



A MOSAIC PROPERTY GROUP  
SUSTAINABLE  
DEVELOPMENT

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GRACE

BY MOSAIC

## A Considered Approach to Developing Our Future

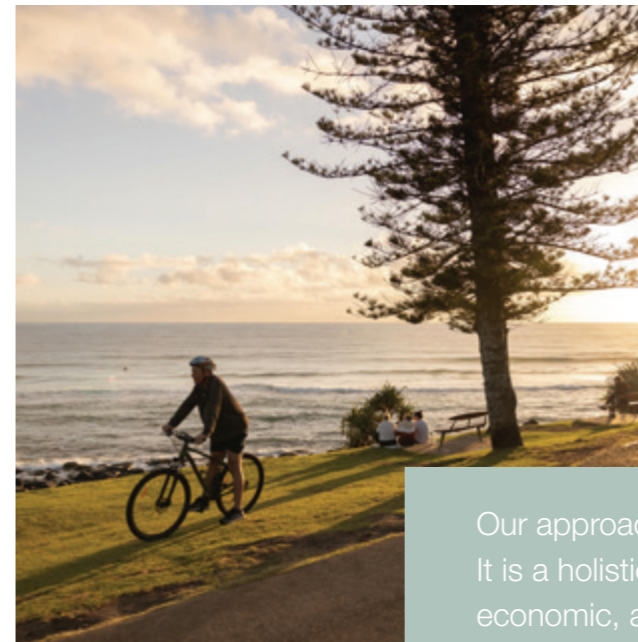
### Our Sustainability Journey

We are incredibly mindful of the footprint we leave behind, not just on communities but also on the environment.

As a private developer, we are one of the most advanced in our genuine commitment to sustainability, particularly considering our size and scale.

While we have made a lot of progress over the years, our dedication to push forward and further advance our approach to sustainability is an essential part of our evolution.

**Taking important steps to reduce our footprint speaks to our unwavering commitment to Enduring Value.**



### Meaningful & Measured

Our sustainability journey is about continuing to broaden our focus on every detail of the design and development process.

We are constantly evolving our approach to optimise our properties' environmental efficiencies and minimise the footprint we leave long into the future.

Our approach is authentic, meaningful, and measurable. It is a holistic one that looks at sustainability from a social, economic, and environmental perspective.



# GRACE

BY MOSAIC





## Grace by Mosaic's Sustainable Features & Benefits

We actively analysed and deeply assessed every aspect of Grace's design and development, identifying genuine, measurable opportunities to optimise sustainability outcomes.

This ensures we have set the highest standards and delivered the best outcomes for you, and the environment.

We have implemented a wide-ranging, comprehensive schedule of sustainability initiatives at Grace by Mosaic, the extent of which far exceeds legislative requirements.



## Thoughtfully Designed Living

Congratulations on your beautiful new home at Grace by Mosaic, in what is one of the most spectacular spots on the east coast of Australia.

As part of our commitment to delivering Enduring Value, considerable emphasis was placed right from the outset on incorporating the most current and innovative sustainability principles into Grace's design, construction, and ongoing maintenance.

The result is an exemplary collection of homes that look and feel amazing while at the same time being friendlier to the environment and community. We are incredibly proud of Grace by Mosaic; we hope you are too.

This enduring commitment also extends to Mosaic maintaining the management and caretaking of our developments long after completion, so you can rest assured that your home will remain beautifully cared for, for many years to come.

**Brook Monahan**  
Founder & Managing Director



## What We Have Delivered



### Location Identification

#### Site Selection

Grace by Mosaic's prime Second Avenue location is fundamental to delivering a sustainable outcome. Its walking distance proximity to a wide range of urban and lifestyle amenity, including 40m to the proposed Burleigh Heads Light Rail stop. This supports Residents in reducing private vehicle use.



### Materials

#### Low VOC Products (Low emission)

All materials used were evaluated on their VOC ratings.

#### Hazardous Materials

All materials were evaluated on their content and purpose.

#### Alternative Cement Product


Grace by Mosaic used Holcim's carbon neutral concrete. A first for Australia, it reduces the embodied carbon of ready-mix concrete by 100%.




#### Recycled Material Use

Wherever possible, we used recycled materials, such as aluminium for window frames and glazing.



