

theFabric

**FUTURE
READY
DISPLAY
HOME**

Pioneering Positive Change for the Future



Products featured
Coffee Table by Plyroom
Dining Chairs by Jordan
Arm Chair by Jordan
Greenery by Plant Society

Throughout
Photography by Jack Lovel
Styled by Without Studio



Welcome to the Future

The Fabric by Mirvac has taken an innovative approach, collaborating with 16 Australian brands pioneering positive change in sustainability, to deliver the 'Future Ready Display Home' in Altona North.

At Mirvac, our inspiration is to be a force for good and leave a positive legacy in everything we do. 'The Future Ready Display Home' demonstrates this ambition through showcasing a home that has been curated as a destination to explore not only the benefits of a townhome ahead of its time, but an opportunity to live and breathe sustainability through utilising innovative products and appliances that will encapsulate the entire living cycle.

Live for the future – for your family, your community and minimise the footprint we leave on our planet.

 [WATCH A SNEAK PEEK OF THE FUTURE READY DISPLAY HOME](#)



Mirvac acknowledges the Traditional Owners of the country on which we stand, the Yalukit-willam people of the Kulin nation and we recognise their enduring connection to the land, waters and culture. We pay our respects to their Elders past and present.

Artwork: 'Reimagining Country', created by Riki Salam (Mualgal, Kaurareg, Kuku Yalanji) of We are 27 Creative.

Products featured
Dining Chairs by **Jardan**
Cookware by **Smeg**



No Gas, No Worries! Net Zero Energy Homes

All homes 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, induction cooktop, and highly efficient appliances 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 homes.

Products featured
3 Seater Sofa by **Jardan**
Armchair by **Jardan**
Coffee Table and TV Unit by **Plyroom**



A Home Ahead of its Time, and now the Way of the Future

Minimum 7-Star NatHERS Energy Rated Homes

From the very start, we have committed to achieve a minimum 7-star NatHERS energy rating for all homes. A 7-star NatHERS rated home uses 27% less energy to heat and cool compared to a 6-star home.

Comfortable Living

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, means your home is more comfortable to live in.

Healthy Living

High quality low VOC (volatile organic compounds) and low embodied energy materials have been selected with longevity in mind. All internal paint complies with the requirement of the Good Environmental Choice Australia Standard 'GECA-23-2012 Paints and Coatings'. Minimising VOCs and other toxic materials make these homes safer and healthier for you to live in.

Proudly Partnering With Evergen

Mirvac has partnered with Evergen to enable you to monitor your home's solar and battery system performance via their smart energy monitoring App.

Products featured
Queen Size Bed and Base by Koala
Bedside Table by Plyroom
100% French Linen by Carlotta + Gee



Innovation

Mirvac has partnered with the Australian Renewable Energy Agency (ARENA) for Stage One.

Partnering with ARENA will aim to accelerate the Net Zero Energy Homes concept throughout the housing industry by providing feedback on cost effective design opportunities along with live market testing to gauge the acceptance for Net Zero Energy homes. The overall aim is to help increase the number of Net Zero Energy homes being constructed in Australia.

7-Star Net Zero Energy Homes at The Fabric

- 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 capabilities
- 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



Future Ready Homes

Solar Storage

Want to go one step further? A 10kWh solar battery storage system can be selected as an upgrade item, meaning you are less reliant on the electricity grid to keep your home running well into the future.

Electric Vehicle Charge Point

Thinking of swapping over to an electric vehicle? All homes have been pre-wired for future installation of an electric vehicle charge point, helping you make the move to an electrical vehicle sooner.

Leaving a Positive Legacy

Sustainability

All solid timber is certified as sustainability harvested or Responsible Wood (FSC or PEFC). No timber in these homes are from rainforests or old growth forests.

Homes for Homes Partnership

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.



Products featured
Coffee Machine and Induction
Cooktop Cookware by Smeg

Adaptable Homes

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 or temporary injuries, the elderly, and families with young children.



