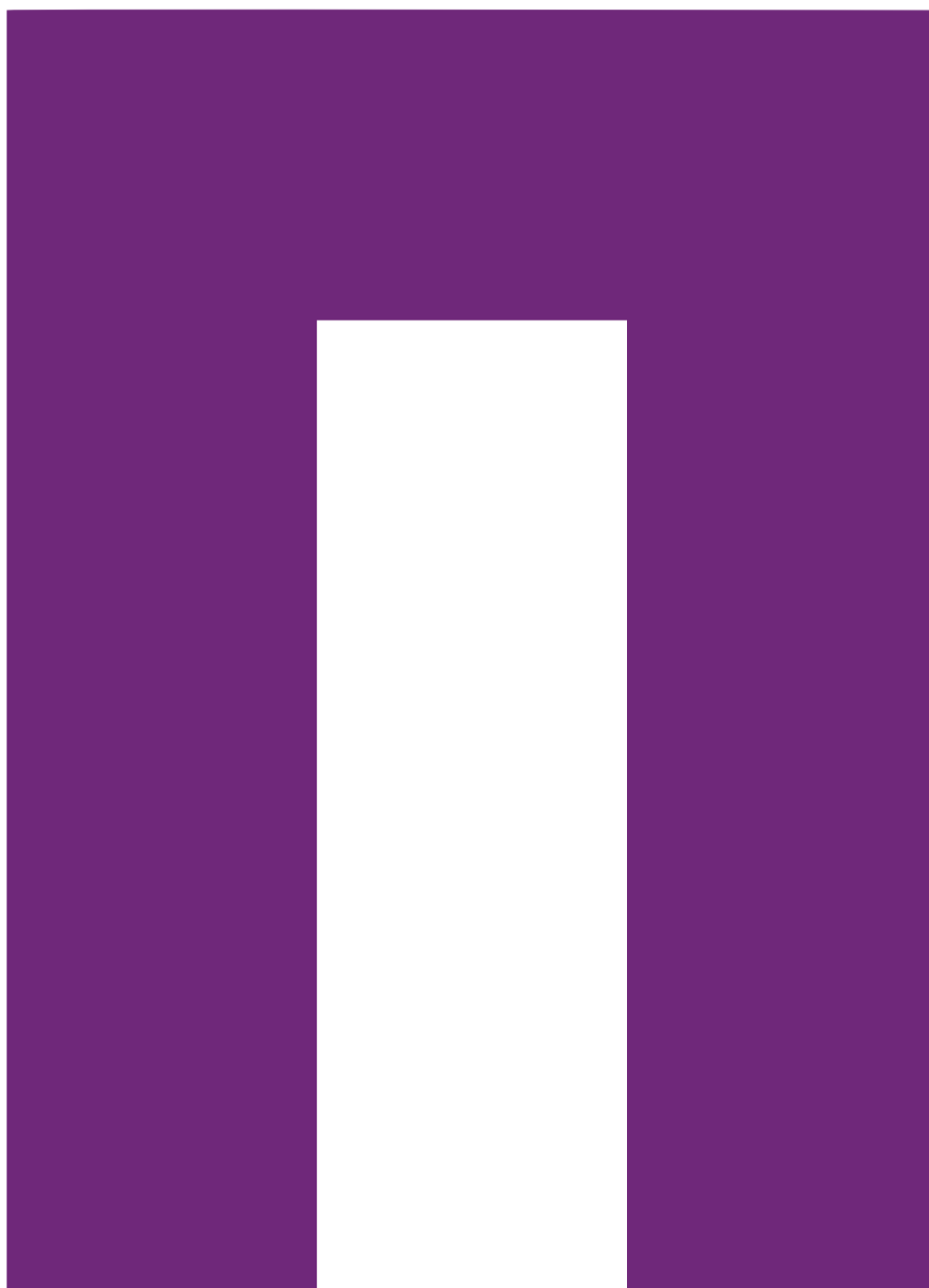


 **Highline
westmead**

The logo icon consists of two stylized letters, 'U' and 'W', stacked vertically. The 'U' is teal and the 'W' is purple. To the left of these letters are four vertical bars of varying heights and colors: orange, pink, purple, and pink.

WELCOME TO YOUR FUTURE



LIVE THE HIGH LIFE

Inspired by The High Line, New York's urban masterpiece, Highline Westmead's master-planned residential community is unlike anything Western Sydney has ever seen. Enter a residential world that complements the economic and infrastructure boom already unfolding in the Greater West. Whether as your dream home or exciting investment, Highline's impeccably designed studio, one, two and three bedroom apartments and penthouses have fantastic views and resort-style facilities. And connectivity couldn't be better - you'll be in Sydney CBD in 35 minutes and Parramatta in only one train stop - and what's more, Highline is at the start of the new Parramatta Light Rail, the hottest ticket in town for future capital growth. Introducing Highline - where your property dreams can come true.





WELCOME TO YOUR GROUNDS

Your Highline residence will be nestled within a beautifully landscaped fig tree and native eucalypt-surrounded sanctuary. The sense of botanical splendour will be composed of plantings providing year-round colour and ambiance, creating a series of lush intimate spaces for relaxation and socialising. The landscape will be enhanced by both the large existing trees and new tree plantings which will provide shade and amenity, whilst low shrubs and ground covers will act as points of interest and discovery throughout the captivating landscape. The central luxury pool, sundeck, cabanas and outdoor lounge area will beckon, as will the outdoor BBQ and dining area. Further enhancing your grounds will be a feature grove with seating, a passive green space, winding pathways with mass "jungle" style plantings and a communal landscape podium.





YOUR EXCLUSIVE RESORT

Highline's pristine lap and lounge pool provide for year round rest and recreation. Surrounded by lush landscaping, warm timber sun deck, BBQ and outdoor dining area, this space acts as the development's outdoor centrepiece and oasis. Bespoke canopies and cabanas provide shade and protection, and an adjacent community room offers a space for residents to host functions and events or gather and meet friends and family. Highline's landscaping is abundant and numerous secluded areas are positioned within the exquisite gardens creating plenty of places to enjoy privately for relaxation and contemplation.

