



NINE

by mirvac



NINE BY MIRVAC A PLACE MADE OF STORIES

From this iconic hilltop, the stories of Sydney, Australia and the world were broadcast for more than 60 years. Now, new stories are set to unfold as Mirvac transforms the former home of Australian television into luxury homes of unparalleled quality, beauty and distinction.

Mirvac has been reimagining urban life for almost half a century, sustainably and beautifully, leaving a lasting legacy of enduring value.

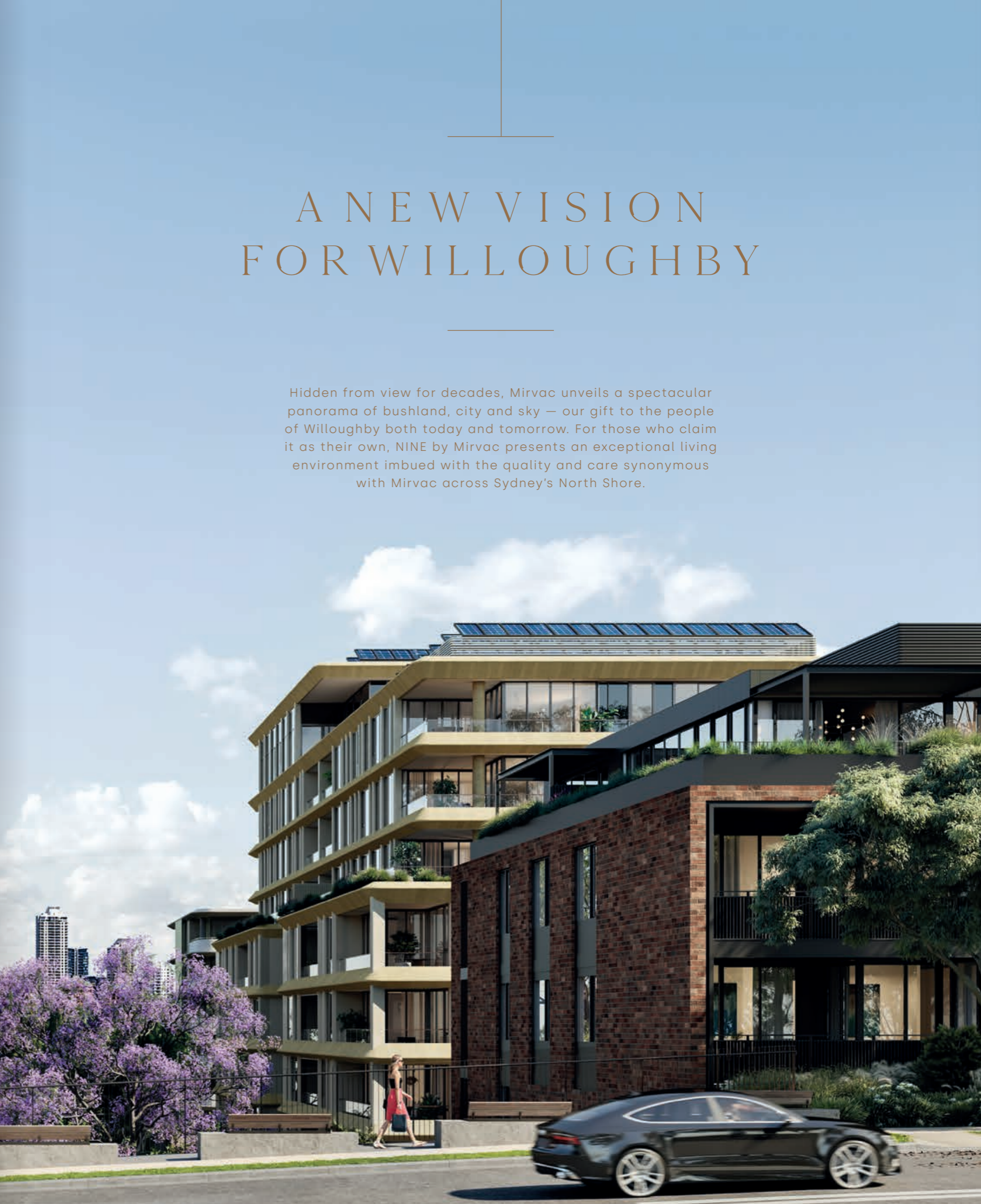




THE GATEWAY

A NEW VISION FOR WILLOUGHBY

Hidden from view for decades, Mirvac unveils a spectacular panorama of bushland, city and sky – our gift to the people of Willoughby both today and tomorrow. For those who claim it as their own, NINE by Mirvac presents an exceptional living environment imbued with the quality and care synonymous with Mirvac across Sydney's North Shore.



Artist's impression. Indicative only and subject to change/development approval. The view depicted is not to be taken as a representation of the final view.

VISION

LIVING REIMAGINED

A place of beauty where people and community matter, the landscape and nature are revered, and life is a celebration of every precious moment.



THE LAWN



Distances are approximate only and are calculated as the crow flies. This aerial image, taken in July 2021, has been edited to remove the transmission tower located at 15 Richmond Avenue, Willoughby and which forms part the NINE by Mirvac development site. Mirvac intends to procure demolition of the transmission tower prior to completion of NINE by Mirvac and development consent has been obtained for the demolition works.

Other than in respect of the transmission tower, the image is a true aerial image as at July 2021 and does not represent any future development that may occur in the area. Purchasers should make and rely on their own inquiries.

HISTORY MEETS LEGACY

