



urban design
GUIDELINES



Welcome

Congratulations on joining the Miravale community.

We believe good design is a fundamental component of cohesive communities. These Urban Design Guidelines complement our Masterplan to ensure that your new home will be part of a community that is a functional, convenient and attractive place to call home.

Urban Design Guidelines not only provide certainty for the development outcome at Miravale, they also protect your investment through a straightforward set of objectives, principles and controls for home design. This helps to create an attractive neighbourhood for you and your neighbours to be proud of.

These guidelines include some mandatory requirements as well as some basic principles and options to guide you and your chosen builder in designing your new home. We hope these principles are helpful and easy to understand. If you have any questions along the way please do not hesitate to get in touch with our Miravale Encumbrance Team at encumbrance@lanser.com.au or call 8132 1115.

Contents

1. Design & Approval Process	5		
2. Planning & Designing Your New Home	6	6. Fencing	18
2.1 Building Siting & Setbacks	6	6.1 Side & Rear Boundary Fencing	18
2.2 Site Coverage	7	6.2 Fencing on Corner Allotments & Abutting Public Open Space	19
2.3 Private Open Space	7	6.3 Front Boundary Fencing	19
2.4 Ceiling Height	7	7. Landscaping	20
2.5 Energy Efficiency & Comfort	8	8. Connecting to Gas & Fibre Optic	21
2.6 Privacy	9	8.1 National Broadband Network (NBN)	21
3. Building Appearance	11	8.2 Natural Gas	21
3.1 Façade Design & Treatments	11	9. Site Management During Construction	23
3.2 Boundary Retaining Walls	11	10. Construction Timelines	23
3.3 Corner Allotments	13	11. Your Obligations	23
3.4 Roof Design	13		
3.5 Garages, Access & Parking	13		
4. Rainwater Tanks & Conservation	16		
5. Outbuildings & External Fixtures	17		
5.1 Sheds & Verandahs	17		
5.2 Other Ancillary Structures	17		



1. DESIGN & APPROVAL PROCESS

After selecting your home design, you, your builder or architect will need to submit the following plans to the Miravale Encumbrance Team so that we can help you achieve compliance with the guidelines.

Plans to be submitted must include:

- House Plans and Elevations;
- Civil Site Plan (showing setbacks to boundaries and driveway location);
- Colour Schedule and details of construction materials;
- Fencing Plan (For corner allotments, or irregular blocks when requested by the Encumbrance Team).

Plans should be submitted to the Encumbrance Team at:

encumbrance@lanser.com.au

Alternatively, plans can be submitted in A3 format to:

Miravale Encumbrance Team

PO Box 595

Kent Town SA 5071

Ph: (08) 8132 1115

Assessment:

- House designs and plans that comply with these guidelines will be approved as soon as practicable;
- Where house designs and plans do not comply with these guidelines, the Encumbrance Team will assist to identify amendments that may be required to achieve compliance;
- The Encumbrance Team for Miravale may also approve plans that do not strictly comply with these Guidelines if they are of the opinion the house design or plans demonstrate design merit or will meet the broader objectives of the guidelines in enhancing the urban design quality of Miravale.

Approval Process

Read and familiarise yourself with the Miravale Urban Design Guidelines



Select or design your house plan with a builder or architect which complies with these guidelines



Submit your plans to the Miravale Encumbrance Team for encumbrance approval



Once plans have our stamp of approval, they will need to be submitted to Playford Council for development approval



Once Development Approval is issued, construction on your new home may begin. Complete front landscaping, including verges and fencing within 6 months of occupancy

