



AYANA
E S T A T E

AYANA Estate Guidelines

Version 1.0

AYANA ESTATE

p. +61 89322 2248

e. buildingplans@aigleroyal.com.au

www.aigleroyal.com.au

Design Guidelines

Introduction

To ensure Ayana develops into a quality estate with a vibrant community, all homes must comply with these building design guidelines.

Approval Process

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

Character Statement

Ayana will be an exciting new community where residents can enjoy a connected lifestyle and have access to all the things that really matter. Homes in Ayana are to be of Contemporary Australian Architectural style and reflect the boutique nature of this development. These design guidelines encourage homes that celebrate the natural landscape with large windows to the North, wide eaves, high ceilings, natural ventilation and other elements of passive solar design.

Paint Colour

Overly bright or primary colours shall only be accepted on minor elements of the street frontage of the home (maximum of 25% of the front façade).

Front Façade

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

- Front façade with a minimum 30 course ground floor plate height.
- Minimum 29 degree roof pitch
- 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
- Roof Feature e.g. A gable or gablet
- Feature Material e.g. Stone, Weather Board, Recycled Face Brick
- Other Feature Element e.g. Blade Wall, planter Box
- Balcony

Driveway Material Specification

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

Roof

The roof of all homes requires a minimum 24 degree pitch or 12 degrees if skillion. Zincalume roofs are not permitted. In keeping with the Contemporary Australian Architecture style, roof materials are limited to Colorbond or low profile tiles. Eaves (450mm deep) are mandatory to the front of the home.

Corner Lots

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

Garages

Open carports are not allowed, however carports fitted with a remote sectional door will be considered. For lots with a 12.5m or larger frontage, garages must be sized to accommodate two vehicles (double garage).

Service Elements

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

Site Level

Existing site levels should not be altered. 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 31 course ground floor plate height.

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 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 Ayana 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 the approved design within 12 months of settlement.
- 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 meters.
- You will be responsible for installing all return panels/gates of the fence.

Front Landscaping Bonus

Eligible homes at Ayana 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 the approved design within 12 months of settlement.

Vendor's Discretion

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.



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