

HARRISDALE  
**north**

**Design**

Guidelines

Version 1, April 2023



# Welcome to

## HARRISDALE

# north

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# Introduction.

Design guidelines and how they work

These design guidelines relate to residential lots within Harrisdale North.

These Building and Development guidelines compliment the initial objective used in the planning of this estate; 'to provide a quality living environment within the City of Armadale and to preserve and enhance the physical, historic and aesthetic attributes of the site'.

The building guidelines should not only serve to preserve and add to the value of your future home and asset but also enhance the quality of life enjoyed by both your family and the community.

Design Guidelines are a tool to ensure a high quality of design and amenity for all residents and community members. The Guidelines seek to minimise environmental impacts, respect and enhance the existing natural context; and offer ways to add to the value of your home.

Some of the guidelines are compulsory, others are suggestions. The compulsory guidelines are presented within this document as "must" and suggestions are represented as "recommendations".

Your home design must comply with the requirements of the Harrisdale North Design Guidelines. Home designers must also review and comply with other legally binding documentation, such as:

- City of Armadale Town Planning Scheme No.4
- Residential Design Codes (R-Codes)
- Any relevant Local Planning Policies, codes and standards.



# The Approval Process.

In purchasing a home site in Harrisdale North the purchaser will have already agreed to comply with the following Design Guidelines. The developers' approval ensures all homeowners meet the Design Guidelines' mandatory requirements. Compliance with mandatory design measures (Design Requirements) is a contractual obligation. Council Approval ensures compliance with statutory and policy requirements.

Individuality, architectural expression and innovation are promoted. Alternative designs will be considered where the vision of Harrisdale North is maintained.

Approval of alternative designs does not set a precedent. The Design Guidelines must be strictly adhered to and are legally enforceable via Restrictive Covenants. The Restrictive Covenants are a legal agreement between the residents of this estate to honour the estate and each other when designing and building their homes.

Before your new home can be built at Harrisdale North, you must seek approval from the Yolk Property Group (the Developer) and the relevant local government authority by following the three steps outlined below.



STEP

1

STEP

2

STEP

3

Submit the following PDF plans for approval to the Developer by emailing:

[designreview@harrisjenkins.com](mailto:designreview@harrisjenkins.com)

- Site plan, floor plans (min scale 1:200).
- Elevations depicting materials (coloured and min scale 1:200).

The Developer will review your application to ensure it complies with the Harrisdale North Design Guidelines.

## Outcome A:

Your application meets all the Design Guidelines' compulsory requirements. Your application will proceed to Step 3.

## Outcome B:

Your application needs to be modified or you need to provide more detail to meet all the compulsory Design Guidelines. The Developer will outline what is required so you can update and resubmit your plans for review.

- The Developer approves and returns your application to you with a confirmation email. Your builder can now send your approved application and confirmation email (along with all the other information required) to the City of Armadale.

## Please note:

- A building design approved by the Developer does not automatically guarantee Building Licence by the City of Armadale.

- The City of Armadale will take the Developer's approval of a building design into account in the statutory approval process.

- Any changes to a home that do not comply with the Design Guidelines will need to be rectified at the homeowner's expense.
- Development approval is not required for single dwellings that comply with the City of Armadale Town Planning Scheme

To help you complete a thorough self-assessment of your plans, a checklist has been provided on pages 23 and 24.

If completed diligently, this checklist should ensure a minimum delay in the assessment, approval and return of your plans.

The developer has the power to amend, repeal or approve variations to these guidelines without prior notice, where the developer considers that the resultant amendments will not detract from the appeal and appearance of the housing in this stage.

Whilst there is an ability to liaise with the Developer, once the decision is made, there is no further opportunity for correspondence to be considered and the Developer decision is final.



# Street Appeal.

The street frontage of the home plays a role in defining the form and character of the street.

The frontage must be sited and orientated to directly address the main street and pedestrian/vehicle access.

Your home must have a front door and windows that face the street, which will contribute to street activation and passive surveillance, allowing for actual or perceived monitoring of public spaces and streets by people as they go about their daily activities.

