

theFabric

Your Sustainable and Connected Community

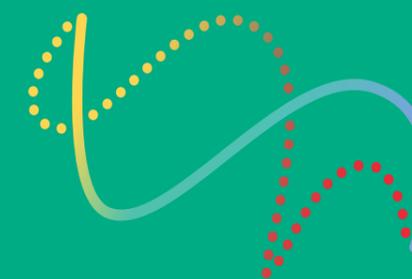


The Fabric by Mirvac recognises the intrinsic connection of the Traditional Owners, the Yalukit Willam people, and value their historical contribution to managing the land, water, and natural and built landscapes.

The Yalukit Willam people maintain traditional ownership and have shaped the cultural history of the site for thousands of years. They have an inseparable bond with local land and the Bay.



Sustainability and Social Engagement at The Fabric



This Changes Everything

by mirvac

This Changes Everything is Mirvac's sustainability strategy. We have set ambitious targets across our projects, and we are committed to giving back to our communities and creating enriched neighbourhoods that make people feel safe, happy and connected.

With a people-first approach, Mirvac is focused on positively impacting the communities in and around our developments. We take seriously the fact that lives are shaped by the places we create, and regularly pause to ask ourselves what kind of legacy we hope to leave.

As part of This Changes Everything, Mirvac is striving to be a force for good through its approach to both social and environmental issues. This is no different at The Fabric. Mirvac is committed to leaving a positive legacy at The Fabric and within the local community and continues to focus on raising the bar when it comes to environmental and social sustainability.

Comfortable & Healthy 7-Star Living

The Fabric has taken an innovative design approach to deliver comfortable, healthy, and environmentally conscious homes.

Comfortable

Smart design layouts take advantage of optimum solar orientation and ensure cross ventilation and natural light into your home is maximised. Coupled with high performance double glazing to all windows and doors, additional sealing of the building envelope and upgraded insulation, all homes achieve a minimum 7-star NatHERS energy rating, meaning your home is more comfortable to live in.

Healthy

By designing homes to maximise cross ventilation and natural light, indoor air quality is improved, ensuring homes at The Fabric are as healthy as they can be. High quality low VOC and low embodied energy materials have been selected with longevity in mind. Residents can be confident their home is contributing to lower emissions and a more sustainable future. In addition, The Fabric offers a range of considered home designs which include flexible living spaces, reverse living terraces and internal courtyards, promoting a connection to the outdoors and improved liveability on all levels.



