



OSPREY WATERS DESIGN GUIDELINES

WELCOME TO OSPREY WATERS

If you're looking for estuary living in the heart of Mandurah, you won't find a more idyllic setting than Osprey Waters. This picturesque, masterplanned community is nestled along the banks of the pristine Peel Inlet, only minutes from shops, schools, beaches, transport links and Mandurah's bustling city centre.

At Osprey Waters, you can choose from a range of homesites or house and land packages to suit your lifestyle and budget. With its masterplanned design, you'll enjoy tree-lined streets, landscaped open spaces, retained natural bushland, community facilities, feature artworks, boardwalks, walking trails and an expansive foreshore reserve that opens onto the estuary.

The name Osprey Waters was inspired by the local Ospreys that nest close to the water's edge. These majestic birds are traditionally known as protectors of the estuary and can be seen soaring through the sky as they watch over the area from their towering 13.5 metre high nest.



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Mirvac’s vision for Osprey Waters is for the development to harmonise with its surrounding context. Particular features of the development include:

- Walkable access to parks, the estuary and planned community facilities.
- A range of Lot sizes, many with opportunities for estuary and park views.
- A legible street layout that supports public and private safety and security.
- Quality built form and attractive streetscapes.
- Lot and dwelling design that minimises energy and water use.

The Lot owner must comply with the mandatory requirements of the Design Guidelines. These Design Guidelines outline:

- Best practice site planning.
- Architectural and landscape design criteria that respond to the unique context at Osprey Waters.
- Promotion of energy efficiency and water conservation.
- Integration of utilities and services.

The mandatory requirements of the Design Guidelines must be met by the Lot owner and plans approved in writing by Mirvac (email: designapprovals.wa@mirvac.com) prior to a statutory application for development being submitted to the City of Mandurah.

1.0 GENERAL

1.1 Area covered by the Design Guidelines

These Design Guidelines apply to all residential development at Osprey Waters. The Design Guidelines must be read in conjunction with, and comply with, all other relevant statutory planning and building construction documents.

Mirvac may consider an application that varies from the specific requirements of the Design Guidelines if, in its opinion, the design supports the objectives for development and a justification is provided. Approval of a variation does not, however, set precedence.

1.2 Purpose of the Design Guidelines

This document prescribes a set of design guidelines to promote appropriate solutions for residential development at Osprey Waters. The Design Guidelines seek to ensure a distinctive housing style in the development’s setting.

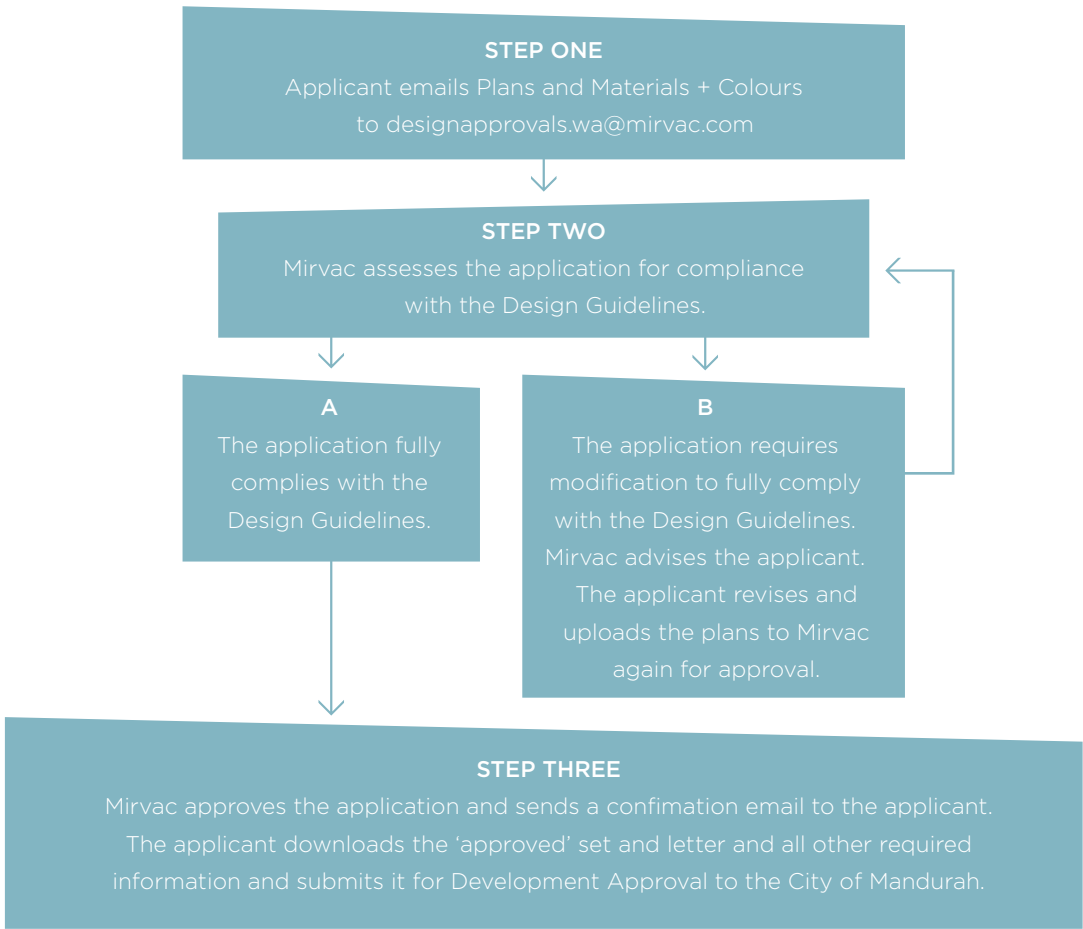
Specifically, this document supports the following objectives for development:

- Development that has regard for the amenity of adjacent Lots and surrounding public areas.
- A strong sense of architectural and landscape character that is harmonious and reflects modern lifestyles, existing and proposed parklands and the estuary precinct.
- Residential development that includes environmental performance measures.
- Opportunities for passive surveillance of the public realm, yet respecting individual privacy.

1.3 Mirvac’s approval process

The applicant (or an appointed representative, such as your builder or architect) must email copies of plans (to an appropriate scale) and materials/colour schedules to designapprovals.wa@mirvac.com for approval. The applicant must ensure that the mandatory requirements of the Design Guidelines and all relevant and current statutory planning and building construction requirements are met.

The flow chart below explains the steps in Mirvac’s building approval process before the statutory planning approval process:



IMPORTANT NOTE:

Mircac’s approval of a building design does not imply or guarantee a statutory development approval by the City of Mandurah. The City of Mandurah will consider Mircac’s approval of a building design as supporting advice included in the statutory planning process.

Any improvements to a Lot which are not in accordance with the approved development plans must be removed upon notification or rectified at the expense of the Lot owner.

2.0 SITE DESIGN

OBJECTIVES

Mircac requires **all Lots** to comply with two specific site planning elements:

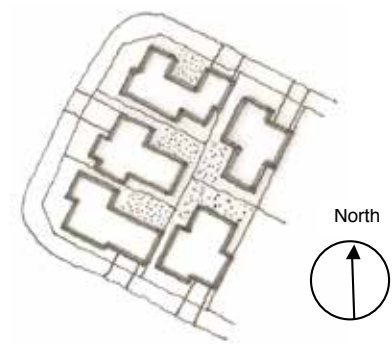
- The dwelling must be correctly orientated on the Lot to allow the living areas and private courtyard to benefit from winter sun, and
- To ensure an attractive streetscape, the garage must not be forward of the dwelling elevation.

MANDATORY REQUIREMENTS

2.1 House layout for winter solar access

- 2.1.1 For a Lot generally orientated east-west, a minimum one living area (with one major opening) and private courtyard must be located at the northern side of the Lot.
- 2.1.2 For a Lot generally orientated north-south and where the street address is to the south, a minimum one living area (with one major opening) and private courtyard must be located at the rear northern part of the Lot.
- 2.1.3 For a Lot generally orientated north-south and where the street address is to the north, a minimum one living area (with one major opening) and private courtyard must be located at the rear and in the best location for northern sunlight to enter.
- 2.1.4 Winter sun penetration into the dwelling will supersede the requirement to have the private courtyard to the north.

Garden structures, such as pergolas, and summer sun shade devices are encouraged.



House layout for winter solar access into living areas and the private courtyard.



Example of north facing living areas with an associated courtyard shaded by a pergola.

