



Harmonié Design Guidelines

Introduction

To ensure the Harmonié Private Estate develops into a high quality precinct, all homes must comply with these building design guidelines.

Approval Process

Before you lodge your new home plans with the City of Cockburn, you are required to obtain Design Approval from the Harmonié Architectural Committee. Plans and specifications are to be submitted to buildingplans@aigleroyal.com.au

Minimum Living Area - small lots <450m²

Homes built on lots less than 450m² (up to 449m²) must have a minimum living area of 90m² (living area excludes garage, veranda, alfresco, portico etc).

Minimum Living Area - large lots >450m²

Homes built on lots 450m² or greater must have a minimum living area of 150m² (living area excludes garage, veranda, alfresco, portico etc).

Driveway material specification

Driveways shall not be constructed of gravel, crushed limestone, asphalt, grey or painted concrete (stencilled concrete resembling paving may be considered).

Front Façade

Homes should have a minimum of 2 wall materials or 2 colours with the secondary colour/material to feature on at least 25% of the front facade. In addition to the 2 colours/materials the front façade of your home must also include one of the following:

- well articulated facades projection reflected in the floor plan and mirrored in the roof plan. The indentation should be at least a minimum 450mm deep (excludes garage);
- entry feature e.g. portico, veranda or gateway; or
- a gable or gablet.

Roof

The roof of all homes require a minimum 24-degree pitch or 12 degrees if skillion. Zincolume roofs are not permitted.

Corner Lots

All corner lots are required to address the secondary street for at least the front 4 metres.

Garage

Open carports are not allowed, however carports fitted with a remote sectional door will be considered. For lots 450m² and larger, garages must be sized to accommodate two vehicles (double garage).

Service Elements

All service elements including hot water systems, satellite dishes, bins etc. should be screened from public view.

Site Level

Existing site levels should not be altered by more than 200mm. Any retaining walls required as a result of building will not be the responsibility of the Vendor.

Façade diversity

Where the same builder is building on 2 adjacent or opposite lots the homes are not to look similar.

11m or less frontage lots

For all homes built on lots with a frontage of 11m or less, garages may not protrude forward of the main building line. Front facades must have a minimum 30 course ground floor plate height.

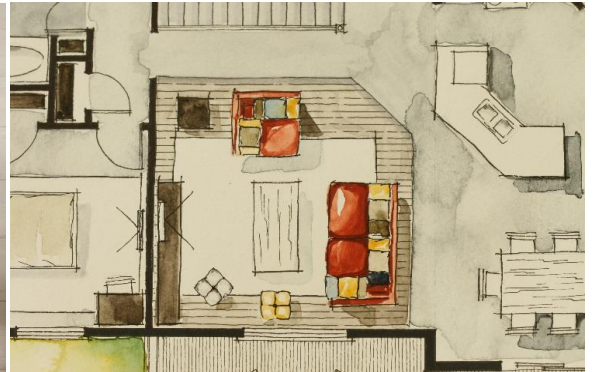
Paint Colour

Overly bright or primary colours shall only be accepted on minor elements of the street frontage of the home.

Fencing

Front fencing is discouraged, however if a front fence is to be installed, it must be visually permeable above 1.2m with piers no greater than 1.8m high.

Only (Domain from the Colorbond Range) capped Colorbond Fencing or similar capped metal fencing, approved by the Vendor, can be installed to the boundaries of the Property, (excluding areas forward of the building line).



Fencing Bonus

- Eligible homes at Harmonié are entitled to a fencing bonus. To be eligible for the fencing bonus, your home design must be approved by the Vendor and built in accordance with that approved design.
- The Fencing Bonus includes all side and rear fencing. Side dividing fencing will extend up to the front building line. For corner lots, the side fencing on the secondary street will stop short of the building line by 4 metres.
- The Purchaser will be responsible for installing all return panels/gates of the fence.
- Lots 511,525,522 and 566 will be provided with a feature fence on the secondary street.

Front Landscaping Bonus

Eligible homes at Harmonié are entitled to a front yard landscaping bonus. To be eligible for the landscaping bonus your home design must be approved by the Vendor and built in accordance with that approved design.

Landscaping will only be installed once.

Vendor's Discretion

The Vendor reserves the right to approve homes which are not consistent with these guidelines, at its absolute discretion.

Notwithstanding these guidelines, the Vendor reserves the right to refuse approval to any home design, at its absolute discretion.



Aigle Royal Developments

Harmonie Private Estate Design Guidelines Checklist

BUILDER INFORMATION			
Lot Number		Owner Name	
Builder Name:		Builder Contact Email	

CHECKLIST		
<input type="checkbox"/>	Minimum Living Area - small lots <450m ²	Minimum living area of 90m ² (living area excludes garage, veranda, alfresco, portico etc.)
<input type="checkbox"/>	Minimum Living Area - large lots >450m ²	Minimum living area of 150m ² (living area excludes garage, veranda, alfresco, portico etc.)
<input type="checkbox"/>	Driveway material specification	Driveways shall not be constructed of gravel, crushed limestone, asphalt, grey or painted concrete (stencilled concrete resembling paving may be considered).
<input type="checkbox"/>	Front Façade Colours/Materials	Minimum of 2 wall materials or 2 colours. Overly bright or primary colours shall only be accepted on minor elements of the street frontage of the home Main Colour/Material: _____ 2nd Colour/Material (min 25%): _____
<input type="checkbox"/>	Front Façade Features	Home must also include one of the following: <ul style="list-style-type: none">) well-articulated facades projection reflected in the floor plan and mirrored in the roof plan. minimum 450mm deep (excludes garage);) entry feature e.g. portico, veranda or gateway;) a gable or gablet.
<input type="checkbox"/>	Roof Pitch	Min 24-degree pitch or 12 degree is skillion
<input type="checkbox"/>	Roof Colour	No Zinalume
<input type="checkbox"/>	Corner Lots	All corner lots are required to address the secondary street for at least the front 4 metres.
<input type="checkbox"/>	Garage	Open carports not permitted
<input type="checkbox"/>	Service Elements	All service elements including hot water systems, satellite dishes, bins etc. to be screened from public view
<input type="checkbox"/>	Site Levels	Existing site levels should not be altered by more than 200mm. Any retaining walls required as a result of building will not be the responsibility of the Vendor.
<input type="checkbox"/>	11m wide or less lots	For all homes built on lots with a frontage of 11m or less, garages may not protrude forward of the main building line. Front facades must have a minimum 30 course ground floor plate height.
<input type="checkbox"/>	Façade Diversity	Where the same builder is building on 2 adjacent or opposite lots the homes are not to look similar.
<input type="checkbox"/>	Front Fencing.	Front fencing is discouraged, however if a front fence is to be installed, it must be visually permeable above 1.2m with piers no greater than 1.8m high.