LIVABLE
Housing Design

Adaptable Design for the Future

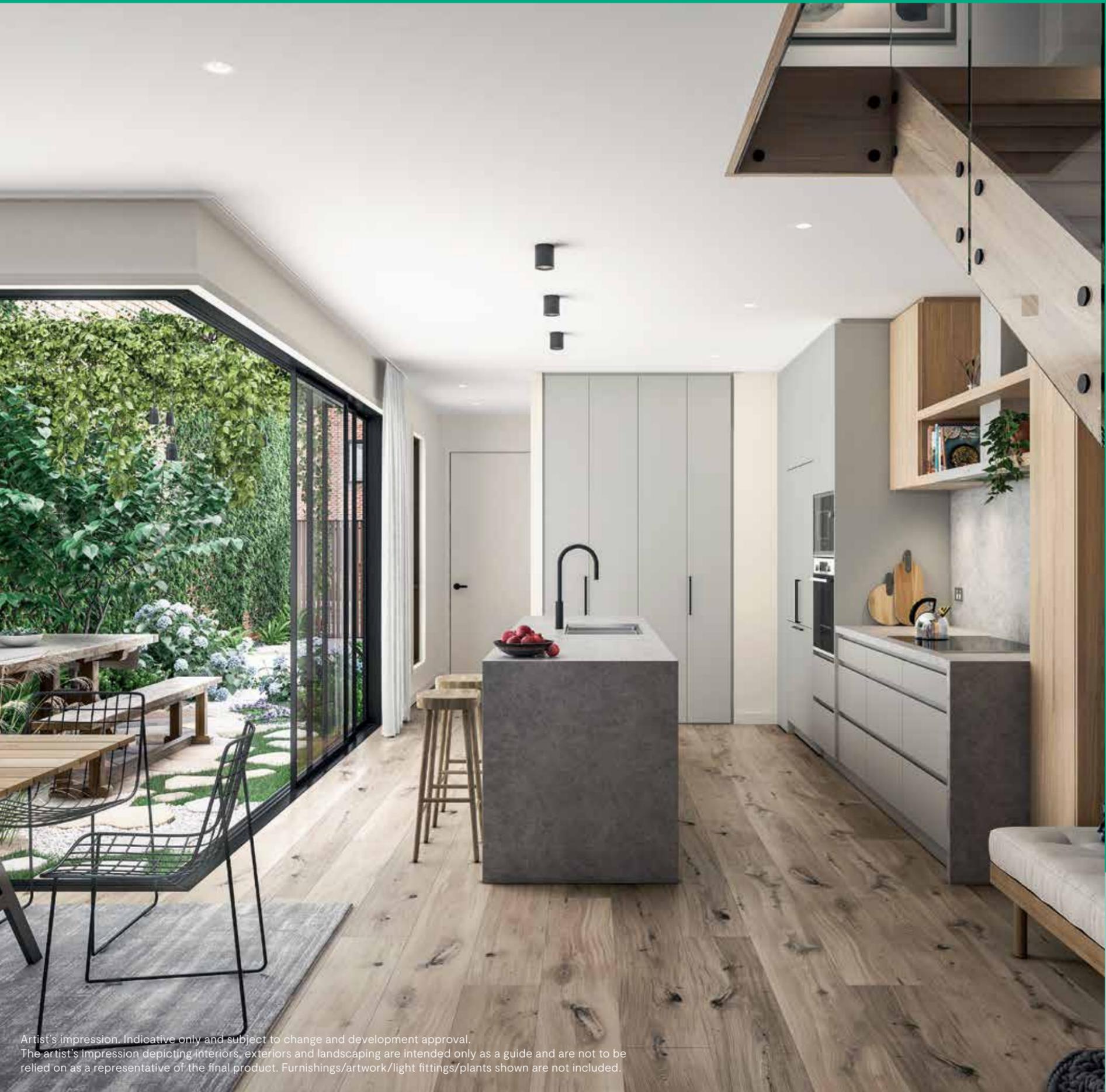
The Fabric has committed to designing each of the townhomes to achieve Livable Housing Australia (LHA) Silver Design Certification. A Livable home is designed and built to meet the changing needs of occupants across their lifetime.

Livable homes include key easy living features including: step-less entries, accessible ground floor showers and WC's, stairways designed to reduce likelihood of injury and reinforced walls in bathrooms and ensuites to support the installation of handrails at a later date.

These features make the homes safer and more accessible for all occupants including: people with disability, the elderly, people with temporary injuries and families with young children.



Artist's impression. Indicative only and subject to change and development approval.
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Energy Efficient & Future Ready Homes

Sustainable features and fully electric appliances have been selected with a focus on reducing energy use to assist in lowering the cost of bills and ensuring your home can adapt to future technologies and needs.

Low Cost of Living

Townhomes at The Fabric are fully-electric and are designed to generate enough renewable energy to offset the average household energy usage over a year. The sustainability features have been selected with a focus on reducing energy use and generating renewable energy, both of which assist in reducing the cost of energy bills.

Efficient reverse cycle ducted air-conditioning, heat-pump hot water service, LED lighting, efficient appliances and smart energy monitoring will help in combating rising energy bills, whilst the standard inclusion of rooftop solar panels takes advantage of free solar energy, further boosting the affordability of all townhomes. Mirvac will also be providing future residents of The Fabric the option to upgrade their home with Solar Battery Storage.

Future Proofing and Innovation

The inclusion of solar panels and ability to connect to battery storage for all townhomes means you are less reliant on the electricity grid to keep your home running well into the future. Added features such as smart energy monitoring and provision for electric vehicle charge points in all garages, make it easy to adapt to ever-changing needs and new technologies.

