

SOLHAVEN

BY CADRE



CREATIVE OFFICES

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A Creative Community

Solhaven has been envisioned as an innovative micro-village that embodies creative, in-clusive, and elevated community living through a blend of sustainability-led design and cultural vibrancy. Developed by CADRE in like-minded collaboration with Cera Stribley, LARC and Finding Infinity, it blends thoughtfully crafted flexi-homes, elevated creative office spaces, and established culinary, retail and wellness offerings to create a seamless integration into the artistry of the established Northern Rivers ecosystem.



Village Heart

The cornerstone of Solhaven's ecosystem is its Village Heart, an architecturally designed, high-performance, all-electric building surrounded by gardens, bike parking, EV charging facilities, bench seating and stone paving. Beyond a tactile ground plane hosting a vibrant public realm, the built environment rises with a modular grace defined by natural materials in engaging textures. The lower level hosts glazed shopfronts and restaurants while the upper is clad in recycled timber, the threshold between the two a verdant, cascading stra-ta of plants that spill from the level 01 balustrade to converse with the communal lawn be-low.

Central Meeting Zone

As the Northstar in which everything else orbits, Solhaven's centre is where social connection, creativity and culture thrive. A vibrant public realm where food, retail, wellness, co-working and green spaces converge to realise a magnetic destination for residents and visitors alike.

Co-Working Space

Providing essential support for those occupying flexi-homes, elevated offices and industrial spaces within the Solhaven community, co-work spaces extend upon the contemporary workday, providing bookable boardrooms, extra space for contract employees and the possibility to immerse yourself in a dynamic and industrious atmosphere.

Speciality Stores

Contributing to the cultural and creative discourse, Solhaven's retail fabric comprises a thoughtful curation of specialty stores featuring artisanal craftsmanship, local fashion brands of global eminence, and purveyors of health and wellness-oriented produce and products.

Fitness-Wellness Space

Balancing the busyness of the modern workday with the togetherness and downtime of friends and family is Solhaven's Wellness Park where health and fitness become the central focus.



Wellness Park

The Wellness Park, located next to the Village Heart, is a dedicated space for holistic wellness that combines state-of-the-art fitness amenities with serene natural elements. Residents can engage in physical health routines while enjoying features like plunge pools, a magnesium hot tub, an infrared sauna, and a yoga space, all set amidst lush gardens and coastal design aesthetics. This innovative park aims to enhance wellness practices and provide an environment of respite and self-care for the community.

Yoga Green

Exercise, breathing, and relaxation are the core principles of yoga, and indulging in these pursuits in the embrace of the natural environment introduces an entirely new level of spiritual and mental wellness. Yoga Green has been conceived to nurture and strengthen our innate connection to the natural world. It leverages the openness of heart and mind that yoga practice cultivates to bring us into closer alliance with nature.

Plunge Zone and Sauna

Hot and cold plunge increases blood flow to the skin, forcing a large volume of blood through the arms and legs. This places gentle stress on the heart and blood vessels, strengthening the cardiovascular system. With three cold plunge pools and a magnesium hot tub, the Wellness Park draws on Swedish bath culture to provide the perfect amenity for creating a well-being ritual.

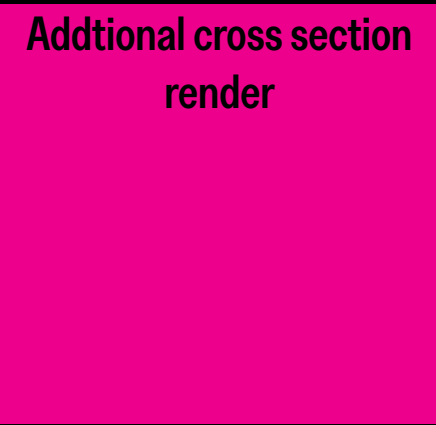
Zen Retreat

The Zen Retreat offers a serene sanctuary amid today’s relentless pace. It invites individuals to pause, reflect, and rejuvenate in a tranquil setting surrounded by lush subtropical botanicals. This peaceful environment fosters mindfulness, helping alleviate the stress and anxiety that so many face in the modern world. Visitors can reconnect with their inner selves and restore a sense of balance and calm.



The Future Of Office Space

Solhaven is a 700m2 creative precinct that draws from deep global enquiry into physical and emotional well-being to harmoniously integrate work, lifestyle, and nature, fostering a community by creatives for creatives. Including 10 uniquely designed creative office spaces by Cera Stribley, the neighbourhood prioritises high social and low environmental impact. Across a visually striking sub-tropical landscape, the built environment has been shaped as a balanced and responsive geography composed of considered ancillary spaces that support creative entrepreneurship.

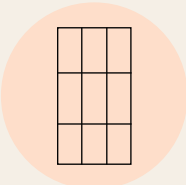


Building Biology

Building biology plays a transformative role in the design of Solhaven's built environment, ensuring it provides shelter while enhancing health and well-being. With Australia's unique challenges of high UV exposure, extreme temperatures, and pesky pests, embracing building biology means creating nurturing spaces that protect us from diseases like mould-related illnesses, choosing eco-friendly materials and devising energy-efficient designs so we can craft office space that is not just beautiful but also sustainable and resilient.

