

harmony

by AVID Property Group



Design Guidelines

September 2021

Harmony is a healthy, connected community embraced by a network of lush parklands.

An exclusive dress circle of the magnificent Tranquillity neighbourhood, the Ascot release represents grand living at its very finest.

The character of homes elevates the cohesive and high quality ambience of the address.

Ascot is the ideal location to create your ultimate, architecturally designed home, without compromising on space or elegance. Large frontages and grand block sizes provide a rare canvas for luxurious living.



Introduction

The Design Guidelines will assist you and your builder in the design of your home so that it reflects the lifestyle of Harmony and the value of your investment.

Compliance with Council POD

All home designs must comply with the Sunshine Coast Council approved Plan of Development (POD). AVID does not have the right to provide relaxations in respect to this statutory document. If you require a relaxation on any POD condition, your builder must seek a Generally In Accordance (GIA) approval from Council, prior to Building Approval.

Please refer to the POD for further information on these design controls. POD Frequently Asked Questions have also been provided to clarify certain design controls on page 12.

A copy of the POD can be found on the Harmony website.

Compliance with Design Guidelines

The required plans for your home must be submitted to covenants@avid.com.au for assessment against the Design Guidelines. AVID will respond to your email within 10 business days. If plan amendments are required, the 10 business days will restart from the revised submission date.

The Design Guidelines are intended to ensure home designs are aligned with the Harmony vision. Home designs that do not comply but can demonstrate that they fulfil the intent of the Harmony vision, will be considered on their merits, at the discretion of AVID. Equally, for home designs that may technically comply but include an undesirable feature that is not anticipated in the Design Guidelines, AVID reserves the right to refuse applications that do not fulfil the intent of the Harmony vision.

If similar building designs and treatments are proposed within close proximity of each other, AVID may notify the parties to discuss design solutions to differentiate the homes.

AVID reserves the right to approve or refuse applications.

AVID reserves the right to relax and modify the Design Guidelines from time to time, and on a case-by-case basis. The Design Guidelines on the Harmony Living website is current and overrides any other previous versions.



Steps for Designing Your Home

The Design Guidelines have been prepared to assist with the design of your home and garden. The following steps will see you well on your way to living in Harmony:



Step 1: Getting started

Purchase your land and meet with your designer/builder to begin designing your home.

Step 2: Comply with Council POD

Your home design must comply with the Sunshine Coast Regional Council approved Plan of Development (POD).

Step 3: Comply with Design Guidelines

Your home design must comply with these Design Guidelines and be submitted to covenants@avid.com.au for approval. AVID will issue a covenant approval for your home design. Sustainable living initiatives are encouraged.

Step 4: Building Approval

Your builder will contact a building certifier to process your building approval. The certifier is responsible for conducting inspections during construction and lodgement of all documentation to the relevant authorities.

Step 5: Build Your Dream Home

From settlement, you have 12 months to commence construction. From commencement of construction, you have 12 months to complete construction. From completion of construction, you have 6 weeks to complete landscaping and fencing.

AVID will inspect homes following completion.

Welcome to Harmony





Design Guidelines

Floor Area

The home is to have a total floor area of at least 250 square metres. The floor area may include the garage, but excludes any unenclosed areas such as decks, patios and pergolas.

Front and Secondary Street Facades

Front facades are to have a single entryway and an opening window to a habitable space. A large statement front door will be considered favourably. A side entry is not permitted.

The garage is not to dominate the front facade.

The following building finishes are permitted:

- Primary finish (at least 40% of the facade area) must be a seamless finish concrete render, exclusively to: block/brick work, NRG, Exsulite, Koolwall, ACC or Hebel.
- Complementary finishes include:
 - timber
 - linear board
 - texture coated fibre cement
 - stone or face brick
 - metal cladding types may be considered on application

The facade area excludes openings (windows, doors and garage doors). The building finishes applied to the front facade must also wrap 1 metre around the sides of the home.

If the home design incorporates a large parapet which contributes to the primary finish quota, the parapet must be constructed entirely of the same base material (including the section over the garage door), in order to achieve a seamless finish concrete render.

A secondary facade must use the same building finishes as the front facade. The above proportions of primary and complementary finishes apply to the secondary facade.