Products featured
Mirror by Joshua Space
Greenery by Plant Society



Innovative Water Re-Use Strategy

We have implemented a community wide rainwater harvesting system. Rain water from townhome rooftops is captured and diverted to several tanks underneath Patchwork Park. Here the rainwater is stored and then released to irrigate parks and green space.

Street trees are irrigated by stormwater runoff. This will assist in reducing the use of potable water for irrigation across multiple green spaces throughout the community.

Water Efficiency

Water efficient fixtures (tapware, toilets and shower heads) have been selected to reduce the consumption of potable water and provide long-term cost savings for residents.



Products featured

Laundry detergent and items by **The Dirt Company**
Great Mate by **Great Wrap**
Hand wash by **Pleasant State**
Dish brush by **Go for Zero**

Flexible Homes

Working from home has become increasingly more common over the past few years, and to accommodate, our large study nook has been styled as the perfect spot to set up for the day. With a lovely view to the private courtyard, get your to-do list done with **Koala's** large desk and comfortable chair with beautifully styled decor and objects to keep you inspired!

Products featured
Desk and Study chair by **Koala**
Greenery by **Plant Society**

Meet Our Valued Partners

BOODY

Boody began humbly, with underwear and socks, but has now moved into sleepwear, loungewear and activewear. Bamboo was chosen for the brand deliberately for its comfort, breathability and softness for garments that sit close to the skin.

carloffa + gee

Carlotta + Gee is an all-natural, sustainable Australian linen brand offering 100% French linen bedding and homeware products in a wide range of warm, earthy tones. Our linen is pre-washed in volcanic stones which means it is extra soft – this is a key difference between the other linen brands.



The Community Bike Hub is a social enterprise that lives and breathes sustainability & community. Their mission 'Building Bikes, Building Community' is at the core of everything they do. Their shop sells used bikes and parts (new & old) to generate funds that allow them to do awesome things in local communities.

GREAT WRAP

Great Wrap is a materials science company on a mission to end human reliance on petroleum-based plastics and are driven by impact, fuelled by demand, and have a 10-year vision for a world where plastic doesn't exist. Great Wrap proudly manufacture the only compostable stretch wrap for homes and businesses from food waste in Australia and USA, and have recently launched their latest innovation – a refillable dispenser made from 33 recycled plastic bottles.

JARDAN

Jardan has always revolved around family. As an Australian family-owned furniture business in operation since 1987, we know there is no machine that can truly replace the hand or the eye. Every Jordan piece is crafted to order in Melbourne, with care and precision, by hand. Jordan built their name with sofas, chairs, tables and beds, but today their contemporary design thinking and world-leading production and capabilities are about a total living approach, incorporating lighting, textiles, and homewares.

JOSHUA SPACE

Joshua Space is a Melbourne based Designer & Artist focussed on development and exploration of ideas into a diverse range of objects and art pieces.

Dirt.

The Dirt Company was founded on the belief to make sustainable household products, that work, and something people could fall in love with. They took a less, but better approach to product design and formulated a product using pure and powerful ingredients and bare minimum packaging, to deliver an innovative, useful, and thoughtful product, that's good for the earth, and will sit damn pretty on your washing machine. The result? Dirt sustainable laundry detergent.



Design Kids Australia is an online store dedicated to providing specially curated modern interior products and nursery essentials to welcome your newborn baby into the world.

go for zero

Go For Zero is more than a low waste and toxin-free store. They are a community of like-minded people that are not willing to compromise their health nor their planet. It is their mission to educate and motivate people to make positive changes.

ko'ala

Inspired by the modern Australian lifestyle, in all its sun-drenched, laid-back glory, Koala is here to shake up the furniture industry with their 'no worries' approach. Koala have created an entire, award-winning furniture range that has everything you need to refresh your home.



Meet Our Valued Partners

OUTLAND DENIM

Outland Denim has been designed to create a cycle of freedom for those in need by providing not charity, but opportunity, a safe and supportive working environment, a living wage, training, health-care, and education to people who have experienced, or are at risk or experiencing modern slavery, exploitation, or abuse. Each garment is made with organic cotton, zero harmful chemicals, and innovative water and energy reducing technology.