Solar PV on Roof

Installing solar PV panels to generate electricity



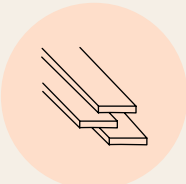
High Performance Building Envelope

Including insulation, glazing and airtightness to reduce reliance on HVAC and improve occupant comfort



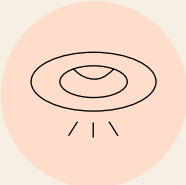
Considered Material Selection

Including insulation, glazing and airtightness to reduce reliance on HVAC and improve occupant comfort



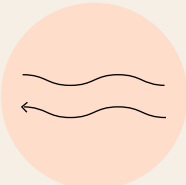
Efficient LED Lighting

Installing energy efficient lighting to reduce energy consumptions and bills



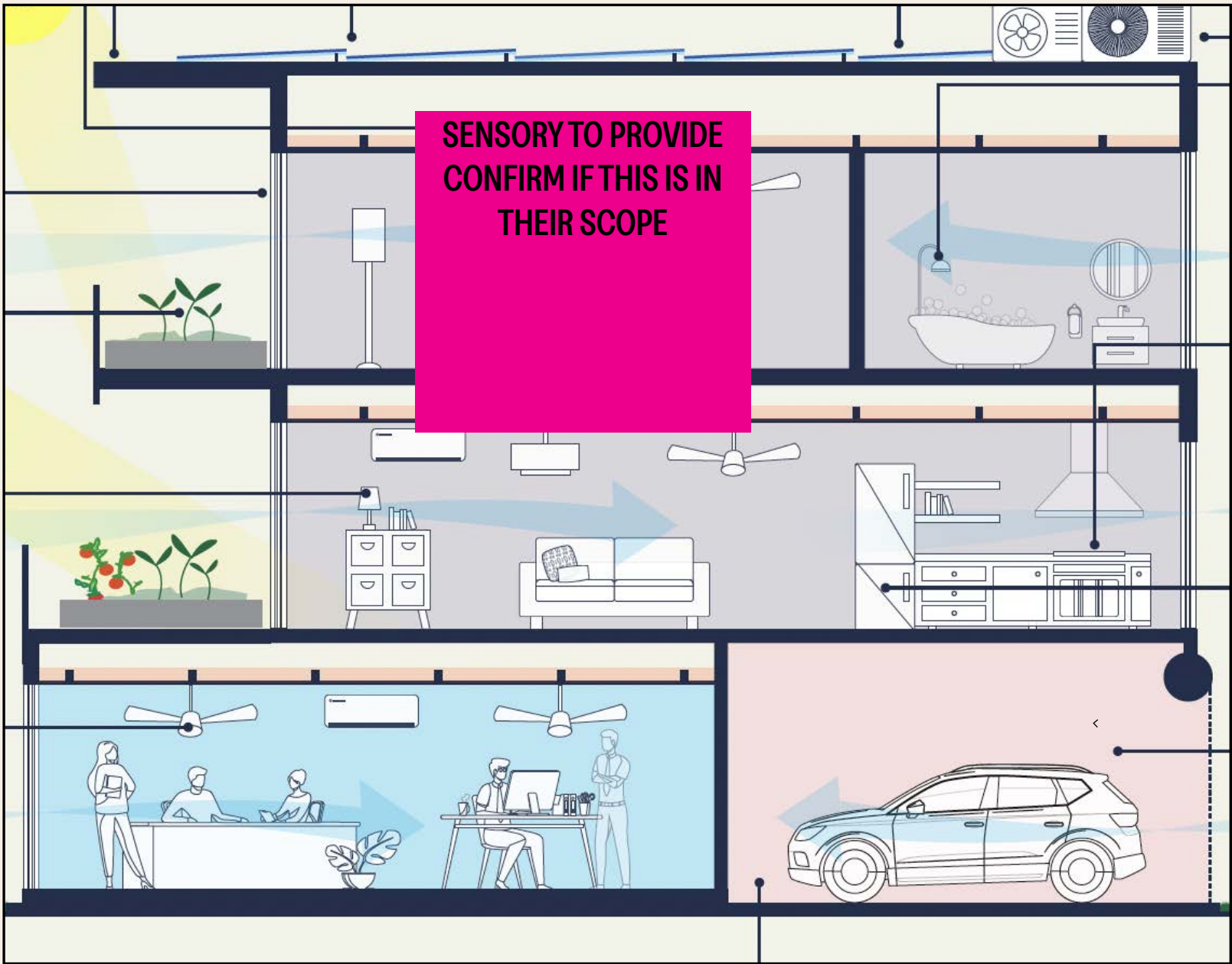
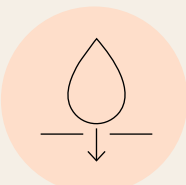
Mixed Mode Ventilation