MAKE A SPLASH

Highline's resort-style facilities will be the envy of all your friends and provide you with fantastic places to relax and unwind or get social. Part of the Highline vision is that its common areas become a cultural and social hub for residents, embracing the local heritage through the use of celebratory materiality and bespoke public art that complement the site's history and provide a sense of place and belonging. Oakes Lane will offer you a shared space and public meeting place, anchored by the amazing backdrop of the heritage university campus and feature public art entrance. Or wander down to Bayley's Grove - the perfect chilled out place where you can sit under the Ornamental Pear Tree Grove or on the raised lawn whilst enjoying the afternoon sun.



ARTIST'S IMPRESSION





ARTIST'S IMPRESSION

ON HIGHER GROUND

Literally topping it all off is your rooftop garden and terrace, with panoramic views spanning 360° across Sydney. Enjoy the raised outdoor lounge area, BBQ and outdoor dining spaces where relaxing will be a breeze and meeting new friends a given. Experience your higher self under shade canopies, amid lush

and fragrant plantings while taking in one of the best views in Sydney. You'll be everyone's best friend on New Year's Eve when the firework display will be an explosive extravaganza, and stargazers will be in heaven, with the unobstructed sky opening above you like never before.

WELCOME TO YOUR HOME



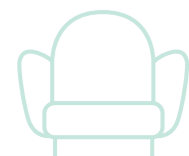
A PANORAMIC OUTLOOK

Your Highline views are defined by the expansive sense of space and elevation that is so rare in Sydney living. From the lower levels your outlook will take in the verdant glory of your own landscaped garden or the grounds. Then from higher up, your view will be dominated by an abundance of treetops, calming expanses of open green land and the wide open skies permitted by the district's low rise buildings. Some outlooks generously take in Parramatta Park and River. Westerly views extend all the way to the beautiful Blue Mountains, and to the East, panoramic vistas of Parramatta and Sydney CBDs are beautiful both by day and night.



DREAMS CAN COME TRUE

Architects extraordinaire, Turner Studio, have designed this selection of **one bedroom apartments** to be as functional as they are attractive. With a wide range of floorplans and orientations to choose from, you will be sure to find your ideal first home or outstanding investment. Spacious living and dining areas open out to large balconies, creating flowing spaces to enjoy every day. Every outlook will be a joy to behold, ranging from the lushly landscaped garden outlook of ground level apartments to the panoramic views from higher up. Just take your pick. Designer kitchens are well-equipped with quality appliances and good cupboard space. Bedrooms are generously proportioned with built-in wardrobes and, in most cases, have direct access to the balcony. Chic bathrooms provide decadent walk-in showers, floor-to-ceiling tiling and ample cabinet space. Additional features include internal laundries with dryer and tub, storage cupboard, reverse cycle air conditioning, audio intercom and a secure undercover car space.





ARTIST'S IMPRESSION

ANYTHING'S POSSIBLE

These **one bedroom with study alcove** apartments provide the ideal home or investment, perfect for single people and couples alike. Exquisite finishes, fittings and fixtures adorn these brand new apartments, creating homes that are perfect to move into and enjoy. Timber floors flow to elegant ceramic tiling, paving the way for balcony and wet areas. Your home will be your oasis, where you'll be free to create delicious meals in your beautifully designed kitchen, take in the glorious view from your spacious balcony, relax and unwind or entertain in your generous living areas and take advantage of the ultra-convenient home study area. And above all, you'll create memories as you inhabit your dream apartment, sharing precious moments with family and friends. Contemporary designer bathrooms provide decadent walk-in showers, floor-to-ceiling tiling and ample cabinet space. Additional features include internal laundries with dryer and tub, storage cupboard, reverse-cycle air-conditioning, audio intercom and a secure undercover car space.





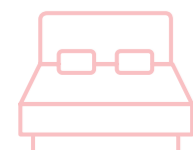
ARTIST'S IMPRESSION

Highline's **two bedroom apartments** are a testament to intelligent and refined design. Explore the fantastic range of floorplans and select one that's perfect for you. Double storey loft apartments have soaring voids to accentuate the sense of light and space and many apartments feature cross-flow ventilation, creating a natural flow of air. Living and dining areas are spacious and flow to the sizeable balconies, perfect for entertaining and everyday life. Gourmet kitchens are beautifully finished and equipped, featuring Smeg appliances. Master bedrooms are spacious with built-in wardrobes, designer ensuite bathrooms and, in many cases, balcony access. Second bedrooms are also sizeable with built-ins and the main bathrooms generally feature a bath. Additional features include internal laundry with dryer and tub, storage cupboard, reverse cycle air conditioning, audio intercom and secure undercover car space.

DOUBLE YOUR PLEASURE



ARTIST'S IMPRESSION



YOUR BOTANICAL OASIS

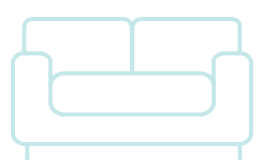
Imagine a lushly landscaped home haven to call your own? Imagine no more, because Highline's **garden apartments** have it all. There are a variety of floorplans, all impeccably designed to maximise your enjoyment of indoor/outdoor living. Some are double storeys with stunning voids up to the second level, many have separate access and all are designed to maintain privacy while still taking in the beauty of the common grounds that extend beyond your own private courtyard. Living and dining areas fuse indoor and outdoor spaces perfectly. Superbly crafted kitchens are well equipped and beautifully finished. Bedrooms are all spacious with built-ins, masters with stylish ensuites and many with direct access outside. Chic bathrooms have baths and mirrored cabinets. Additional features include internal laundry with dryer and tub, storage cupboard, reverse cycle air conditioning, audio intercom and secure undercover car space.

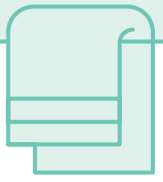


ON TOP OF THE WORLD



Impeccably designed by multi award-winning architects, Turner Studio, Highline's one, two and three bedroom **penthouses** could be your home among the clouds. Fusing quality of life and elegance of style with design of the highest calibre, these exemplary apartments are a cut above the rest. Entertain in the finest style, with expansive open plan living and dining areas that flow seamlessly to spacious balconies, taking in the panoramic, elevated views. A selection of penthouses are double storey and feature extra high ceiling voids, amplifying the already lofty sense of space and light. Many penthouses offer cross-flow ventilation, creating a natural circulation of air. Chef's dream kitchens feature decadent polished stone benchtops and stainless steel Smeg appliances. Master bedrooms are expansive with generous built-in wardrobes and luxurious ensuite bathrooms. Additional features include internal laundries with dryer, tubs and cupboards, reverse cycle air conditioning, audio intercom and secure undercover car spaces.





