

Further Information Sheet

Approval Process for Terrace Allotments

There are 3 steps to getting design approval for terraces:

Step 1: Concept Design

Submit a high quality design as part of EOI selection

Step 2: Preliminary Approval

Comply with the basics so you can sell your terraces

Step 3: Final Approval

Approval for full set of plans so you can proceed to BA

Concept Design

The purpose of this step is to decide which builder will be offered terrace allotments on a put & call contract.

Builders are required to submit elevations and a coloured streetscape render for the entire run of terrace homes, to be considered by the sales and development teams.

AVID will consider the merits of a concept design to determine if the terrace product reflects the high quality aesthetic of Harmony. Multiple builders compete to be allocated land in order to deliver terrace product within Harmony. Builders who propose the most desirable home designs are more likely to be allocated land.

The covenant team is not involved in the concept design. Irrespective of the outcome of this step, builders must demonstrate compliance with the POD and Design Guidelines in the preliminary and final approval steps. Builders are cautioned not to sell terrace product until they have gained confidence by passing the preliminary approval stage.

Preliminary Approval

The purpose of this step is to ensure designs fulfil the intent of the Harmony vision and comply with key requirements, to give builders the confidence to sell terrace product before having to prepare and submit a full set of detailed plans.

Builders are required to submit a site plan, elevations and a coloured streetscape render for the entire run of terrace homes, for review by the covenant team.

AVID will assess the design to ensure that:

- variation between each terrace home facade provides interest, without appearing messy and mis-matched.
- roof lines and minimal spacing between the homes provides cohesive building mass and balance across the entire run.
- side facades of the book-end homes provide interest and a consistent building mass.
- design and materials are of a high quality that is consistent with, and adds to, the built form quality across Harmony.

There is a focus on setbacks, articulation, building materials and finishes. The terraces must appear to be 'attached' while stand-alone gables are not permitted on bookends.

Preliminary approval for the entire terrace run must be granted before any individual terrace allotment can be assessed by the covenants team.



Final Approval

The purpose of this step is to provide final approval for the terrace homes, ensuring that the plans comply with design requirements, and can proceed to building approval.

Builders are required to submit all plans identified in the Design Guidelines submission checklist.

AVID will assess the required plans against the full suite of design requirements.