Operable windows and ceiling fans allow for effective ventilation



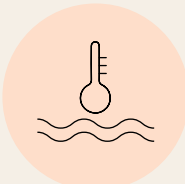
Permeable Grounds

Favouring paving products that allow for planting and garden ground cover



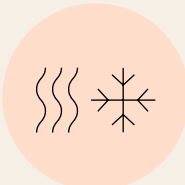
Heat Pump Hot Water Unit

Decentralised efficient heat pump domestic hot water for each unit to reduce running costs and energy consumption



Efficient HVAC

Installing efficient air conditioning to reduce running costs and carbon emissions



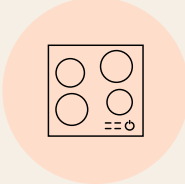
Efficient Fixtures and Fittings

Choosing water efficient fixtures and fittings to reduce water bills and increase water resilience



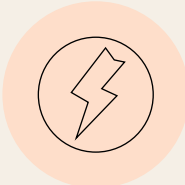
Electric Appliances

Avoiding gas connection, only installing induction and electric appliances



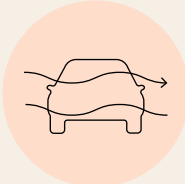
Energy Efficient Appliances

Installing energy efficient appliances to reduce energy consumption and bills



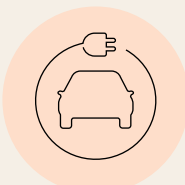
Naturally Ventilated Car Park

Naturally ventilated car park to reduce reliance on mechanical ventilation and reduce energy consumption



Provision of EV Charging

Provision of power point for EV charging in garages



Climate Resilience

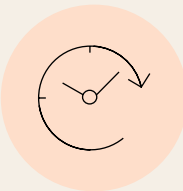
A large portion of Australia is classified as a flood zone. It is the nature of this wild and beautiful country we call home. Building in a flood-prone area demands careful consideration of design and construction methods to safeguard against potential damage. CADRE excels in this arena by consulting closely with local councils and engaging professionals who understand the complexities of the flood zone to ensure compliance and safety and by employing advanced building techniques, including elevated flooring systems, durable concrete slabs, and tiling instead of carpeting, providing resilience in the face of flooding

homes designd for future focused climate resilience
Flood levels.
Keep it vague

TO BE SUPPLIED
C-S

Security and Technology

The We Wumbo App provides a comprehensive and user-friendly platform that allows residents to efficiently manage various aspects of their living environment directly from their smartphones. Users can control multiple technological systems that come standard at Solhaven, including electrical appliances, energy management, audiovisual equipment, climate control, LED lighting, intercom system, smart locks, and even access amenities and services like EV chargers, smart parking, and CCTV, ensuring a seamless and connected smart living experience.



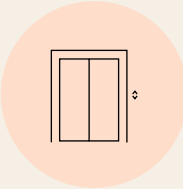
24-Hour Surveillance

Solhaven’s comprehensive 24-hour surveillance system continuously monitors public areas, providing a high level of security and swift response to incidents. This system ultimately ensures the community’s safety and peace of mind throughout the day and night.



Security

Solhaven’s multi-layered security approach combines visual surveillance, advanced technology, and community engagement. It promotes a safe and connected environment where residents feel valued and empowered to contribute to the neighbourhood’s collective security.
Mention gates, street ligthing



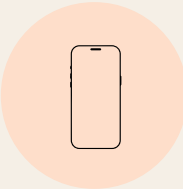
Private Lifts (purchaser upgrade)

Solhaven features private lifts providing residents exclusive access, ensuring convenience and enhanced privacy. These smart lifts seamlessly integrate into daily life, allowing efficient movement between floors while maintaining a luxurious living experience.



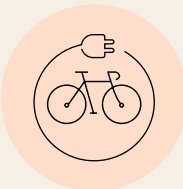
Intergrated Intercom System

Integrated intercom systems at Solhaven enhance resident security and convenience by enabling remote communication and video access. These systems allow residents to verify visitors at their doors, ensuring peace of mind while away from home.



Smart Phone Operation

Smartphone operation involves touchscreen navigation, app management, and voice commands. It enables users to communicate, access information, and control smart devices effortlessly. Smartphones combine technology, convenience, and connectivity in daily life.