Transmitted from this treasured parcel of land, Bruce Gyngell's famous words marked a new era of Australian culture and entertainment: "Good evening and welcome to television." Now Mirvac writes the next chapter, adding to our legacy and creating an exciting new dimension for living in Willoughby.

∞
CAMMERAYGAL PEOPLE

The traditional custodians of the land across the Lower North Shore.

1907

RYAN'S ESTATE

Ryan subdivides his land into a new residential estate, addressed along what is now Artarmon Road.

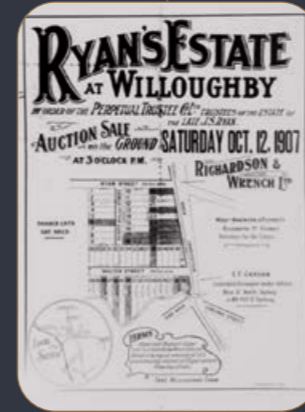


Image courtesy of Willoughby City Library

1956

CHANNEL 9

Choosing this site for its high elevation, TCN-9 builds and launches Australia's first television station.



Image Courtesy of Are Media Pty Limited/TV Times



1972

MIRVAC FOUNDED

Visionary Robert Hamilton and architect Henry Pollack partner to create Mirvac.



1996

QUAY GRAND, CIRCULAR QUAY



2007

PACIFIC PLACE, CHATSWOOD

This award winning project spans over 11 years and 5 precincts, including Altura, Cambridge, Epica, B2E and the final stage, Era.



2020

ST LEONARDS SQUARE, ST LEONARDS

2021

NINE BY MIRVAC

A new vision for Willoughby.



Artist's impression

1856

COLONIAL SETTLEMENT

John Sylvester Ryan, Thomas Cronin, and Arthur Catlett are each granted five acres of land on this site.

1904-1955

FOSTER'S DAIRY

Robert Henry Foster establishes a dairy that delivers milk to the Willoughby district twice-daily.

1960s

TV TOWER

The 233-metre transmission tower is installed, becoming Sydney's tallest structure until Sydney Tower.



Image courtesy of Willoughby City Library

1977

CASTLE VALE, WILLOUGHBY

Ahead of its time, Mirvac delivers Castle Vale at Willoughby.



2001

WALSH BAY, SYDNEY

2005

SELDON, LINDFIELD



2018

HAROLD PARK, FOREST LODGE

2020

CHANNEL 9'S LAST BROADCAST FROM WILLOUGHBY

On November 20th 2020, the network departs Willoughby and Mirvac begins development.