SOHO SCHEME



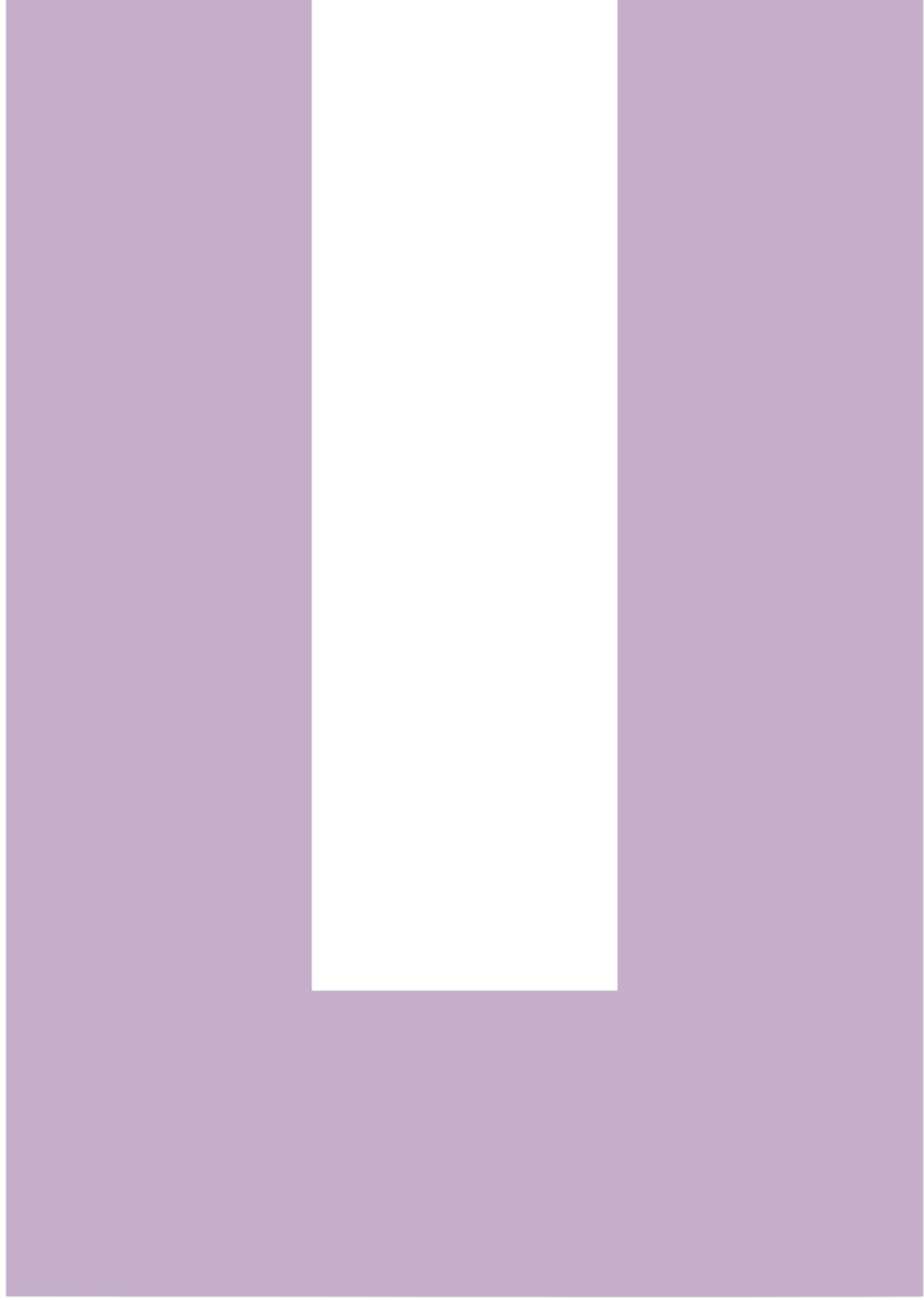
MANHATTAN SCHEME



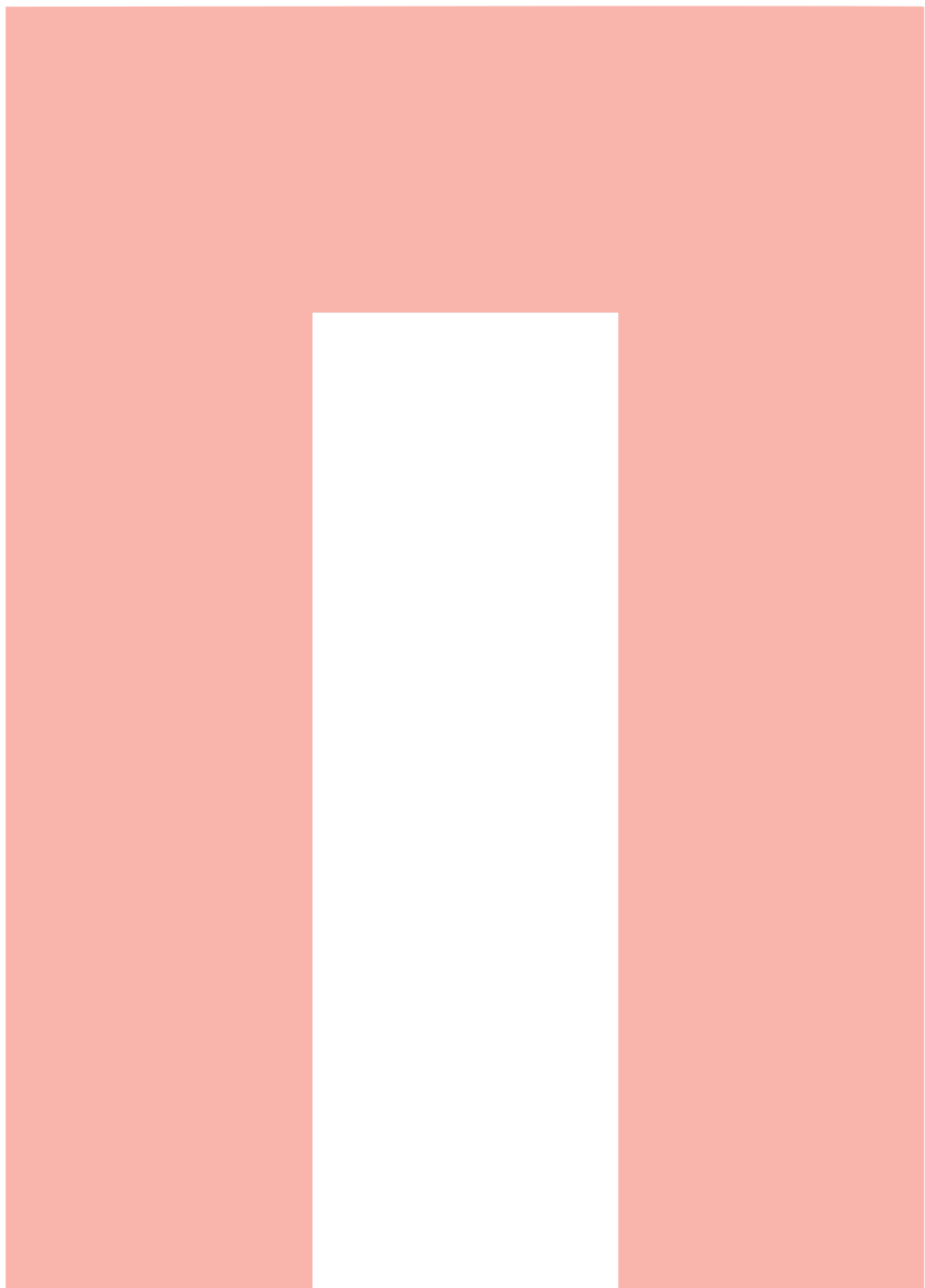
THE FINEST FINISH

Interior designers have sourced superior finishes and fittings to ensure these apartments are not only beautiful, but built to last. Quality timber floors line the living areas and elegant ceramic tiling paves the wet areas and balconies, while sumptuous carpet insulates the bedrooms. Kitchens feature stainless steel Smeg appliances including gas cooktop, multi-function oven, range hood, dishwasher and microwave, polished

stone benchtops, sleek joinery and double sinks. Bathrooms offer floor to ceiling ceramic tiles, mirrored wall-mounted cabinets and integrated toilet. So create the mood with your choice of designer finish – the lighter ‘Soho’ or the striking ‘Manhattan’ scheme - and the backdrop will be set to complement your own furniture or artwork and harmoniously integrate your favourite colours and textures.



WELCOME TO YOUR PLAYGROUND



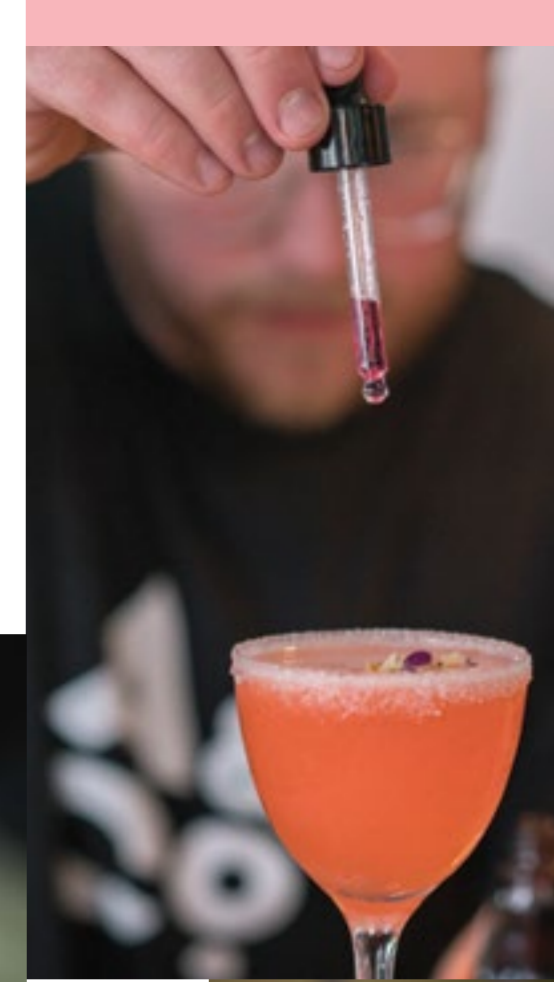


A BRIGHT NEW WESTMEAD

Highline Westmead will be position perfect to offer the ideal lifestyle. It will have the tranquil atmosphere that already exists, coupled with the exciting new changes that are on the way. The light rail will be on your doorstep, making commuting a breeze. And you can get fit with the newly opened cycleway that connects Highline directly with Parramatta Park. Westmead's new tree-lined town centre will have great new shops, an exciting Eat Street and a supermarket for all your grocery needs.