2.2 Garage setback and design

- 2.2.1 Garages must be setback a minimum of 1.0m behind the dwelling elevation (the ‘dwelling elevation’ includes projecting feature elements such as a porch or verandah, refer to 3.1 Elevations). A garage on a secondary street is exempt from this requirement.
- 2.2.2 Two side-by-side enclosed car spaces must be provided. Any additional car spaces must be in a tandem form.
- 2.2.3 Any boat, truck or trailer on the Lot must be screened from public view.
- 2.2.4 The garage door opening must be 6.0m maximum and must face the street.
- 2.2.5 The garage door is to be non-patterned and panel type in an approved Colorbond colour (refer to 3.3 Materials and Colours) or a timber colour.

2.3 Finished floor level

- 2.3.1 The finished floor level of the ground floor slab must be 300mm maximum above the as-constructed Lot level.

OBJECTIVES

High quality architecture and landscape design are key elements that will help to create a memorable and cohesive character for Osprey Waters.

The architecture must reflect modern lifestyles and respond to the parkland and nearby estuary environment. A house design must present a contemporary and welcoming public face to the street. In particular, opportunities for landscape views should be taken into account. In general, the dwelling character must include:

- A simple roof design with overhanging eaves.
- Articulation of the elevation with at least one substantial projecting feature element (a ‘flat fronted and featureless elevation’ is not permitted).
- Use of a variety of materials and colours.
- Elegant building proportions and architectural composition.
- A consistent shape and style for openings.
- Design integrity and a high quality of construction are important, therefore the copying and direct application of imported styles (such as Federation, Mediterranean and Tuscan), excessive stick-on mouldings and Classical/Tudor style elements are not permitted.

The architectural requirements are noted below.

MANDATORY REQUIREMENTS

3.1 Elevations

- 3.1.1 For single and double storey dwellings: Minimum 350mm overhanging eaves must be provided to all elevations. Garages are exempt.
- 3.1.2 For the publicly visible elevations of a two-storey dwelling: To express the building height, a projecting horizontal corbel feature or contrast in material or colour (at a balcony or upper floor slab level) is required.
- 3.1.3 Publicly visible elevations, including both visible elevations of a dwelling on a corner Lot, must include major openings and habitable living rooms.
- 3.1.4 Publicly visible elevations must be carefully articulated through the inclusion of a minimum of one integrated feature element. Acceptable feature elements include:
 - Verandah with a separate roof and supporting posts, pillars or piers (minimum of 30% of the front elevation excluding the garage/carport, and at least 1.5m in depth), or
 - Entry feature such as a portico, masonry gateway wall or entry pergola, or
 - Balcony, or
 - Projecting blade wall in a feature colour/material (minimum 500mm in width projecting at least 300mm above the eaves), or
 - Built-in planter box (at least 1m in length), or
 - Roof feature such as a gambrel or end gable, or
 - Window hood.
- 3.1.5 Two colours and/or materials must be used in the primary elevation (excludes windows and doors).

These may include:

- Render
- Brick
- Weatherboard
- Stone
- Any other cladding approved by Mirvac

- 3.1.6 The main entry door must be clearly visible from the street.
- 3.1.7 Openings and glazing generally must be of a vertical proportion and consistent in shape and style. Horizontal and square windows may be acceptable if integral to the overall design.
- 3.1.8 Any visible parapet wall on the neighbour’s side must be finished to match the quality of the main elevation.
- 3.1.9 Curved or reflective glass must not face the public realm.

3.2 Roofs

- 3.2.1 24.5 degree minimum traditional roof pitch (minor integrated roofs, such as for verandahs, may be lower).
- 3.2.2 350mm minimum eaves overhang (garages are exempt), 300mm minimum gable overhang.
- 3.2.3 5 degree minimum skillion roof pitch.
- 3.2.4 A minor area of flat roof must be screened by a parapet wall.
- 3.2.5 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.

3.3 Materials and colours

- 3.3.1 Main wall material (publicly visible areas): Masonry with painted render, limestone block and rammed earth. Visible face brickwork is not permitted, other than as a feature.
- 3.3.2 Main wall colour (publicly visible areas): Light/neutral base colours (primary and dark colours such as grey, brown, black and purple are not permitted).
- 3.3.3 Roof colours: Red, green or terracotta coloured roofs are not permitted and the roof colour must be classified as either ‘medium’ or ‘light’ according to the New South Wales Building and Sustainability Index (BASIX) with a solar absorptance rating of less than 0.70.

