

The background of the entire page is a solid dark brown color. It is decorated with several stylized, line-art illustrations of eucalyptus leaves. One large leaf is positioned in the upper right quadrant, another in the lower right, and a cluster of three leaves is in the lower left. The leaves are detailed with fine lines representing veins.

RIVERMARK

◆ EUCALYPT RELEASE ◆

EUCALYPT RELEASE DESIGN GUIDELINES

Street Appeal

DESIGN ELEMENTS

1. A feature element to define the entry point shall be included. Typically, a portico, verandah or other approved entry feature with an associated roof element (not a simple recessed porch). The entry feature is required to have a minimum 2m width and a minimum 1.5m depth at some point.

2. All homes must include at least two features on the primary elevation. One feature must be selected from the major feature list, while the second can be chosen from either the major or minor feature list.

Major Features:

- Gable/gablet
- Gabled garage
- Balcony
- Skillion roof
- Apex window
- Projecting feature wall

Minor Features:

- Non-standard brick bonding
- Contrasting rendered or face brick sills
- Archway or portal structure
- Planter box
- Projecting corbel or moulding (minimum 40mm)

3. Primary elevations must be a minimum of 20m in width (inclusive of dwelling, garages and any store under the main roof). *Lots 196, 228 and 247 and double-storey homes are exempt from this requirement.*

4. For lots on a corner, there must be a major opening from a habitable room forward of the fence line.

WINDOWS

5. There are to be no blank walls visible from the primary elevation or other public areas.

6. Windows to the primary elevation should be major openings. Highlight windows (windows less than 600mm in height) to the primary elevation are not permitted.

7. Roller shutters are not permitted to windows visible from the primary or secondary elevation.

ENTRY WAY

8. The entryway must be visible within the primary or secondary street elevations.

9. The entry must contain glazing either within the door or adjacent to the entry door.

GARAGES, DRIVEWAYS AND CROSSOVERS

10. Garages are required to be enclosed. Carports are not permitted.

11. The garage door colour must match or complement the front elevation to reduce its dominance within the street elevation. Black and translucent doors are not permitted.

12. The driveway and crossover must be completed prior to occupancy. The driveway material and colour must complement the primary elevation. Grey concrete, black asphalt and unsealed surfaces are not permitted.

ROOFS

13. A minimum roof pitch of 24.5 degrees is required to traditional pitched roofs.

14. Flat roofs are to be hidden from public view with parapet walls or similar.

15. Skillion roofs are required to have a minimum 8-degree pitch and in all cases a 300mm wall overhang.

16. Eaves are required to be a minimum of 350mm.

17. Eaves are required to habitable rooms on the primary elevation. (Exemption for gabled walls).

18. Gables/gablets are required to have a minimum 200mm overhang.

19. Metal sheeted and flat profiled roof (shingle style) tiles are permitted.

20. The roof colour selection must demonstrate an absorbance value of 0.6 or less.

21. Permitted roof colours are to be selected from those depicted in the colour palette or equivalent from other manufacturers. Tiled roofs are permitted in colours that match this palette. New or emerging colours will be accepted on merit.

COLORBOND PALETTE

COLOURS & MATERIALS

22. All elevations or portions of elevations visible from public view shall be finished in the same manner as the primary elevation.
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23. All homes are to incorporate face brick into the walls on the primary elevation.
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24. Walls on the primary street elevation must include at least two (2) different colours and two (2) different materials. The secondary colour and/or material is to occupy at least 20% of the primary elevation. 2c brick is not permitted to the primary elevation.
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25. Material and colour finishes are required to continue at least 1m along the side elevation.
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26. Colours are to be aligned with the colour palette range. The palette suggests light colours for the main wall and earthy, natural colours as highlights. Black and vivid colours are not permitted.

PRIMARY COLOUR PALETTE**SECONDARY COLOUR PALETTE**

Keeping It Tidy

MODULAR HOMES

27. High-quality modular homes that meet all design requirements will be considered on a case by case basis.

PARKING

28. To maintain the streetscapes, the parking of caravans, campers, camp trailers, boats or commercial vehicles is required to be within a garage or behind a fence to screen them from the street.

