



A MOSAIC PROPERTY GROUP
SUSTAINABLE
DEVELOPMENT

LORIENT

BY MOSAIC

A Considered Approach to Developing Our Future



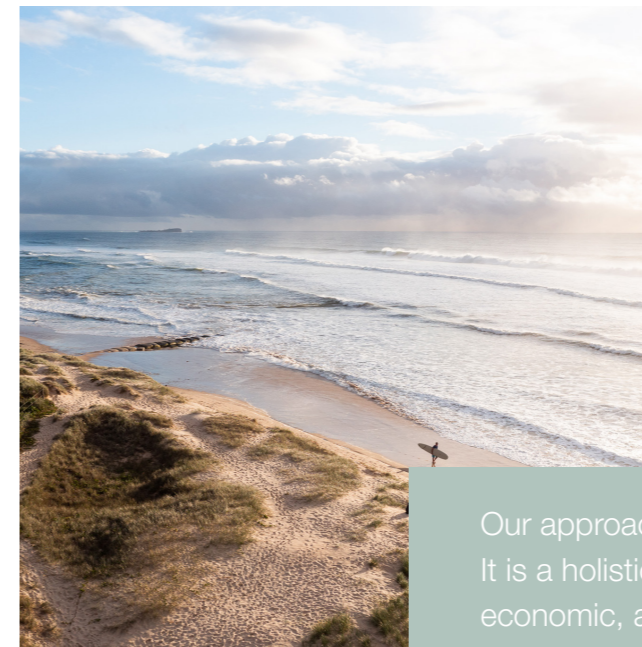
Our Sustainability Journey

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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Lorient by Mosaic's Sustainable Features & Benefits

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



Thoughtfully Designed Living

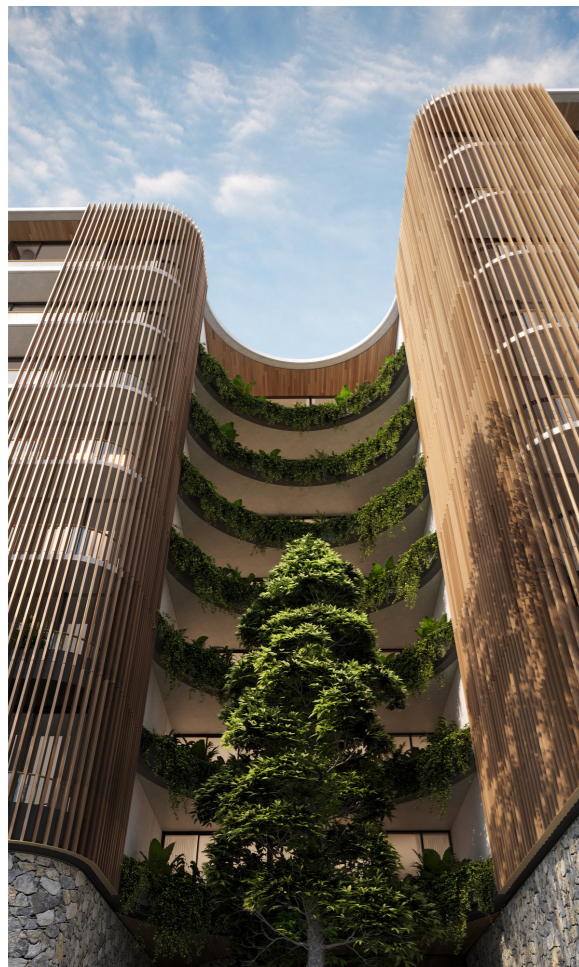
Congratulations on your beautiful new home at Lorient by Mosaic.

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 Lorient'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 Lorient 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

Lorient'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. Lorient is within walking proximity to a wide range of urban and lifestyle amenities, including both Big Top Shopping Centre and Sunshine Plaza, the Maroochydore Bus network and Maroochydore Rotary park walking and bike path.



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.

Recycled Material Use


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





 Energy	
Passive Design	Lorient 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	88 solar panels are 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 glazing is manufactured to the highest industry standard using the latest technology. LowE coating is also applied to the glazing, reducing 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.
Instantaneous Hot Water System	Independent instantaneous hot water systems ensure energy savings by producing only the necessary amount of hot water required per apartment, promoting sustainability and reducing energy consumption. Its space-saving design and extended lifespan reduces waste and the need for replacements.

 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.



 Design	
Design Partners	Our partnership with internationally acclaimed and industry-leading design firm Bureau Proberts has resulted in Lorient employing the most current and innovative sustainable architecture principles in its design.
Architecture	Lorient's design naturally promotes sustainable outcomes. This can be seen by the building's form, with solid façade elements and ample screening to both the Northwest and East, a ground plane that is highly permeable and vegetated, and generous functional resident balconies. Due to their solar orientation, 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 and the communal area building. 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, Lorient 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 Lorient'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 and Lifestyle

Bicycle Parking	26 secure bicycle parking spaces are provided, comprising 21 for residents on the car park level and 5 for guests on the ground level.
Watercraft Store	Watercraft storage facilities encourage an active lifestyle for Residents.
Walk Score	Lorient enjoys excellent walkability to public transport and amenity. It boasts direct access to the Maroochy River, an 850m walk to Maroochy State School, a 550m walk to Maroochy Station, a 700m walk to Sunshine Plaza and a short stroll to multiple walking and bike paths. There is also a range of restaurants, parks, and retail located less than 1km from Lorient.





ELEMENTAL
CHLORINE FREE



FOREST
MANAGEMENT



ENVIRONMENTAL
MANAGEMENT
SYSTEMS



MANAGEMENT
SYSTEMS



RECYCLED
CONTENT