— MIRVAC LEGACY
— SITE HISTORY



THE MIRVAC LEGACY

PROUD HOMECOMING

“Returning to Willoughby we have an opportunity to add to our legacy, creating homes of enduring beauty and value that are loved and treasured by our loyal customers”.

STUART PENKLIS, HEAD OF RESIDENTIAL, MIRVAC

Alongside NINE by Mirvac stands Castle Vale, a visionary residential community that is testament to the enduring values that have made Mirvac a loved and trusted name in Australia since 1972.

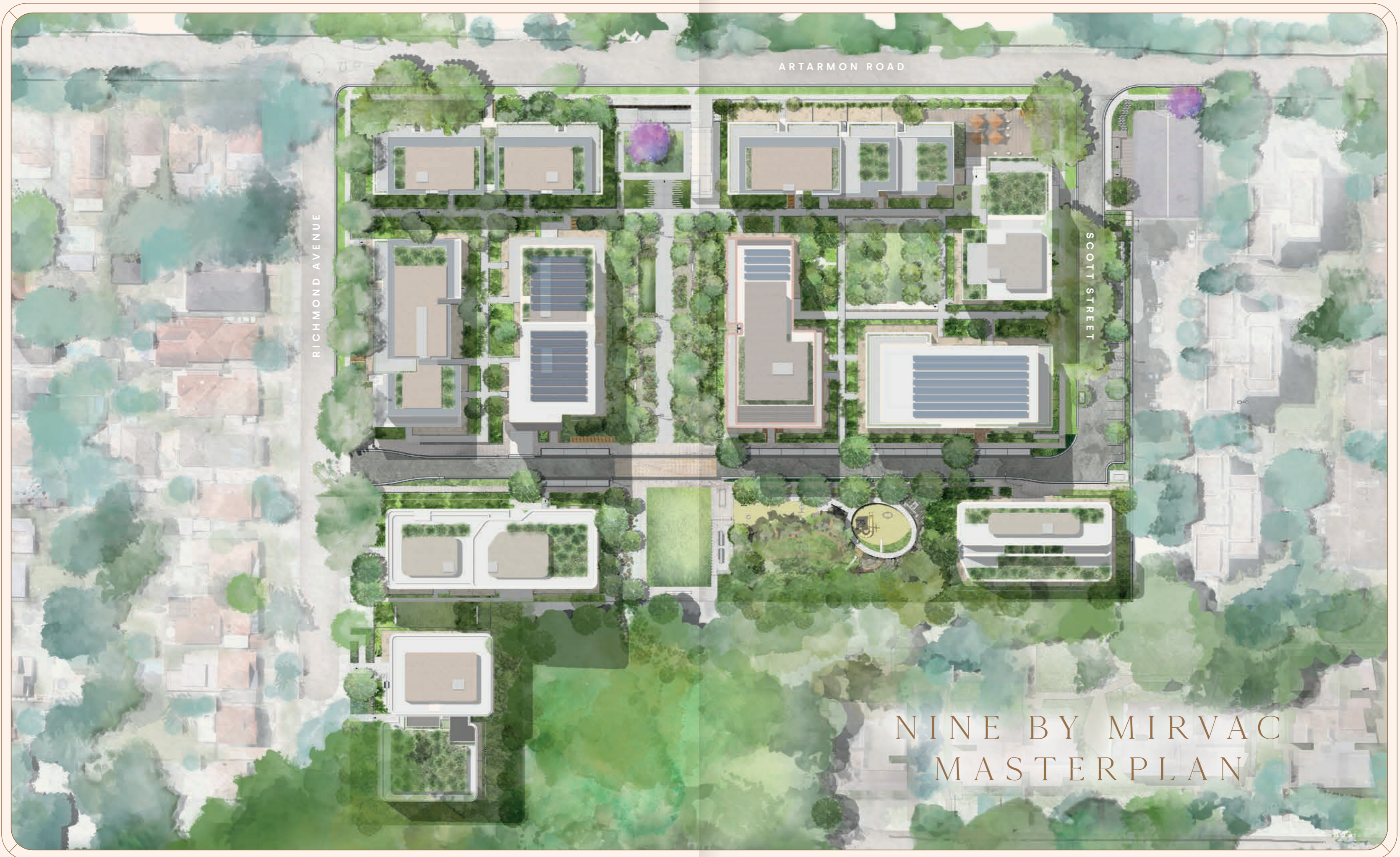
Just as when we created Castle Vale back in 1977, Mirvac continues to be ahead of its time, conscious of the way people live, how they interact with each other, and the relationship with the neighbourhood beyond.