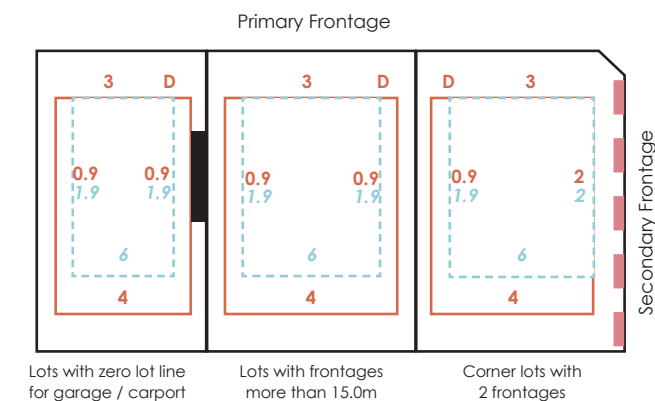
2. PLANNING & DESIGNING YOUR NEW HOME

2.1 Building Siting & Setbacks

A 'Building Envelope Plan' has been prepared for each individual allotment. These Plans indicate:

- The minimum building setback required from the street or lane boundary (or boundaries, where an allotment has more than one street frontage);
- The minimum building setbacks required from side and rear boundaries;
- The minimum building setback required for single and two-storey development;
- The minimum building setback from a public reserve;
- Where a wall can be constructed on the boundary.

Figure 1 Example of a Building Envelope Plan showing front, side and rear setbacks.



Requirements:

- A dwelling must be sited within the Building Envelope Plan subject to site coverage, private open space and other requirements as set out in these Guidelines. Buildings which encroach outside the building envelope will not be approved.

The size of each envelope is in excess of the area required to construct a wide variety of dwelling forms and exceeds the site coverage area;

- Walls built on the zero lot line must not exceed a maximum length of 8m.

Please note the following may encroach beyond the setbacks referred to in these guidelines;

- Entry porch/portico;
- Fascias, gutters, downpipes and eaves up to 0.5m (500mm);
- Masonry chimney, flues and pipes;
- Verandah, balconies, landings, steps or ramps not more than 1m in floor level height.

For corner allotments, the "primary street frontage" is the frontage having the lesser length, and the 'secondary street frontage' is the frontage having the greater length.

Please Note: Garages must be setback 5.5m from the front boundary

2.2 Site Coverage

The Site Coverage should provide sufficient space for:

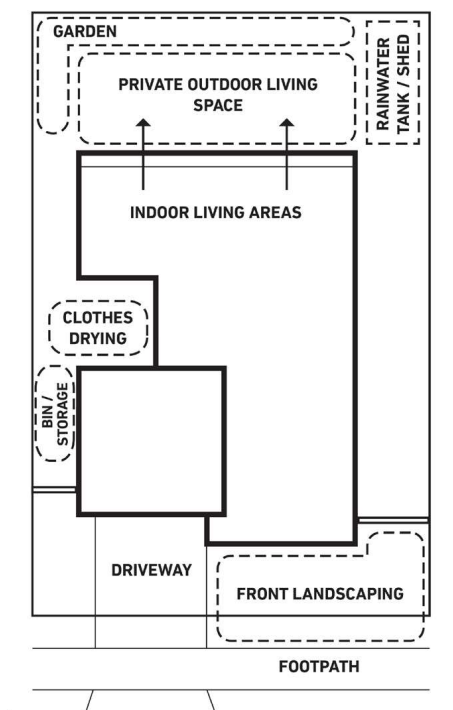
- Pedestrian and vehicle access and vehicle parking
- Storage and clothes drying
- Private Open Space and landscaping
- Front, side and rear boundary setbacks

Requirements:

While buildings should generally not exceed 50% site coverage, a site coverage of up to 60% will be approved provided the following can be achieved:

- Sufficient Private Open Space
- Connection between Indoor / Outdoor space
- Usable Outdoor space

Figure 2



PLANNING OUTDOOR SPACES

2.3 Private Open Space

Requirements:

Dwellings should provide Private Open Space in accordance with the following:

- For allotments 250m² in area or greater, a minimum of 20% of private open space is required;
- For allotments under 250m² in area, a minimum of 35m² of private open space is required.

Recommendation:

Outdoor Private Open Space should have a strong relationship with indoor living areas. When siting and designing your home consideration should be given to future use of outdoor areas for purposes such as entertaining, gardens, play and service yards for bin storage and clothes lines.

