

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>