



BOTANIA PARK

Design Guidelines

# Street Appeal

## ELEVATION FEATURES

1. All homes are required to incorporate a minimum of two features, at least one of which must be selected from the major features category.

Major Features	Minor Features
<ul style="list-style-type: none"><li>• Verandah (min 2m width and 15m depth at some point)</li><li>• Portico (min 15m width and 15m depth at some point)</li><li>• Porch (min 15m width and 15m depth at some point)</li><li>• Minimum 30c wall height to primary elevation</li></ul>	<ul style="list-style-type: none"><li>• Gable/gablet</li><li>• Projecting feature wall</li><li>• Projecting corbel or moulding (min 40mm)</li><li>• Contrasting rendered or face brick sills</li></ul>

## ROOF FORM

2. A minimum roof pitch of 24.5 degrees is required for traditional pitched roofs.
3. Flat roofs are to be hidden from public view with parapet walls or similar.
4. Skillion roofs are required to have a 300mm wall overhang.
5. Eaves are required to be a minimum of 350mm.
6. Eaves are required to the primary elevation on dwellings with traditional pitched roofs.
- Exemption for gabled walls and garages.
7. Gables and gablets are required to have a minimum 200mm overhang.
8. The roof colour selection must demonstrate an absorbance value of 0.6 or less.
9. 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.



## **GARAGES, DRIVEWAYS AND CROSSOVERS**

10. Garages must be set back a minimum of 0.5m behind the front of the dwelling.
11. Garages are required to be enclosed.
12. The garage door colour must match or complement the front elevation to reduce its dominance within the street elevation. Black garage doors are not permitted.
13. The driveway and crossover must be completed prior to occupancy. Grey concrete, black asphalt and unsealed surfaces are not permitted.

## **COLOURS AND MATERIALS**

14. All elevations visible to the public shall be finished in the same manner as the primary elevation.
15. Colours and materials are to continue at least 1m along the side elevation.
16. 2c brick is not permitted to the primary elevation.
17. Bright or primary colours (including black) are not permitted.

## **SECONDARY STREETS/CORNERS**

18. The materials and colours from the primary elevation must continue along the secondary street to the fence line at a minimum.
19. On secondary streets, there must be a major opening from a habitable room forward of the fence line.

## **WINDOWS**

20. Windows to the primary elevation should be major openings.
  - Highlight windows, less than 600mm in height, are not permitted.
21. There are no blank walls visible from the primary street or other public areas.
22. Roller shutters are not permitted to windows visible from the primary or secondary street.

## **ENTRY**

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

## **OTHER**

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

# Keeping It Tidy

## FRONT FENCING

25. Front fencing is only permitted with the approval of the developer.
26. 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.

## LANDSCAPING

27. Artificial turf is not permitted within any verge or front yard.

## 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 are required to be noted on the plans. These should be suitably sized, easily accessible and concealed from public view.

## CLOTHESLINES

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

## OUTBUILDINGS AND ANCILLARY ACCOMMODATIONS

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

## 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.
33. Antennas, satellite dishes, other roof-mounted structures and hot water units must not be visible from the street.
34. All piped and wired services entering the site must be concealed from the street.

# Environmental Smarts

## ENERGY EFFICIENCY AND RENEWABLE ENERGY

35. All homes must achieve a minimum 7-star NatHERS Energy Efficiency rating or equivalent.
36. All stand-alone homes are required to have a rooftop solar photovoltaic system of at least 3.5 kilowatts professionally installed. Mount rails must extend no more than 50mm beyond the frames of the solar modules.

## WATER EFFICIENCY AND CONSERVATION

37. To optimise efficient water usage, all homes are required to be fitted with:
- Minimum 4-star WELS rated shower fittings.
  - Minimum 5-star WELS rated taps generally, excluding outdoor and bath taps.
  - If a dishwasher is being installed, it must have a minimum 6 Star WELS rating.

## WATER SOURCES

38. Building plans must identify a suitable location for the installation of a rainwater tank with a minimum roof catchment area of 70sqm delivered to that location. The toilets and washing machine cold water supplies must be installed with dual plumbing to allow for future connection to the rainwater tank. For clarity, installation of a rainwater tank system is not mandatory.

## WATER HEATING AND APPLIANCES

39. All stand-alone homes are required to maximise direct use of solar energy for water heating by installing a heat pump or solar hot water system with an electric booster.