PARRAMATTA



A LIFESTYLE DESTINATION

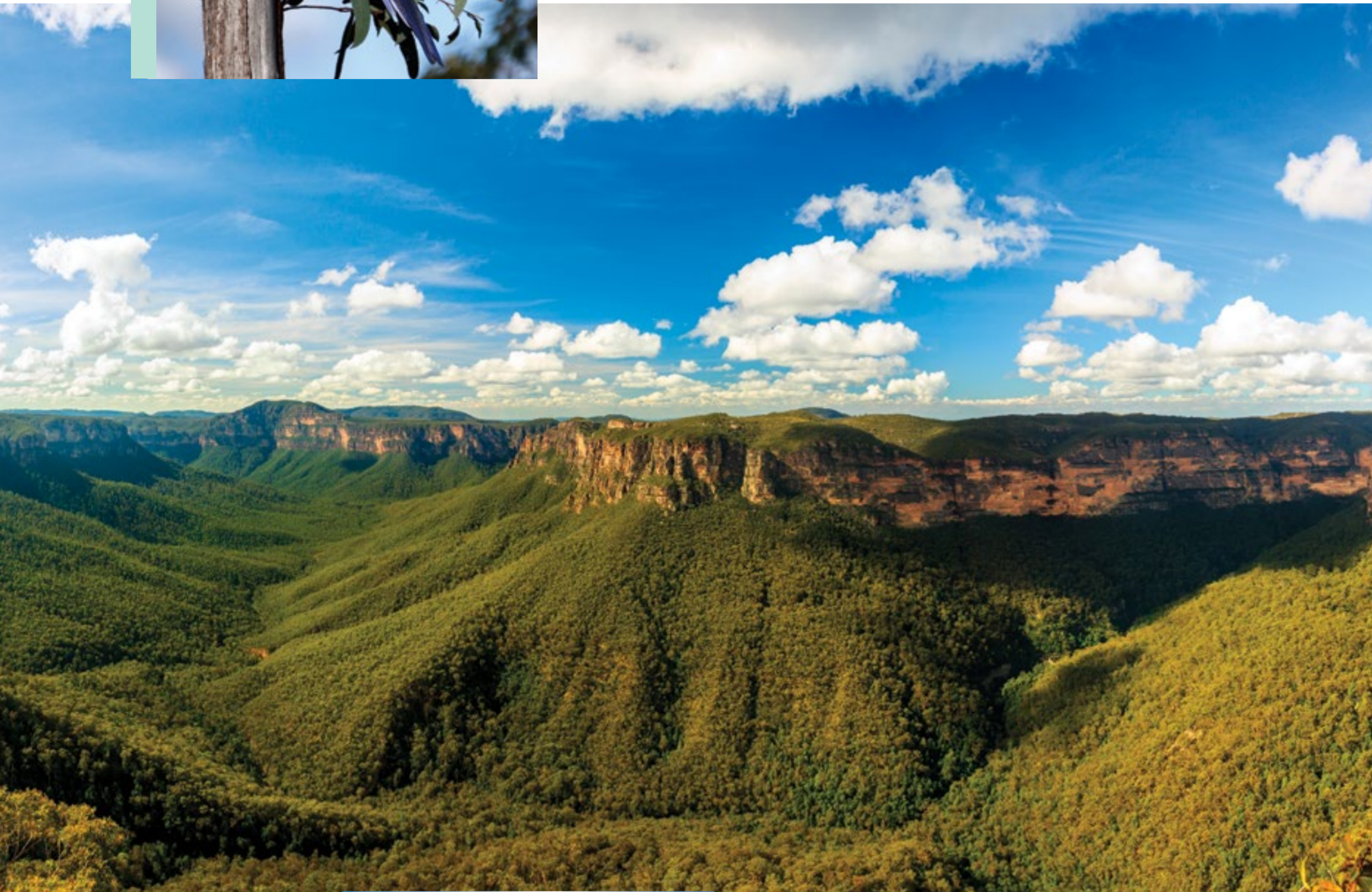
Parramatta Park is a short stroll down Queens Rd. Weaving through its expansive parklands is a fantastic 3.2km cycling/jogging/walking lane that connects you with cycle paths along the river and all the way to the Sydney Olympic Park. Tropicfest takes place here and you can enjoy the local music festivals, including the Parramatta Lanes Festival offering the finest food, music and art. Then there are the new Aquatic Centre and Parramatta Stadium on the way.

While your Highline home will be your oasis, the culture, shopping and cuisine of bustling Parramatta are only moments away. Some of the biggest names in the food scene have opened restaurants here and there are more to come. The city offers endless entertainment and a rich and diverse culture thanks to the multicultural nature of its community. This buzzing metropolis has all the big name retail shops and Westfield Parramatta, one of Australia's largest shopping centres.





A RECREATIONAL HUB



GREAT WESTERN SYDNEY

And from your Highline home, it's 15 minutes to Wet'n'Wild, 25 minutes to the new Western Sydney Zoo and 30 minutes to the coming Western Sydney Airport. Sporting venues abound - try Rosehill Gardens Racetrack for the carnivals, visit Sydney Olympic Park or play a round of golf. Then escape the city to the nearby World Heritage Listed Blue Mountains.