2.4 Ceiling Height

Requirements:

All homes on blocks 15m wide or less shall have a minimum internal floor to ceiling height of 2.7m for ground floor rooms.

Recommendation:

Homes with a ceiling height of 2.7m or more exhibit more appealing street façades through raised eaves lines. Internal rooms also feel open and more spacious. It is recommended that all homes in Miravale adopt an internal ceiling height of 2.7m.

2.5 Energy Efficiency & Comfort

Appropriate siting, design techniques and building materials make it easy for a home and our community to be energy efficient. Importantly, the design features that make a home more energy efficient can also make your home more comfortable to live in.

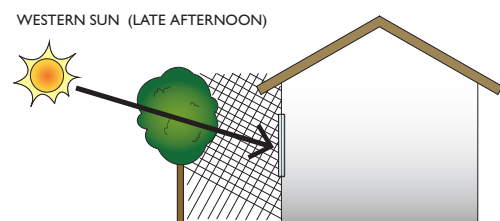
Reducing the need for mechanical heating and cooling, using the sun to warm and light rooms in winter, and allowing for natural ventilation of your home will create more comfortable living spaces and importantly reduce the energy consumption of your home.

Homes within Miravale should improve their sustainability through the following recommended siting and design techniques.

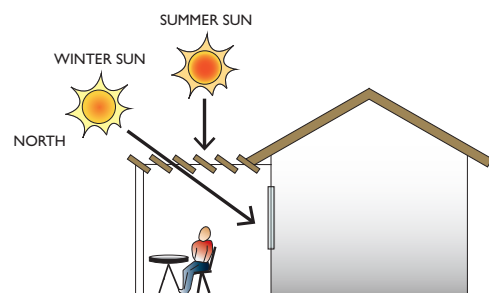
Recommendations:

- Locate habitable living areas and Private Open Space on the northern side of the allotment. Dwellings should have at least one north-facing room (i.e. between 30 degrees east and 15 degrees west) used as a living area;
- Zone house layouts to enable main living areas to be separately heated and cooled;
- Locate, size and shade windows to reduce summer heat loads and permit entry of winter sun;
- Utilise shading devices and or deciduous trees that can shade summer sun and allow winter sun to penetrate internal living spaces. Landscaping can also be effective in minimising the impact of the late afternoon western sun's low angle;
- Allow for cross ventilation to enable cooling breezes to reduce internal temperatures in summer;
- Use low embodied energy materials that maximise efficient thermal performance;
- Design roof orientation and pitch to enable effective use of solar collectors.

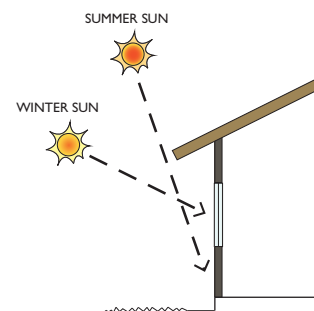
Figure 3



Strategic tree planting around your home can help protect windows from late afternoon western summer sun.



Shading devices fitted to external verandahs & pergolas can allow winter sun to penetrate internal living areas while blocking the harsh summer sun



Eaves & shading devices can protect windows from direct sunlight in summer and allow winter sun to penetrate internal living areas

CROSS - VENTILATION



Strategically locating doors & windows during the design phase of your home can promote good conditions for cross-ventilation

2.6 Privacy

Requirements:

Direct overlooking from upper level habitable room windows and external balconies, terraces and decks to habitable room windows and the useable Private Open Spaces of other dwellings shall be minimised by providing

- Permanently fixed translucent glazing in that part of the window below 1.5m above floor level;
- Window sill heights of a minimum of 1.5m above floor level;
- Permanently fixed external screens, including wing walls, solid or translucent panels and planter boxes to restrict site lines;
- Mature trees and shrubs can help screen private outdoor living areas.