This understanding of the need for people to meet and know each other, to be connected with nature, and to enjoy the comfort of a well designed and built home has never wavered.

Mirvac has grown in confidence and stature since its founding years, expanding its footprint from the Eastern Suburbs to the Lower North Shore and generating a following of loyal customers with every new project.

Across Sydney, Mirvac has cemented its reputation with landmark developments such as Kincoppal at Elizabeth Bay, Raleigh Park at Kensington, the redevelopment of Walsh Bay, Pacific Place at Chatswood, Latitude at Lavender Bay, Seldon at Lindfield, Springdale at Killara, St Leonards Square, and Harold Park.

As Mirvac returns to Willoughby, NINE by Mirvac will join the honour roll of homes designed and built by Mirvac: loved by those who share in our legacy and experience the Mirvac Difference.



NINE BY MIRVAC MASTERPLAN



OPEN SPACE

A once in a generation reimagining of the former home of broadcasting will deliver approximately 6,500 sqm* of open space. At NINE by Mirvac, parks, gardens, a lawn for active play, sheltered barbecues and a children's playground will be enjoyed by young and old and everyone in between.



INSPIRED BY
WILLOUGHBY

HENDERSON PARK

Named in homage to legendary newsreader Brian Henderson, the face of Channel 9 for almost four decades, Henderson Park offers a botanical wonderland. Pocket parks planted with Australian natives and lawns sprigged with shady trees offer a place to read a book in the shade, run and play for the sheer fun of it, explore nature, or simply people watch in quiet enjoyment of life's ebb and flow.





THE LAWN & PARABOL PLAYGROUND

The Lawn offers that most precious urban luxury: a stretch of green that commands you to throw off your shoes and experience the earth beneath your feet. Run around, kick a ball, spin cartwheels, or simply gaze out over treetops and terracotta rooftops to the city and distant horizon. Barbecues and a covered dining space make this a natural meeting point for community and residents right next to Parabol Playground, a playscape that weaves the history of television into a place that children – and adults – will adore.

Artist's impression. Indicative for illustrative purposes only, and not intended to be representative of the final product. Amenity and other aspects of the project may differ from this image. Design of Parabol Playground is an indicative design and its materials, colours, shape, size and design are not finalised and subject to change. The view depicted is not to be taken as a representation of views available from apartments.

SOCIAL HEART

The Plaza brings home an essential of daily life, a corner where the locals can meet and enjoy conversation. This is urban living with heart and soul. Willoughby style.



SCOTT ST.

ARTARMON RD.



FEDERATION BUILDING

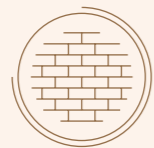
DESIGN

The bold and timeless elegance of architecture at NINE by Mirvac expresses modesty and elegance. Its restrained palette of brick, delicate screenings, and the colours of sandstone and terracotta bed a family of buildings into the landscape and lets nature draw them together. Architecture, interiors and landscaping present a harmonious rendering of comfort and luxury.

DISTINCTLY DIFFERENT

NINE by Mirvac provides the missing link that brings the edges of Willoughby together. With the newly exposed panorama of city and sky against a backdrop of cliff and bushland, old and new find a happy middle ground through architecture that is respectful of the past while looking forward to the future. Three distinct architectural styles deftly meld to form a united identity, but with a personality of their own.

