



AURA

PYMBLE

PROJECT UPDATE
2nd October 2015



AURA – Elevate Your Lifestyle

Elevate your lifestyle and your expectations. Aura at Pymble sits majestically on an elevated site which takes in a magnificent 270 degree vista of Sydney, from Chatwood's towers to the CBD's sparkling lights, right through to the Blue Mountains. The panoramic views will take your breath away, the stunning modern architectural design will impress, and the timeless luxurious interiors will inspire. Step up to an indulgent way of living with a bird's eye view at Aura.



Aura apartments feature individualised planning to optimise the use of space and take advantage of the elevated aspect, to ensure your home is truly unique. Living areas flow seamlessly to large entertainer's balconies or courtyards with outlooks that expand as you climb higher. Kitchens feature a clever blend of timber and polyurethane, and concealed lighting highlights the beauty of stone benchtops, engineered timber floors and mirrored bathroom cabinets. You'll love coming home to Aura.



Aura's prized location on Pymble's hilltop offers an enviable address. Ideally located on Sydney's Upper North Shore, this quiet and leafy suburb is renowned for its stunning natural setting and is home to Sheldon Forest and Dalrymple-Hay Nature Reserve. At Aura, you're just a short stroll to local shopping, restaurants, parks, cafés and just 200 metres to Pymble train station. And the Pacific Highway/M1 puts you within easy reach of the CBD. Nearby attractions include three golf clubs, West Pymble Pool, Bobbin Head Marina, Ku-ring-gai Chase National Park, plus some of Sydney's best universities, private and state schools.



Construction Update:

Photo 1 – The photo shows the perimeter site fencing being erected for safety purposes prior to the commencement of the removal of hazardous material.



Photo 2 – The photo shows another angle of the perimeter fencing erected.



Photo 4 – The photo shows the site locked and ready for construction works to commence.



Summary

The Aura Pymble Development is set to be the most exciting project get underway along the North Shore of Sydney. The Aura Apartments will commence construction works the first week of October 2015 following on setbacks through Council Authorities which delayed the commencement.

Unfortunately the past few months we were unable to commence works due to contentious conditions of the Development Consent which did not allow us to start any construction works. Through thorough investigation and implementing alternate design solutions we were able to overcome and mitigate the contentious conditions and receive approval to commence early construction works.

Midson Construction (NSW) Pty Ltd, midsonconstruction.com.au were appointed the Builder in August 2015 to complete the design and construction of the 79 residential apartments. Midson met the project teams criteria with their previous project experience and team they've appointed to the project. The experienced team will be setting up on site from the first week of October 2015.

The construction programme from commencement of demolition works to practical completion is 18 months, therefore the target forecast date for Practical Completion is April 2017. We will endeavour to review project opportunities which will assist in mitigating time and achieving the target date.

The early construction works will commence with the removal of hazardous material prior to demolition works. The removal of hazardous material will take approximately two weeks which is required prior to demolition commencing, therefore the demolition works will be aiming to start the week of 19th October 2015. We are anticipating the demolition works to take approximately four weeks.

The bulk excavation and piling works will commence following demolition which is a three-four month process. The bulk excavation is scheduled to commence the week of 16th November 2015 and targeting to complete the end of February 2016.

Now that we have been able to overcome the Authority hurdles the critical path now for the project is completing the bulk excavation and piling prior to February 2016 and will enable the project to be in-line with the programme to meet the target practical completion date in which we consider achievable.

We will provide an update in the next few weeks to show progress photos of the demolition works.