EV Bike and Car Charging

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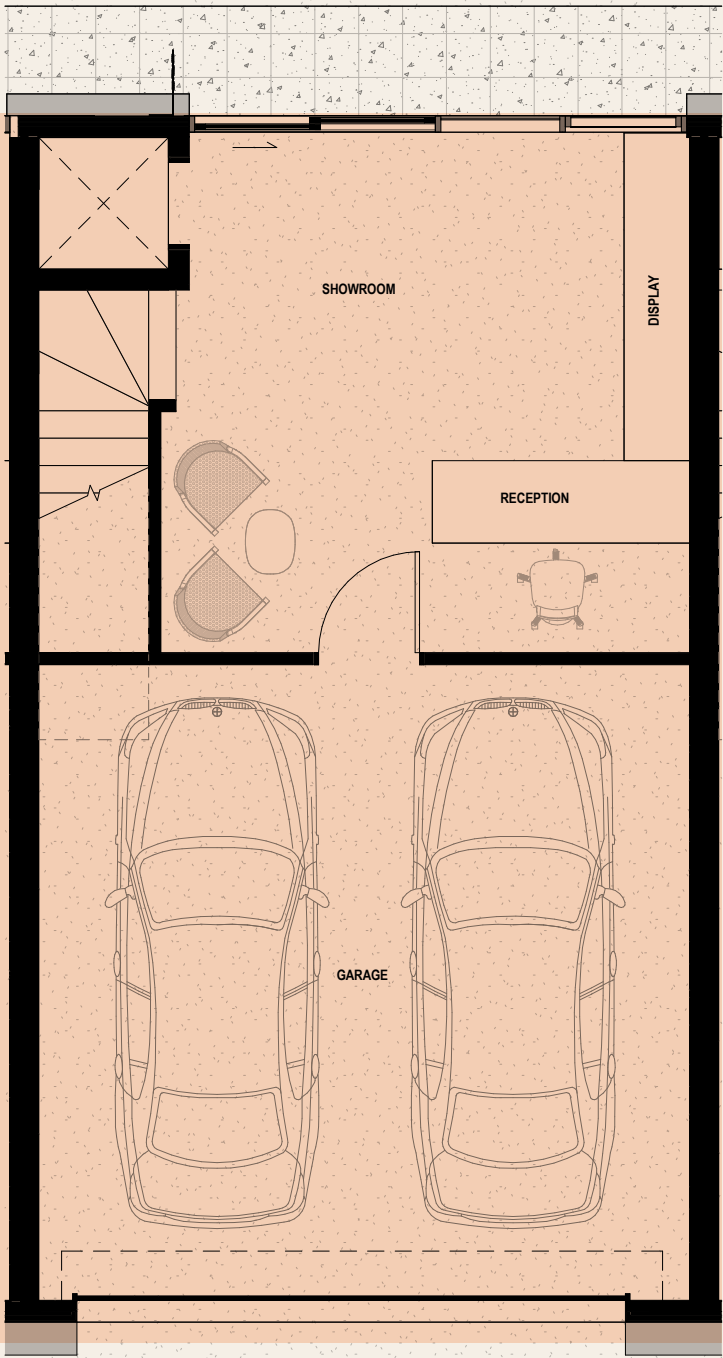
Kill Switch

Kill switches at Solhaven enable operators to immediately shut down machinery, ensuring worker safety and preventing accidents in emergencies or system malfunctions.

Retrofit the space to your needs

Creative office spaces, delivered as warm shells, offer flexible environments that can be customised to meet the specific needs of various enterprises. By evaluating factors such as staff size, storage, production activities, and material handling—including the integra-tion of kilns and specialised lighting—these spaces are designed through collaborative input, ensuring they foster productivity and creativity tailored to each occupant’s unique requirements.