The presence of windows and a forward-facing entry will promote opportunities for social interaction and will enhance the street appeal of the development, reducing the likelihood of antisocial behavior.

Activation of the street through placement of windows and a main entry point should provide clear direct site lines from the dwelling, while maintaining appropriate privacy for residents.

## Corner Lots

Corner lot homes must be designed to ensure the dwelling addresses both the primary and secondary street. The appearance of both the front and side of the home must be consistent in materiality and design quality. Your home must have at a minimum, one window (major opening) with a habitable room facing the secondary street, facilitating continued passive surveillance and street activation.



## Fencing and Letterboxes

To help make Harrisdale North a friendly community with social streets, front boundary fencing must be visually permeable and comply with the City of Armadale requirements.

The fencing on your side and rear boundary must be Colorbond Fencing. It should be 1800mm high and 'Ironstone' colour. All side and rear boundary gates should match your fence style.

For corner lots, where fencing is provided along the secondary street, one-third of this fencing must be visually permeable, facilitating passive surveillance for windows from habitable rooms and privacy through well-designed landscaping.

Permeable fencing must be Stratco Good Neighbour Fencing Superdek 1150mm Colorbond Fencing with 650mm aluminium Slatted Infills, and a maximum height of 1800mm.

The remaining two-thirds should be Colorbond Fencing at 1800mm high, 'Ironstone' colour or similar.

Any application for standard fencing to be provided by the Developer is to be made by the purchaser 2 months prior to the completion of their home. Fences that are provided by the Developer cannot be altered in any way.

Nothing can be fixed to or change the nature of permeable fencing, other than landscaping.

Temporary screening of permeable side fences such as bamboo, shade clothes and tarps are not permitted. No advertising material or signage is permitted on dwelling fences.

No fencing is permitted in front of the building line.

## For fences/walls forward of the dwelling setback

Construction materials:

Rendered masonry in cream colour or natural limestone blocks with the option for pillar construction with infill of slat or open style wrought iron (or similar).

Picket fencing permitted (exposed pine pickets not permitted).

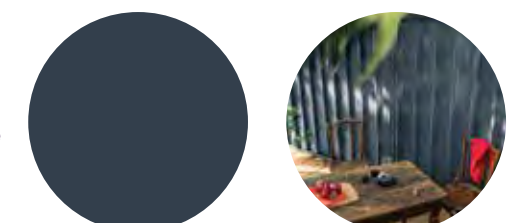
Height limitations: total allowable height of 1.2m and must be visually permeable above 0.6m.

## Letterbox

Your letterbox must match the design of your home. The colour should be sympathetic to the colour palette of the dwelling.

Post-mounted letterboxes are not permitted within the estate.

Colorbond - Ironstone





## Garages

There should be off-street lock-up garage parking for at least two vehicles.

Garages will be built as part of the dwelling with the same wall and roof materials as the dwelling. Garages must have lockable doors and must be return fenced to the boundary fence.

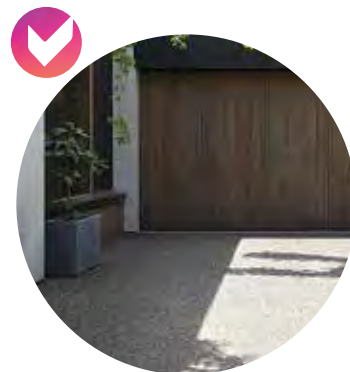
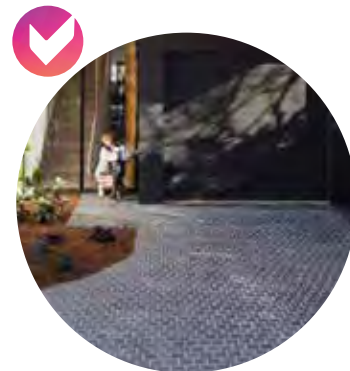
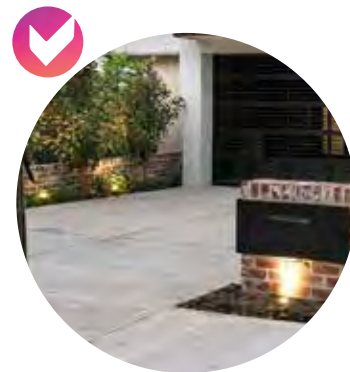
## Driveways

Your garage must be positioned to maintain clear sight lines along the street and not to detract from the streetscape or appearance of dwellings; or obstruct views of dwellings from the street and vice versa. Ensure your crossover and driveway are positioned so that they do not conflict with street trees and existing service infrastructure such as light poles and power domes.

