

THE WELL FACTOR

THE FREDERICK
IS THE FIRST RESIDENTIAL
PROJECT IN AUSTRALIA
TO SEEK WELLV2 BUILDING
STANDARD CERTIFICATION.

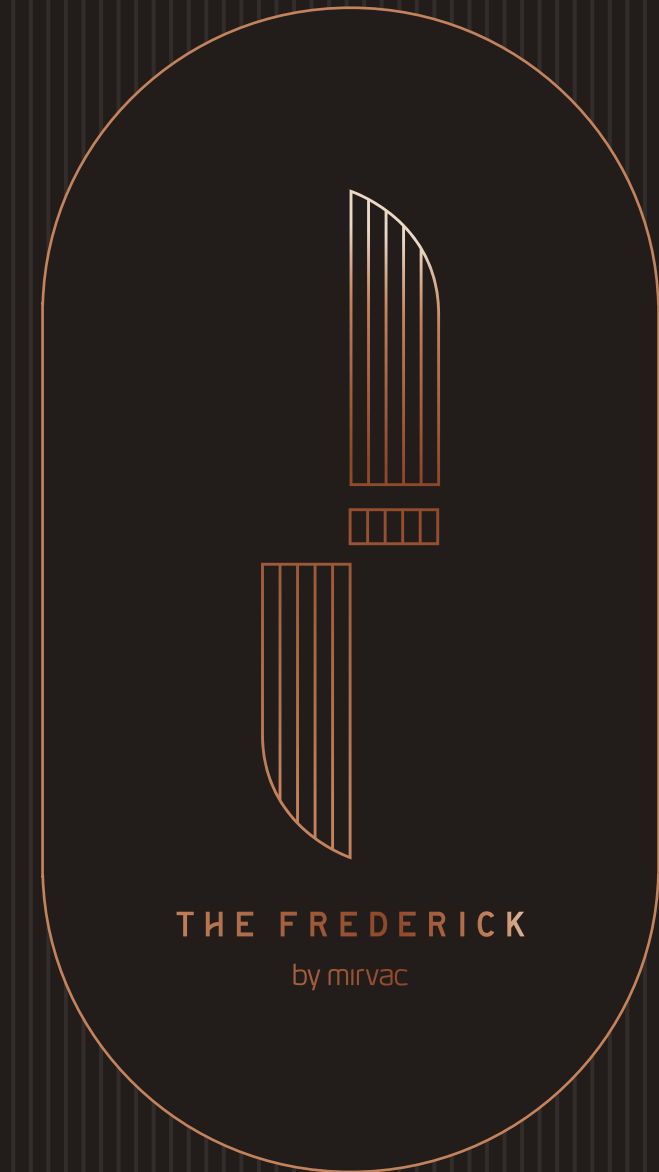
WELLV2 IS A GLOBAL
EVIDENCE BACKED
APPROACH TO MEASURING
THE IMPACT OF THE
BUILT ENVIRONMENT
ON OUR PHYSICAL AND
MENTAL WELLBEING.



greensquare.mirvac.com

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Mirvac has registered with the International WELL Building Institute to seek WELLV2 certification for The Frederick. However, WELLV2 certification for The Frederick is not guaranteed. Mirvac and Landcom* make no representations on whether certification will be obtained or the level of certification that may be achieved (i.e. Bronze, Silver, Gold or Platinum). If WELLV2 certification is achieved for The Frederick, certification will only apply to the residential components of The Frederick and will apply for 3 years from the date of certification. Mirvac and Landcom* accept no responsibility should residents elect to recertify The Frederick after 3 years. Neither Mirvac nor Landcom* will be responsible for the process or cost of recertification. Purchasers should refer to the Contract for Sale and should make their own inquiries regarding recertification for the WELLV2. As part of the WELLV2 certification, The Frederick will be a smoke free building and will not permit smoking as well the use of e-cigarette within the building or apartments. Correct as at 19/10/21 V1.



THE FREDERICK
by mirvac

THE WELL FACTOR



IT'S ONLY NATURAL THAT WELLNESS IS TOP OF MIND AT THE FREDERICK. IT IS, AFTER ALL, AUSTRALIA'S FIRST RESIDENTIAL PROJECT TO SEEK WELLV2 CERTIFICATION. AN INTERNATIONAL BENCHMARK TO PROMOTE A HEALTHIER CONNECTION BETWEEN THE BUILT ENVIRONMENT, PEOPLE AND COMMUNITIES.



1. AIR

We spend approximately 90%[†] of our time indoors, making internal air quality a critical prerequisite for good health. Air filtration systems, enhanced ventilation and air quality monitoring systems will enhance wellbeing.



2. MOVEMENT

With immediate access to the expansive open space of the future Drying Green[^], and positioned within a highly walkable community, residents are able to reap the physical and mental health benefits of increased activity. A bike room fitted with essential tools will be within the development and makes cycling an attractive commute option, while close proximity to the Gunyama Park Aquatic and Recreation Centre offers a dedicated space to get moving.



3. MIND

Access to nature, connection to community and a soothing place to rest and rejuvenate all contribute to a place where residents are able to live to their fullest potential, cope with the everyday stresses of life, work productively and feel a sense of belonging. With its parkside location, pet friendly amenities and generous views, the physical environment of The Frederick has a vital role to play in achieving the mind and body balance that influences mental health and emotional wellbeing.