Dave Keeshan / Flickr





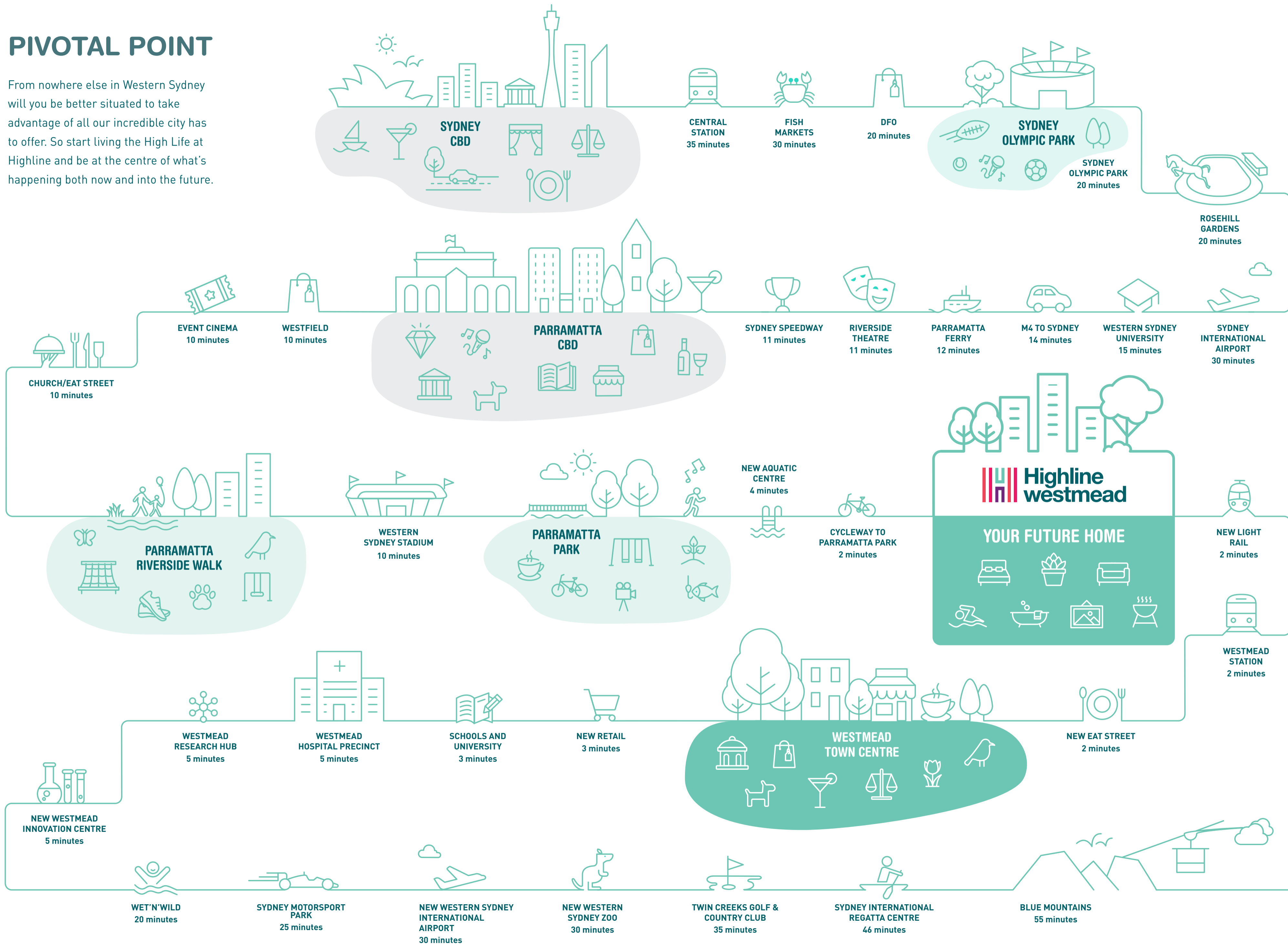
A RECREATIONAL HUB

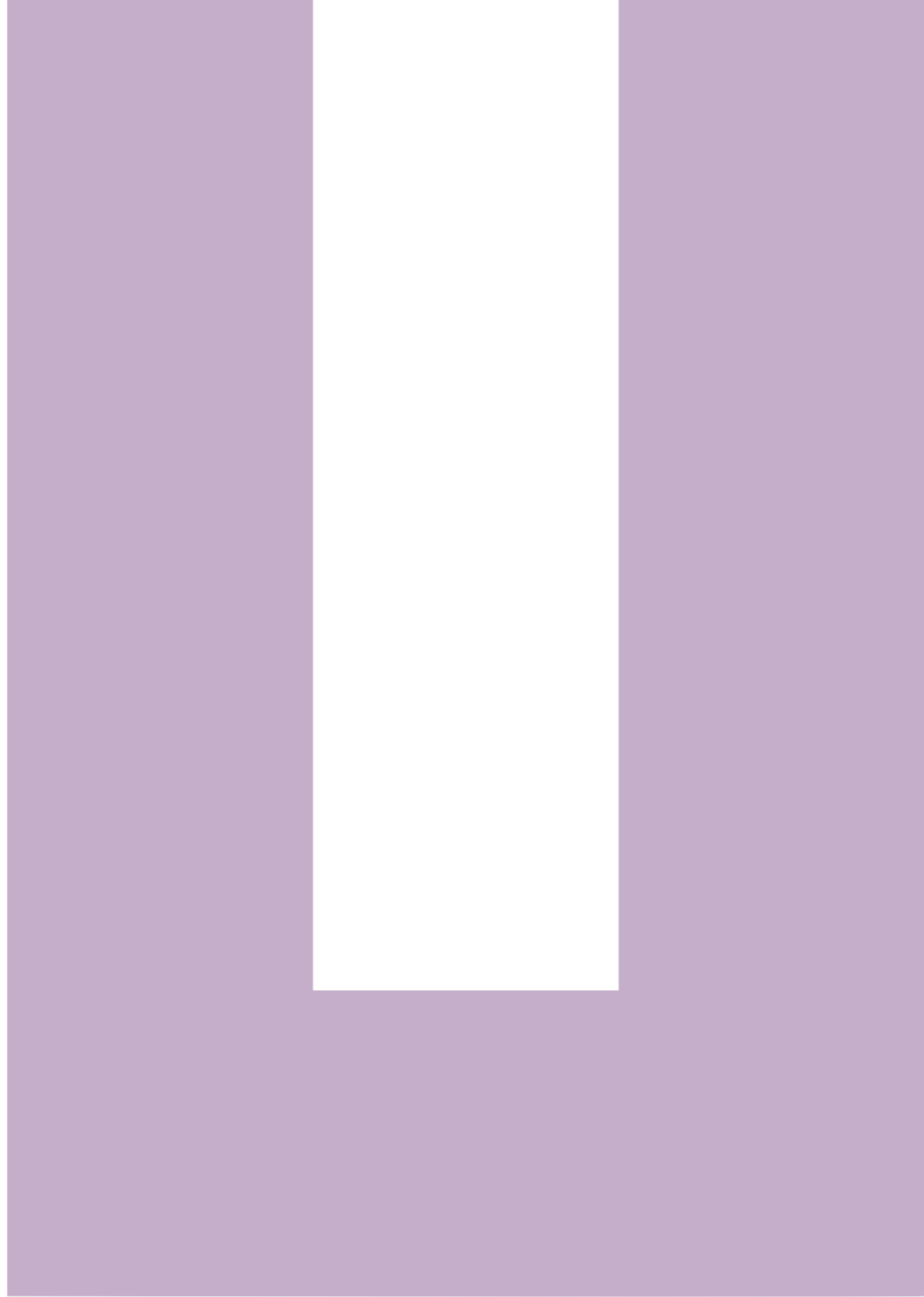


Dave Keeshan / Flickr

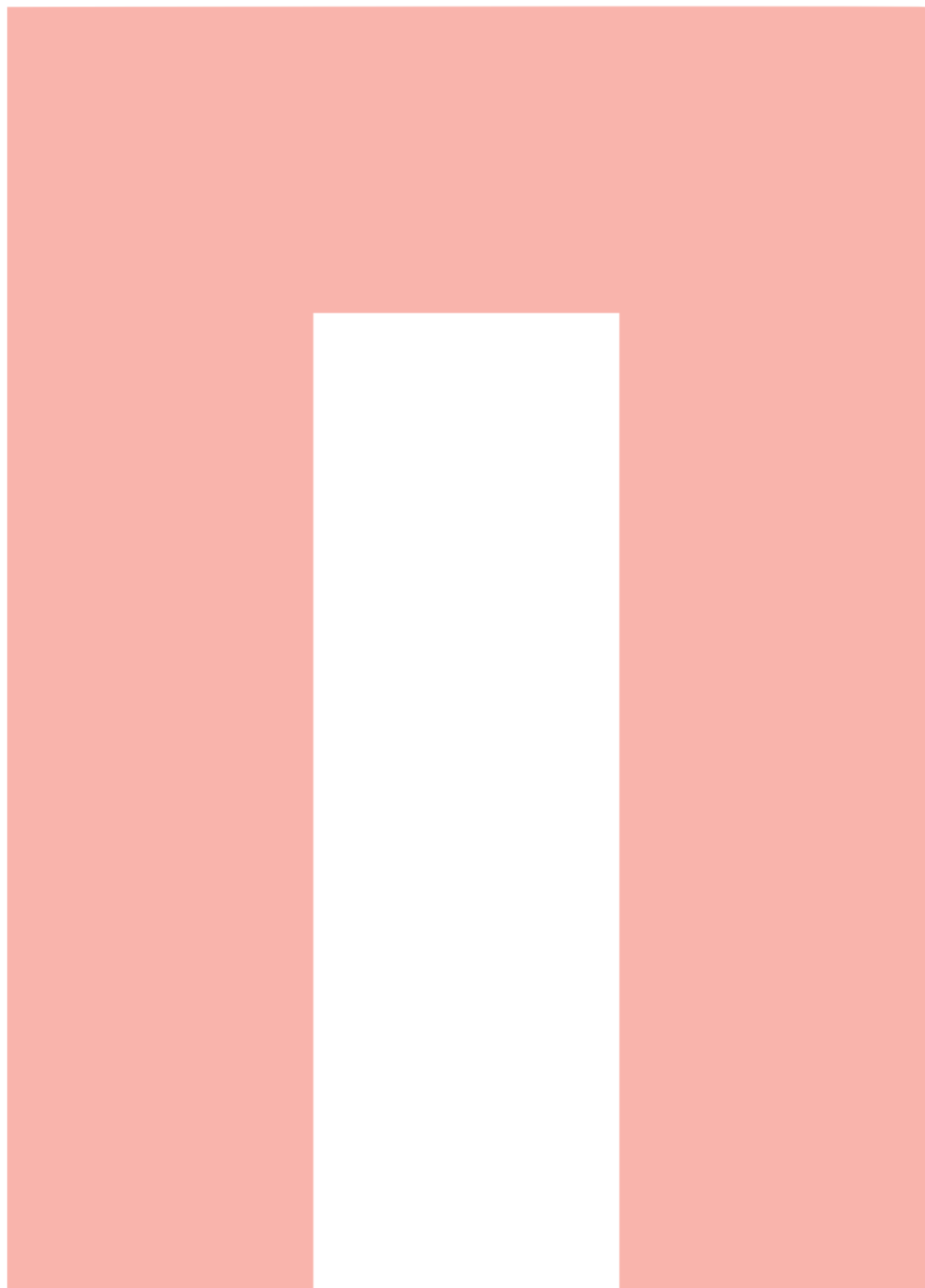
PIVOTAL POINT

From nowhere else in Western Sydney will you be better situated to take advantage of all our incredible city has to offer. So start living the High Life at Highline and be at the centre of what's happening both now and into the future.





WELCOME TO YOUR INVESTMENT





Concept design from FutureNet Business Leaders



Image courtesy of NSW Government



Highline Westmead is at the epicentre of the Greater West, in a perfect and unique position to take advantage of all the incredible changes happening now and beyond. Travel times to Greater Sydney will be markedly diminished by way of the Sydney Metro Northwest rapid transit train link, WestConnex (the largely underground road system designed to ease congestion and connect communities) and other huge infrastructural projects. There'll be a new international airport, monumental new Parramatta Stadium, amazing new Western Sydney Zoo and brilliant new Aquatic Leisure Centre. These and many more progressive projects will completely transform the face of the West, creating one of the three dynamic cities in Sydney's vision of a new metropolis.

LIGHT RAIL
CIVIC CENTRE
EAT STREET
INNOVATION CORRIDOR

WELCOME TO YOUR WEST MEAD A NEW WESTERN SYDNEY

“ Sydney will be transformed into a metropolis of three cities... particularly exciting for Sydney's West, with an entirely new city to emerge west of the M7. ”

Chief Commissioner, Greater Sydney Commission, Lucy Turnbull

“ The Westmead Precinct will grow significantly over the next 20 years – bringing with it more entrepreneurial start-ups, innovation and technology-based industries, and generating thousands more highly skilled jobs for the area. ”

Western Sydney University Vice-Chancellor, Professor Barney Glover