The driveway must be constructed of exposed aggregate in-situ concrete, or rectangular profile concrete pavers. Stack Bond, Herringbone pattern or similar are permitted.

The crossover must be constructed from the same material as the driveway (unless installed by the Developer).

Permissible colour schemes must incorporate grey tones. Refrain from using red, cream, beige or florentine limestone colour schemes as these are not permitted. Your crossover and driveway must be completed before moving into your new home.



Herringbone 90°



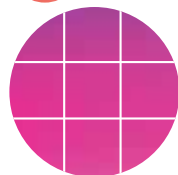
Herringbone 45°



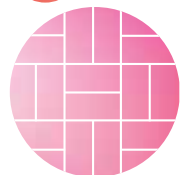
Stacker Bond



Stacker Bond 45°



Stack Bond



Basket Weave





# Your Home.

We want to ensure that Harrisdale North is a successful residential estate, both in terms of it being a well organised, sustainable and attractive estate.

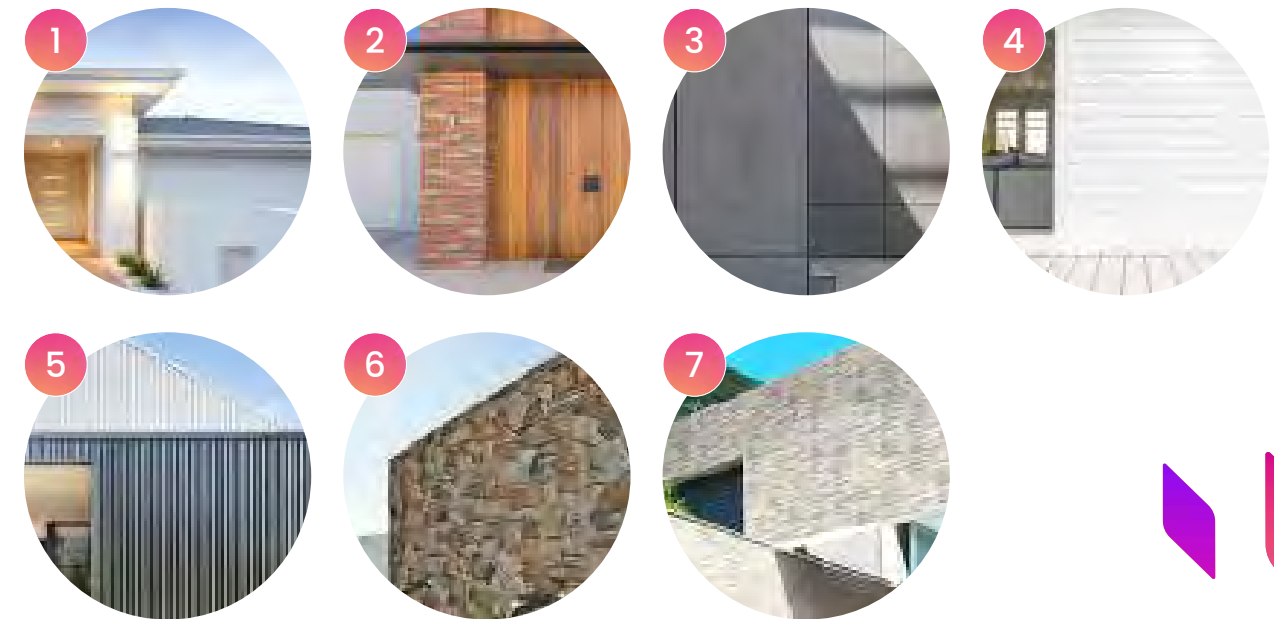
Homes must be designed to utilise passive solar design principles and solar technology, whilst also creating liveable, social streets and public spaces.