Where specific housing styles call for different building finishes, AVID will consider appropriate and good quality house designs on application (ie. Hamptons style).

Roof Form and Materials

Preferred roof forms are hip or gable, with a minimum roof pitch of 22.5 degrees.

Other architecturally appropriate roof forms such as skillion, curved and flat will be considered. A specific roof pitch is not applicable for these roof forms.

Preferred roof materials are steel sheets or flat roof tile. Materials must not be highly reflective or comprise of unfinished materials.

Corner Allotments

A corner lot occurs where two boundaries front a street.

House designs for corner allotments need to demonstrate that the design addresses the secondary street frontage to create visual interest for passers-by.

For single storey construction:

- the home must have roofline articulation addressing both street frontages; occurring within 8 metres of the front house corner and having a maximum depth of 2 metres.

For two storey construction:

- the home must have windows on the secondary facade, within 3 metres of the front house corner. Windows which wrap around the corner are encouraged.
- the home must have articulation to the upper storey building wall addressing the secondary street frontage.
- balconies are encouraged.

Hardscape

Your front entry includes the footpath, driveway, portico and path. The materials and colours of these elements are to complement your home. Appropriate materials include:

- pavers
- exposed aggregate
- stamped and stencilled or coloured concrete

Undecorated grey, broom finished concrete is not permitted. Gravel is not permitted to be used in the front yard.

Softscape

The minimum landscaping required for the front yard is:

- 5 plants of 45 litre stock (2 metres high at time of planting)
- 8 plants of 15 litre stock (1 metre high at time of planting)
- mulched, mounded and edged garden beds
- good quality turf

Artificial turf must not be visible from any street frontages. Invasive plant species must be avoided.

The owner is responsible for maintaining their front yard, verge and street planting.

The owner is responsible for the presentation of their property even while it remains vacant. If excavated material or rubbish is dumped on a property, it is the owner's responsibility to address this themselves or with their adjoining neighbours.

External Elements

The following elements are to be screened from all street frontages and public open spaces:

- clothes drying areas
- rubbish storage
- heating and cooling units
- hot water systems
- gas bottles
- water tanks
- pool/spa pumps

Meter boxes must not be located on the front façade.

The rubbish storage area must be located outdoors and accommodate easy movement of bins to the street via an outdoor route of appropriate width.

Car parking is only to be accommodated within a garage or on a driveway. Caravans, boats and trailers of any kind must not be parked in the front yard, driveway or verge. Storage areas for these vehicles must not project forward of the front building wall.

Fencing to Street Frontages

Fencing of your front yard and any secondary street frontage is mandatory. If a driveway gate is not incorporated, the front fence must return and connect back to the dwelling.

Preferred fence designs and materials are:

- 1 On-ground wall. Wall of rendered concrete to block/brick work, precast concrete tilt-up or fibre cement composite.
- 2 Columns with infill panels. Columns may be rendered concrete to block/brick work or fibre cement composite. Infill panels may be treated timber, aluminium or steel.
- 3 Short on-ground base wall with posts and infill panels. Base wall may be rendered concrete to block/brick work or painted concrete sleepers. Posts and infill panels may be treated timber, aluminium or steel.

Gatehouses will be considered favourably.

At a minimum standard, your fence:

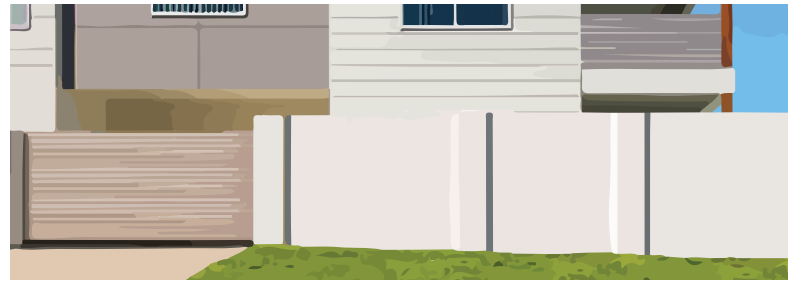
- must be a minimum of 1.2 metres high
- can be a maximum of 2 metres high
- the letterbox must be incorporated into the fence design
- front fences must not exceed 10 metres in length without articulation or detailing, this can include stepping the line of the fence, the use of columns, or a verge garden.
- you may also consider incorporating a screened bin storage area into the fence design.

