

RIVERMARK

• VIVEASH •

STAGE 3 DESIGN GUIDELINES

Street Appeal

DESIGN ELEMENTS

1. All homes with garages accessed from the primary street are required to incorporate a minimum of two (2) of the following features to the primary elevation:
 - A gable
 - A gabled garage
 - A garage setback of 1.5m or more from the outside wall of a habitable room
 - The external walls of a portico, verandah or main roof of the dwelling are a minimum of 3c higher than the garage external walls
 - A balcony
 - A porch/portico with a minimum depth of 1.2m
 - A verandah with minimum dimensions of 1.2m by 2.5m
 - Non-standard brick bonding
2. For lots on a corner, the following are mandatory requirements:
 - On secondary streets, there must be a major opening from a habitable room forward of the fence line.
 - The materials and colours from the primary elevation must continue along the secondary street to the fence line at a minimum.

WINDOWS

3. Homes shall incorporate at least one habitable window overlooking the primary street and/or public open space where the public open space is deemed the primary elevation.
4. Roller shutters are not permitted to windows visible from the primary or secondary elevation.

ENTRY WAY

5. The entryway must be visible within the primary or secondary street elevations.
6. The entry must contain glazing either within the door or adjacent to the entry door.

GARAGES, DRIVEWAYS AND CROSSOVERS

7. The driveway and crossover must be completed prior to occupancy and be constructed with either brick paving, liquid limestone or exposed aggregate. Grey concrete is not permitted.
8. Garages are required to be enclosed. Carports are not permitted.
9. Garages must be setback a minimum of 0.5m behind the dwelling (excludes portico, verandah or balcony).

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10. On lots wider than 18m where an additional single garage is proposed, the additional garage is required to be setback from the double garage by at least 0.5m
 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.
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BOUNDARY WALLS

12. Walls built on the boundary must be finished to match the adjacent front or side walls.
 13. Any part of a boundary wall that is visible from the street shall be finished in the same manner as the primary elevation.
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ROOFS

14. A minimum roof pitch of 24.5 degrees is required.
 15. Eaves are required to be 350mm.
 16. Eaves are required to any habitable rooms on the primary elevation. (Exemption for gabled walls)
 17. Gables are required to have a minimum 200mm overhang.
 18. Metal and flat profiled roof (shingle style) tiles are permitted.
 19. The roof colour selection must demonstrate an absorbance value of 0.6 or less.
 20. Permitted roof colours are depicted in the colour palette. Tiled roofs are permitted in colours that match this palette.
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Colours & Materials

21. All elevations or portions of elevations visible from public view shall be finished in the same manner as the primary elevation (including rear elevations to laneway lots).
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22. All homes are to incorporate face brick into the walls on the primary street elevation or within the landscape design by way of a letterbox, fence, planters.
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23. 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 front elevation.
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24. Material and colour finishes are required to continue at least 1m along the side elevation.
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25. Colours are to be selected from the below/adjacent colour palette range. The palette suggests light colours for the main wall and earthy, natural colours as highlights. Black is not permitted.

PRIMARY COLOUR PALETTE



SECONDARY COLOUR PALETTE



Keeping It Tidy

FENCING

26. Front fencing is only permitted with the approval of the developer.
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27. Where front fencing is proposed it must be no higher than 1.2m and be constructed of masonry, open metal, timber or composite designs to match or complement the dwelling.

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. A dedicated location for bin storage is to be provided in the garage or behind the fence line. Bins must not be visible from the street or laneway whilst in the bin storage area.

LETTERBOXES

30. A letterbox is required to the front of every home in a colour and material that matches or complements the dwelling. Letterboxes on single poles are not permitted.

OUTBUILDINGS

31. Outbuildings of any size are not permitted except where the outbuilding is a lower height than the side boundary fence height or concealed from view by use of appropriate screening approved by the developer.

SERVICE ELEMENTS

32. 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.
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33. Antennas, satellite dishes, other roof-mounted structures and hot water units must not be visible from the street.
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34. 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.
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Environmental Smarts

ENERGY EFFICIENCY & RENEWABLE ENERGY

35. All houses must achieve a minimum 6-star NatHERS Energy Efficiency rating or equivalent.
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36. 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

37. 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

38. 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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39. 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 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

Builders must adhere to the following requirements when constructing a home in Rivermark:

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40. Control potential for wind-blown waste by using an appropriate solid-sided storage receptacle on site;
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41. Follow applicable local government by-laws or building permit requirements; and
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42. Maintain a clean and tidy building site that discourages illegal dumping.

LANDSCAPING

43. Synthetic Lawn is not permitted within any verge or front yard.
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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



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.

Checklist

STREET APPEAL	Yes ✓	No ✓	N/A ✓
1. Where the garage is accessed from the primary street, the primary elevation includes a minimum of two (2) of the following architectural features:			
• A gable			
• A gabled garage			
• A garage setback of 1.5m or more from the outside wall of a habitable room			
• The external walls of a portico, verandah or main roof of the dwelling are a minimum of 3c higher than the garage external walls			
• A balcony			
• A portico			
• A verandah			
• Non-standard brick bonding			
2. For lots on a corner, the following are mandatory requirements:			
• On secondary streets, there must be a major opening from a habitable room forward of the fence line.			
• The materials and colours from the primary elevation must continue along the secondary street to the fence line at a minimum.			
3. A window to a habitable room on the primary elevation is at least 1.5sqm.			
4. The entryway is visible within the primary or secondary street elevations.			
5. The entry contains glazing within or adjacent to the door.			
6. Driveway & crossover will be completed prior to occupancy.			
Driveway material:			
Driveway colour:			
7. An enclosed garage is provided.			
8. On lots wider than 18m any additional garage is setback at least from the double garage by a minimum of 0.5m.			
9. Garages is setback a minimum of 0.5m behind the dwelling (excludes portico, verandah or balcony).			
10. Garage door colour:			
11. Any walls built on the boundary are finished to match adjacent front or side walls.			
12. The roof pitch is a minimum of 24.5 degrees.			

13. Any eaves are at least 350mm wide.			
14. Eaves are provided to habitable rooms in the primary elevation.			
15. Gables have a minimum 200mm overhang.			
16. The roof material and colour complies with the Design Guidelines.			
Material:			
Colour:			
Absorbance value:			
17. Face brick is incorporated into the primary street elevation			
18. 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:		
19. Material and colour finishes continue at least 1m along the side elevation.			
20. All elevations or portions of elevations visible from public view shall be finished in the same manner as the primary elevation (including rear elevations to laneway lots).			

KEEPING IT TIDY	Yes ✓	No ✓	N/A ✓
21. Where front fencing is proposed, it is depicted on the plan and is less than 1.2m in height.			
a. Fencing materials:			
b. Fencing colour:			
22. A dedicated location for bin storage is to be provided in the garage or behind the fence line.			
23. All service elements are concealed from the street in accordance with the design guidelines.			
ENVIRONMENTAL SMARTS			
24. The dwelling achieves a minimum 6-star NatHERS Energy Efficiency rating or equivalent.			
25. A rooftop solar photovoltaic system of at least 4.5 kilowatts is provided or indicated as by owner.			
26. The following fittings are provided to optimize 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.			
27. 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.			
28. Building plans must 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.			

APPROVED
<p>Design approval is granted based on the application and plans submitted.</p> <p>On behalf of Hesperia:..... Date:.....</p>



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HESPERIA

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