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Your 7-Star Net Zero Energy Townhome

- 7 star NatHERS energy rating
- 5kWp of solar PV for 3 and 4 bedroom homes
- 3.8kWp of solar PV for 2 bedroom homes
- Smart energy monitoring
- Energy efficient LED lighting
- Induction cooktop
- Dishwasher minimum of 4 energy stars
- High efficiency heat pump hot water system
- Well-sealed windows and doors to reduce draughts and maintain comfort
- High efficiency reverse cycle ducted air conditioning
- Provision for Electric Vehicle charge point in garage
- Performance double glazing for all windows



Artist's impression was produced prior to planning approval, statutory approval and commencement of construction and is subject to change.



Fully electric energy efficient appliances



Monitor your energy through an app and minimise usage and costs



7-star homes for greater thermal performance and improved comfort



Rooftop solar PV and battery storage*



*Battery storage is an upgrade option and are subject to change. Purchasers must rely on their own enquiry.



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Thoughtfully Designed Open Space

Our green masterplan has been designed to enhance the health and well-being of our residents, from high quality local parks to the individually designed courtyard gardens.

Beautifully Designed Landscaped Gardens

The Fabric has partnered with renowned landscape designer, Eckersley Garden Architecture, to carefully design the green space of each townhome. Eckersley has designed thoughtful and tranquil spaces that seamlessly become an 'outdoor room' bringing the garden space indoors.

The selection of plants have been specifically curated to ensure the courtyard and gardens will thrive all year round, allowing for residents to entertain family and friends or escape to their private garden space while enjoying home grown produce.

Parks and Green Space

Parks and green space at The Fabric are central to the philosophy of creating a new neighbourhood with a strong sense of community. With over one hectare of shared parks and high-quality streetscapes to explore, The Fabric not only promotes a healthier, active lifestyle for residents, but is invested in providing urban greenery throughout the community, aiming to promote biodiversity and reduction of the urban heat island effect.



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A Closer Look at Your New Neighbourhood

Community Open Space

Approximately 3.15ha of community open space* is planned to be provided for The Fabric residents to enjoy.

The Thread

The Thread is the green link that runs along the length of the neighbourhood, connecting to The Lawn.

The Lawn

The Lawn will offer plenty of opportunity to gather, play, relax and unwind in a refined landscaped setting.