No unfinished materials are permitted. Timber must be painted or stained. Metal must be painted. Front fences must compliment your home, using the same colours and materials.

AVID will consider alternative and good quality fencing designs on application.

Fencing to Adjoining Boundaries

Where not visible from the street, boundary fences between adjoining lots must be 1.8 metres high, ensuring the height ties in to all adjoining fences.



Definitions

Terms	
Balcony	occurs at the second level of a home, providing outdoor living. It may be covered or uncovered.
Building Wall	is an exterior wall of your home, which frames an enclosed room of your home. This excludes eaves, awnings, shade structures, porticoes, verandahs and balconies.
Built to Boundary Wall	refers to a Building Wall that is built up to the boundary of an adjoining lot. A minimum 200mm setback is required for the slab and external wall, to ensure no part of the building (including footings, wall eaves, gutters, etc.) extends over the side boundary.
Driveway Width	is the width of the driveway as it crosses the street verge and the front allotment boundary.
Entrance Portico	delineates the entry to your home. It is a covered but unenclosed space.
Front Façade	is the Building Wall on the Primary Frontage facing the street.
Front Setback	is measured from the property boundary on your Primary Frontage to the Building Wall.
Garage Setback	is measured from the property boundary on your Primary Frontage to the Building Wall supporting the garage door or opening to your garage.
Maximum Building Height	is 8.5 metres for a Dwelling House and 11 metres for Multiple Residential. It is calculated from the existing surface ground level to the highest point of the building roof (apex) or parapet at any point, but not including any non-load-bearing antenna, aerial, chimney, flagpole or the like.
POD	is a Council approved document which regulates the design and siting of homes in Harmony.
Primary Frontage	is for determining setbacks, irrespective of garage location. For terrace allotments, it delineates the street to which the address and house number is allocated.
Rear Setback	is measured from the rear property boundary to the Building Wall.
Secondary Frontage	occurs on a corner allotment where the side elevation of your home also fronts the street.
Secondary Frontage Setback	is measured from the property boundary on your Secondary Frontage to the Building Wall.
Secondary Façade	is the Building Wall on the Secondary Frontage facing the street.
Side Setback	is measured from the side property boundary to the Building Wall.
Site Cover	is measured as the proportion of the site covered by buildings including roof overhangs.
Truncated Setback	is the area of Courtyard and Traditional corner allotments where structures are limited to a height of 2 metres, to ensure good visibility and sight lines at road intersections.



Application Form

Please ensure that you have completed the following submission checklist and the application details below.
 This page must be submitted with your full set of plans (in a single PDF document) to: covenants@avid.com.au.

✓ Submission Checklist

Site Plan (1:200) with dimensions, detailing:

- setbacks - to wall, OMP and built to boundary slab
- building footprint and site cover - percentage and sqm
- driveway - location, width and materials
- private open space - with dimensions
- pool (if applicable)

Floor Plan (1:100) with dimensions, detailing:

- internal layout
- total floor area

Elevations (1:200) with dimensions, detailing:

- facades - materials, finishes and colours (noting seamless rendered concrete finish to at least 35% of facade)
- roof - profile, pitch, materials and colours
- building height
- privacy treatments (for second storey windows/balconies within 1.5m of a side/rear boundary)

Landscaping Plan (1:100 or 1:200), detailing:

- softscape - location (turf, garden beds, plants), plant sizes and varieties
- hardscape - materials and colours
- letterbox - location, materials and colours
- fencing & retaining walls - type, location, height, materials and colours
- outdoor lighting
- external elements - location (clothesline, bins, aircon, hot water, gas bottles, water tanks, pool/spa pumps)

Application Details This information will be treated confidentially

Lot Number: Land Price: \$, .00

Release: Build Price: \$, .00

The buyer is to sign below, to guarantee that the submitted plans will be a true indication of the final constructed outcome. The buyer agrees that the driveway is to be completed within 30 days of handover, and that fencing, landscaping, and the letterbox are to be completed within 6 weeks of handover.