The street facing elevation of your home has an important visual impact on the overall streetscape of the estate. The streetscape is the visual identity of a neighbourhood

and plays an important role in facilitating interaction between residents and creating a community.

The design of every home should complement each other, working together to present a consolidated design approach which reinforces the design ethos of Harrisdale North.

Well designed streetscapes encourage connection, understanding and community spirit among residents.



To ensure that the visual impact of your home is complementary to the overall streetscape by choosing materials and colour schemes that are compliant with these Design Guidelines.

## Façade Treatment

Your primary street-facing elevation must incorporate a mix of a **materials and colours** selected from the material and colour lists below, so that houses in the street have their own unique features to make for a visually interesting, but complementary streetscape.

To ensure your dwelling contributes to the aesthetic and vision of Harrisdale North Estate, a total of three (3) elements from Façade Treatment and/or Elevation Feature must be used. A minimum of one (1) item from Façade Treatment must be used (i.e. 3+0, 2+1, or 1+3)

1. Rendered brickwork.
2. Face brickwork or blockwork.  
(2C Cream Brick not permitted)
3. Fibre cement sheet modular cladding - paint finish.
4. Weatherboard or profiled timber lining.

5. Profiled Colorbond steel cladding.

6. Stone/feature cladding.

7. Feature tiling.

This mix is to exclude roof, door and window treatments and each should comprise of no less than 10% of the front façade. Alternative materials to the above list are permitted to be submitted for consideration.

Many combinations of the above materials can be used as wall treatments in both contrasting and harmonising colours as with window and door surrounds, dado lines, and gable ends, which if used with care, can again enhance your building theme without undue cost.

## Elevation Feature

On the primary street elevation, at least one of the following architectural elements are to be incorporated:

- Planter box (minimum 1.5m width);
- Balcony;
- Blade wall; or
- Feature piers (hardwood/brick/cladding)
- Other feature walls.



We recommend the construction method of reverse brick veneer, in which the brickwork or blockwork is the inside skin tied to a conventional lightweight stud-framed construction, which takes advantage of the material's thermal mass properties. It can produce high-performing buildings with lower than average energy demands for both heating and cooling. We also recommend the use of foil or bulk insulation within cavities to further enhance the thermal resistance of masonry walls.

You should choose materials based on their thermal mass properties. When used appropriately, thermal mass can moderate internal temperatures by averaging day and night extremes, greatly influencing requirements

for mechanical heating and cooling methods.

Materials with a high thermal mass should be located in areas of the home that are exposed to direct sunlight or radiant heat. We recommend that you choose materials based on their appropriate thermal mass properties while also considering how much they cost to produce.

The use of non-toxic, sustainable and/or renewable materials is encouraged. Low or zero-emission volatile organic compound (VOCs) finishes are preferable, as VOCs are considered pollutants that can have adverse effects on the environment and the health of home occupants.

No advertising material or signage is permitted on dwelling façades.



## Colour

External walls must contain at least two complementary external finishes in a combination of the materials. Single-use of the same material (such as 100% face brick) will not be approved.




Colours that are earthy or in harmony with Australian natural flora are encouraged, with an emphasis on natural muted tones for the main building elements.

Some brighter accents of colour may be used only for architectural features or front doors.

Four suggested colour palettes are provided as a guide for use on your external walls and roofs.

## Front Door




The primary street elevation of your home must include a front door and windows that overlook the street with the front door being framed by a porch, verandah or entry canopy that is separate from your garage. Your front door can be:

-  Powder coat aluminium framed glazed door (clear or opaque).
-  Clear finish timber.
-  Painted timber.

The door is permitted to be a flush panel paint-finished door, external aluminium framed glazed door or a four horizontal-strip glazed feature door.