Patchwork Park

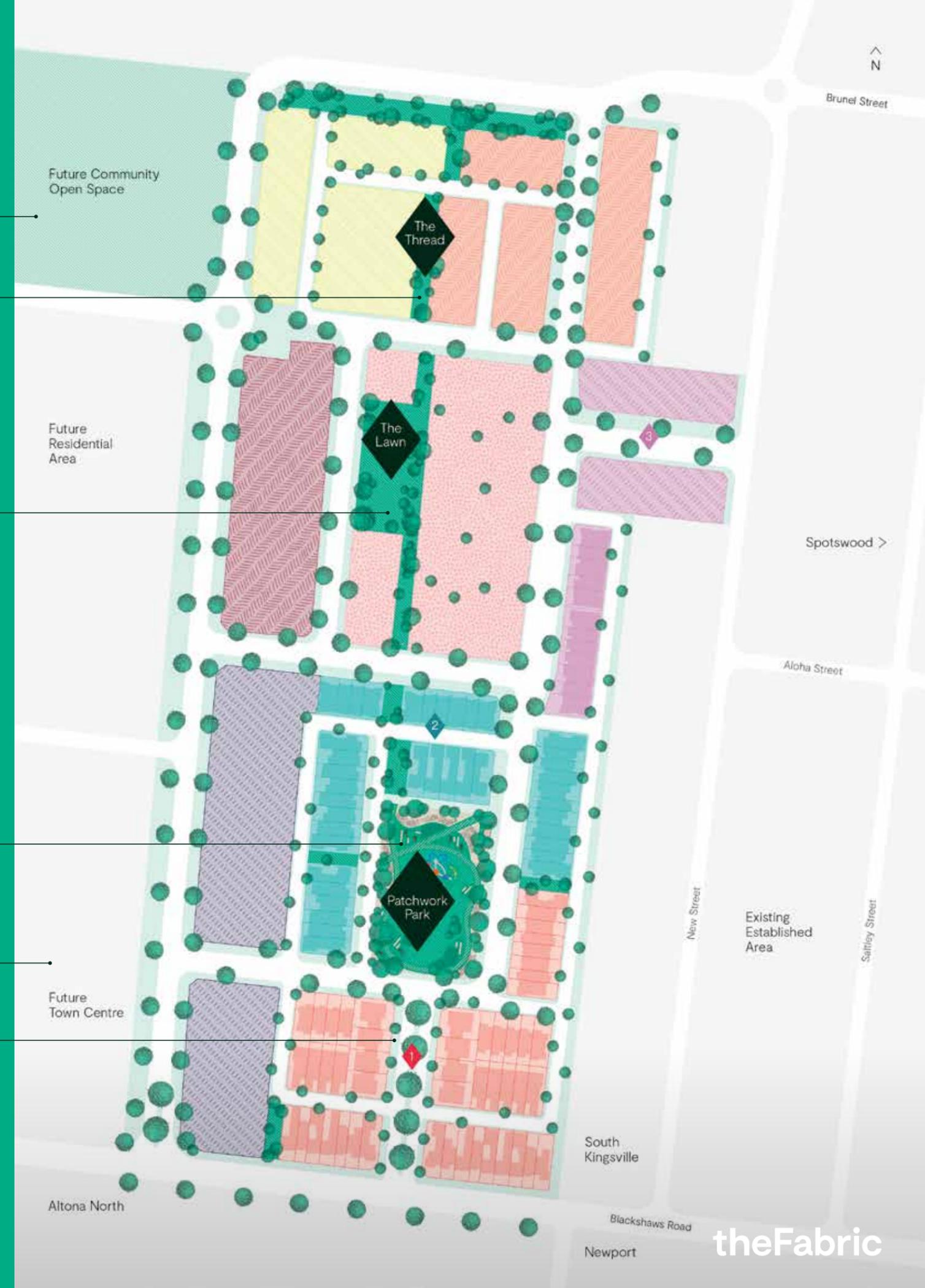
Positioned to be the focal meeting point for the community, Patchwork Park is planned to feature open green picnic areas, a sculptural playground, shared barbeques, communal herb gardens and large shady trees.

Future Town Centre

Our masterplan prioritises walkable connections to the planned town centre*.

