



A MOSAIC PROPERTY GROUP  
SUSTAINABLE  
DEVELOPMENT

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DAWN

BY MOSAIC

A Considered Approach to Developing Our Future



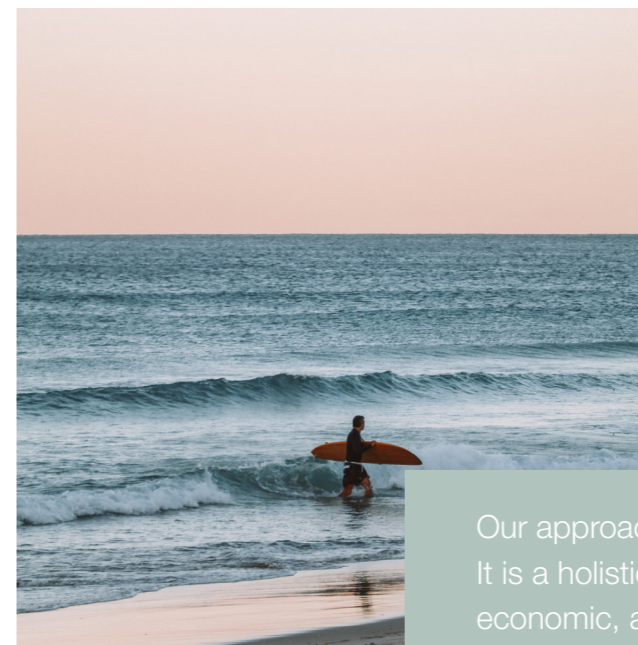
## Our Sustainability Journey

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.





# DAWN

BY MOSAIC



## Dawn by Mosaic's Sustainable Features & Benefits

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



## Thoughtfully Designed Living

Congratulations on your beautiful new home at Dawn 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 Dawn'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 Dawn 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

Dawn'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 Broadbeach light rail station, 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.

#### Recycled Material Use

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





## Energy

<b>Passive Design</b>	Dawn 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.
<b>Rooftop Solar Power Generation</b>	A total of 65 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.
<b>High Performance Glazing</b>	Our glazing is manufactured to the highest industry standard using the latest technology. It 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 the option to monitor in real time their daily 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.
<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.



## Water

<b>Pool Water Evaporation Reduction</b>	Dawn'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 in common areas to reduce unnecessary water and energy 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 all resident and common area appliances, fixtures, and plant equipment.



## Design

<b>Design Partners</b>	Our partnership with nationally acclaimed and industry-leading design firm Plus Architecture has resulted in Dawn employing the most current and innovative sustainable architecture principles in its design.
<b>Architecture</b>	Dawn's design naturally promotes sustainable outcomes. This can be seen by the building's form, with solid façade elements to the west, a ground plane that is highly permeable and vegetated, and generous functional resident balconies positioned to the north, south and east. 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>Landscape Design</b>	Wide-ranging and generous landscaped areas include deep planting at ground and podium levels. In addition, planters to the perimeter of levels 2 and 3 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 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>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 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>	Relative to its scale, Dawn provides a notably extensive range of exclusive on-site resident amenity to help nurture health, well-being, and community.
<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 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>	Waste reduction management was considered during Dawn's construction and with the ongoing 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>	A total of 38 secure bicycle parking spaces are provided, comprising 30 for residents on the car park levels and 8 for guests on the ground level.
<b>Walk Score</b>	Dawn enjoys excellent walkability to public transport and amenity. It boasts a 110m walk to Mermaid Beach, 400m to Broadbeach State School and 800m to Broadbeach South Light Rail. There are a range of restaurants, parks, and retail located less than 1km of Dawn.



