



A MOSAIC PROPERTY GROUP  
SUSTAINABLE  
DEVELOPMENT

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# The Witton

BY MOSAIC

A Considered Approach to Developing Our Future



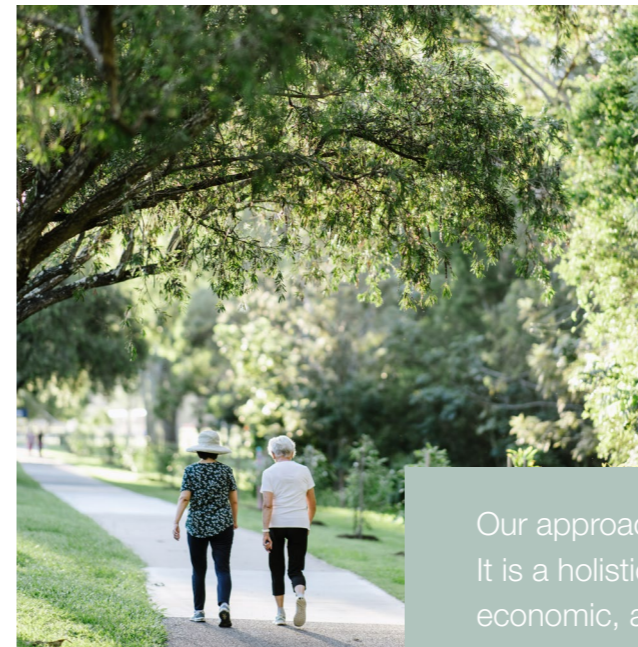
## Our Sustainability Journey

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.



# The Witton

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## The Witton by Mosaic's Sustainable Features & Benefits

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



## Thoughtfully Designed Living

Congratulations on your beautiful new home at The Witton 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 The Witton'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 The Witton 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

With a premier address in the leafy, blue-chip suburb of Indooroopilly, The Witton boasts easy access to the very best of Brisbane, with an unbeatable, rare blend of location, lifestyle, and convenience. Ideally positioned just 350m to the Brisbane River, 150m to Indooroopilly Shopping Centre, 6km to Brisbane's CBD as well as buses and trains, everything you could want or need is in close reach.



### Materials

#### Low VOC Products (Low emission)

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 The Witton. In doing so, we reduced the embodied carbon of ready-mix concrete by 100%.




#### Recycled Material Use


Recycled materials were utilised whenever possible in the construction process, incorporating 20% recycled aluminium and glass for the window frames and glazing.




 Energy	
<b>Passive Design</b>	The Witton boasts considerable passive design features. The building features an orientation that minimises solar impact, intelligent apartment layouts that maximize cross ventilation, elevated ceilings, and operable facades. Additional elements include naturally ventilated corridors and car park levels, oversized double-glazed and tinted doors and windows, robust material selection, external blinds on the western facade, and slab and wall projections that promote shading and protect Residents from external elements.
<b>Electric Car Share &amp; Charging Station</b>	A Tesla Model 3 electric car share service and an EV charging station encourage a lower emission, eco-conscious transport option for Residents.
<b>Electric Bike Share</b>	12 electric communal bikes are available for Resident use, fostering a culture of eco-conscious commuting.
<b>Rooftop Solar Power Generation</b>	A total of 226 solar panels, 99kw solar system are installed on the rooftop to support energy consumption in common area amenities and reduce the energy requirements on residents and the grid.
<b>High Performance Double Glazing</b>	Our double glazing is manufactured to the highest industry standard using the latest technology. It significantly reduces the impact of external elements, and thereby the need for mechanical cooling and heating systems.
<b>Efficient Cooling &amp; Heating Systems</b>	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.
<b>Sub-Metering &amp; Monitoring</b>	Apartments are sub-metered using smart meters that allow residents to monitor in real time their consumption of both hot water and electricity.
<b>Efficient Lighting Systems</b>	LED lighting is used almost exclusively throughout the building, significantly reducing energy consumption.
<b>Smart Operating Systems</b>	The use of timers, sensors, and intelligent programming ensures lights are only on when needed in common areas and the car parks. Smart lock apartment entry systems are also installed.
<b>Efficient Central Hot Water System</b>	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.
<b>High Performance Lifts</b>	The energy created from a descending lift is used for the next ascending lift.