Entry Boulevard

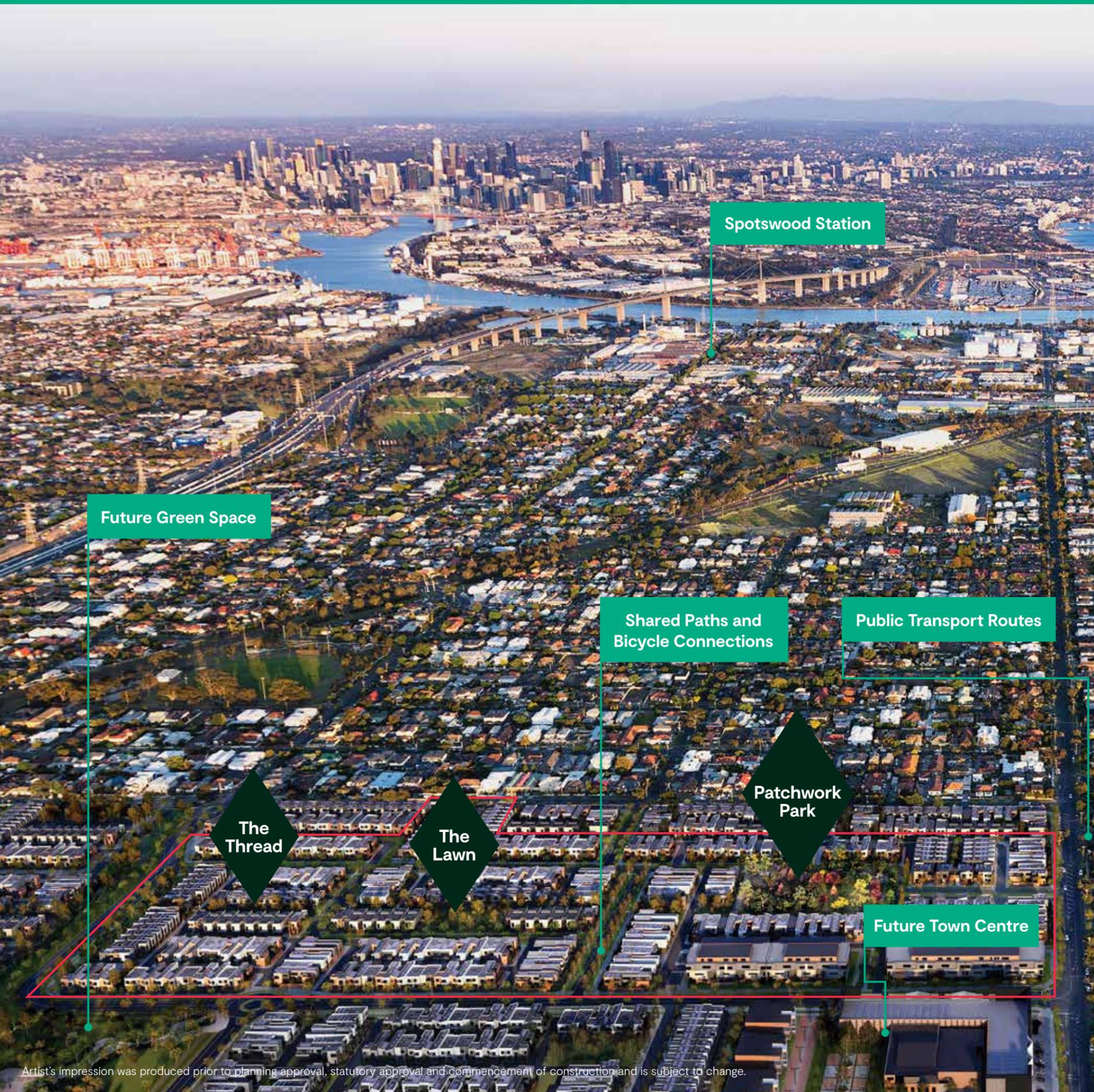
The Fabric's tree-lined entry boulevard off Blackshaws Road will welcome you home, opening up to Patchwork Park and the heart of the community.



This masterplan is indicative of current and proposed amenity and infrastructure and is subject to change.
*Some proposed amenity is being delivered by third parties and is subject to development approvals, statutory approvals and construction.
Timings and outcome are outside of Mirvac's control and subject to change and delay.

Alternative Transport Connecting the Community

The Fabric promotes a healthy, active and environmentally friendly lifestyle by reducing dependence on vehicles.



The Thread provides a shared path running the length of the community, promoting walkability by providing direct connections to the future town centre and future community space*.

The Fabric's superior location on Blackshaws Road means residents will live within 2.5km[^] cycling distance from Newport and Spotswood train stations. Residents will also have easy cycling path connections to the Federation Trail and the Hobsons Bay Coastal Trail, along with convenient metro bus routes (432 and 471) all connecting to Melbourne's CBD.

To further promote alternative transport methods within the community, all townhomes at The Fabric will include a secure space for bicycle storage and standard provision for electrical vehicle charging, enabling residents to transition toward electrical vehicles and save on fuel costs.

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*Distance based on Google Maps.

