floors and ceilings and the considered layout of bathrooms, bedrooms and living rooms.



T is for TIME

The greatest luxury of all. With fast connections to Sydney's CBD, airport and a selection of universities, and the convenience of amenities at your front door, you can win back time for the people and activities you love most. This is your time. Live it.



U is for URBAN

This is urban living reimagined to focus on what really matters. People. From the wellbeing of the individual to the strength and resilience of the broader community, at Green Square we are creating an urban oasis fit for now and the future.



V is for VITALITY

Age is just a number when your living environment has the power to restore the vitality of youth. With mind and body in synch, energy levels are boundless, positivity flows and life beckons with infinite possibility. Call it chi, qi or vitality, The Portman Collection aims to offer a lifestyle that supports reaching your full potential. Not just living, but thriving.



W

W is for WATER

As vital to life as the air we breathe, water is a precious resource not to be wasted, nor taken for granted. In addition to water efficient appliances and fixtures, water filters will be included in kitchens to ensure cleaner water from the tap.

X

X is for XENIAL

To host is an art, and Green Square plans to do it well. A cosmopolitan melting pot of cultures, this is a welcoming place of inclusivity and belonging. Back home, residents can hope to find all the space they need to strengthen bonds over the dinner table.





Y

Y is for YOU

Your sense of style, your way of living. The Portman Collection is designed with a sophisticated and minimal finish, meaning you can make your place your own. Tailored to your every need, this is a new kind of flexible, inner city living.

Z

Z is for ZEN

Come home, switch off. This is a sanctuary of well appointed pure luxury, where your mind and body can work as one. With its peaceful views and holistic approach to design, The Portman Collection is a haven of balance and harmony.



CONCLUSION

Spanning the complete A-Z of living wellness, The Portman Collection offers an unparalleled opportunity to enjoy a home designed for wellbeing. It is a holistic and ground breaking approach to reimagining urban life, led by one of Australia's most trusted property groups, Mirvac, and its partner, Landcom*, the NSW Government's land and property development organisation. The A-Z of living wellness has been developed around the WELL v2 concepts incorporated into The Portman Collection, encompassing air, water, nourishment, light, movement, thermal comfort, sound, materials, mind, community and innovation to enhance mind, body and community wellness. Each concept has been considered through the lens of the Australian climate and environment, working with nature, not against it, to set a blueprint for cities of the future. The Portman Collection offers much more than a place to live. It is a place to thrive in pure living luxury.

The Parties reserve all rights in terms of the ongoing participation by Landcom in the delivery of the balance of the Green Square Town Centre. (including Portman on the Park)

The content of this brochure was produced prior to completion, and prior to the receipt of final planning approvals. Photographs, diagrams, sketches and artists' impressions depicting interiors, exteriors and indicative views are a guide only. All artists impressions featured in this brochure are of Portman on the Park only. The information provided in this brochure, including those images, is believed to be correct at the time of printing but will change as the development and planning approvals proceed. All retail mentioned is correct as at below date. Changes will also be made during the development of the project and specifications, details and fittings may be changed without notice. Purchasers must rely on their own continuing enquiries.

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^ Proposed amenity is being delivered by third parties and is subject to change, development approvals, statutory approvals and construction timing and outcomes are outside of Mirvac and Landcom's* control and are subject to change and delay.

** Artist's impression of Portman on the Park only are featured in this brochure. The architecture, services, landscaping and furnishings are indicative only and subject to change.

Mirvac has registered with the International WELL Building Institute to seek WELLv2 certification for The Portman Collection. However, WELLv2 certification for The Portman Collection is not guaranteed. Mirvac and Landcom* make no representations on whether certification will be obtained or the level of certification that may be achieved (i.e. Bronze, Silver, Gold or Platinum). If WELLv2 certification is achieved for The Portman Collection, certification will only apply to the residential components of The Portman Collection and will apply for 3 years from the date of certification. Mirvac and Landcom* accept no responsibility should residents elect to recertify The Portman Collection after 3 years. Neither Mirvac nor Landcom* will be responsible for the process or cost of recertification. Purchasers should refer to the Contract for Sales and should make their enquiries regarding recertification for the WELLv2. As part of the WELLv2 certification, The Portman Collection will be a smoke free building and will not permit smoking or the use of e-cigarettes within the building or apartments.