The suburb of Westmead is rapidly changing, and Highline presents a golden opportunity to get in on the ground floor of something big. With an incredible \$5.8 billion to be invested over the next decade, Westmead is set to become Australia's fastest growing economy. The start of the new Parramatta Light Rail line will be at your doorstep as will Westmead's new and vibrant tree-lined hub - the Civic Centre with all new retail shops, Eat Street and supermarket, ready to service one of Australia's most important health, medical and innovation districts. This renaissance will increase the desirability and value of the area considerably and add significantly to its residents' quality of life.

WESTERN SYDNEY AIRPORT
SYDNEY METRO NORTHWEST
PARRAMATTA STADIUM
WESTERN SYDNEY ZOO
WESTCONNEX



Image courtesy of Health Infrastructure NSW



Image courtesy of JRH

WELCOME TO YOUR FUTURE GROWTH

WITH OVER \$5.8 BILLION OF INVESTMENT OVER
THE NEXT DECADE, WESTMEAD IS SET TO BECOME
AUSTRALIA'S FASTEST GROWING ECONOMY



\$1.9bn

economic output in 2016



50,000

specialised workers by 2036



\$5.8bn

investment planned in
the next decade



10,000

tertiary students by 2036



10

leading institutions in health
and education nearby



33.2%

strongest house price
growth in Sydney for 2016



EMPLOYMENT

- 50,000 specialised workers by 2036
- \$5.8bn investment planned in the next decade, creating thousands of jobs
- Westmead Innovation Centre - completion due 2020
- \$1.9bn economic growth in 2016



POPULATION

- Annual income growth for Westmead LGA is highest in Western Sydney at 4.8%
- Number of Westmead residents to increase from 12,400 to 20,000 by 2036
- Number of tertiary students to grow to 10,000 by 2036



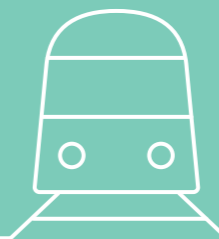
HEALTH

- Westmead is the Southern Hemisphere's largest health precinct covering 5 hospitals with 1,360 beds
- \$3.4 billion committed to redeveloping Westmead health and medical precinct
- Children's Medical Research Institute Stages 3, 4 & 5 - completion due 2025



EDUCATION

- 5 secondary schools within a 1km radius of Westmead, all in the top 50 NSW ATAR ranking
- Over \$900 million in campus investment across University of Western Sydney and the University of Sydney



INFRASTRUCTURE

- New Light Rail on your doorstep to Parramatta CBD and Carlingford - completion due 2024
- M4 links and tunnel to Sydney CBD - completion due 2019
- Western Sydney Airport opens in 2026