### Palette 1 Dale

Paint and render colours (Dulux)

-   Basketweave Beige
-   Tapestry Beige
-   Clay Pipe
-   Light Rice
-   Stowe Rice

Roof colours (Colorbond)

-   Cove
-   Evening Haze
-   Paperbark
-   Surfmist
-   Classic Cream

### Palette 2 Reserve

Paint and render colours (Dulux)

-   Meerkat
-   Sea Elephant
-   Light Leather
-   Warm Neutral
-   White Duck

Roof colours (Colorbond)

-   Mangrove
-   Gully
-   Wallaby
-   Shale Grey
-   Surf mist

### Palette 3 Forest

Paint and render colours (Dulux)

-   Black Water
-   Armada
-   Domain
-   Herb Planter
-   White Cabbage

Roof colours (Colorbond)

-   Basalt
-   Windspray
-   Wallaby
-   Gully
-   Shale Grey

### Palette 4 Hills

Paint and render colours (Dulux)

-   Domino
-   Guild Grey
-   Timeless Grey
-   Accord
-   Terrace White

Roof colours (Colorbond)

-   Ironstone
-   Basalt
-   Gully
-   Paper bark
-   Evening haze

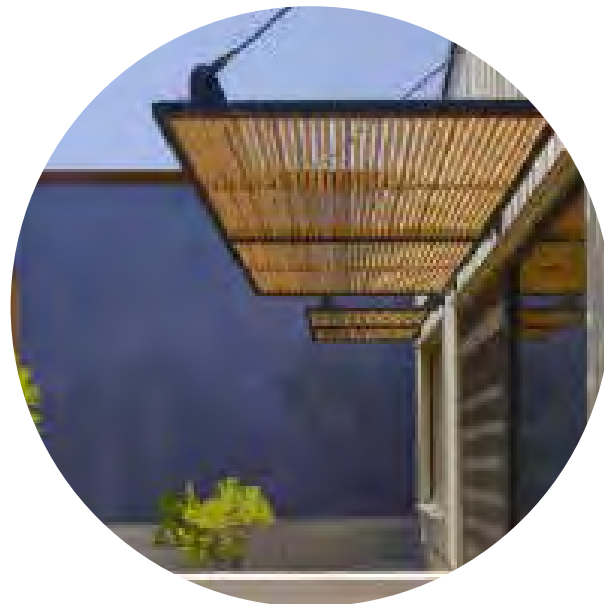


### Windows

Window style must be modern and contemporary, feature bay windows are permissible.

Full height glazing down to the slab is recommended on windows at the front of the house facing the street. Windows must have powder coat aluminium frames and be in one of the colours listed under the subheading 'Colour'.

Natural ventilation can be achieved by two methods, the first being natural cross ventilation, which occurs when dwellings have openings with two different orientations so that a breeze can flow through the room or building to flush out hot or stale air. The second method is passive or buoyancy ventilation, which relies on the effect of rising hot air and requires high and low openings so that warm air is flushed from higher openings and cooler air is drawn in through lower openings. Your home must have multiple windows across all habitable rooms to promote these two forms of natural ventilation.



To achieve the best solar orientation for your home, our recommendations are as follows:

- ▶ The development is sited and designed to optimise the number of dwellings receiving winter sunlight to private open space and via windows to habitable rooms. Ensure that the main indoor and outdoor living areas are oriented north.
- ▶ Ensure north-facing windows are shaded to reduce unwanted heat gain.
- ▶ West or east-facing open space may require additional shading from the low-angle summer sun. Reduce the size of windows to the east and west. Utilise fixed or adjustable vertical louvres or blades; deep verandas or pergolas with deciduous vines.
- ▶ Consider the use of low-emissivity (Low-E) laminated glazing as this glazing reduces the amount of solar heat gain while still maintaining good levels of visible light transmission.

Permanent roller shutters on windows facing toward the primary or secondary street are **not permitted**.

Alternatively, safety window treatments such as crime safe or decorative barriers are encouraged.

### Garage Door, Gutters and Downpipes

Your garage must be located under the main roof of your house and your garage door **must** be a panel lift style door. Roller doors addressing the street front are **not permitted**.

Gutters, downpipes, capping and all flashing must be made from Colorbond steel or similar, finished in the same colour as the abutting wall or roof.