Figure 4

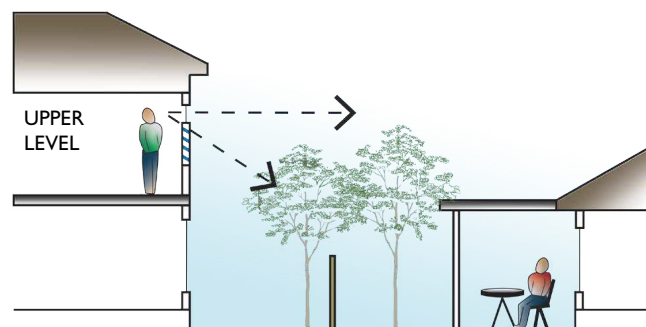
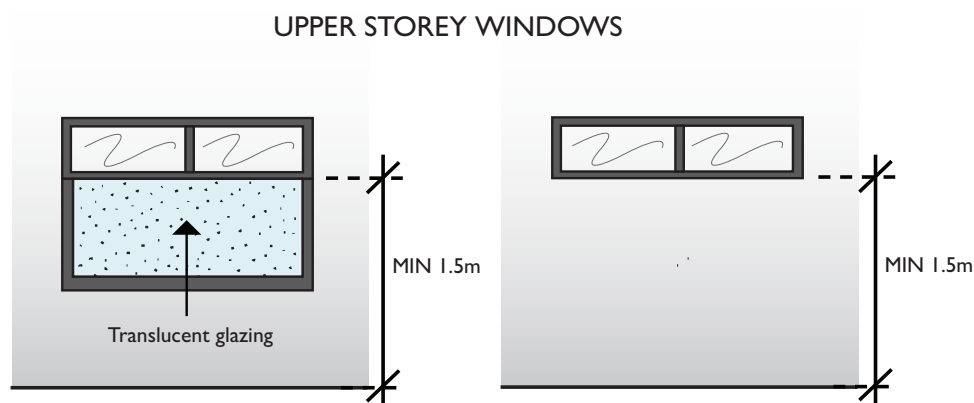


Figure 5



Please note: For the purposes of this requirement, a direct view occurs if windows or outdoor areas overlooked are located within a horizontal distance of 15.0m from the vertical centre line of the overlooking window and beyond a 30 degree angle from the plane of the wall containing the overlooking window.

Window Dressings

Curtains, blinds and shutters are the only acceptable forms for windows dressings – temporary window dressing solutions such as (but not limited to) newspaper, bed sheets, etc. are not permitted.



Streetscapes are an important part of building an address that you're proud to call home. Therefore the architectural style and detail of your home has an important influence on the Miravale community.



3. BUILDING APPEARANCE

The following objectives should be considered and are detailed further in this section.

- House designs that contribute harmoniously to the overall streetscape and natural landscape of Miravale as a whole;
- Use of colour palettes and materials that provide a consistent range of finishes and hues across all homes and complement the surrounding environment;
- Articulation of house elevations through the use of setbacks, verandahs and balconies.

3.1 Façade Design & Treatments

Requirements:

- Dwellings shall demonstrate design merit of a high quality incorporating diversity and innovation. The façade of each house must have an attractive appearance when viewed from the street or a public reserve;
- The appearance of all dwellings, especially two-storey dwellings, shall be enhanced through architectural detailing and articulation of walls to avoid bulky, bland façades with uninterrupted walling on both the primary and secondary frontages, as well as any elevations visible to the public;
- No dwellings shall be elevated on posts or columns unless the proposal has substantial architectural merit as determined by the Encumbrance Team;
- The primary entry of a dwelling must be located at the front of the home, and must include a portico / verandah (or other architectural feature) that enhances the front entrance. Steel Posts on porticos / verandahs will not be permitted unless otherwise approved by the Encumbrance Team.

Dwelling facades on the primary frontage (and the publically visible secondary frontage) shall be constructed using at least three of the following elements.