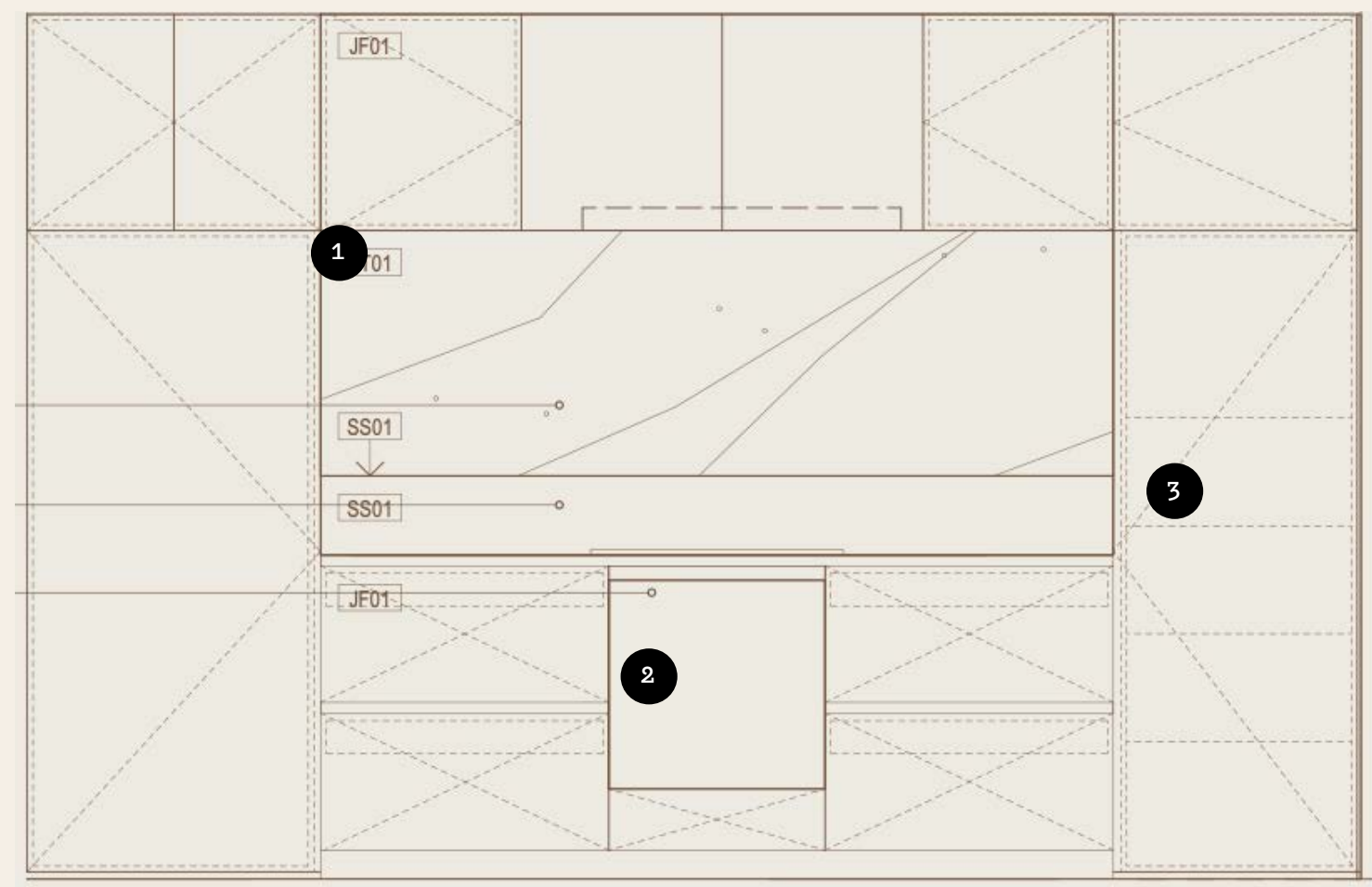
Office Test Fit



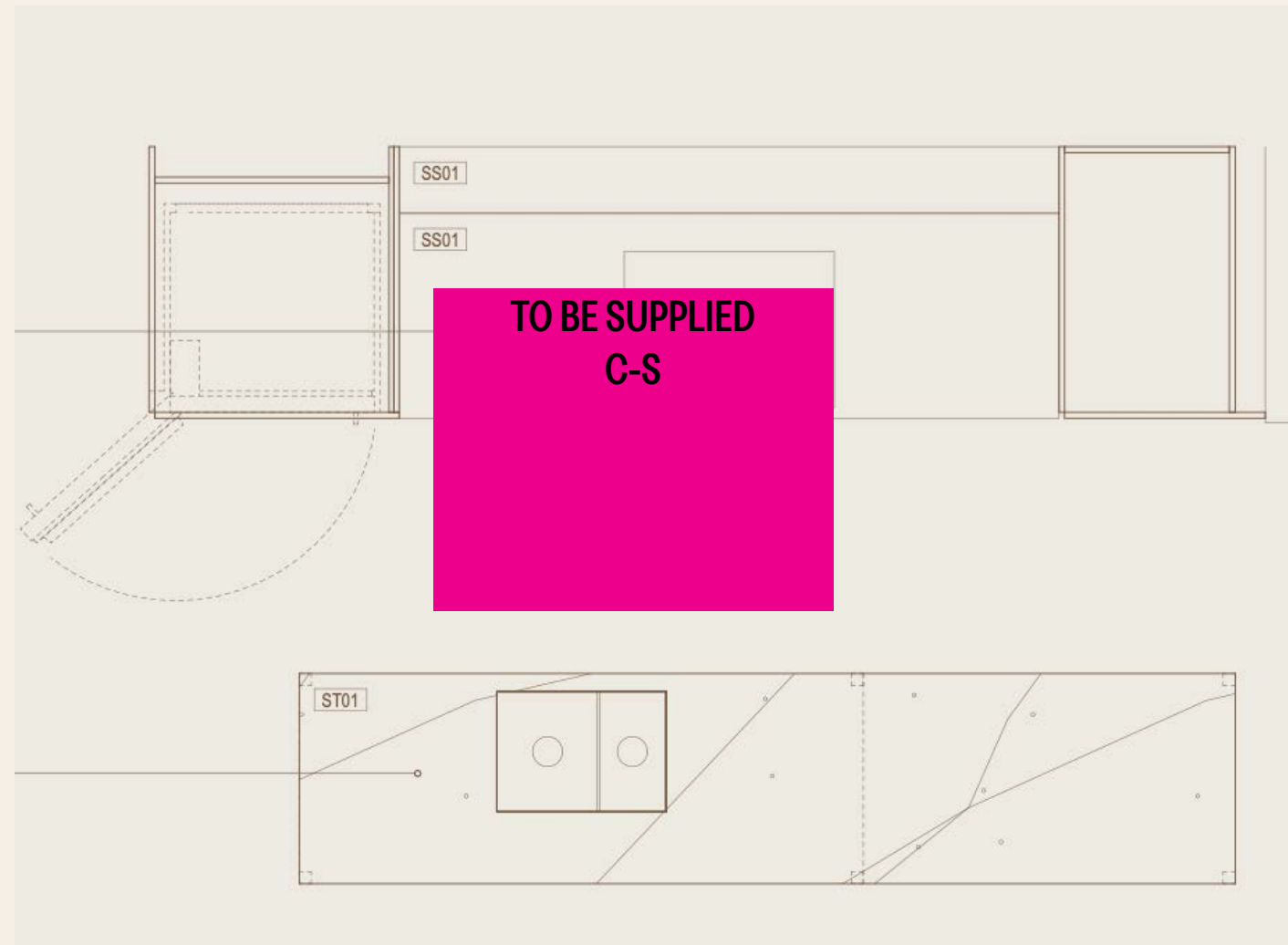
Kitchen

Design Details

A palette of materials has been selected to reflect natural tones, depth and variation. Honed stone bench tops, timber floors, sleek integrated appliances of minimal expression and tonal joinery are elevated by subtle details such as dado rails and frosted glass splash-backs animated by the soft sway of subtropical foliage beyond. The outcome is kitchens that surpass the norm, defying the borders previously drawn across the design of multi-residential communities