Buyers Name:

Signature:

Date Signed:

POD Frequently Asked Questions

What if I decide not to adopt my Optional Built to Boundary Wall?

The location of Built to Boundary Walls are indicated on the POD. Where an Optional Built to Boundary Wall is not adopted, side setbacks shall be in accordance with the POD side setbacks for a Non Built to Boundary Wall.

What setbacks apply to a corner lot?

A corner lot adjoins the intersection of two streets.

For the purpose of determining setbacks, a corner lot has:

- a primary frontage
- a secondary frontage
- two side boundaries

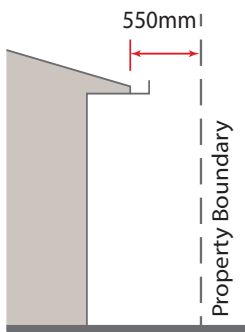
How far can my eaves and gutters extend?

For a Non Built to Boundary Wall:

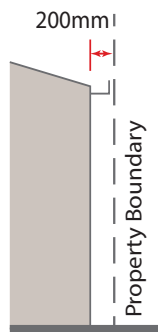
- Eaves must not encroach within 550mm of the property boundary.
- Gutters must not extend beyond the property boundary.

For a Built to Boundary Wall:

- There are no eaves.
- Gutters must not extend beyond the property boundary.



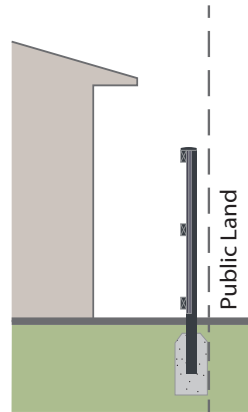
Non Built to Boundary Wall



Built to Boundary Wall

It is the owners, builders and building certifier's responsibility to ensure compliance with the relevant building standard in relation to Built to Boundary Walls with respect to termite protection, water proofing and drainage to ensure no external impact to neighbouring properties. The minimum Built to Boundary Wall setback provided for within the POD is 0.02m, which applies to the concrete slab/footing as well as the external wall.

Can I construct my fence directly on my property boundary line?



Where your allotment adjoins public land, it is a Council requirement that all building walls, retaining walls, fences and footings must be constructed entirely within your property boundary. Given the width of footings, typically, it is not possible to build a front fence (and for corner allotments, a side fence) directly above your property boundary line.

For dividing fences shared by an adjoining allotment, fences would typically be constructed on the property boundary line, with equal land-take from each neighbour.

It is advised that you talk to your neighbour prior to the construction of a dividing fence. To obtain contact details for your neighbours, please contact Council. AVID do not become involved with dividing fences and cannot provide contact details for your neighbours under privacy laws.

Can I add fill and landscaping in the verge?

All fill materials must be contained within the allotment.

Verges are built to desired levels, with infrastructure to match. If fill is added to public land, the existing services (NBN pits, water meters, electrical pillars, manholes, etc.) would sit too low or be buried. This causes trip hazards, water ingress and access issues for infrastructure authorities. The owner is responsible for any rectification costs.

Street trees are Council assets. It is an offense to trim, relocate, remove or interfere with trees in the verge.

Council allows residents to plant a self-assessable verge garden consisting of low growing plant species. This provides residents with an opportunity to beautify their verge, plant an edible garden, or trade turf for low-maintenance ground cover plants to minimise mowing. Refer to Council's website for details on their verge garden policy.

Can I move my driveway?

Driveway locations identified on the POD are mandatory.

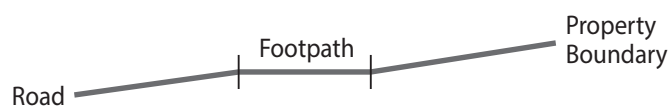
Any variation to the driveway location, requires AVID approval. AVID will investigate if the proposed driveway location will impact on existing or planned infrastructure, stormwater devices, streetscape elements and fencing.

If a driveway relocation is accepted by AVID, but requires the removal of street trees, the owner is responsible for providing for a (same or similar) replacement of the street trees.

Do I have to remove the section of footpath to pour my driveway?