BINS

29. Bin storage areas must be noted on the plans, these should be suitably sized, easily accessible and concealed from the street.

CLOTHESLINES

30. Clothes drying areas must be concealed or screened from the street.

OUTBUILDINGS & ANCILLARY ACCOMMODATIONS

31. Outbuildings, ancillary accommodation and store areas must not be visible from any street.

32. No development is permitted outside of the building envelope.

SERVICE ELEMENTS

33. Air conditioning units must not be visible above the boundary fence and are preferably located at ground level. Roof-mounted air conditioning units must be colour-matched to the roof.

34. Antennas, satellite dishes, other roof-mounted structures and hot water units must not be visible from the street.

35. All piped and wired services entering the site must be concealed from public view so as not to detract from the appearance of the dwelling. This includes external ducts being located within the building if visible from the primary or secondary street.

Environmental Smarts

ENERGY EFFICIENCY & RENEWABLE ENERGY

36. All houses must achieve a minimum 7-star NatHERS Energy Efficiency rating or equivalent.
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37. All stand-alone houses are required to have a rooftop solar photovoltaic system of at least 4.5 kilowatts professionally installed. Mounting rails must extend no more than 50mm beyond the frames of the solar modules.

WATER EFFICIENCY AND CONSERVATION

38. To optimize efficient water usage, all homes are required to be fitted with:
- Minimum 3 Star WELS rated shower fittings
 - Minimum 6 Star WELS rated basin taps
 - Minimum 4 Star WELS rated taps generally, excluding outdoor and bath taps; and
 - Swimming pools must be fitted with a fixed retractable pool cover.

WATER SOURCES

39. All toilets and washing machine cold taps must be installed with dual plumbing to allow for future connection to an alternative water source such as rainwater, without breaking the fabric of the building.
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40. Building plans must identify a suitable location for the installation of a rainwater tank with a minimum roof catchment area of 70m² delivered to that location. The location should allow a simple connection to the dual plumbing network and allow for a tank to overflow into a soak well or other approved stormwater solution.

CONSTRUCTION WASTE AND RECYCLING

41. Builders must adhere to the following requirements when constructing a home in Rivermark:
- Control potential for wind-blown waste by using an appropriate solid-sided storage receptacle on site;
 - Follow applicable local government by-laws or building permit requirements; and
 - Maintain a clean and tidy building site that discourages illegal dumping

LANDSCAPING

42. Synthetic lawn is not permitted within any verge or front yard.
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Design Application & Checklist

LOT OWNER	APPLICANT
Name: Phone: Address: Email: State: Postcode:	Name: Phone: Address: Email: State: Postcode:
SUBMISSION REQUIREMENTS	DESIGN VARIATION RATIONALE
All applications must include: Site Plan <input type="radio"/> Floor Plans <input type="radio"/> Elevation Plans <input type="radio"/> Builders materials and Colour Schedule <input type="radio"/> 7 Star NatHERS Certification or Equivalent <input type="radio"/>	For non-conforming designs provide a list of measures to ensure that the Design Guidelines are being upheld or improved.
DECLARATION	
All Statements made in this application are true and correct. Applicant/Lot Owner Signature: Date: Print Name:	

Checklist

STREET APPEAL	Yes ✓	No ✓	N/A ✓
1. A feature element to define the entry point is included with a minimum 2m width and 1.5m depth at some point.			
<ul style="list-style-type: none"> • Portico • Verandah • Other 			
2. Two features to the primary elevation are included. At least one of these features is from the major features list.			
Major Features:			
<ul style="list-style-type: none"> • Gable/gablet • Gabled garage • Balcony • Skillion roof • Apex Window • Projecting feature wall 			