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Innovative Water Reuse Strategy

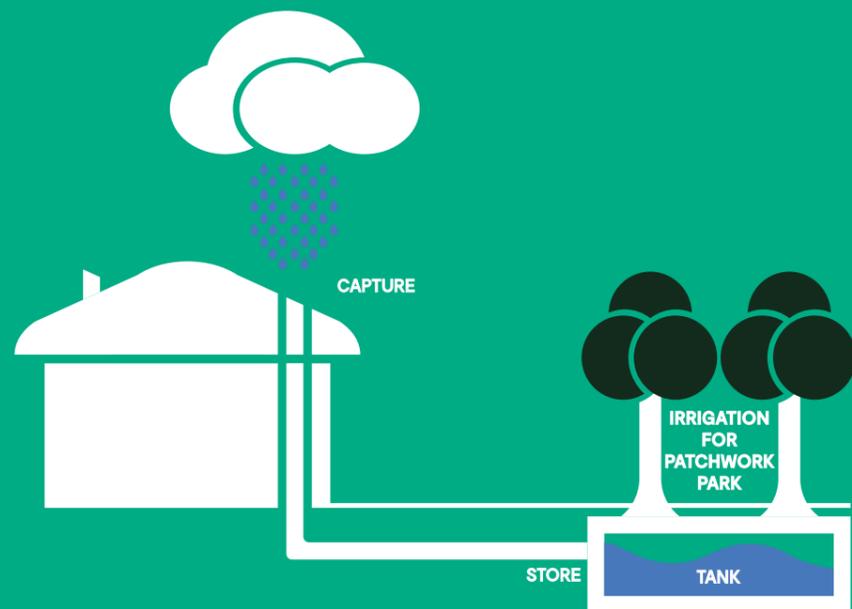
Urbanisation can lead to an increase in water supply demand, wastewater generated, stormwater runoff and a subsequent increase in pollutant wash-off.

At The Fabric, we are committed to help combat these effects through an innovative water collection and reuse strategy.

Passive irrigation – street trees within The Fabric will be irrigated by stormwater runoff. This will assist in reducing the use of drinking water for irrigation across multiple green spaces throughout the community.

Innovative rainwater harvesting system – rain water from townhome rooftops will be captured and diverted to several tanks underneath the centrally located Patchwork Park. Here the rainwater is stored and then released to irrigate parks and green space.

Adopting an integrated approach to water management will reduce the stress on the natural environment and enhance liveability and resilience for the future Fabric community.



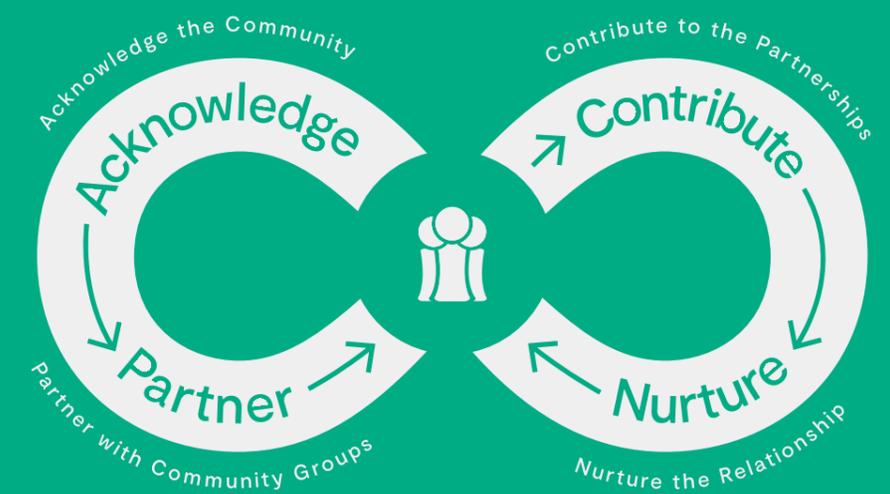
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Community Engagement at The Fabric

Creating a neighbourhood reinforced by social and environmental sustainability.

The Fabric will be a close-knit community that new and long-term locals will be excited to call home. Mirvac is dedicated to fostering a healthy lifestyle, family connections, and community spirit through a number of innovative initiatives that will service all residents and the broader Altona North community.



Routley's Bakery, Newport.



