



A MOSAIC PROPERTY GROUP
SUSTAINABLE
DEVELOPMENT

the
MOWBRAY

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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The Mowbray by Mosaic’s Sustainable Features & Benefits

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



Thoughtfully Designed Living

Congratulations on your beautiful new home at The Mowbray 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 Mowbray’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 Mowbray 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


Brook Monahan
Founder & Managing Director

What We Have Delivered


 Location Identification	
Site Selection	With a premier address in the historic and prestigious suburb of East Brisbane, few addresses offer this perfect combination of commanding location, sophisticated design, spectacular views, lifestyle, and convenience. The Mowbray is located directly opposite heritage-listed Mowbray Park and boasts a coveted north aspect with priceless views of the river and city. Ideally positioned just 200m to the Brisbane River, 2km to Brisbane’s CBD as well as buses and ferries, 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 Mowbray. In doing so, we reduced the embodied carbon of ready-mix concrete by over 30%.
Recycled Material Use	Recycled materials were prioritised throughout construction, with 20% recycled content in the aluminium windows, 100% recycled paper in the plasterboard, and 90% of building waste recycled or reused. Additionally, concrete and steel from demolition were recycled.




 Energy	
Passive Design	The Mowbray is designed for Queensland’s sub-tropical climate, with a north-south orientation to minimise heat gain in summer and maximise winter sun. Solid façades and deep balconies with extensive northern glazing capture sunlight, while eastern and western exposures are minimised. Apartments are configured for natural light and ventilation, with centralised circulation and service areas, enhancing sun and breeze access, as well as views of the Brisbane River and City. Additional elements include naturally ventilated corridors and car park level, oversized double-glazed and tinted doors and windows, robust material selection, window hoods and slab projections that promote shading and protection from external elements.
Bike Storage	Secure bike storage facilities for 103 bikes are provided to encourage residents and visitors to take advantage of no emission transport and health benefits.
Rooftop Solar Power Generation	A total of 134 solar panels powering a 59kw solar system is installed on the rooftop to reduce energy requirements on the grid and provide a source of green energy to common areas and residents.
High Performance Double Glazing	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.
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 to monitor in real time their 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. Smart lock apartment entry systems are also installed.
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.
High Performance Lifts	Lifts are energy efficient with standby modes.

 Water	
Efficient Pumps & Filters	Efficient pumps and filters are used in common areas to reduce unnecessary water and energy consumption.
Smart Irrigation Systems	A smart irrigation controller and dripper system delivers water to plant roots to maximise water efficiency and minimises evaporation. A 16,000L rainwater harvest tank is provided for irrigation and is supplied by a significant roof catchment.
Efficient Fixtures & Appliances	The Star energy and WELS ratings are considered when selecting all resident and common area appliances, fixtures, and plant equipment.
Stormwater Tanks	A stormwater filter system collects and extracts containments from stormwater run off, stopping any pollution such as TSS, nutrients, heavy metals and hydrocarbons entering waterways.





 Design	
Design Partners	Our partnership with nationally acclaimed and industry-leading design firm DKO has resulted in The Mowbray employing the most current and innovative sustainable architecture principles in its design.
Architecture	The Mowbray’s design is based on the “Buildings that Breathe” principals that naturally promote sustainable outcomes and draws inspiration from the neighboring Mowbray Park. The ground plane features a highly permeable, vegetated landscape, incorporating retail shops. Prioritising health and wellness, the development offers a gym, sauna, and steam room for Residents’ convenience. The 586m2 rooftop space offers north facing city views including pool, BBQ area and landscaped spaces. 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	
Landscape Design	The Mowbray features balcony planting and vertical green elements, providing a natural touch to the façade and private outdoor spaces for Residents. The ground plane is highly permeable and vegetated, while the rooftop offers city views and a shared community planter. With over 700m² of planting, the design enhances the building's connection to nature.
Species Selection	The planting palette at The Mowbray includes a selection of local Australian natives, many of which are sourced from the surrounding area. These plants have been thoughtfully chosen for their suitability to the environment and their intended purpose.

 Air Quality	
Apartment Internal Performance Levels	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.
Naturally Ventilated Car Park	The level 1 carpark is naturally ventilated. Basements 1 and 2 have mechanical ventilation as per legislation, however, variable speed controllers interconnected to the CO sensors control the fan speed and flow rate to allow for energy efficient operation.



 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	The rooftop offers a luxurious pool and sundeck, a vibrant community garden, outdoor dining, and BBQ areas for residents to enjoy. On the ground level, amenities include a fully equipped gym with steam and sauna rooms, a convenient parcel room, a dedicated resident workspace with a meeting room, and thoughtfully integrated retail spaces.
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	Large emphasis was placed on reducing construction waste with over 90% diverted from landfill by sending to a licenced recycler.
Waste Management Planning	A detailed Waste Management Plan was created to ensure the most efficient waste reduction during The Mowbray's construction and the life of the building.
Separate General & Recycling Bins	A dedicated bin and recycling room provides a means to separate waste for recycling on-site.

 Transport	
Bicycle Parking	With 103 dedicated bike parking spaces, The Mowbray actively promotes sustainable transportation options for both Residents and their Guests.
Walk Score	The Mowbray enjoys excellent walkability to public transport and amenity achieving a perfect 'connected communities' score with UDIA 6 leaf Certification. It boasts a 380m walk to Mowbray Park Ferry Terminal, 70m to Mowbray Park, and just 200 meters to the Brisbane River, with two major bus stops conveniently located right outside. There are a range of restaurants, schools and parks located less than 1km from The Mowbray.





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ELEMENTAL
CHLORINE FREE



FOREST
MANAGEMENT



ENVIRONMENTAL
MANAGEMENT
SYSTEMS



ENVIRONMENTAL
MANAGEMENT
SYSTEMS



RECYCLED
CONTENT