4. WATER

While Australia is blessed with high quality drinking water direct from the tap, extreme events such as drought and flooding can affect its quality. Each apartment's kitchen will be fitted with its own water filter to purify drinking water. Overhead showers and a separate hand shower outlet add a sense of luxury within each apartment's bathroom.



5. THERMAL COMFORT

Good design is the first step towards achieving thermal comfort. With many apartments offering dual aspects, residents will benefit from the natural cooling of through breeze and optimal sunlight in line with the seasons. Covered balconies and windows made from performance glass add a further layer of protection from extremes of heat and cold, while air conditioning and the standard offering of window blinds enable occupants to respond to changing daylight conditions to exercise control over their environment.



6. COMMUNITY

Bringing together a dynamic group of people with diverse characteristics, The Frederick is integrated into the wider Green Square community, where public spaces including the Green Square Library, aquatic centre and proposed primary school[^], child care centres and community hubs have been purposefully designed to encourage stronger connections between residents and visitors alike. A shared courtyard for the enjoyment of The Frederick residents will offer opportunity to form friendships with neighbours, building a sense of belonging.

AT THE FREDERICK, THE PHYSICAL AND MENTAL HEALTH BENEFITS OF FRESH AIR, NATURAL LIGHT, PHYSICAL ACTIVITY AND COMMUNITY CONNECTIVITY ARE IN AMPLE SUPPLY. EVERY FORM AND FUNCTION, FROM CONSTRUCTION MATERIALS THROUGH TO CONSIDERED COMMUNITY SPACES, HAS BEEN INTENTIONALLY DESIGNED TO PROMOTE WELLBEING.



7. NOURISHMENT

In an increasingly busy world, where nutrition often comes second to convenience, easy access to fresh produce is key to making healthy food choices. Kitchens are thoughtfully designed. With an abundance of fresh produce available within Green Square, the healthiest choice is also the easiest choice.



8. SOUND

Performance glass is used to mitigate external noise, while well insulated walls, floors and ceilings help to control sound travel from neighbouring homes. The inclusion of premium quality appliances means that the subtle background hum of the everyday is minimised as much as possible. Considered placement of bathrooms, bedrooms and living rooms is factored into the design to enhance sound efficiencies.



9. INNOVATIONS

In pursuit of WELLv2 certification, Mirvac and Landcom* are moving into new areas of sustainability, taking into consideration the impact of the built environment on physical, mental and community health. Pursuing a WELL certified building and living environment is just the beginning of our commitment to improving the health and wellbeing of our residents.



10. LIGHT

To create an environment that encourages the natural circadian rhythm, improves sleep quality and positively impacts mood and productivity, careful consideration has gone into the amplification of natural sunlight and the design of artificial light. Each apartment enjoys access to natural light, with an option to upgrade to tunable white to warm light fixtures that assist with a more natural dawn to dusk lighting experience.



11. MATERIAL

Safe and low toxic materials play an important role in the health of building occupants. Our approach to safe material choices begins with site preparation and continues throughout construction. Thorough procurement processes and control checks ensure materials used both inside and out are of high quality. That's the Mirvac and Landcom* difference.

* The Parties reserve all rights in terms of the ongoing participation by Landcom* in the delivery of the balance of the Green Square Town Centre (including The Frederick).

[^] Proposed amenity is being delivered by third parties and is subject to change, development approvals, statutory approvals and construction timing and outcomes are outside of Mirvac and Landcom's* control and are subject to change and delay.

[†] The National Human Activity Pattern Survey 2001.

Artist's impression. Architecture, services and landscaping are indicative only and subject to change. Image shows upgraded finishes and fittings options. Furnishings included in this artist impression are not included in this apartment.

Views depicted in this brochure are indicative only.



Artist impression. The water feature is being delivered by the Council of City of Sydney and is subject to change and delay. The water feature will not be owned and managed by Mirvac and fittings and outcome are outside of Mirvac's control.



Artist's impression



Artist's impression



Artist's impression

MIND & MOVEMENT

- Close proximity to the Gunyama Park Aquatic and Recreation Centre
- Immediate access to the expansive open space of the future Drying Green Park[^]
- Bike room fitted with essential tools
- Pet friendly amenities
- Generous views
- Lush landscaped planter boxes providing access to nature

LIGHT & SOUND

- Performance glass is used to mitigate external noise
- Well insulated walls, floors and ceilings help to control sound travel from neighbouring homes
- Inclusion of premium quality appliances means that the subtle background hum of the everyday is minimised
- Considered placement of bathrooms, bedrooms and living rooms is factored into the design to enhance sound efficiencies
- Each apartment enjoys access to natural light
- Optional upgrade to tunable white to warm light fixtures that assist with a more natural dawn to dusk lighting experience

AIR

- Free flow of air to each apartment
- Improved approach to managing air circulation
- Air conditioning systems fitted with air purification filters
- Externally ducted range hoods

WATER

- Each apartment's kitchen will be fitted with its own water filter
- Overhead showers and a separate hand shower outlet

THERMAL COMFORT

- Dual aspect apartments will provide the benefit of natural cooling through the breeze and optimal sunlight in line with the seasons
- Covered balconies and windows made from performance glass add a further layer of protection from extremes of heat and cold
- Air conditioning and roller blinds are included in all apartments