to craft a resonant unity between economy, convenience and a level of sensorially engaging beauty.



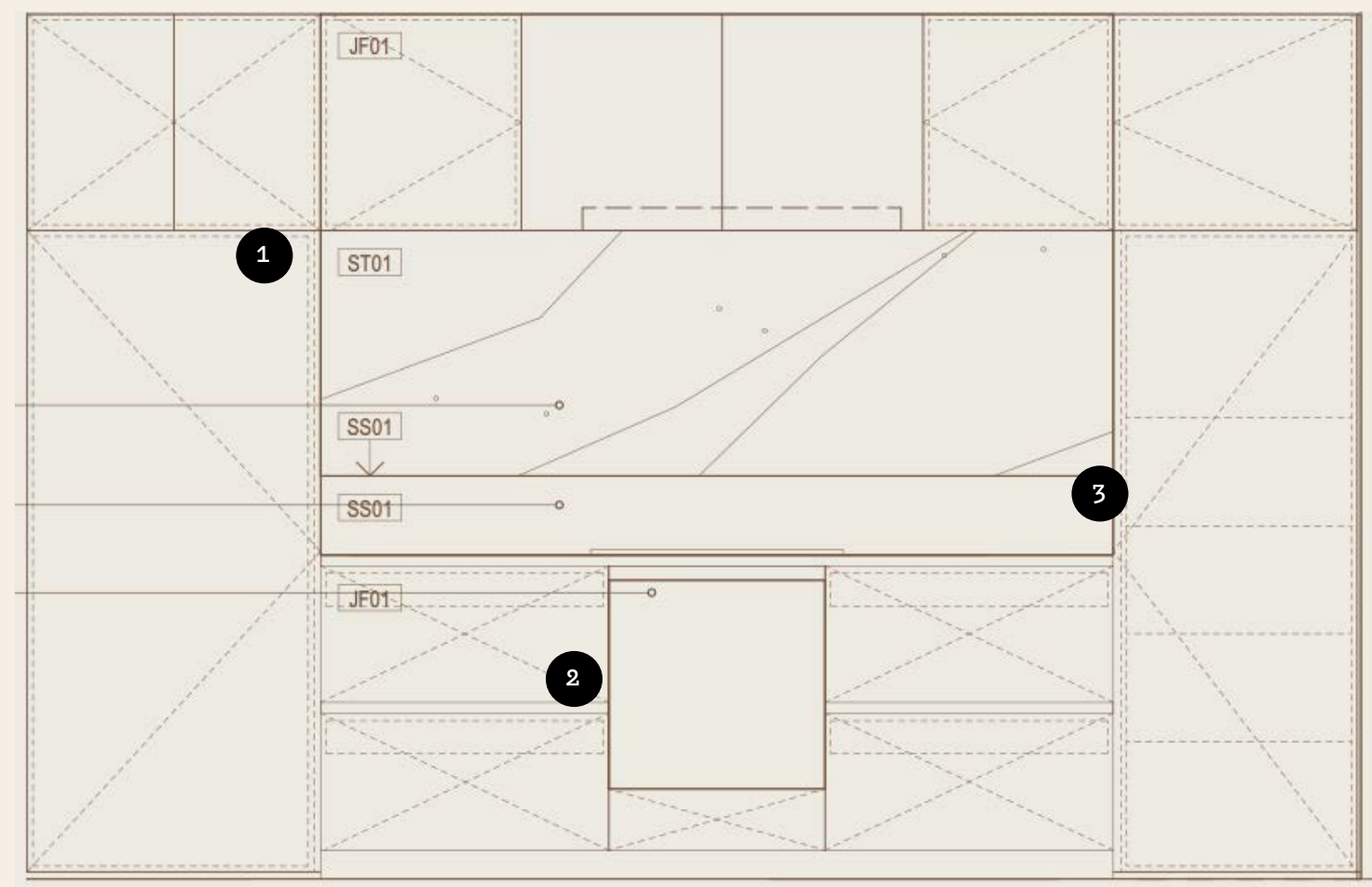
- (1) Lush, coastal planting style, that reflects the original regional ecosystem of the site to protect and enhancez
- (2) Central village common green space makes for the perfect meeting place central tree for shade and open
- (3) Planting softens overal architecture with cacading planting and creeping
- (4) Practical and low maintenance planting with minimal intervention
- (5) Landscaping is used as a way to enhance secruity creating natural



