



A MOSAIC PROPERTY GROUP
SUSTAINABLE
DEVELOPMENT

AUGUSTA

BY MOSAIC

A Considered Approach to Developing Our Future

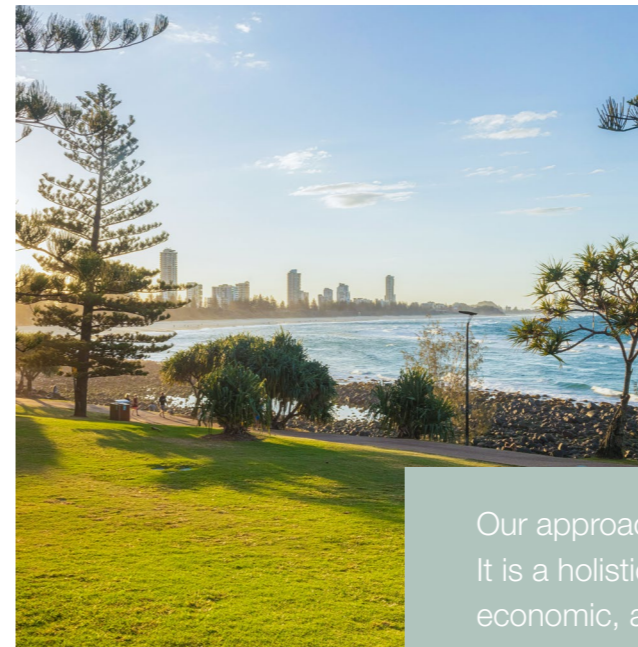
Our Sustainability Journey

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.



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Augusta by Mosaic's Sustainable Features & Benefits

We actively analysed and deeply assessed every aspect of Augusta'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 Augusta by Mosaic, the extent of which far exceeds legislative requirements.



Thoughtfully Designed Living

Congratulations on your beautiful new home at Augusta by Mosaic.

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 Augusta'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 Augusta 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

Augusta's prime coastal location is fundamental to delivering a sustainable outcome. A contextual and climate responsive design offers residents choice in how they sustainably live and commute. Being within walking proximity to a wide range of urban and lifestyle amenities, including The Burleigh Esplanade walking and bike path and bus stops supports Residents in reducing private vehicle use.



Materials

Low VOC Products (Low emission)

All materials were selected based on having a low Volatile Organic Compound (VOC) rating.

Hazardous Materials

All materials were supplied, handled, and installed in accordance with the highest regulatory standards to ensure a safe and long-lasting outcome.

Alternative Cement Product


Rather than using standard concrete, the primary carbon footprint contributor during a building's construction, we used Australia's first carbon-neutral concrete, produced by Holcim, for Augusta. In doing so, we reduced the embodied carbon of ready-mix concrete by 100%.




Recycled Material Use

Wherever possible, recycled materials were used in construction, such as aluminium for window frames and glazing.




 Energy

Passive Design	Augusta boasts considerable passive design features. This includes a building orientation that balances solar impact with view lines, maximises cross ventilation opportunities through intelligent apartment layouts, elevated ceilings and operable facades, oversized glazed and tinted doors and windows, robust material selection, and slab and wall projections that promote shading and reduce the impact of the external elements to residents.
Rooftop Solar Power Generation	A total of 90 solar panels is installed on the rooftop to support energy consumption in common area amenities and reduce the energy requirements on residents and the grid.
High Performance Glazing	Our double glazing is manufactured to the highest industry standard using the latest technology with high-quality reflective coating. It reduces the impact of external elements, and thereby the need for mechanical cooling and heating systems.
Efficient Cooling & Heating Systems	Mechanical cooling and heating systems were designed to suit each apartment size and type, using energy efficient equipment. Only the most recognised and energy-efficient brands are used.
Sub-Metering & Monitoring	Apartments are sub-metered using smart meters that allow residents the option to monitor in real time their daily consumption of both hot water and electricity.
Efficient Lighting Systems	LED lighting is used almost exclusively throughout the building, significantly reducing energy consumption.
Smart Operating Systems	The use of timers, sensors, and intelligent programming ensures lights are only on when needed in common areas and the car parks.
Efficient Central Hot Water System	Increased insulation was added to all hot water delivery pipes, reducing natural heat loss to apartments and sanitary fixtures. Calculations were also performed to help determine the most energy efficient water heating system.


 Water

Efficient Pumps & Filters	Efficient pumps and filters are used in common areas to reduce unnecessary water and energy consumption.
Irrigation Systems	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.
Efficient Fixtures & Appliances	The Star energy and WELS ratings are considered when selecting all resident and common area appliances, fixtures, and plant equipment.
Stormwater Treatment	Stormwater cartridges & Gross Pollutant Traps have been installed to help treat all stormwater runoff by removing harmful substances like solid waste, heavy dirt, and oils.




 Design

Design Partners	Our partnership with nationally acclaimed and industry-leading design firm BDA Architecture and Bureau Proberts has resulted in Augusta employing the most current and innovative sustainable architecture principles in its design.
Architecture	Augusta's design naturally promotes sustainable outcomes. This can be seen by the building's form, with solid façade elements to the west, ample screening to the Northeast, a ground plane that is highly permeable and vegetated, and generous functional resident balconies. Due to their solar orientation and operable façades, all residences enjoy an ideal private indoor/outdoor living experience with open and transparent spaces that maximise natural light and ventilation.

 Eco Systems

Landscape Design	Wide-ranging and generous landscaped areas include deep planting at ground level. In addition, planters up the building assist in improving air quality and micro-climatic cooling.
Species Selection	We were meticulous in sourcing and selecting drought resistant plants suited to the local environment, with a particular focus on curating local native species wherever possible.

 Air Quality

CO Monitoring	CO monitors are installed to the basement in order to observe air-quality and ensure it remains a healthy standard for residents.
Apartment Internal Performance Levels	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

Engagement	We showed genuine, ongoing respect for the local community by proactively engaging with our neighbours throughout the design, development, and construction process. This was done through on-site signage, and regular letterbox drops and email communication outlining key information and potential disruptions to our surrounding neighbours. Further, a dedicated web page provided an overview of the project and an opportunity for residents to subscribe for updates.
Amenity	Relative to its scale, Augusta provides a selection of exclusive on-site resident amenity to help nurture health, well-being, and community.
Education	At handover, a welcome pack is provided to residents with details on how to best engage with the building and their apartment in the most sustainable way.

 Waste Management

Construction Waste Recycling & Reuse	Where possible, construction waste was sent to a licenced recycler or considered for reuse on the site as soil or topsoil.
Waste Management Planning	Waste reduction management was considered during Augusta's construction and with the ongoing life of the building.
Separate General & Recycling Bins	Dedicated bins are provided to separate waste on site for recycling.

 Transport

Bicycle Parking	A total of 46 secure bicycle parking spaces is provided, comprising one space in each residence and 12 for guests on the ground level.
Walk Score	Augusta enjoys excellent walkability to public transport and amenity. It boasts a 35m walk to Burleigh Beach, 10m to the Burleigh Heads Esplanade and walking and bike path, 500m to James Street precinct, 1km to Burleigh Head National Park and 160m to bus stops. There are a range of restaurants, parks, and retail located less than 1km from Augusta.





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FOREST
MANAGEMENT



ENVIRONMENTAL
MANAGEMENT
SYSTEMS



MANAGEMENT
SYSTEMS



RECYCLED
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