## CONSTRUCTION

40. Builders must adhere to the following requirements when constructing a home in Botania Park:
- Control potential for wind-blown waste by using an appropriate solid-sided storage receptacle on site.
  - Any existing tree to the front yard or verge must be appropriately fenced to ensure it is not damaged or removed during construction.
  - Follow applicable local government by-laws or building permit requirements.
  - Maintain a clean and tidy building site that discourages illegal dumping.

# Design Application & Checklist

<b>LOT OWNER</b>	<b>APPLICANT</b>
Name: _____	Name: _____
Phone: _____	Phone: _____
Address: _____	Address: _____
Email: _____	Email: _____
State: _____ Postcode: _____	State: _____ Postcode: _____
<b>SUBMISSION REQUIREMENTS</b>	<b>DESIGN VARIATION RATIONALE</b>
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.  _____ _____ _____
<b>DECLARATION</b>	
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. Two elevation features are incorporated in the design. At least one feature from the major features category is included.			
<b>Major Features</b>			
• Verandah (min 2m width and 15m depth at some point)			
• Portico (min 15m width and 15m depth at some point)			
• Porch (min 15m width and 15m depth at some point)			
• Minimum 30c wall height to primary elevation			
<b>Minor Features</b>			
• Gable/gablet			
• Projecting feature wall			
• Projecting corbel or moulding (min 40mm)			
• Contrasting rendered or face brick sills			

	YES ✓	NO ✓	N/A ✓
2. The roof pitch is a minimum of 24.5 degrees on any traditional pitched roof.			
3. Where a flat roof is incorporated, it is hidden from public view with parapet walls or similar.			
4. Any skillion roof has a 300mm wall overhang.			
5. Eaves are at least 350mm wide.			
6. Eaves are provided to the primary elevation (gabled walls and garages are exempt).			
7. Gables and gablets have a minimum 200mm overhang.			
8. The roof selection complies with the Design Guidelines.			
9. Roof material:			
10. Roof colour:			
11. Absorbance value:			
12. Garages are set back a minimum of 0.5m behind the front of the dwelling.			
13. An enclosed garage is provided.			
14. Garage door colour:			
15. The driveway and crossover will be completed prior to occupancy.			
16. Driveway and crossover material:			
17. Driveway and crossover colour:			
18. All elevations visible to the public are finished in the same manner as the primary elevation.			
19. Colours and materials continue at least 1m along the side elevation.			
20. Elevation material/s:			
21. Elevation colour/s:			
22. On corner lots, the materials and colours from the primary elevation continue along the secondary street to the fence line at a minimum.			
23. On secondary streets, a major opening from a habitable room is provided forward of the fence line.			
24. Windows to the primary elevation are major openings.			
25. No blank walls are visible from the primary street.			
26. The entryway is visible within the primary or secondary elevations.			
<b>KEEPING IT TIDY</b>			
27. Where front fencing is proposed, it is depicted on the plan and is less than 1.2m in height.			
• Fencing materials:			
• Fencing colour:			
28. A dedicated location for bin storage is provided and indicated on the plans.			
29. All service elements are concealed from public view.			

ENVIRONMENTAL SMARTS	YES ✓	NO ✓	N/A ✓
30. The dwelling achieves a minimum 7-star NatHERS Energy Efficiency rating or equivalent.			
31. A rooftop photovoltaic system of at least 35 kilowatts is provided or indicated as by owner.			
32. The following fittings are provided to optimise water efficiency:			
• Minimum 4-star WELS rated shower fittings			
• Minimum 5-star WELS rated taps generally, excluding outdoor and bath taps.			
• If a dishwasher is being installed, it has a minimum 6-star WELS rating.			
33. Building plans identify a suitable location for the installation of a rainwater tank with a minimum roof catchment area of 70sqm delivered to that location. The toilets and washing machine cold water supplies are installed with dual plumbing to allow for future connection to the rainwater tank.			
34. All stand-alone homes are required to maximise direct use of solar energy for water heating by installing a heat pump or solar hot water system with an electric booster.			

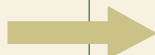


# The Process

## 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](mailto:reviews@hesperia.com.au)

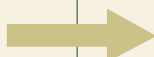
- Completed Design Approval Application & Checklist
- Site Plans
- Elevation Plans
- Floor Plans
- Builders Material & Colour Schedule



## 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 Wanneroo 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 Wanneroo.
- Where a design proposal is consistent with the vision for Botania Park 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.



BOTANIA PARK

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**HESPERIA**

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