



BOTANIA PARK

Mariginiup

HESPERIA

Look up

Nestled between Mariginiup Lake and Jandabup Lake, Botania Park is a masterplanned community designed for all to thrive.

With a variety of lot sizes, tree-lined streets, and lush green spaces, our neighbourhood has been created to bring people together.

Conveniently located with schools, shops, and transport options nearby, Botania Park offers a balance of the natural environment and urban life.



Botania Park is a place for everyone - welcome to all who want to be part of a unique community in Perth's newest green, leafy neighbourhood.



It's Time To Connect

Botania Park is a masterplanned community in the City of Wanneroo that will soon welcome new residents.

Nestled in nature, our neighbourhood offers diversity in lot sizes and home types to suit a diverse range of lifestyles.

Here, our leafy streets will become parks, and you can live more connected to the natural environment and others.

Thrive & Grow

Drawing inspiration from the bush and wetlands of Mariginiup, Botania Park will transform the space between Mariginiup Lake and Jandabup Lake into a sustainable community with improved connectivity to local existing and new amenity.

With proposed schools just kilometres away, your children will benefit from first-class education just a short stroll from home.

Enjoy the convenience of being minutes from the proposed Mariginiup Town Centre, which will offer shopping, dining, and entertainment.

Be part of something special.

A Cool Change Is Here

When you feel more connected to nature, the place you live, and the people around you, you can live a happier and healthier life. Creating these connections is at the heart of what this community will become.

A Sustainable Approach

Botania Park will set a new standard in sustainable development through sustainable building practices, the regeneration of nature, honouring the land and its unique history, and ensuring First Nations people are involved throughout the design process.

Trees Bring Life

The planting of carefully selected trees and significant on-site tree retention will enhance and protect local native habitats. At the same time, you can flourish in the naturally cooler, more liveable climate created by the surrounding greenery.





Come To Life

Here, you can build and live a life you love.

Beneath the shade of tree-lined streets, kids can play cricket, kick the footy, climb trees, and ride their bikes.

With the existing and future amenities of Wanneroo, Joondalup, and Mariginiup just moments away, everything you need is on your doorstep.

Nature

Yellagonga Regional Park has circuits that will take you all around Lake Joondalup and Lake Goollelal, and Lake Adams Bush Trail offers a great destination for walking, mountain biking and more.

Ashby Village

Just 5 minutes down the road, this local shopping centre has Farmer Jacks, Jupiter Health, Clinipath, childcare, and a petrol station.

Transport & Accessibility

Joondalup and Edgewater train stations offer rail connections, and an improved road network will further ease travel. The proposed transit corridor will provide a direct link to Perth and beyond. Botania Park will include well-designed pedestrian and cycle paths, ensuring easy access to future schools and amenities.

Healthcare

Joondalup Health Campus is a leading healthcare hub that offers public and private hospitals and a wide range of specialist medical services.



Education

Botania Park is surrounded by well-established schools, including East Wanneroo Primary School, Wanneroo Secondary College, St Anthony's Primary and ECU, which offer excellent choices for early residents. Future residents will be able to enjoy the proposed Mariginiup Lake education hub, which features two primary schools and a high school within walking distance.

