

6.O CHECKLIST

Osprey Waters - Compliance with Design Guidelines - CHECKLIST – please complete online.

Lot Number:                      Name:                      Settlement Date:                      Original Purchaser: ( Y / N )

Item	Y	N	Comments
<b>Orientation/solar access</b>			
Dwelling to be correctly orientated to allow living areas & courtyard benefit from winter sun.			
Minimum one living area & one major opening to face north and receive winter sun.			
<b>Garage</b>			
Garages must be setback a minimum of 1.0m behind the dwelling elevation. A garage on a secondary street is exempt from this requirement.			
Two side-by-side enclosed car spaces must be provided. Any additional must be in tandem.			
Garage door opening must be 6.0m max width & must face the street.			
Garage door to be non-patterned and panel type in an approved Colorbond colour or timber colour. Refer Materials & Colours.			
<b>Finished floor level</b>			
Finished floor level of ground floor must be 300mm max above the as constructed Lot level.			
<b>Elevations</b>			
Minimum 350mm overhanging eaves must be provided to all elevations. Garages are exempt.			
For publicly visible elevations of a two storey dwelling, a projecting horizontal corbel feature or contrast in material or colour is required to define the two storeys.			
Visible elevations (incl. corner Lots) must include major openings and habitable living room.			
Publicly visible elevations must be carefully articulated through the inclusion of a minimum of one integrated feature element.			
Two colours and/or materials must be used in the primary elevation (excludes windows and doors).			
Main entry door clearly visible from street.			
Openings & glazing to be of a vertical proportion.			
Visible parapet wall on neighbour's side must match quality of main elevation.			
Curved/reflective glass must not face public realm.			
<b>Roofs</b>			
24.5 degree min traditional roof pitch, minor roofs may be lower.			
350mm min eaves overhang (garage exempt). 300mm min gable overhang.			
5 degree min skillion roof pitch.			
Minor area of flat roof must be screened by a parapet wall.			
If part of the house (other than the garage) is on the boundary, the parapet wall (with box gutter) should extend to meet the full depth of the eave.			
<b>Materials &amp; Colour</b>			
Main wall material - masonry with painted render, limestone block and rammed earth. Face brickwork is not permitted.			

Item	Y	N	Comments
Main wall colour - light/neutral base colours. Primary and dark colours (grey, brown, black and purple) not permitted.			
Red, green or terracotta coloured roofs are not permitted and the roof colour must be classified as either 'medium' or 'light' according to the NSW Building and Sustainability Index (BASIX) with a solar absorptance rating of less than 0.70.			
<b>Fences and letterboxes</b>			
Front fencing as viewed from the street or a public space must not be higher than 1.0m and must be at least 50% visually permeable above 300mm high. Materials and colours must be consistent or complementary to the primary street elevation's finishes.			
A return fence/gate and dividing fences must commence 0.5m minimum behind the building line and must be Colorbond colour Grey Ridge.			
Fencing to the secondary street must be set back at least 4.0m from the corner truncation, constructed of Colorbond colour Grey Ridge (unless otherwise approved by Mirvac) and be a maximum of 1.8m high.			
The letterbox must be located on the site plan.			
Any new publicly visible retaining wall must be limestone. Any existing retaining walls/fences must not be altered without requesting and obtaining Mirvac's written approval.			
<b>Driveway</b>			
Finish compliments dwelling & landscape. ie Masonry, clay or precast pavers.			
<b>Outbuildings</b>			
Outbuildings must be screened from public view. A publicly visible outbuilding more than 2.0m in height or greater than 16sqm in area must match materials and colours of residence.			
<b>Energy reduction</b>			
At least one bathroom must include an external window that can be opened.			
Openings must be located to promote cross ventilation to reduce reliance on A/C.			
<b>Services</b>			
All pipes, wired services, clothes drying areas, hot water storage tanks, gas, electricity, satelite dishes, television aerials and other service items to be screened from public view.			
An air-conditioning unit must be visually & acoustically screened from primary and secondary streets. If roof mounted it should be located at the rear of dwelling behind highest roof ridge. Roof mounted unit must match the roof colour.			
The waste bin must be in a store area that is screened from public view.			