### Verandahs

Street-front verandahs and porticoes are encouraged and shall be a minimum of 1.2 metres wide. Both verandahs and porticoes to have either sawn timber or square painted galvanised steel posts with dimensions 100mm by 100mm or greater. Alternatively, masonry pillars to dado height are acceptable provided they are built in the same materials and colour as the external walls with the upper section of steel.





## The Roof

Your roof makes a big impact on the overall style of your home and can also go a long way in making your home more climate-responsive. Where possible, we recommend having at least 40 square metres of roof angled towards the north, to allow for the successful placement of solar panels.

To achieve a consistent design aesthetic within Harrisdale North Estate, the roof of your home must be designed in accordance with the following criteria to ensure that it is complementary to the surrounding development:

### Materials

Allowable roofing materials are: Colorbond in custom orb profile, shingles and grey slate. Colorbond roofs in natural light colours are encouraged.

### Colours

Metal roofs should be a sleek, non-reflective profiled steel and therefore Zincalume and tiles are not permissible.

Refer to the subheading 'Colour' listed earlier in the document for recommended appropriate colour choices.

Solar absorption ratings for the roof should be lower than 0.47. This information can be obtained from manufacturers.

### Roof Pitch

Roofs must be pitched between 22 and 40 degrees. All dwellings with expressed elements facing street frontages must have either Dutch gables or gables over the expressed element.

- Hip and gable roofs must have a pitch of 22–40 degrees.
- Single gable, concealed parapet roofs and skillion roof forms must have a maximum pitch of 15 degrees (minimum 5 degrees).

An expressed element refers to a section of the building that is forward of the main structure. An expressed element must be part of the main structure and cannot be a roof structure only, or a wall that is separate from the main structure.

## Other Requirements

Eaves should be provided to protect all sides of the dwelling from solar heat gain during summer (with the exception of where dwellings are built on a nil setback R-Codes clause 5.1.3 ((C3.3)).

Eaves are required on the street-front elevations and must be raked. This raking should extend along side elevations so the change to a boxed eave, if desired, is inconspicuous.

Penetrations such as flues, vents and plumbing must match the roof colour. All roof drainage should extend into soak wells or direct lot connections where applicable.

### Height

Single storey homes shall have a minimum ground floor plate height of 28c.



### Outdoor Living Areas

Where possible, your outdoor living area should be designed to face north so that it is exposed to solar gain from the north during winter months, while also being protected from wind and rain. Northern facing covered areas will also offer protection from excessive solar heat gain during summer months.

## Ancillary Buildings and Building Services

For Harrisdale North to maintain a clean uncluttered streetscape with a complementary appearance of all buildings, footpaths, gardens, services and equipment, please ensure that your home adheres to the following guidelines:

Any outbuildings, sheds, studios or ancillary accommodation must be constructed from a material that complements your home, such as:

- Rendered brickwork.
- Paint-finished cement modular cladding.
- Weatherboard and profiled timber lining.
- Profiled Colorbond steel.
- Face brick or blockwork.

Other materials may be submitted for consideration but will require approval from the Developer.

Materials and colours should be the same as the dwelling, however if Colorbond is used, it shall be in 'Ironstone' colour, consistent with the fencing.

Any paint finishes must match Colorbond colours that are listed earlier in the document under the subheading 'Colour'. Accent colours are also acceptable.

Sheds, storerooms and outbuildings are not permitted to be located at the front of your home addressing the streetscape and must be constructed within the back yard. They must not visually impact on adjacent parks or public open space, or adjacent roadways.

### Clothes Lines and Television Antennae

Clotheslines must be placed away from public view. Television antennae should be no more than one metre above roof height and installed at the rear of building. Satellite dishes and solar hot water systems, if installed, should be out of public view at the rear of buildings.

Solar panels, if installed on a street facing roof, should be mounted in such a way that no mounting hardware is visible from the

street and be as uniform as possible. It is recommended that purchasers consult with neighbours before installing panels on a street front roof.

Fences/walls may be used to screen ground and wall-mounted utilities such as air-conditioners, hot water units, clothes lines etc.