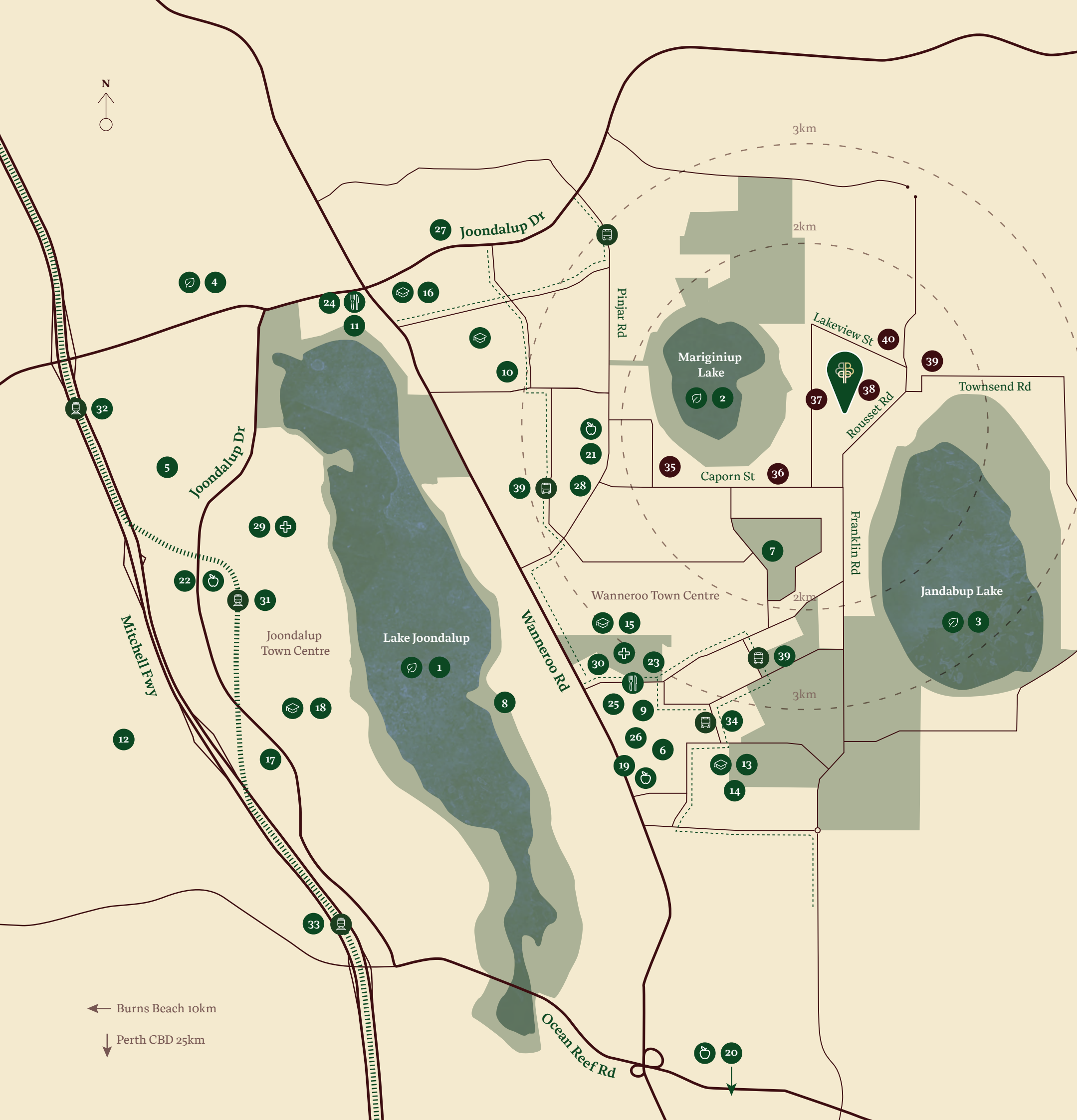
Shopping & Fresh Produce

Enjoy fresh, local produce at the Wanneroo Markets, and grocery options available at Lakeside Joondalup and Wanneroo Central. The proposed Mariginiup Town Centre will soon provide even more convenience just moments from home.

Sports & Recreation

Stay fit and healthy with local sports and leisure facilities, including Wanneroo Aquamotion, Carramar Golf Course, and Arena Joondalup. Embrace the outdoors with our thoughtfully designed cycle and pedestrian links.





- ### Conservation & Leisure

 - 1 Lake Joondalup
 - 2 Mariginiup Lake
 - 3 Jandabup Lake
 - 4 Yaberoo Budjara Heritage Trail
 - 5 Arena Joondalup
 - 6 Frederick Duffy Park
 - 7 Edgar Griffith Park
 - 8 Rotary Park
 - 9 Wanneroo Aquamotion
 - 10 Jimbub Swamp Park
 - 11 Wanneroo Botanic Gardens
 - 12 Joondalup Resort Golf Course
- ### Shopping & Fresh Produce

 - 19 Wanneroo Central
 - 20 Wanneroo Markets
 - 21 The Ashby Village
 - 22 Lakeside Joondalup
- ### Dining

 - 23 Café Elixir
 - 24 Leapfrogs Café
 - 25 Wanneroo Villa Tavern
 - 26 Turquoise Wanneroo
 - 27 The Duke Bar and Bistro
 - 28 The Ashby Bar and Bistro
- ### Healthcare

 - 29 Joondalup Health Campus
 - 30 ECU Health Centre Wanneroo
- ### Transport

 - 31 Joondalup Station
 - 32 Currambine Station
 - 33 Edgewater Station
 - 34 Local bus stops servicing 389, 390, 467
- ### Proposed Amenities

 - 35 Primary School
 - 36 High School
 - 37 Primary School
 - 38 Transit Corridor
 - 39 Future School
 - 40 Town Centre

Conservation and Leisure	Healthcare	Bus Route
Education	Bus Stop	Train Line
Shopping & Fresh Produce	Train Station	
Dining	Future Development Area	

Sustainability

Built on a strong foundation of sustainability, Botania Park is designed to preserve and regenerate the natural environment for our residents of today and tomorrow.



B Corp Certification

Hesperia's B Corp certification recognises our dedication to building a healthy, inclusive and sustainable future for all by maintaining the highest social and environmental performance levels.