The Cook's Patch Program

Mirvac has partnered with the Stephanie Alexander Kitchen Garden Foundation to deliver the Cook's Patch program for The Fabric, as well as the broader Inner West community.

The purpose of the Stephanie Alexander Kitchen Garden Foundation (SAKGF) is to "introduce pleasurable food education to children during their learning years in order to form positive food habits for life."

Available to all residents of The Fabric, The Cook's Patch is a unique program based upon the Kitchen Garden Foundation's key principles, but adapted to a residential community setting.

The Cook's Patch at Home

During the purchase of your new home at The Fabric you will have the opportunity to include The Cook's Patch Outdoor Garden Package as part of a range of customer selections and upgrades.

Complementing the aesthetic and relaxation qualities private gardens can offer, The Cook's Patch Outdoor Garden Package includes 2 x steel planter bed rings specified by Eckersley Garden Architecture and planted out with seasonal herbs and veggies to help establish your very own edible garden.

The Cook's Patch in the Community

Drawing inspiration from current programs for primary schools within the Inner West community, The Cook's Patch provides plenty of opportunities for adults and children to learn growing, harvesting, cooking and sharing skills in a fun and social setting.

With this in mind, The Fabric will deliver a temporary kitchen garden community space which will provide residents with the opportunity to grow their own produce and learn new skills to adapt into their own lives.

The unique space is intended to create a platform for building genuine community connections through good food and education.

Stephanie Alexander
Kitchen Garden Foundation

STEPHANIE ALEXANDER
KITCHEN GARDEN
FOUNDATION®
Growing Harvesting Preparing Sharing

Creating Supportive Connections

Enriching social connections and celebrating diversity in Melbourne's Inner West.

Altona North Primary School

In addition to The Cook's Patch partnership with the Stephanie Alexander Kitchen Garden Foundation, Mirvac is connecting with the wider community by providing Altona North Primary School with garden and cooking facility improvements. This will assist the school in their aim to be part of the Kitchen Garden Foundation's nationwide groundbreaking program.

Altona North Primary School aims to introduce students in years 3 & 4 to the official SAKGF program, encouraging pupils to upskill and transform their food education and habits, joining 2,000 schools taking part across Australia.

Mirvac's support of both SAKGF and Altona North Primary School is underpinned by its commitment to provide innovative sustainability and social initiatives for the local community – a core focus of Mirvac's vision for The Fabric, located just 1.8km from the school.





Leaving a Positive Legacy

A commitment to quality living for all.



Homes for Homes

As part of our dedication to leaving a positive legacy from the communities we create, Mirvac has partnered with Homes For Homes. An innovative not-for-profit initiative led by social enterprise, The Big Issue, Homes for Homes creates new funds to increase the supply of social and affordable housing to help house homeless and disadvantaged Australians.

Recognising the intrinsic value that having shelter brings, in the physical sense and as a sense of belonging and wellbeing, Mirvac has committed to 0.1% of the sale of every townhome at The Fabric going toward increasing the supply of social and affordable homes in Victoria.

Purchasers of The Fabric will also have an opportunity to support Homes for Homes, through a voluntary tax-deductible contribution in the future sale of their home.



1. Homes Registered



2. Properties Sold



3. Funds Donated



4. Money Distributed



5. Homes Created

thefabric.mirvac.com

Important Notice

The content of this brochure was produced prior to completion, and prior to the receipt of final planning approvals. All information in relation to sustainability is indicative only, based on preliminary research. It does not necessarily reflect final savings or outcomes which are dependent on a number of variable factors. The information provided in this brochure is believed to be correct at the time of printing but will change as the development and planning approvals proceed. Changes may be made during the development of the project and programs may be changed without notice. As a result, the Project Information and the information contained in this brochure is preliminary only and subject to change without notice as the development progresses. Purchasers must rely on their own continuing enquiries. This brochure and its contents is not an offer or a contract. Mirvac expressly excludes any and all liability relating to, or resulting from, the use of or reliance on, any information contained in this brochure by any person. Current at February 2022.