ARCHITECTURAL STYLES



FEDERATION



ASPECT



RESERVE

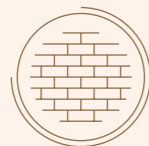


Artist's impression.



ASPECT

Views and light all converge in the sculptural form of Aspect. Many upper level residences offer district views, while lower levels embrace parks and gardens. The interplay of detailed horizontal eaves, vertical columns and a restrained material palette produce a building that is timeless and elegant.



FEDERATION

Low-rise buildings at the street edge, built of brick, create a respectful transition between old and new, drawing inspiration from the century-old Federation homes nearby. Built to a boutique scale, garden apartments feature beautifully landscaped entries at your own front door, while above, detailed façade screens and balustrades add a touch of refinement and character.



Artist's impression.



RESERVE

Nestled within the reserve and sandstone cliff edge, apartments in the Reserve buildings sit harmoniously with the local landscape. Living in sophisticated luxury, nature is close and amplified: its beauty only enhanced by the indoor comforts of home. Gentle curves, generous balconies, and organic architecture pay homage to the landscape.



Artist's impression.



STUDY AND LIVING

LIGHT FILLED

TIMELESS LIVING

EFFORTLESS STYLE



With each apartment at NINE by Mirvac enriched by its own unique outlook, living spaces are designed to encourage a life lived to the full — from grand occasions to quiet, intimate moments.





NATURAL PRODUCTS

FINISHING TOUCH

PREMIUM QUALITY

Sophisticated and timeless, apartments are layered with bespoke features that feel personal, rich and warm. Crafted joinery and natural stone kitchen benchtops are inspired by a landscape of honey hued sandstone and flora native to the region. With its locally made artisan inclusions, your home feels unmistakably Australian. Unmistakably Mirvac.



PREMIUM B STUDY



PREMIUM A BATHROOM



LOCATION

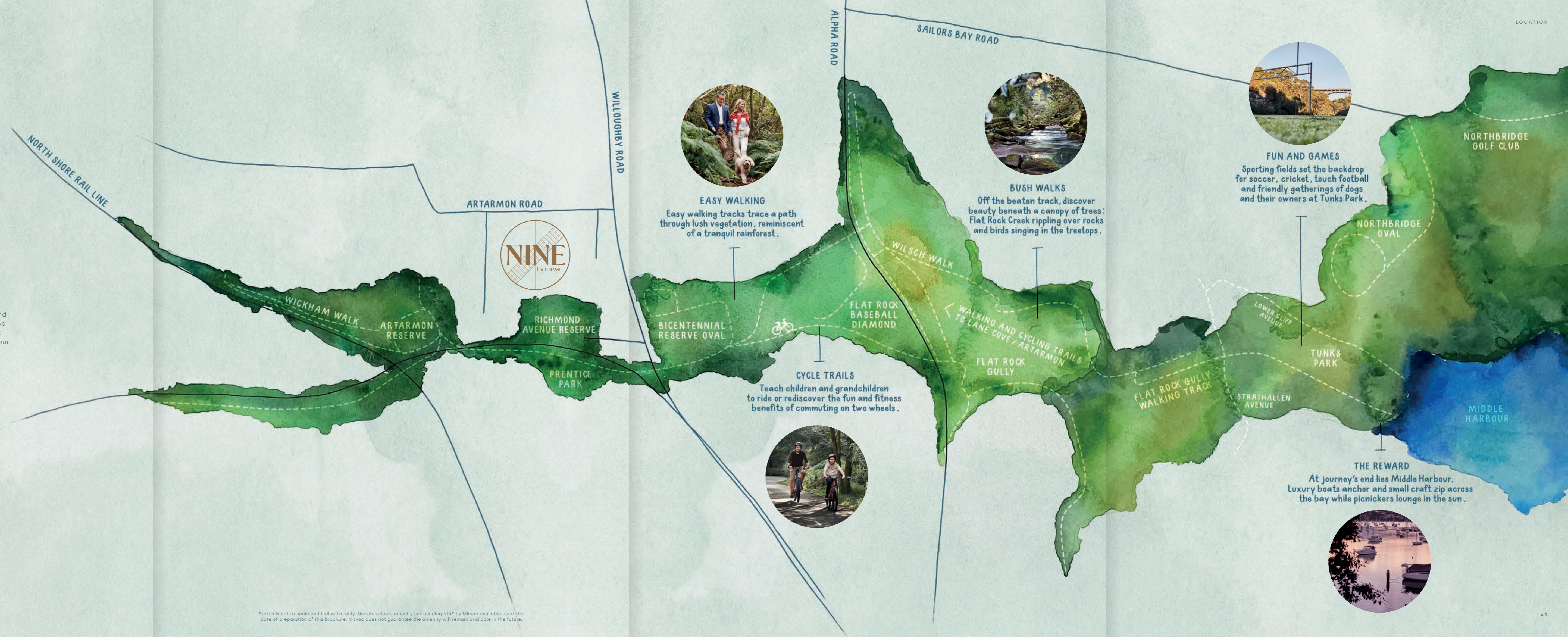
Willoughby enjoys the rare distinction of benefitting from both city convenience and peaceful bushland. It is just a seven minute drive to the CBD[^], yet blessed with the amenity of a well established neighbourhood: moments from high street village shopping, schools, hospitals, parks and sporting venues.