PLEASANT STATE™

Pleasant State create ethical products that make home care a form of self care. Pleasant State is a female-owned Australian start-up that's looking to change the game by focusing on a bigger purpose, not just profit. Cleaning products are no longer a necessary evil that's hidden under the kitchen sink. Instead they're beautiful, waste-free and non-toxic products that you can proudly display in your home.

PLYROOM

Established in 2013 Plyroom is a Melbourne design studio that balances thoughtful design with intentional simplicity. Inspired by nature, we create and curate furniture for a simpler life. Plyroom provides modern and flexible designs for living and bedroom as well as thoughtfully designed children's furniture with a small footprint.

ROCC

ROCC Naturals was founded with a rebellious spirit and drive to do things differently; to do them better. Co-founder Prue Rocchi developed a sustainable toothpaste product with naturally derived ingredients, including no nasties or numbers. All products are good for the earth, full of the good stuff – like vitamins and minerals – for whole mouth health.

SANS BEAST

Sans Beast is a vegan handbag brand, born in Melbourne, created out of a love for animals and a desire to bring design led style to the vegan space. Utilising responsibly sourced fabrics that have a far lower environmental impact than animal derived leathers, Sans Beast seeks to inspire the wider community to embrace beauty without the beast.

smeg technology with style

Smeg has designed innovative household appliances for all everyday environments since 1948. Smeg's certified laboratories strive to develop solutions that respond to the demands of contemporary living, drawing on all of the company's experience and the most advanced technology. Essential qualities such as durability, safety, flexibility and attractiveness can be seen in all Smeg products thanks to the rigorous design process every product goes through.

THE PLANT SOCIETY.

Established in August 2016 by Jason Chongue and Nathan Smith, The Plant Society was born from a passion to green our city. A love that has been supported by the community not only in Melbourne but across Australia and to the globe. The Planet Society promote positive and open conversations about gardening and greenery not only indoors but in compact outdoor environments.

wallace FAMILY PRODUCE

Wallace Family Produce are a mother and daughter team with a passion for produce and preserves. The range is hand poured, containing fresh products sourced seasonally. Each pot is small batch, using family recipes to ensure it holds wholesome and genuine flavours.

WITHOUT STUDIO

Without Studio is an emerging design practice comprising of both interior design & architecture as well as furniture, object and art procurement. Directors Sarah and Mel have organically grown into a partnership.