Certified 6 Leaf EnviroDevelopment

Botania Park is committed to achieving exceptional sustainability outcomes by meeting all six EnviroDevelopment certification areas: Energy, Water, Materials, Waste, Community, and Ecosystems. We will use recycled building materials, protect and restore local ecology, and prioritise responsible waste management.



Waterwise Gold Development

Botania Park will implement Waterwise initiatives, including native plantings, nature-based drainage, and efficient irrigation. Residents will benefit from water-sensitive landscaping, high-efficiency fixtures, and rainwater tank spaces. These measures aim for a gold-level endorsement from the Water Corporation, ensuring sustainable water management and conservation.



Environmentally Friendly Transport Options

A network of cycle paths will enable residents to use active transport options such as walking, cycling, and scooting. The road and bus network and future transit corridor will provide seamless bus connections, offering residents the choice of reduced-emission transport.



Greening Strategy

Botania Park sets a new benchmark for green communities in WA, focusing on increasing canopy coverage to reduce the heat island effect. Our Greening Strategy facilitates tree planting and unique design features such as pocket parks and winding roads that enable the retention of significant vegetation.



Leading The Way In Climate Action

Botania Park will conduct a Climate Change Risk and Adaptation Assessment to guide measures, such as waterwise landscaping, reduced road areas, and bushfire mitigation. To ensure a net-zero carbon outcome, the community will combat climate change with no gas connections, low-carbon materials, and 100% construction carbon offsetting.



Perth CBD
25km

Wanneroo
Markets
6km

Edgewater
Station
6km

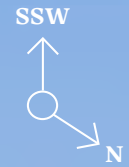
Edgar
Griffiths Park
1km

Wanneroo
Secondary
College
2km

Wanneroo
Central
2km

Joondalup Town Centre
(Train station, Lakeside Joondalup,
ECU and Joondalup Health Campus)
6km

Currambine
Station
7km



Mitchell Freeway

Wanneroo Road

Lake Joondalup

Ashby Village
3km

Jandabup Lake

Mariginiup Lake

Caporn Street

Roussel Road

Future Redevelopment

Future Redevelopment

Future Redevelopment

Future
Town Centre

Look Up

Surrounded by trees, lakes, and amenities, Botania Park offers an inclusive neighbourhood where you'll feel connected to nature and the community around you. Sheltered by a green canopy, this is a place where the environment enhances everyday life.

Botania Park invites you to experience a new generation of community living with a variety of designs and price options to suit all buyers and lifestyles.

Here, you'll find the perfect setting to create the life you've been searching for.





Botania Park. Brought To You By Hesperia.

Hesperia is building Western Australia for the future.

We specialise in creating and managing sustainable projects and systems that solve environmental, social, and economic problems. There is no 'typical' Hesperia project, though each venture is ambitious in aspiration, intelligent in design, and value-adding in outcome.

We use our resources – our business, investments, expertise, and imagination – to transform landscapes for the better, maximising positive impact for an enduring and meaningful legacy we can all be proud of.

Rivermark, our masterplanned community on the banks of the Swan River in Viveash, is already showcasing how responsive design, existing amenities and sustainability can work seamlessly together.

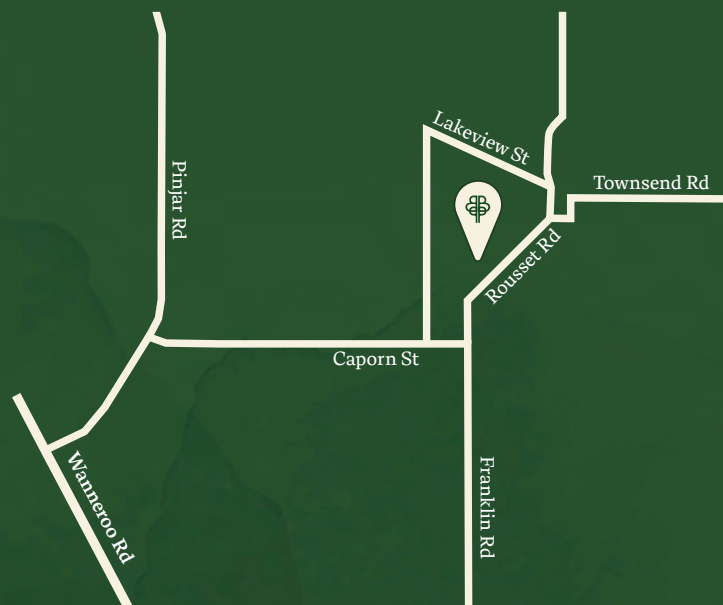
Rivermark's Awards and Accreditations

- Water Corporation Gold Waterwise Development
- 6-Leaf EnviroDevelopment Accreditation
- Best Innovation Award (WA) – 2022 Property Council of Australia Awards
- Planning With Country Award (WA) – 2022 Planning Institute of Australia Awards For Excellence



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