Yes, where the proposed driveway crosses an existing footpath, the existing footpath must be saw-cut and removed so that a continuous driveway slab can be poured.

However, Council standards require that the section of the driveway that intersects with the footpath alignment, ties in level with the footpath and any services in the verge.



Example Driveway Cross-section

Can I build a triple garage?

A triple garage is permitted for lots with:

- a 15m frontage and two storey construction; or
- a 18m frontage.

Triple car garages must be designed so that it does not dominate the building facade. The third garage must be setback an additional 0.5m from the main garage.

Can I build a Dual Occupancy home?

Dual Occupancy homes are only permitted on allotments specified in the POD.

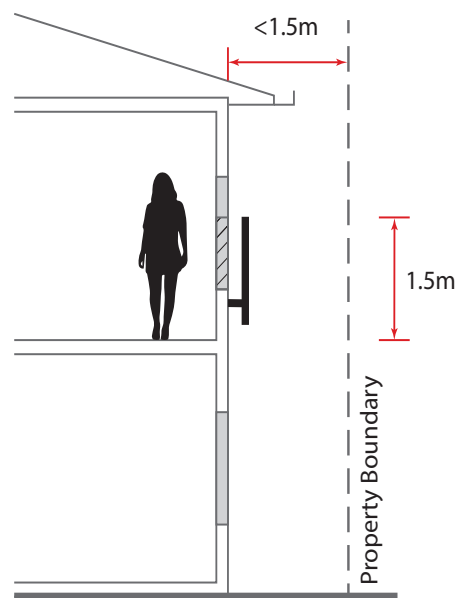
Can I build a pool in my Private Open Space?

Pools can be constructed within your allotment.

If it remains open to the sky (uncovered), the pool area can contribute towards the Private Open Space area required under the POD.

Where do I need to provide privacy treatments?

Privacy treatments are required for a second storey window or balcony that is less than 1.5 metres from your side or rear property boundary, which adjoins a neighbouring allotment.



Privacy Requirements

For any window or balcony that fits these criteria, you may choose to either:

- install a permanent screen that screens any part of the window or balcony that extends between your floor level and 1.5m above your floor level.
- order your window with obscure glazing over any part of the window that extends between your floor level and 1.5m above your floor level.
- design your window so that its sill is 1.5m above your floor level.

Sustainable Initiatives for Your Home

Harmony was the first masterplanned community in SEQ to achieve six 'leaf' national EnviroDevelopment certification.

We encourage you to consider adopting sustainable living initiatives when you build in Harmony. In a smart and sustainable home you will help the environment, save on household bills and live more comfortably in your home.

Some of these initiatives are described below.

Waste

During the construction process it is important to control and manage waste. You may consider:

- the use of skip bins rather than cages;
- maintenance of waste records;
- use of contractors who transport waste to a licensed recycling centre;
- select materials and products which use minimal or recyclable packaging; and
- design dwellings to maximise use of standard sizes of materials wherever possible.

Water

You can be water efficient by choosing water-saving showers and taps, using water tanks or grey water recycling systems for the garden and for flushing the toilet. Water efficient appliances such as dishwashers and washing machines can reduce your water costs considerably. Consider installing:

- showerheads that use <6 litres per minute; and
- taps to bathrooms, kitchen and laundry that use <6 litres per minute.
- a dishwasher with a water consumption of <14 litres per use.

Energy

A smart home reduces energy consumption, saving money for your family. Passive solar design features such as house orientation, ventilation, insulation and shading can improve energy efficiency. Your home can stay cool in summer and warm in winter without artificial heating and cooling devices.

You can also reduce your home running costs with the use of energy efficient appliances and home systems, including:

- gas hot water, solar hot water or heat pump.
- dishwashers (energy consumption of <245kWh p/annum).
- air conditioning (COP of >3.20 and EER of >3.00).

Materials

The materials used within your home may affect indoor air quality. Many paints, paint strippers, wood preservatives and glues give off Volatile Organic Compounds (VOC's), chemical substances that become airborne at room temperature.

