

Design Approval Process

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



STEP 4

Building Permit

After Hesperia has approved the application, you can 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.

RIVERMARK

• VIVEASH •

Design Application & Checklist

LOT OWNER	APPLICANT
Name:	Name:
Phone:	Phone:
Address:	Address:
Email:	Email:
State: Postcode:	State: Postcode:

SUBMISSION REQUIREMENTS	DESIGN VARIATION RATIONALE
All applications must include: Site Plan <input type="checkbox"/> Floor Plans Elevation Plans <input type="checkbox"/> Builders Material and Colour Schedule <input type="checkbox"/> 7 Star NatHERS Certification or Equivalent <input type="checkbox"/>	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:

Requirements

This checklist is provided to assist with your application.
Full design requirements can be found in the contract of sale.

STREET APPEAL	Yes ✓	No ✓	N/A ✓
1. Primary elevation includes a minimum of one of the following architectural features:			
• Balcony			
• Portico			
• Verandah			
• Gable			
• Non-standard brick bonding as a feature wall			
• Other:			
2. If the lot is less than 14m wide and the garage is accessed from the primary street a minimum of one of the following elements is incorporated:			
• A gabled garage			
• A planted Trellis over the garage door to the extent of the opening as a minimum			
• A garage setback of 1.5m or more from outside wall of main internal room of dwelling			
• Cars are parked within a pergola which is screened on at least two sides			
• The external walls of a portico, verandah or main roof of the dwelling are a minimum of 3c higher than the garage external walls			
• The garage is contained within a double story and contains a balcony or Juliette balcony over the garage.			

	Yes ✓	No ✓	N/A ✓
3. Face brick is incorporated into primary elevation by its use in one of the following:			
• Walls of the primary elevation			
• Letterbox			
• Planters			
• Fence			
• Other: _____			
4. The primary elevation incorporates two different colours and materials. Where 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			
5. Material and colour finishes change at re-entrant corners and continue at least 1m alongside elevation.			
6. If the lot is on a corner, a major opening from a habitable room forward of the fence line addresses the secondary street and wall materials continue to the fence line as a minimum.			
7. Roof pitch is a minimum of 25 degrees.			
8. An eave overhang of at least 350mm is provided to habitable rooms, except where a habitable room extends within the eave overhang.			
9. Any gables have minimum 200mm overhang.			
10. The roof material and colour complies with Design Guidelines.			
Material:			
Colour:			
Absorbance Value:			
11. A feature window of at least 1.5sqm is provided to the primary elevation.			
12. Windows to front elevation are fixed, awning, casement, double hung or louvred.			
13. The entry way is visible from the primary or secondary street elevation.			
14. The entry door contains glazing, or a sidelight is incorporated adjacent to the door.			
15. An enclosed garage is provided.			
16. The garage is setback behind the dwelling alignment by at least 0.5m.			
17. Garage door colour:			
KEEPING IT TIDY			
18. Where front fencing is proposed, it is depicted on plans and is less than 2.2m in height.			
Fencing materials:			
Fencing colour:			
19. Driveway & crossover will be completed prior to occupancy.			
Driveway material:			
Driveway colour:			
20. Walls built on a side or rear boundary are finished to match the dwelling walls adjacent.			
21. Bin storage that is not visible from the street is provided.			
22. All service elements are concealed from the street in accordance with design guidelines.			

ENVIRONMENTAL SMARTS	Yes ✓	No ✓	N/A ✓
23. The dwelling achieves a minimum 7 star NatHERS Energy Efficiency rating or equivalent.			
24. A rooftop solar system of at least 4.5kw is provided or indicated as by owner.			
25. To optimise efficient water usage the following fittings are provided:			
• Minimum 3 Star WELS rated shower fittings			
• Minimum 6 Star WELS rated basin taps			
• Minimum 4 Star WELS rated internal taps (excluding bath taps)			
• Swimming pool will be fitted with a fixed retractable pool cover			
26. 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.			
27. Building plans identifies a suitable location for the installation of a rainwater tank with a minimum roof catchment area of 70m ² delivered to that location.			

Approval

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