- Combination of brick and stone (including stone veneer), or brick and render. Proportion of the combination of materials will be assessed and approved at the discretion of the Encumbrance Team.
- Feature walls / infill incorporating timber, painted weatherboard, cement sheet (e.g. Scyon), and Colorbond®. The use of alternative wall cladding materials will be considered on their architectural merits
- Feature windows
- Fan light or side light windows or both to the front door
- Various balcony forms projecting from the façade for two storey buildings
- Variations in wall height and rooflines
- Panel Lift doors to garage
- Any other architectural detailing that contributes to the visual interest of the façade

Please Note: All matters pertaining to building appearance are at the discretion of the Encumbrance Team and are considered on their architectural merits.

3.2 Boundary Retaining Walls

Retaining walls constructed on common boundaries between neighbours should be done so in cooperation between each allotment owner.

Please contact your adjoining neighbour to determine the height and location requirements for their retaining. Working together assists with a better design outcome and can save you time and potentially money.

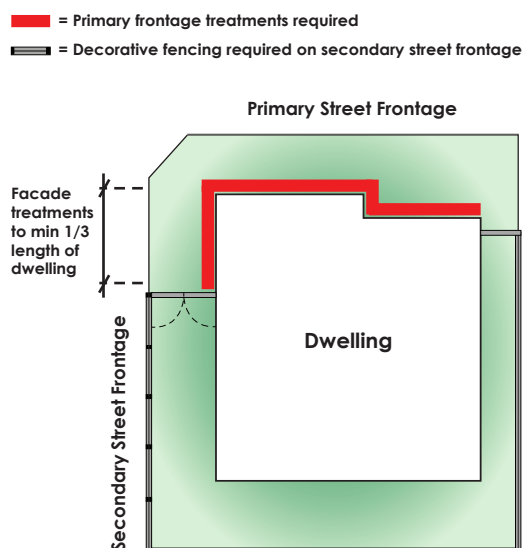


3.3 Corner Allotments

Requirements:

- Homes on corner allotments must include a significant window in their secondary frontage wrap façade
- Homes on corner lots must be designed to address both street frontages, with treatments that complement the primary street frontage (e.g. quoins, matching windows, materials and other façade features)
- The secondary frontage visible to the public shall extend at least 1/3 (one third) of the length of the secondary frontage of the dwelling
- Service points including (but not limited to) meter boxes, hot water services, gas meters etc are not permitted to the secondary frontage wrap façade unless approved in writing by the Encumbrance Team.

Figure 6



Recommendations:

It is encouraged that all homes on corner allotments leave as much (or all if possible) of their secondary frontage open and addressed as their primary frontage to add visual appeal to the streetscape.

3.4 Roof Design

Requirements:

- All roofs shall have a minimum pitch of 25 degrees and include eaves of a minimum width of 450mm, unless architectural merit can be demonstrated

Please Note: 450mm eaves not required on second storey component.

- Roofs shall be articulated and incorporate elements such as gables to provide visual interest
- Contemporary, skillion roofs and flat roof elements including porticos, verandahs etc may be approved subject to design merit
- Roof materials shall be selected from coloured corrugated iron sheets, tiles, slate or cement shingles. They may not be white in colour, plain galvanised, or other highly reflective materials

3.5 Garages, Access & Parking

Garages & Carports

Requirements:

All Garages and Carports shall:

- Either be under the main roof or complement the roof form and materials of the house
- Be setback 5.5m from the front boundary to enable visitor parking
- Be setback at least 0.5m from the front façade of the dwelling
- Have a maximum width of 6m or 50% of the build frontage width (whichever is the lesser) unless otherwise outlined on the BEP
- Note -two storey dwellings with double garages on 10m allotments will be supported subject to:
- Second storey setbacks being adhered to
- Use bulk heads, architectural doors and other architectural features to reduce the visual dominance of the garage



Double Garages for Homes on allotments under 12m wide

Requirements:

Double Garages will only be permitted on nominated Lots under 12m (excluding rear access Lots) when significant articulation is shown.

The following elements will need to be present;

- Two single span panel lift doors with a minimum 300mm pier between them;
- A raised portico which spans over the width of the entry and the first garage panel door (see below example);
- Feature Window Frames;
- Combination of brick and render or feature cladding element;
- Feature front door incorporating glass panelling.