The Housing Industry Association (HIA) provides the following advice for consideration:

- choose untreated products or those that contain low pollutant emissions.
- if manufactured wood products such as MDF or particleboard are used, choose less harmful products made with phenol formaldehyde rather than urea formaldehyde, and cover all surfaces and edges with laminates or seal them with low emitting paint or varnish to reduce emissions of formaldehyde.
- select materials which have been pre-dried, are quick drying, use water as the solvent or are classed as zero or low VOC.
- use alternative floor coverings like ceramic tiles, concrete, timber finished with plant based hard oils or waxes, linoleum or cork glued with natural rubber latex, sisal, coir, jute or seagrass matting.
- ask carpet suppliers to unroll and air out the carpet before installation and use mechanical fixing. If adhesives are needed use low-emitting water-based types.

When selecting your indoor building materials, consider:

- efficiency in material production and installation stages.
- materials that are highly durable and require limited maintenance.
- materials that can be reused or recycled at end of life.

Sources: EnviroDevelopment National Technical Standards Version 2 by Urban Development Institute of Australia.

Building the GreenSmart Way Guidance Notes by Housing Industry Association.

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Legal Obligations

Disclaimer

While we have taken care to ensure the accuracy of information in this document at the time of publication, AVID gives no warranty and makes no representation as to the accuracy or sufficiency of any description, photograph, illustration or statement contained in this document and accepts no liability for any loss which may be suffered by any person who relies upon the information presented. All information provided is subject to change without notice.

Purchasers should make their own enquiries and satisfy themselves as to whether the information provided is current and correct and if appropriate seek advice before entering any contract.

Photographs and illustrations in this document are indicative only and may not depict the actual development. Dimensions, areas, layout, time periods and dates are approximate only and are subject to change without notice.

Variation to the Design Guidelines

The Design Guidelines reflect the building design principles which underpin and regulate construction in Harmony.

Home designs that are not in compliance with the Design Guidelines but can demonstrate that they fulfil the intent of the Harmony vision, will be considered on their merits, and considered at the discretion of AVID. The exception to this is the Plan of Development (POD) which is a Council statutory document and requires full compliance prior to Building Approval and Certification.

If similar building designs and treatments are proposed within close proximity of each other, AVID may notify the parties to discuss design solutions to differentiate the homes. However AVID reserves the right to approve or refuse applications.

Substitute or alternative materials may be proposed, which differ from those listed in the Design Guidelines. These materials may be approved at the discretion of AVID, if it is their opinion that the materials are consistent with the aims and principles embodied in the Design Guidelines.

AVID reserves the right to relax and modify the Design Guidelines from time to time. A copy of the current Design Guidelines is available from AVID.

The Owner agrees that if AVID exercises its discretion to vary, relax, waive or enforce any requirements contained within Design Guidelines, the Owner or any other buyer in Harmony, either prior to or after home construction, will not object and the Owner will not hold AVID liable for doing so. If there is any dispute as to the interpretation of Design Guidelines, the determination of AVID will be final.

Rights of Inspection and Rectification

The Owner irrevocably authorises AVID and its agents, upon giving reasonable notice to enter your site to:

- carry out an inspection to determine if there has been a breach of any of the Design Guidelines or determine compliance with any requirements specified by AVID;
- rectify any breach of the Design Guidelines.

Such entry and access shall not constitute trespass and the Owner shall not make any claim against AVID arising from such entry or access. The Owner's authority allows entry on multiple occasions provided separate notices are given.

Assignment

The Owner will not sell, transfer or otherwise dispose of your home without first delivering to AVID a deed signed by the buyer or transferee in favour of AVID under which that buyer or transferee agrees to comply with the Design Guidelines including liability to obtain such deed from any further buyer or transferee.

No Merger

The parties hereto agree that the provisions of the Design Guidelines will not merge on the completion of your contract to purchase the site.

Parties

AVID means AVID Residential Group ABN 87 098 527 390 and its successors and assigns.

Owner means the buyer of the site from AVID and all successive owners of the site.

Harmony Sales & Information Centre and Display World

Open 7 days 10am–5pm

22 Twilight Avenue, Palmview Qld 4553

Phone 1800 550 240 | harmony@avid.com.au | harmonyliving.com.au

Submit home design to: covenants@avid.com.au