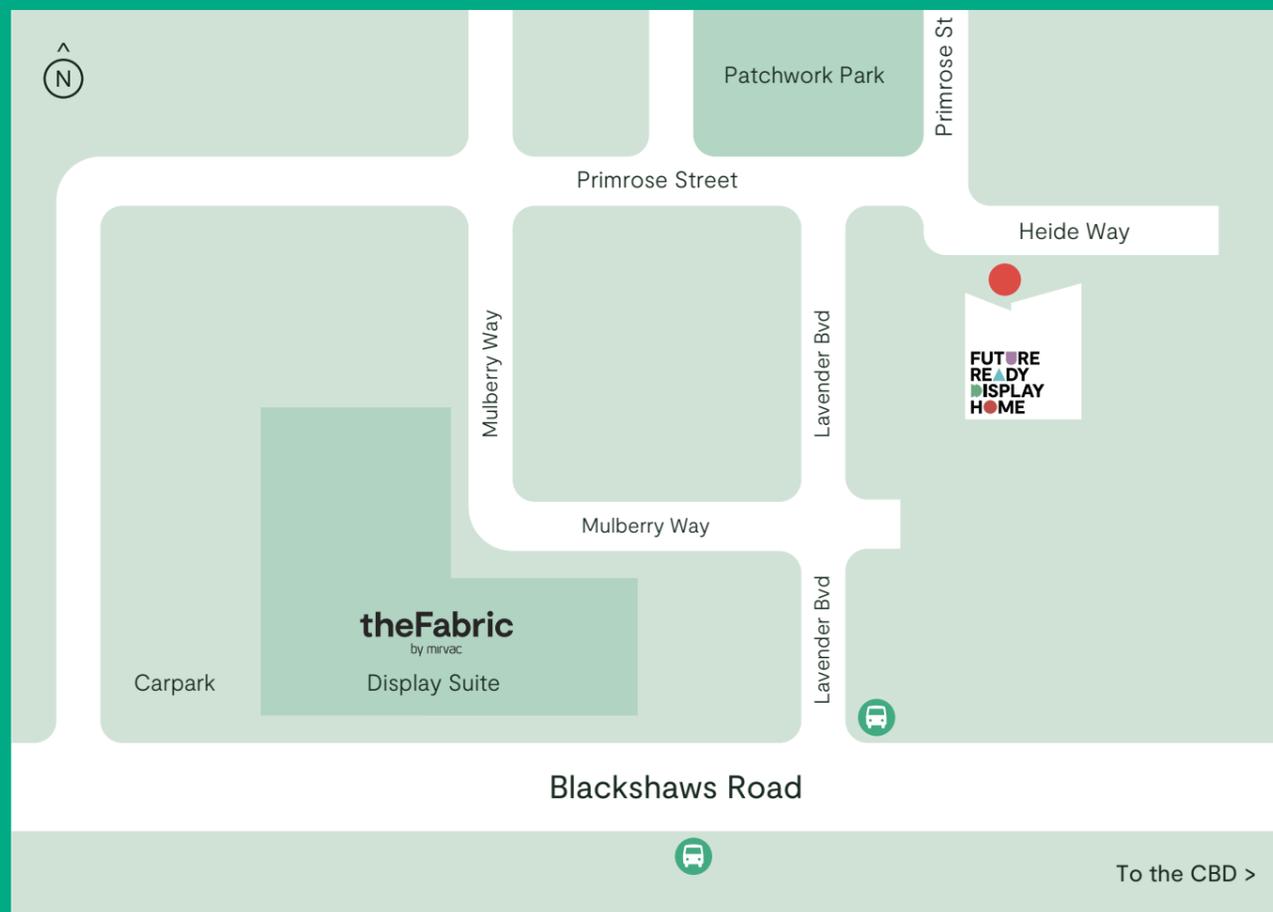
Our Valued Partners
Future Ready Display
Home Launch Event

A Convenient Location

188—198 Blackshaws Road Altona North

Altona North is one of Melbourne's most sought-after, inner-west Bayside suburbs and The Fabric will benefit from its established surrounds and the area's connectivity.

Only 9km away, residents will enjoy close proximity to the CBD with easy access via the Westgate Freeway. Multiple bike paths and public transport options including a metro bus route and Newport train station only 2.5km away means you'll be living amongst the best the Inner West has to offer.



Quality and care in every little detail

THE MIRVAC DIFFERENCE



For 50 years we have been reimagining urban life in Australia - creating exceptional living experiences through the pursuit of quality and care in every little detail.

AWARD WINNING EXCELLENCE SINCE 1972, WE HAVE WON OVER 600 AWARDS INCLUDING.



It's in the detail.



REIMAGINING URBAN LIFE SINCE 1972



REIMAGINING URBAN LIFE SINCE 1972

thefabric.mirvac.com

This Display Home is for marketing purposes only and is intended to be indicative of general quality of finish within each townhome at The Fabric by Mirvac. Please refer to individual marketing plans and contracts for exact specifications. 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 within the display home is believed to be correct at the time of printing but will change as the development and planning approvals proceed. The items incorporated into the fit out of this display home are indicative only and the following items are excluded from sale: Furniture, soft furnishing and accessories, Indoor plantings, Artwork and fittings, AV equipment, Upgraded finishes and fittings. Layout is sample only of The Brocade floorplan. Purchasers should refer to the contract plans for the exact townhome layout and make enquiries with a Mirvac Sales Consultant to the standard inclusions of The Fabric by Mirvac townhomes and how that differs to the display home. The Project information and the information contained in this display is preliminary only and subject to change without notice as the development progresses. Purchasers must rely on their own continuing enquiries. This display home 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 display home by any person. Current at January 2023.