Please note two storey dwellings with double garages will be assessed on merit, if a high level of façade articulation is achieved.

Figure 7



Recreation and Commercial Vehicles

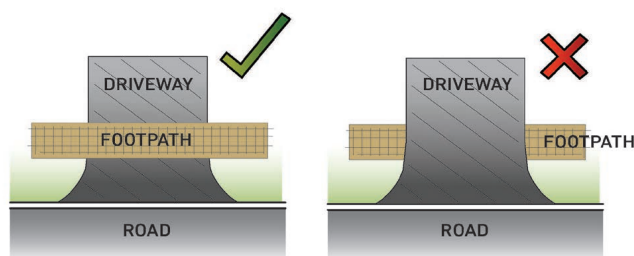
If you plan to have boat, caravan or commercial vehicle stored on your allotment it must not be visible from public areas. Caravans, boats, trailers, trucks, vans and similar vehicles will not be permitted to be parked forward of the building line of the dwelling.

Vehicle Access & Parking

Requirements:

- Two on-site resident parking spaces per dwelling shall be provided, one of which is to be undercover
- Desired driveway locations will be indicated on the 'Building Envelope Plan'. Variations are considered by merit and all costs of relocating services are to be borne by the applicant
- Only one crossover is allowed per street frontage. If vehicle access to the rear of the property is desired this must be via the one crossover. The house design must make allowance for this. This excludes corner allotments where a second access point is permitted on the secondary frontage
- Driveways and crossovers shall have a maximum width of 3m for single garages and 5.5m for double garages as measured at the front property boundary. A wider driveway to access rear side gate will be assessed on merit
- Driveways and crossovers must be constructed of either textured / exposed aggregate concrete, coloured concrete or textured unit pavers
- Plain concrete driveways and crossovers will not be permitted

Figure 8 Please note: Where footpaths are provided, driveways must be carefully constructed to abut each side of the footpath. They must NOT cut through existing footpaths.



4. RAINWATER TANKS & CONSERVATION



4.1 Rainwater Tanks & Conservation

All Rainwater Tank requirements at Miravale should be addressed in accordance with the City of Playford's Development Plan. Please refer to Council for specific information.

Requirements:

- The maximum height of any rainwater tank is 2.4m
- Water tanks must be located to minimise visual impact on public areas and to maximise collection of water
- The overflow from all tanks must be directed via underground stormwater pipes to the street or rear of lot drainage

Recommendations:

- Incorporate plumbing products (e.g. taps, shower-heads, toilets) and appliances (e.g. washing machines, dishwashers) with a minimum AAA rating
- Install sub-surface irrigation systems or drippers for your garden

5. OUTBUILDINGS & EXTERNAL FIXTURES

5.1 Sheds & Verandahs

Requirements:

Outbuildings including (but not limited to) structures such as sheds, verandahs, workshops, aviaries, gazebos and similar buildings are to comply with the following criteria:

- Be set-back a minimum of 600mm from side and rear boundaries
- Sheds larger than 6 x 5m must be setback 1.0m from side and rear boundaries
- Sheds shall have a maximum wall height of 2.7m – variations may be given on merit upon application
- Be pre-coloured and have an external finish that is complementary to the surrounding environment (zincalume, galvanised finishes, or other highly reflective materials are not allowed)
- Must be positioned at the rear of allotments and located so as to minimise their visibility from the primary street frontage

Please Note: Sheds or outbuildings less than 3 x 4m do not require assessment and approval of the Miravale Encumbrance Team, however they are required to comply with the above.

5.2 Other Ancillary Structures

Requirements:

- Clotheslines shall be sited unobtrusively and away from public areas
- Solar water heaters are encouraged, but they must not be unduly visible from the primary road and be of a type that does not incorporate a water storage tank on the roof
- Air conditioners can cause nuisance noise for neighbours, and their location shall be selected to minimise disturbance. Evaporative air conditioners shall be low profile, located below the ridge line of the roof and be of a neutral colour or match the roof colour. They must be located so as not to be unduly visible from the primary road frontage
- Antennae (including satellite dishes) must be located within the roof space or be positioned such that they will not be unduly visible from the primary road frontage. In particular satellite dishes shall be coloured in a professional manner to match the structure to which they are attached i.e. roof or wall
- Rainwater tanks shall be positioned at the side or rear of dwellings and screened from view.