A NEW DAWN
AWAKENS



YOUR BACKYARD

A ribbon of green surrounds NINE by Mirvac and nature invites you to enjoy the bushland tracks and trails that weave from Flat Rock Gully to Tunks Park and the blue waters of Middle Harbour. This spectacular natural wonderland is your backyard.



EASY WALKING
Easy walking tracks trace a path through lush vegetation, reminiscent of a tranquil rainforest.



BUSH WALKS
Off the beaten track, discover beauty beneath a canopy of trees: Flat Rock Creek rippling over rocks and birds singing in the treetops.



FUN AND GAMES
Sporting fields set the backdrop for soccer, cricket, touch football and friendly gatherings of dogs and their owners at Tunks Park.



CYCLE TRAILS
Teach children and grandchildren to ride or rediscover the fun and fitness benefits of commuting on two wheels.



THE REWARD
At journey's end lies Middle Harbour. Luxury boats anchor and small craft zip across the bay while picnickers lounge in the sun.

Sketch is not to scale and indicative only. Sketch reflects amenity surrounding NINE by Mirvac available as at the date of preparation of this brochure. Mirvac does not guarantee the amenity will remain available in the future.



MIRVAC QUALITY

For half a century, Mirvac has been reimagining urban life in Australia, creating exceptional living experiences through the pursuit of quality and care in every little detail. Accountable and responsible, Mirvac has earned the trust and loyalty of customers by adhering to its foundational guiding principles.

VISIONARIES BEHIND NINE

NINE by Mirvac is the product of many brilliant minds, working collectively to create homes of enduring beauty and quality.



CHROFI

CHROFI is an award-winning architecture and urban strategy practice with expertise in placemaking and architecture. The practice was founded in 2000 after gaining international acclaim for its competition winning redesign of the TKTS booth in Times Square, cited as New York's Building of the Decade.

Today the practice is home to a team of 30 professionals based in Manly and headed by directors Tai Ropiha, Steven Figuera and John Choi. The studio has an impressive portfolio of built projects including the Maitland Riverlink Building, Lune de Sang, Harbord Diggers Redevelopment, The Goods Line, and the Ian Potter Conservatory Canberra. International recognition includes the New York Art Commission Award, three World Architecture Festival Awards, five Chicago Athenaeum International Architecture Awards, and locally, the AIA Jørn Utzon Award, Sulman Medal, Walter Burley Griffin Award and the NSW Architecture Medallion.

"We were deeply inspired by the setting of NINE by Mirvac at the threshold between the tree-lined streets of Willoughby and Sydney, the global city. Our designs really respect and reflect this unique condition, blending the urban and the natural to create a sense of calm and timelessness."

