### A MOSAIC PROPERTY GROUP SUSTAINABLE DEVELOPMENT

## Marella BY MOSAIC



#### 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.



Our approach is authentic, meaningful, and measurable. It is a holistic one that looks at sustainability from a social, economic, and environmental perspective.

#### A Considered Approach to Developing Our Future

#### 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.

# Marella BY MOSAIC









#### Thoughtfully Designed Living

Congratulations on your beautiful new home at Marella 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 Marella'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 Marella 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.

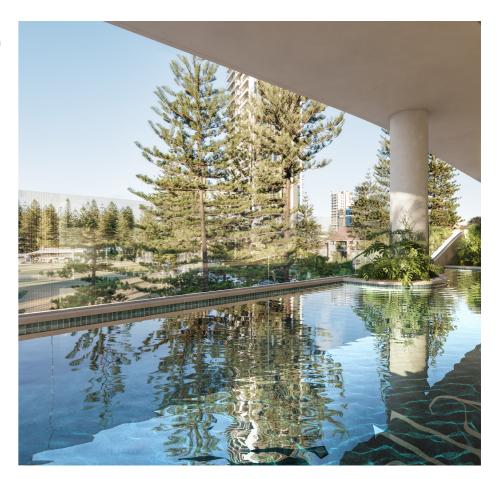
Brook Monahan Founder & Managing Director

#### Marella by Mosaic's Sustainable Features & Benefits

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



#### What We Have Delivered

Image: Site Selection
Marella's prime coastal location, nestled beside Nikiforides Family Park, is integral to achieving a sustainable and connected lifestyle. The contextual and climate-responsive design provides Residents with thoughtful options for sustainable living and commuting. Flanked by the ocean and canal waterways, the area boasts boardwalks and pathways that run alongside four patrolled beaches. These routes, equipped with exercise stations, are a favorite among dog-walkers, cyclists, and fitness enthusiasts alike.

Image: Image

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





Passive Design	Marella 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 façades, 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 42 solar panels have been installed on the rooftop to support energy consumption in the common area amenities. This initiative aims to reduce energy requirements for Residents and lessen the load on the grid.
High Performance Double 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 their daily consumption of both hot water and electricity in real time.
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.
Instantanous 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 residential 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 acclaime resulted in Marella employing the most its design.
Architecture	Marella's design naturally promotes suss form, with glazed façade elements to th highly permeable and vegetated, and ge orientation and operable façades, all res experience with open and transparent s
Eco Systems	
Landscape Design	Wide-ranging and generous landscaped
Species Selection	We were meticulous in sourcing and se environment, with a particular focus on
Air Quality	
CO Monitoring	CO monitors are installed to the basem healthy standard for residents.
Apartment Internal Performance Levels	Apartments are thoughtfully designed, v including oversized windows and doors low VOC and formaldehyde products.

laimed and industry-leading design firm Plus Architecture has nost current and innovative sustainable architecture principles in

a sustainable outcomes. This can be seen by the building's to the west, a ground plane and Level 1 podium which is nd generous functional Resident balconies. Due to their solar all residences enjoy an ideal private indoor/outdoor living rent spaces that maximise natural light and ventilation.

caped areas include deep planting at ground level.

Id selecting drought resistant plants suited to the local s on curating local native species wherever possible.

asement in order to observe air-quality and ensure it remains a

ned, with systems to help ensure optimal air quality and flow, doors, moisture management to prevent mould, and the use of cts.



2°8	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, Marella provides a notably extensive range of exclusive on-site Resident amenities 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 Marella's construction and with the ongoing life of the building.
Separate General & Recycling Bins	A waste chute diverter provides Residents with an easy means of separating waste from recycling. Dedicated bins are provided to separate waste on site for recycling.

Transport	
Bicycle Parking	A total of 40 secure bicycle parking spaces is provided for Residents and 10 for guests on the ground level.
Walk Score	Marella enjoys excellent walkability to public transport and amenity. It boasts a 360m walk Broadbach Beach and beach-side walking and bike path, 580m to Broadbeach North Light Rail, 800m to The Oasis precinct, and 1.6km to Pacific Fair Shopping Centre. There are a range of restaurants, parks, and retail located less than 1km from Marella.





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