 Water	
<b>Efficient Pumps &amp; Filters</b>	Efficient pumps and filters are used in common areas to reduce unnecessary water and energy consumption.
<b>Smart Irrigation Systems</b>	Cutting-edge dripper system delivers water to plant roots to maximise water efficiency and minimises evaporation.
<b>Efficient Fixtures &amp; Appliances</b>	The Star energy and WELS ratings are considered when selecting all resident and common area appliances, fixtures, and plant equipment.
<b>Stormwater Tanks</b>	Stormwater tank captures and recycles stormwater to use for irrigation of The Witton's extensive landscape.




 Design	
<b>Design Partners</b>	Our partnership with nationally acclaimed and industry-leading design firm Rothelowman has resulted in The Witton employing the most current and innovative sustainable architecture principles in its design.
<b>Architecture</b>	The Witton's design naturally promotes sustainable outcomes. Surrounded by lush vegetation, the buildings incorporate external columns to provide structural support and mirror organic forms found in nature. The ground plane is highly permeable and vegetated, and the 1,060m2 rooftop recreational level offers 360 degree views, a 175m full perimeter walking track and a canopy trellis, using 1.5km of wire, which will flourish with climbing plant species in time. Due to their solar orientation and operable facades, all residences enjoy an ideal private indoor/outdoor living experience with open and transparent spaces that maximise natural light and ventilation.

 Eco Systems	
<b>Rehabilitation Efforts</b>	Sensitive to vegetation protection, Mosaic committed to a significant rehabilitation project of a 1,500sqm portion of the existing site to return to the community as an environmental asset. Extensive weed removal and control were essential for restoring the vegetation and significantly improving the site's fauna and flora by replacing weeds and invasive species with native plantings. To support the local fauna, four nesting boxes are installed, including those designed for microbats, parrots, and possums.
<b>Landscape Design</b>	Wide-ranging and generous landscaped areas include 25% deep planting. In addition, planter boxes of differing depths and trellises assist in improving air quality and micro-climatic cooling.
<b>Species Selection</b>	We were meticulous in sourcing and selecting drought resistant plants suited to the local environment, with a particular focus on curating species that are suited to the overland flow area on which the site resides wherever possible.

 Air Quality	
<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, open-plan layouts to enhance cross ventilation, moisture management to prevent mould, ceiling fans to bedrooms and the use of low VOC and formaldehyde products.
<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.



 Community

<b>Community Sensitive Design</b>	The Witton's architecture exemplifies a thoughtful response to local context. A strategic consideration of its position on the edge of a high-density zone transitioning to a low-density zone is reflected in the staggered heights of its two buildings – four levels for The Witton Two and 15 levels for The Witton One.
<b>Engagement</b>	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.
<b>Amenity</b>	A 1,069sqm rooftop experience features an elevated pool and sundeck to maximise the 360-degree views, a 175m full perimeter walking track, gymnasium, BBQ and dining spaces and multiple relaxation lawns. Over 300sqm of landscaping is present.
<b>Education</b>	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

<b>Construction Waste Recycling &amp; Reuse</b>	Large emphasis was placed on reducing construction waste with over 90% diverted from landfill by sending to a licenced recycler or considered for reuse on the site as soil or topsoil.
<b>Waste Management Planning</b>	A detailed Waste Management Plan was created to ensure the most efficient waste reduction during The Witton's construction and the life of the building.
<b>Separate General &amp; Recycling Bins</b>	Dedicated bins and recycling room provided to separate waste on site for recycling.

 Transport

<b>Bicycle Parking</b>	A total of 189 bicycle parking spaces is provided, comprising 141 for Residents on the car park levels and 36 for guests as well as 12 electric communal bikes.
<b>Walk Score</b>	The Witton enjoys excellent walkability to public transport and amenity achieving a perfect 'connected communities' score with UDIA 6 leaf Certification. It boasts a 200m walk to Indooroopilly Shopping Centre and bus stops, 650m to Indooroopilly train station and 800m to the Brisbane River. There are a range of restaurants, schools and parks located less than 1km of The Witton





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