TAI ROPIHA, DIRECTOR, CHROFI

MIRVAC CONSTRUCTION

Mirvac's reputation for quality is in large part attributable to the integration of Mirvac Construction within the Mirvac Group. Mirvac Construction has a distinguished track record of delivering complex projects across all sectors and prides itself on being able to attract and retain best-in-practice professionals. Our excellence in construction has been recognised through numerous industry awards, among them the Australian Institute of Building Awards for Harold Park, Newington, Walsh Bay, Pacific Place Chatswood and The Melburnian.

"It's a matter of pride for our construction team that we continue the Mirvac legacy by building NINE by Mirvac to the high quality that our customers have come to expect."

DANIEL GUTIERREZ, CONSTRUCTION MANAGER, NSW, MIRVAC CONSTRUCTION



MIRVAC DESIGN

Mirvac Design is a diverse team of professionals working together to create amazing places for people through urban design, architecture and interior design. The creativity of our people is our great strength and the defining characteristic of our culture and team. We are proud to stand up and take the lead in exploring imaginative and sustainable design solutions that build longevity and resilience. Understanding how people will interact and live drives our enthusiasm for creating places and communities for people to experience and enjoy. The buildings and places we create are our legacy, recognised by numerous prestigious awards, including the highest accolades of all, the Australian Institute of Architects' Lloyd Rees Award for the Walsh Bay redevelopment and the Walter Burley Griffin Urban Design Award for Walsh Bay and Harold Park.

"Every element of NINE by Mirvac has been considered in detail, thinking about the experience from the moment our residents arrive by car or foot, to when they step inside their home."

NICOLAS THIOULOUSE, DESIGN DIRECTOR, MIRVAC DESIGN



MCGREGOR COXALL

McGregor Coxall is a multi-disciplinary design firm with studios in Australia, China, and the UK. Dedicated to assisting cities achieve sustainable prosperity, McGregor Coxall has expertise in landscape architecture, urbanism, environment and biocity research. International expertise combines with local knowledge and sensitivity to deliver design solutions for complex urban and environmental challenges.

"We are proud to deliver this lush landscape as a backdrop to living – for our new residents and the whole neighbourhood."

JULIA MANRIQUE, ASSOCIATE DIRECTOR, MCGREGOR COXALL



MIM DESIGN

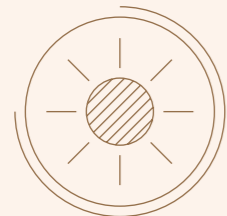
Mim Design is an award winning Melbourne-based interior architecture practice known for its creativity, high end finishes and attention to detail. Recognised nationally and internationally, Mim Design has spent more than 20 years curating a diverse portfolio spanning high end residential, retail, hospitality and corporate projects. Mim Design is passionate about all facets of design and believes it's an essential component to delivering a comprehensive and successful project. The focus is always on creating spaces that are sophisticated, refined and genuinely reflecting a client's personality or brand.

"The design narrative running through the whole project is what makes the NINE by Mirvac residences highly contemporary and liveable. We have complemented the architecture and landscaping with interior palettes that are soft and welcoming, using quality materials that are both textural and robust."

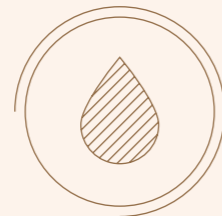
CHARLOTTE MCGILL, DIRECTOR, MIM DESIGN

FOR THE FUTURE

In our commitment to be net positive in carbon by 2030 and to empower customers to achieve their sustainability goals, Mirvac has incorporated a range of active and passive sustainability measures into the design and construction of NINE by Mirvac. Our Planet Positive program extends beyond environmental considerations, embracing social and wellbeing initiatives that lead to strong and resilient communities.