LIFESTYLE

- New Westmead Civic Centre
- Cycleway connecting Westmead to Parramatta Park
- New retail nearby
- Proposed Eat Street along Hawkesbury Road
- New pedestrian tree-lined walkways
- New Western Sydney Stadium upgrade - completion due 2019



GREAT POTENTIAL FOR INVESTMENT GAINS YEAR BY YEAR

- Westmead will be Australia's fastest growing economy
- Highline is located at the epicentre of Greater Western Sydney's infrastructure boom and dynamic growth
- Strong apartment price growth in the last 3 years, greater than Sydney or Parramatta
- Lower rental vacancy rate than Sydney and Parramatta
- Excellent potential for capital gain

2017

- Queens St. Cycleway from Westmead to Parramatta Park completed

2019

- New Western Sydney Stadium completed
- M4 links to Sydney CBD completed
- University of Sydney Educational and Research Facilities completed

2021

- Western Sydney University campus redevelopment completed

2025

- Children's Medical Research Institute Stages 3, 4 & 5 completed

2036

- 50,000 specialised workers in Westmead
- 20,000 residents in Westmead
- 10,000 tertiary students in Western Sydney Campus

2018

- Westmead to Carlingford Light Rail construction to commence

2020

- Westmead Innovation Centre completed
- Westmead Stage 1 redevelopment completed

2023

- New Light Rail from Westmead to Carlingford via Parramatta arrives
- Powerhouse Museum Parramatta completed

2026

- Western Sydney International Airport opens
- North Parramatta Urban Transformation Program completed

THE FUTURE TIMELINE ...



COLES SUPERMARKET A FEW MINS AWAY



PARRAMATTA PARK 4 MINS BY BIKE



M4 FREEWAY 7 MINS BY CAR



NEW WESTERN SYDNEY AIRPORT 30 MINS BY CAR

SYDNEY AIRPORT 51 MINS BY TRAIN



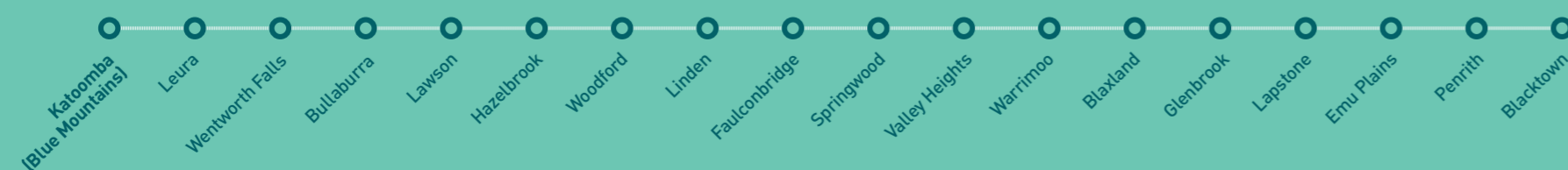
SYDNEY CBD 35 MINS BY TRAIN

FUTURE

CONNECTIONS

NEW LIGHT RAIL & WESTMEAD TRAIN STATION ON YOUR DOORSTEP

With a bird's eye view you can see just how central and well-positioned Highline really is. Like the pivotal piece in the Greater Sydney puzzle, Highline Westmead will connect you better than anywhere to the best Sydney has to offer, in the fastest possible way. The choice will be yours... choice of place to work, place to party, place to dine, park to enjoy, school for your child, institution for your study, shopping centre for your retail needs - the list is as endless as all the new infrastructure that will unfold before your eyes. So get connected to the future from the best place to be - Highline Westmead.





DEVELOPER

Deicorp was established in 1999 and has been successfully operating as a privately-owned property development and construction group for almost two decades. The company has grown considerably, expanding into the fields of Construction Management, Project Management and offering design and construction services. Deicorp has been involved in numerous community and charitable foundations, one of the most notable sponsorships being Camp Quality, having supported and participated in the Camp Quality Escarpade since 2007, raising almost \$2,000,000 to date.

The company has successfully revitalised Sydney's suburbs targeted for growth by delivering high quality residential, retail, commercial and mixed-use projects. Well known and highly respected, Deicorp has developed and worked on over 6,000 apartments and created 110,000sqm of retail/commercial suites with over 1.5 billion of work in the pipeline. Deicorp build clever, connected, affordable and accessible properties that have helped to build communities in 35 suburbs across the Sydney region.

As a leading market force and innovator, Deicorp has forged an enviable reputation as an efficient, progressive and sustainable property developer. Its by-line, 'built to deliver', sums up the reliability and capability of Deicorp. With the help of its 120+ highly skilled employees, it is able to take a project from concept and carry it through feasibility studies, design, development, construction and marketing through to final delivery of an intelligently designed and affordable development of high quality and superior aesthetic.

Signature completed developments include Endeavour at Arncliffe, Alpha Apartments in Lewisham, Moss Wood Apartments in Kogarah, One Victoria in Ashfield, Urba in Redfern, Revolution Apartments in Marrickville, The Charles in Canterbury, Crowle Estate in Meadowbank and South Village in Kirrawee.

YOUR DREAM TEAM

SOUTH VILLAGE, KIRRAWEE



SOUTH VILLAGE, KIRRAWEE

TURNER

ARCHITECTS

Turner Studio is celebrating 15 years of practice and a recent transformation reflecting the increasing maturity and sophistication of the firm. This evocative multi award-winning design practice has realised over \$3 billion in completed or under construction projects. With approximately 100 staff from 24 countries, Turner reflects a culturally diverse workplace that is strong in identity and continually evolving. The company adeptly undertakes the process of designing and delivering buildings, steering a definitive course through the often-complex requirements of approvals and construction.

Turner's projects include everything from urban design, master planning, public buildings and seniors living to hospitality, apartment buildings and houses, with interior architecture commonly incorporated as part of the service. The practice strives to create innovative residential, public, workplace, industrial and urban projects that are informed by environmentally responsive design principles. Recent experience on architectural urban projects includes locations as diverse as China, Indonesia, Vietnam and Lebanon, as well as locally in Sydney.

START LIVING THE HIGH LIFE



To own an apartment in this ground breaking development or to find out more, please call us or visit our website and take the next step toward realising your Highline dream.

1300 031 272

HighlineWestmead.com.au



ARTIST'S IMPRESSION



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