6. FENCING



Fencing is an important design feature of each home and streetscape. The following requirements are in place to ensure fencing at Miravale will create a consistent and cohesive theme.

6.1 Side & Rear Boundary Fencing

Requirements:

- Side, return and rear boundary fences behind the building alignment are required to be 1.8m in height and constructed from Colorbond® (or equivalent) in colour “Woodland Grey” (or equivalent) and profile “Good Neighbour®” (or equivalent)
- Side fences along common property boundaries must be located 1.0m behind any building line of the home which faces the street. Any fencing forward of this point must comply with the Front Boundary Fence Requirements in Section 6.3
- Brush fencing is not permitted

Figure 9



6.2 Fencing on Corner Allotments & Abutting Public Open Spaces

Requirements:

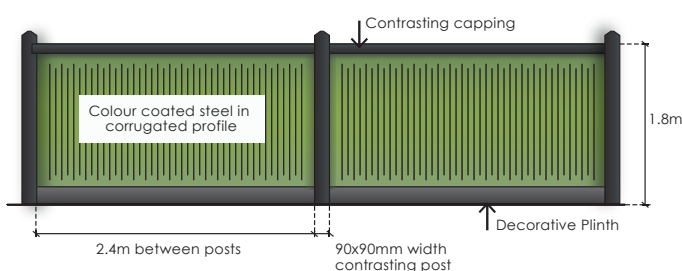
For side and rear boundary fences with a frontage to a public roadway or open space, fencing must be of a decorative nature in accordance with the specification shown in the figure below:

Panels must be Corrugated profile and must have capping and posts in a contrasting colour to the "Woodland Grey®" (or equivalent), we strongly suggest a neutral colour or matching it to your roofing colour.

This also applies to all fencing returns and for side entry gates over 1.5m wide

Plinths, if required are to be decorative in material, coloured concrete and /or patterned precast concrete for example. Wooden sleepers or plain grey concrete sleepers will not be permitted.

Figure 10



It is recommended to install temporary fencing on vacant allotments. This assists with keeping the site clean and ensuring existing infrastructure is not damaged by unauthorised site access, storage of site materials and rubbish disposal.

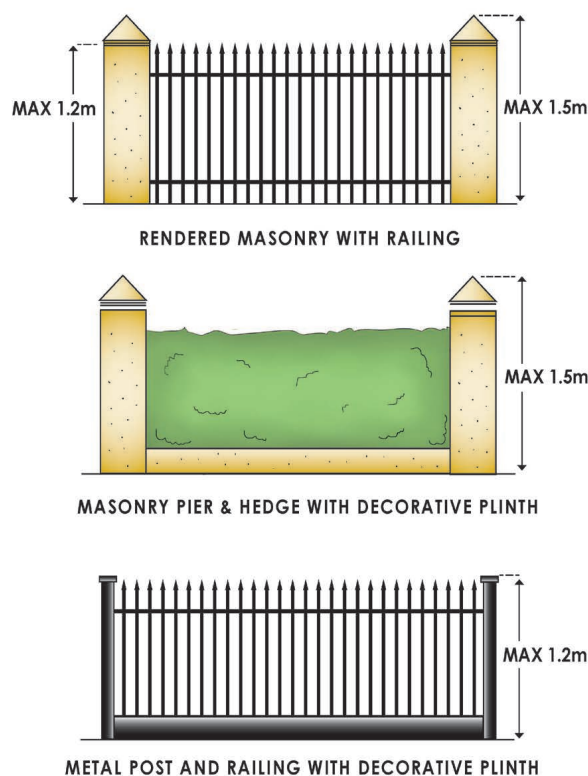
6.3 Front Boundary Fencing

Requirements:

Fencing must be of an open style nature to enable views into front gardens

- The maximum fence height permitted is 1.2m and the minimum height permitted is 0.9m (excepting hedges where the minimum height is 0.6m)
- Masonry piers may extend above the fence to a maximum height of 1.5m
- Materials shall conform to the following:
Piered brick or masonry piers with steel, timber or aluminium slat infill - minimum 50mm separation

Figure 11



7. LANDSCAPING



7.1 Landscaping

Landscaping of gardens visible to the public, as well as any verges and nature strips, are required to be established within **6 months** of occupation or practical completion of the associated dwelling (whichever occurs first). All landscaping must be regularly maintained in a standard consistent with the surrounding dwellings.

Requirements:

Landscaping of front gardens should:

- Screen or soften the appearance of storage, service and parking areas
- Minimise impermeable paved surfaces
- At least 40% of your front garden must be landscaped using trees, shrubs, tufting plants, ground covers or lawn
- Use plant species suited to the site which minimise the need for maintenance
- Avoid interference with utility services
- Not unreasonably affect adjacent properties through overshadowing or intrusive root systems

A Street Tree will be provided in the Verge for each allotment. Please keep this in mind when designing your verge treatments.

Main Boulevards

Allotments on collector roads, main boulevards or opposite reserves will have irrigated turf installed by the developer.

If relocation of the driveway from the developer designed position occurs, the purchasers will need to install a 100mm diameter irrigation conduit beneath the driveway in the Council verge to allow the developer to install irrigation through the verge.

Please note, all verge treatments require the approval of the City of Playford Council.

For more information please call 8256 0333 or visit www.playford.sa.gov.au.

8. CONNECTING TO GAS & FIBRE OPTIC



8.1 National Broadband Network (NBN)

The NBN will make living and learning at home in Miravale quicker and easier.

Miravale will be NBN compatible (that is, infrastructure will be in place to support telephone and high speed internet over the NBN). Please ensure that your builder is familiar with the home wiring requirements of the National Broadband Network.

8.2 Natural Gas

Miravale will have Mains Natural Gas throughout the development providing a Natural Gas connection to the front of each allotment.



9. SITE MANAGEMENT DURING CONSTRUCTION

To ensure Miravale is kept tidy during construction, building materials and waste associated with any building site activity must be stored and contained on the subject land until proper disposal can be effected. All light wastes (plaster and cement bags, plastics, wrappings etc) shall be secured and placed in a covered rubbish skip on-site.

It is the owners/builders' responsibility to ensure the site is well managed during construction to avoid unsightly litter and waste material becoming loose and scattered.

Storage of site materials and vehicle access to support construction not within your allotment can be completed with prior written approval from the allotment owner. Although uncommon, illegal access to your allotment should be reported to council and/or relevant authorities.

It is the owners/builders responsibility to ensure street trees and footpaths are protected during the construction process.

Note: Vacant and developed lots may not be used to store the following in public view: caravans, boats, containers, trucks, sheds, livestock or anything else that will be detrimental to surrounding streetscape and amenities.

10. CONSTRUCTION TIMELINES

Requirements:

- Construction of the dwelling is to commence within 18 months after settlement
- Best endeavours are to be undertaken to complete construction of the dwelling within 12 months of build commencement
- Driveways and crossovers are to be completed within 3 months of dwelling build completion
- Garden and verge (including side verge, if applicable) landscaping is to be established within 6 months of dwelling build completion

11. YOUR OBLIGATIONS

The Urban Design Guidelines form part of the Encumbrance attached to the Certificate of Title on all allotments purchased at Miravale. Therefore, all purchasers are contractually required to comply with these Guidelines. All dwellings, outbuildings, landscaping of front yards and other structures as detailed in these guidelines require an Encumbrance Approval prior to seeking the approval of Council.



For more information

MIRAVALE

Allotment 5, Heaslip Road
Angle Vale SA 5117

info@miravale.com.au
miravale.com.au

LANSER COMMUNITIES

Unit 4, 66 Rundle Street
Kent Town SA 5067

encumbrance@lanser.com.au
lanser.com.au