STREET APPEAL	Yes ✓	No ✓	N/A ✓
Minor Features:			
• Non-standard brick bonding			
• Contrasting rendered or face brick sills			
• Archway or portal structure			
• Planter box			
• Projecting corbel or moulding (minimum 40mm)			
3. The primary elevation (inclusive of dwelling, garage and any store under the main roof) is at least 20m in width. <i>Lots 196, 228 and 247 and double-storey homes are exempt from this requirement.</i>			
4. For lots on a corner, a major opening from a habitable room forward of the fence line is incorporated.			
5. There are to be no blank walls visible from the primary elevation or other public areas.			
6. Windows to the primary elevation are major openings. Highlight windows (windows less than 600mm in height) are not permitted.			
7. The entryway is visible within the primary or secondary street elevations.			
8. The entry contains glazing either within or adjacent to the entry door.			
9. An enclosed garage is provided.			
10. Garage door colour:			
11. The driveway and crossover must be completed prior to occupancy.			
Driveway material:			
Driveway colour:			
12. The roof pitch is a minimum of 24.5 degrees.			
13. Where a flat roof is incorporated, it is hidden from public view with parapet walls or similar.			
14. Any skillion roof has a minimum 8-degree pitch and in all cases a 300mm wall overhang.			
15. Eaves are at least 350mm wide.			
16. Eaves are provided to habitable rooms on the primary elevation			
17. Gables/gablets have a minimum 200mm overhang.			
18. The roof material and colour complies with the Design Guidelines.			
Material:			
Colour:			
Absorbance value:			
19. Face brick is incorporated into the primary elevation.			

KEEPING IT TIDY	Yes ✓	No ✓	N/A ✓
20. The primary elevation incorporates two different colours and materials and the secondary colour and/or material occupies at least 20% of the elevation.			
Primary Material:			
Secondary Material: % of elevation:			
Primary colour:			
Secondary colour: % of elevation:			
21. Material and colour finishes continue at least 1m along the side elevation.			
22. All elevations or portions of elevations visible from public view are finished in the same manner as the primary elevation.			
23. A dedicated bin storage area is noted on the plans.			
24. All development is contained within the building envelope.			
25. Where incorporated, outbuildings, ancillary accommodation and store areas are not be visible from any street.			
26. All service elements are concealed from the street in accordance with the Design Guidelines.			
ENVIRONMENTAL SMARTS			
27. The dwelling achieves a minimum 7-star NatHERS Energy Efficiency rating or equivalent.			
28. A rooftop solar photovoltaic system of at least 4.5 kilowatts is included or indicated as by owner.			
29. The following fittings are provided to optimise water efficiency:			
• Minimum 3 Star WELS rated shower fittings			
• Minimum 6 Star WELS rated basin taps			
• Minimum 4 Star WELS rated taps generally, excluding outdoor and bath taps; and			
• Swimming pools must be fitted with a fixed retractable pool cover.			
30. All toilets and washing machine cold taps will be installed with dual plumbing to allow for future connection to an alternative water source such as rainwater, without breaking the fabric of the building.			
31. Building plans identify a suitable location for the installation of a rainwater tank with a minimum roof catchment area of 70m ² delivered to that location. The location should allow simple connection to the dual plumbing network and allow for a tank to overflow into a soak well or other approved stormwater solution.			

The Process

STEP 1

Design Your Home

Ensure your builder has a copy of these Design Guidelines.



STEP 2

Design Approval Application

Submit the following documents to the developer, Hesperia via email at:

reviews@hesperia.com.au

- Completed Design Approval Application & Checklist
- Site Plans
- Elevation Plans
- Floor Plans
- Builders Material & Colour Schedule
- 7 Star NatHERS Certification or equivalent



STEP 3

Design Review

- If compliant with the Design Guidelines, the application will be approved and returned to the applicant.
- If the application requires amendments to fully comply with the Design Guidelines, written advice on areas of non-compliance will be provided so that amendments can be made and the application resubmitted for approval.



STEP 4

Building Permit

Make an application to the City of Swan for your building permit approval.

Developer Approval

- Approval by Hesperia does not constitute a local government planning or building license approval.
- Incomplete applications will not be accepted. All Submission Requirements must be provided.
- Any external changes to the home design or selections after the developer approval has been provided will need to be submitted for developer approval.
- Hesperia's approval is based on compliance with the Design Guidelines and is at the sole discretion of Hesperia.
- These Design Guidelines do not replace or override the statutory planning requirements of the City of Swan.
- Where a design proposal is consistent with the vision for Rivermark but is not entirely compliant with these Design Guidelines, Hesperia may approve the design on its merit. This does not create a precedent and all design variations will be assessed on an individual basis.



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HESPERIA

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