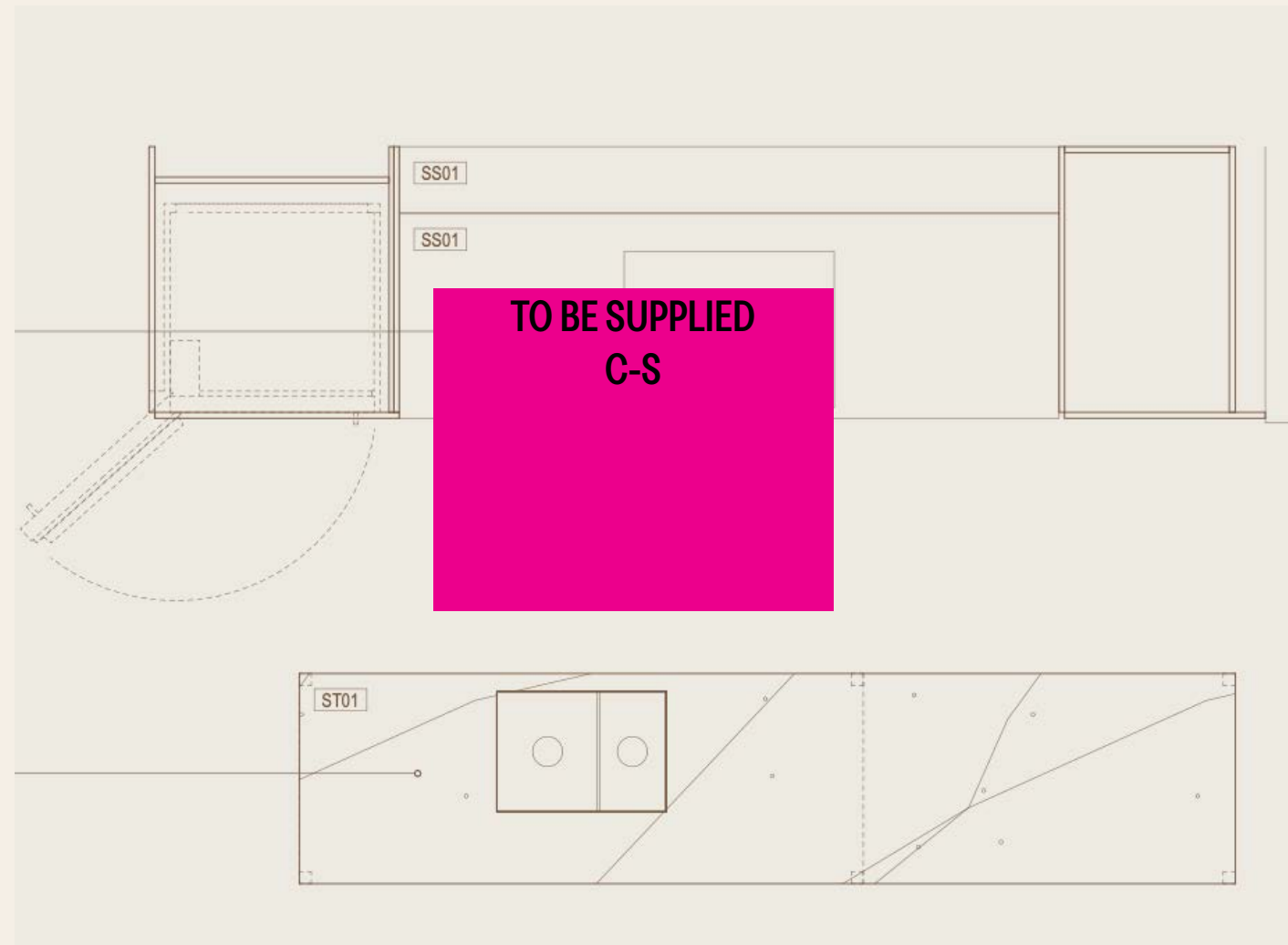
Bathroom

Design Details

Edited precision is the prevailing design language in the bathroom, where a subtle yet intentional space has been cultivated as a sum of many carefully selected parts. A focus on clean lines and precision is balanced by thoughtful attention to detail. The incorporation of floating joinery, strategic storage behind mirrors, and intelligent lighting plans create a harmonious and calming atmosphere that allows the mind to settle into a restorative quiet.



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Interior Finishes

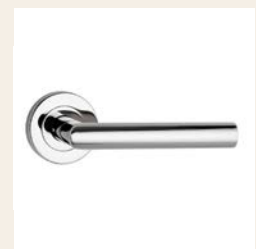
Item	Location	Colour/Finish	Image
General Paint	Walls General	Dulux Low VOC Wash Wear at Bathrooms & Kitchen Natural White	HIGH RES IMAGE TB SUPPLIED
Ceiling Paint	Ceiling General	Dulux Low VOC Natural White	HIGH RES IMAGE TB SUPPLIED
General Paint	Skirting,Arcs, Door James	Dulux Aqua Acrylic Enamel Natural White	HIGH RES IMAGE TB SUPPLIED
Laminate	Location	Matt Finish Amaro	HIGH RES IMAGE TB SUPPLIED
Joinery Finish	Location	Laminate Woodmatt Blonde Oak Legato Montage	HIGH RES IMAGE TB SUPPLIED
Joinery Finish	Location	Rattan Open Weave	HIGH RES IMAGE TB SUPPLIED