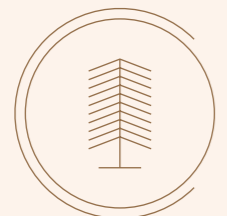
SOLAR PV CELLS AND GREEN ROOFS



WATER SENSITIVE URBAN DESIGN



REUSE OF ONSITE CONSTRUCTION MATERIALS



EXPANSIVE TREE PLANTING TO REDUCE SITE HEAT



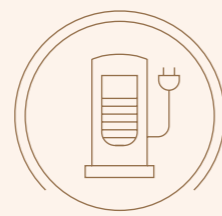
MINIMUM 70% PLANTING TO BE ENDEMIC SPECIES



CONNECTION TO NATURE, PARKS AND PLAYGROUNDS



SECURE BICYCLE STORAGE FOR RESIDENTS



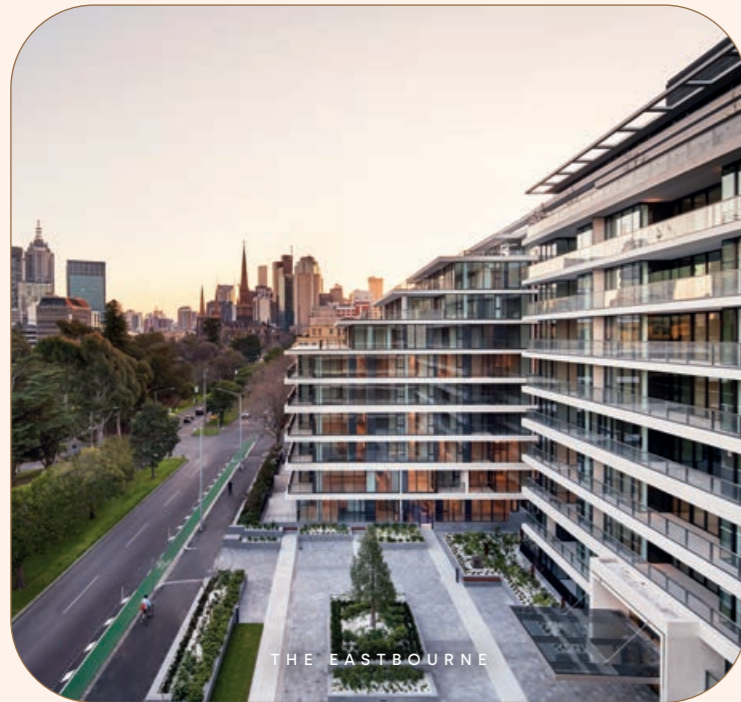
ELECTRIC VEHICLE CHARGING STATIONS



PLACES FOR PEOPLE AND COMMUNITY TO CONNECT



OVER 6,500 SQM*
OF OPEN SPACE



THE EASTBOURNE



WALSH BAY



PIER



QUAY GRAND

QUALITY AND CARE IN EVERY LITTLE DETAIL

THE MIRVAC DIFFERENCE



For over 49 years, we have been reimagining urban life in Australia — creating exceptional living experiences through the pursuit of quality and care in every little detail. You can benefit from our visionary philosophy, customer first approach and our all-under-one-roof knowledge, passion, experience, service and delivery.

AWARD WINNING EXCELLENCE SINCE 1972, WE HAVE WON OVER 700 AWARDS INCLUDING:



PCA
2020

Winner Best Development
Best Masterplanned
Community



Australian
Institute of
Architects

SIR ZELMAN COWEN AWARD
2020

Public Architecture



UDIA
2020

Excellence in High
Density Development



URBAN TASKFORCE
2020

Australia Development
Excellence Award



GOOD DESIGN AWARDS
2020

Gold Winner

It's in the detail.



NINE.MIRVAC.COM

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The content of this brochure was produced prior to completion, and prior to the receipt of final planning approvals. Photographs, diagrams and artists' impressions depicting interiors, exteriors and indicative views are a guide only. The information provided in this brochure, including those images, is believed to be correct at the time of printing but will change as the development and planning approvals proceed. 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. To the extent permitted by law, this brochure is not an offer or a contract. Mirvac expressly excludes any and all liability relating to, or resulting from, the use of or reliance on, any information contained in this brochure by any person. The information provided herein is believed to be correct as at 01/09/21 V1.