 Energy	
<b>High Performance Insulation</b>	We have exceed building requirements by using high performance insulation in external walls and roofs to keep the building at a consistent temperature and to control acoustics. We have also insulated services such as hot water to reduce heat loss.
<b>Passive Design</b>	Grace by Mosaic incorporates features such as sun hoods, sun shading fins and blades, slab and wall projections, and screening to reduce the impact of the external elements on the residents.
<b>Rooftop Solar Power Generation</b>	75 solar panels are installed to Grace by Mosaic's rooftop to support power generation that supplements and reduces the energy requirements from the grid.
<b>High Performance Double Glazing</b>	Our double glazing is manufactured using the latest technology and significantly reduces the impact of the external elements, thereby reducing the need for mechanical cooling and heating systems.
<b>Efficient Cooling &amp; Heating Systems</b>	Our mechanical cooling and heating systems are designed to suit each apartment size and type, using energy efficient equipment. We only use the most recognised, energy-efficient brands.
<b>Sub-Metering &amp; Monitoring</b>	Apartments are sub-metered using smart meters that allow residents to monitor daily consumption of both hot water and electricity.
<b>Efficient Lighting Systems</b>	LED lighting is used where possible to reduce energy consumption.
<b>Smart Operating Systems</b>	We have incorporated timers, sensors, and programming to ensure lights are only on when they are needed in common areas and the basement.
<b>Efficient Central Hot Water System</b>	Considered calculations were performed to help determine the most energy efficient water heating system for Grace by Mosaic.
<b>Passive Shading &amp; Natural Ventilation</b>	We have reduced the amount of mechanical cooling and heating required. This is done by a stepped-in northern facade and slab projections providing sun-shading. Oversized windows and doors also promote maximum natural airflow.
<b>High Performance Lifts</b>	The energy created from a descending lift is used to power the next ascending lift.

 Water	
<b>Pool Water Evaporation Reduction</b>	Grace by Mosaic's pool is protected from the prevailing winds and includes timers on water features to reduce evaporation rates.
<b>Efficient Pumps &amp; Filters</b>	Efficient pumps and filters are used to reduce unnecessary water consumption.
<b>Smart Irrigation Systems</b>	A smart irrigation system monitors weather, soil conditions, evaporation, and plant water use to automatically adjust the garden watering schedule to actual conditions of the site.
<b>Efficient Fixtures &amp; Appliances</b>	The Star energy and WELS ratings are considered when selecting pump fixtures.



## Design

<b>Design Partners</b>	Our partnership with an industry-leading design firm BDA Architecture has ensured Grace by Mosaic employs the most current and innovative sustainable architecture principles in its design.
<b>Architecture</b>	Grace by Mosaic's designs naturally promotes ecologically sustainable development, taking into account the site's solar orientation. All apartments feature north east facing balconies to encourage indoor/outdoor interactions. The north and east facades are also open and transparent to maximise natural light and ventilation. In addition, the stepped northern facade provides privacy view corridors and sun shading.

## Eco Systems

<b>Landscape Design</b>	We have incorporated wide-ranging and generous landscaped areas, including 140sqm of deep planting on the ground level. In addition, planter boxes of differing depths and trellises assist in improving air quality and micro-climatic cooling.
<b>Species Selection</b>	We have been meticulous in sourcing and selecting drought resistant plants suited to the local environment with a focus on curating local native species wherever possible.

## Air Quality

<b>CO Monitoring</b>	CO monitors are installed to the basement in order to observe air-quality and ensure it remains a healthy standard for residents.
<b>Naturally Ventilated Car Park</b>	We have reduced the need for mechanical intervention in the car park by incorporating natural ventilation solutions into the design.
<b>Apartment Internal Performance Levels</b>	Apartments are thoughtfully designed, with systems to help ensure optimal air quality and flow, including oversized windows and doors, moisture management to prevent mould, and the use of low VOC and formaldehyde products.



 Community

<b>Engagement</b>	We showed respect for the local community by proactively engaging with our neighbours throughout the design and development, and construction process.
<b>Amenity</b>	Relative to scale, Grace by Mosaic provides generous on-site resident amenity to help nurture a sense of community.
<b>Education</b>	At handover, a welcome pack was provided to residents with details on how to best use the building and their apartment in the most sustainably way.

 Waste Management

<b>Construction Waste Recycling &amp; Reuse</b>	Where possible, construction waste was sent to a licenced recycler or considered for reuse on the site as soil or topsoil.
<b>Waste Management Planning</b>	We considered how to best reduce and manage the potential waste generated during Grace by Mosaic's construction and the life of the building.
<b>Separate General &amp; Recycling Bins</b>	Dedicated bins are provided to separate waste on site for recycling.

 Transport

<b>Bicycle Parking</b>	We have provided ample bike parking for residents and guests. There is also a designated bike storage space in each apartment.
<b>Walk Score</b>	Grace by Mosaic enjoys excellent walkability to public transport and amenity. The proposed Burleigh Heads Light Rail stop is only 40m away, while the Third Avenue bus stop is 70m away. There are a range of restaurants, parks, and retail located less than 1km from Grace.





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SYSTEMS



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SYSTEMS



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