Note: Other materials and colours are subject to Mirvac’s approval.

3.4 Fences and letterboxes

- 3.4.1 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.
- 3.4.2 Return and dividing fences (side and rear) behind the building line: A return fence/gate and dividing fences must commence 0.5m minimum behind the building line and must be Colorbond colour Grey Ridge.
- 3.4.3 Fence on the secondary street boundary of a corner Lot: 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.
- 3.4.4 The letterbox must be located on the site plan. It may be noted ‘by others’ if applicable.

3.4.5 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.

3.5 Driveway

3.5.1 The finish is to compliment the dwelling and landscape design. Masonry, clay or precast segmented pavers that assist with on-site water absorption are recommended.

3.5.2 Any existing footpaths by Mirvac must not be altered.

3.6 Outbuildings

3.6.1 Generally an outbuilding should be screened from public view. A publicly visible outbuilding more than 2.0m in height (ie. 0.2m above a permitted boundary fence), or greater than 16sqm in area must match the materials, colours and style of the residence.

4.O ENVIRONMENTAL PERFORMANCE

OBJECTIVES

The Lot owner shall take into account sustainable living practices in the design of the home. Listed below are mandatory and recommended items for inclusion in the dwelling and landscape design to assist with the enhancement of personal comfort levels, and reducing the consumption of energy and water.

MANDATORY REQUIREMENTS

4.1 Solar access

- 4.1.1 Minimum of one living area and one major opening must face north to receive winter sun.
- 4.1.2 West and east facing openings must be minimised.

4.2 ENERGY REDUCTION

- 4.2.1 At least one bathroom must include an external window that can be opened.
- 4.2.2 Openings must be located to promote cross ventilation to passively cool the dwelling and reduce reliance on mechanical heating.

ADDITIONAL RECOMMENDATIONS

In addition to the requirements above, Mirvac encourage the inclusion of the items listed below:

- A solar hot water system should be installed.
- High star rated appliances should be installed.
- A rain water tank should be installed to collect rainwater and assist with landscape irrigation.
- Waterwise landscape and fixtures (timers and irrigation systems) should be installed.

5.O SERVICES

OBJECTIVES

These Design Guidelines establish ways to locate services and utility items that are essential for everyday living, but may not contribute to an appealing environment. To create an attractive neighbourhood, these elements must be screened or located in the least visually obtrusive position from the neighbour’s view and the public realm.

MANDATORY REQUIREMENTS

5.1 Services

- 5.1.1 All pipes, wired services, clothes drying areas, hot water storage tanks, gas and electricity meter boxes, satelite dishes, television aerials and other such service items must be screened from the public realm.
- 5.1.2 An air-conditioning unit must be visually and acoustically screened from the primary and any secondary street of the Lot. The compressor unit preferably must be at ground level or, if roof mounted, at the rear of the dwelling and below the highest roof ridge line. A roof mounted unit must match the roof colour.

5.2 Bin store

- 5.2.1 The waste bin must be in a store area that is screened from public view.

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
Orientation/solar access			
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.			
Garage			
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.			
Finished floor level			
Finished floor level of ground floor must be 300mm max above the as constructed Lot level.			
Elevations			
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.			
Roofs			
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.			
Materials & Colour			
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.			
Fences and letterboxes			
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.			
Driveway			
Finish compliments dwelling & landscape. ie Masonry, clay or precast pavers.			
Outbuildings			
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.			
Energy reduction			
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.			
Services			
All pipes, wired services, clothes drying areas, hot water storage tanks, gas, electricity, satellite 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.			

Mirvac is a leading integrated real estate group listed on the ASX with vast experience across the real estate funds management and development spectrum. Established in 1972, Mirvac has more than 40 years experience in the real estate industry and has an unmatched reputation for delivering quality products across all of its businesses.

Mirvac's Development Division manages projects across Australia covering large scale residential, commercial, retail and industrial developments. Mirvac is one of the leading brands in the Australian residential market and has a proven track record of delivering innovative and quality products that exceed customers' expectations.

The Group's Development Division is responsible for some of Australia's best residential projects including Walsh Bay in Sydney, NSW; Ephraim Island on the Gold Coast, QLD; Yarra's Edge, VIC; and The Peninsula at Burswood in Perth, WA.

mirvac.com/development



Mirvac prides itself on selecting prized locations and creating exceptional living environments.