Item	Location	Colour/Finish	Image
Timber Flooring	Generally	Oslo Made By Block	HIGH RES IMAGE TB SUPPLIED
Timber Stair Treads & Risers	Staircase	Oslo Made By Block	HIGH RES IMAGE TB SUPPLIED
Stone	Generally	Natural Stone Tundra Light Limestone Honed	HIGH RES IMAGE TB SUPPLIED
Porcelian Tile	Location	Paris Natural IS Vein Cut Oat	HIGH RES IMAGE TB SUPPLIED
Paver	Exterior	Asphalt Mud Integra Surfaces	HIGH RES IMAGE TB SUPPLIED
Carpet	Location	Classic Texture – Multi Level Loop Pile Godfrey Hirst 505 Damask	HIGH RES IMAGE TB SUPPLIED

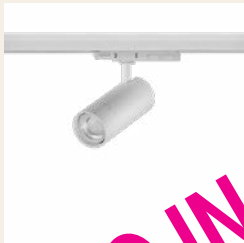
Interior Finishes

Item	Location	Colour/Finish	Image
Glass	Shower Screen	Safety Gloss	HIGH RES IMAGE TB SUPPLIED
Mirror	Bathroom Mirrors	Decor Mirror Clear	HIGH RES IMAGE TB SUPPLIED
Mirror	Bar Joinery	Decor Mirror Clear	HIGH RES IMAGE TB SUPPLIED
Flooring	Basement	Concrete Finish, Polished Concrete Grind back slab & seal	HIGH RES IMAGE TB SUPPLIED

Hardware

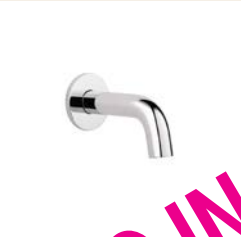
Item	Location	Colour/Finish	Image
Door Lever	General	Polished Stainless Steel (PSS)	
Cavity Slider Pull	General	Polished Stainless Steel (PSS)	
Door Turnsnib	General	Polished Stainless Steel (PSS)	
Door Stop	General	Polished Stainless Steel (PSS)	
Compact Self-close Bin	Kitchen	-	

Lighting and Electrical

Item	Location	Colour/Finish	Image
Recessed Pinhole Downlight	Kitchen	White Round Pinhole LED Downlight White	
LED Strip Lighting	Kitchen and Bathroom	LED Strip	
Track Lighting	Gf Commercial	Led Multi Track Light White Powdercoat	
Feature Wall Light	Kitchen	Plaster 2-Way Curved Wall Light	
Wall Light	Bathrooms & Ensuites	White Glass Natural Anodized Backplate Cast solid glass,aluminum	
Electrical Switch Plate	General	Matt White	

Item	Location	Colour/Finish	Image
Electrical GPO	General	Matt White	
Exhaust Fans	Bathrooms, Ensuites, Laundry	-	
Ceiling Fan	-	Beachwood	

Kitchen and Bathroom

Item	Location	Colour/Finish	Image
Mixer	Kitchen	Stainless Steel	
Mixer	Bathroom	Chrome	
Wall Mounted Spout	Powder Room	Chrome	
Mixer	Powder Room And Shower (Bathroom)	Chrome	
Double Kitchen Sink	Kitchen	Stainless Steel	
Mounted Basin	Powder Room	Matt White	

Item	Location	Colour/Finish	Image
Wall Hung Basin	Bathrooms	Matte White	
Bottle Trap	Bathrooms	Chrome	
Inset Bath	Bathroom	White with Anti-Slip	
Toilet	Bathrooms	Gloss White	
Toilet Roll Holder	Bathrooms	Chrome	
Towel Rail	Bathrooms	Chrome	

Appliances

Item	Location	Colour/Finish	Image
Miele 60cm Integrated Rangehood	2 Bed Kitchen	Stainless Steel	
Miele Integrated Rangehood	3 Bed Kitchen	Stainless Steel	
Miele 62cm Induction Cooktop	2 Bed Kitchen	Black	
Miele 80cm Induction Cooktop	3 Bed Kitchen	Black	
Miele Pyrolytic Built-In Oven	Kitchen	Black	
Fisher & Paykel Integrated Dishwasher	Kitchen	-	

SELECT FINISHES TO INCLUDE IN BROCHURE FROM C-S SCHEDULE

Tech specifications

Area Schedule

External Walls

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Electrical

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Internal Walls and Roofing

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Security

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Flooring

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CONFIRM IF TREAT THE SAME AS BANGALOW BUSINESS PARK

Services

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CONFIRM IF TREAT THE SAME AS BANGALOW BUSINESS PARK

Staircases

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Hydraulics

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Bathroom and Kitchen

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Landcaping

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Communicatiosn

Walls GeneralAperem atiis rehenda volum ratempo rioris molupitatur?

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