### Building Services

To facilitate installation of solar panels, it is important that your builder / architect notes the following:

- No buildings or structure is permitted that will shade the solar panels.
- The solar system inverter needs to be placed in a specific location, either: generally next to your main switchboard at eye level requiring 1 square meter of wall space (but not on a northern wall).

### Lot Levels, Retaining Walls and Drainage Lot Pit Connections

Your lot levels and retaining walls have been designed, constructed and certified taking into account site classification and drainage requirements.

Mandatory requirements

- Lot levels and drainage requirements are set as part of estate works and are not to be modified;
- Modifications to retaining walls installed by the Developer are not allowed unless for maintenance or where written approval by the Developer and the City of Armadale has been granted; and

### Subdivision

Development of a single dwelling on created lots is permitted. To protect the vision of Harrisdale North and support purchasers, no further subdivision of created lots to increase density is permitted.

# Appendix 1.

The requirements listed in these Design Guidelines form part of the agreement between the developers and the purchaser. They also form an agreement between the purchaser and all other purchasers in the Harrisdale North via the restrictive covenants.

The guidelines have been established to set a minimum standard within the estate, they are not devised to impact greatly on the affordability of your new home. Many of these guidelines are there to prompt you and your designer's initiatives in order to improve the general appeal, amenity and tidiness of this estate to the benefit of all residents.

It is anticipated that the families who choose to be residents in this estate will have in common the desire to live in an aesthetically pleasing environment with a cohesive community atmosphere. It is hoped that the new residents Harrisdale North will inherit an intimate link with the heritage of this property that will be taken on into the future with a sense of pride and ownership.

The attached checklist should be completed and submitted to the Developer by your Builder, to ensure compliance.



PURCHASER'S NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

Criteria	Summary of Mandatory Requirements	Builder Checklist	Developer Pass	
			Yes	No
Street Appeal (Page 10)	Front of home faces the street			
	<b>Home contains either:</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Verandah</li> <li><input type="checkbox"/> Entry Canopy or</li> <li><input type="checkbox"/> Porch</li> <li><input type="checkbox"/> Other (Specify)</li> </ul>			
Letterbox/ Gates (Page 11)	Side and rear boundary gates match fence (if applicable)			
	Letterbox matches design of home (if applicable)			
Driveways (Page 12)	Garage is positioned to ensure there is no conflict with street trees and/or service infrastructure			
	Driveway is made of exposed aggregate insitu concrete, or rectangular profile concrete pavers. Stack Bond, Herringbone pattern or similar are permitted.			
Façade treatment (Page 15-17)	Front façade incorporates a minimum of three features from the list below. <b>At least one (1) item from list 1</b>			
	<div> <b>List 1</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Rendered brickwork</li> <li><input type="checkbox"/> Paint-finish fibre cement sheet modular cladding</li> <li><input type="checkbox"/> Weatherboard and profiled timber lining</li> <li><input type="checkbox"/> Profiled Colorbond steel</li> <li><input type="checkbox"/> Face brick or blockwork or</li> <li><input type="checkbox"/> Stone/feature cladding</li> <li><input type="checkbox"/> Other materials have been submitted for consideration</li> </ul> </div> <div> <b>List 2</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Planter Box</li> <li><input type="checkbox"/> Balcony/Verandah</li> <li><input type="checkbox"/> Blade wall</li> <li><input type="checkbox"/> Feature Piers</li> <li><input type="checkbox"/> Other Feature Walls</li> </ul> </div>			
	Lighter colours have been used on external walls and roofs. Avoid the use of primary and vivid colours and reflective surfaces.			
	Minimum of two colours used in front façade			
	<b>Main Paint finishes generally match any of the below Colorbond colours:</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Surfmist</li> <li><input type="checkbox"/> Shale Grey</li> <li><input type="checkbox"/> Dune</li> <li><input type="checkbox"/> Windspray</li> <li><input type="checkbox"/> Wallaby</li> <li><input type="checkbox"/> Bassalt</li> </ul>			







# HARRISDALE north

[harrisdalenorth.com.au](http://harrisdalenorth.com.au)

ANOTHER  
DEVELOPMENT BY

