



BOTANIA PARK

Stage 3  
Design Guidelines

Revision October 2026

# 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>• Projecting 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 to be between 7 – 15 degrees and are required to have a 300mm wall overhang on all sides.
5. Eaves are required to be a minimum of 350mm.
6. Eaves or other overhanging shade features 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 absorptance 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 and subject to an absorptance value of 0.6 or less.



## **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 and very dark garage door colours are not permitted.
13. The driveway and crossover must be completed prior to occupancy and prior to front landscaping installation. Grey concrete, black asphalt and unsealed surfaces are not permitted.

## **COLOURS AND MATERIALS**

14. All external materials and colours are to be submitted for approval by the Developer.
15. Colours and materials are to continue at least 1m along the side elevation.
16. 2c brick is not permitted to the primary elevation.  
Nor where visible from public view or forward of secondary street fencing.
17. Bright or primary colours (including black and very dark colours) 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 (as per r-codes) from a habitable room forward of the fence line.

## **WINDOWS**

20. Windows to the primary elevation should be major openings and not be obscured glass.
  - 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 and all public areas.

## CLOTHESLINES

30. Clothes drying areas must be screened from the street and all public areas.

## 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 (if you opt for a home battery, the supplier will likely recommend a larger PV system to suit) professionally installed. Mount rails must extend no more than 50mm beyond the frames of the solar modules. If the system does not include a battery, then it must be battery-ready, generally meaning that it will include a hybrid inverter.
- 36a. Hesperia offers a Home Battery Package to new Buyers. To qualify they must have a battery of at least 5-kilowatt-hours storage capacity professionally installed. Buyers may also claim any Government rebates or other incentives available to them. Hesperia's preference is for the battery to be purchased through the Builder as part of the build contract, and the incentive will be paid direct to the Builder to pass on to the Buyer. If the Buyer prefers to source their own system, they should discuss this with the Builder. In that case, Hesperia will pay the incentive directly on installation of the battery.
- 36b. Buyers should make their own enquiries as to what optional extra useful functions are available with the battery. Common additional considerations include:
- Ability to continue powering the house during a blackout – many batteries have this feature but not all.
  - Integration with a hot water system or an EV charger to make the most of free daytime solar.
  - Online energy monitoring to manage your energy use in real time.
  - Low-cost finance to cover any gap payment that remains after the rebates and incentives.

## 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.

# Environmental Smarts

## 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. Electricians can recommend timer switches and other methods of optimising the use of daytime solar energy for water heating.

## 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 and/ or rear 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.
- Builders should choose a waste manager that separates waste streams to optimise recycling.

## GAS

41. Botania Park is an all-electric, gas-free masterplanned community. Gas bottles are permitted to be installed however electrical appliances are encouraged.

Design Application & Checklist

Lot Number: \_\_\_\_\_

|                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div>LOT OWNER</div> <div>Name: _____</div> <div>Phone: _____</div> <div>Address: _____</div> <div>Email: _____</div> <div>State: _____ Postcode: _____</div>                                                                                                                                                                                                              | <div>APPLICANT</div> <div>Name: _____</div> <div>Phone: _____</div> <div>Address: _____</div> <div>Email: _____</div> <div>State: _____ Postcode: _____</div>                                                                |
| <div>SUBMISSION REQUIREMENTS</div> <div>All applications must include:</div> <div>Site Plan* <input type="radio"/></div> <div>Floor Plans <input type="radio"/></div> <div>Elevation Plans <input type="radio"/></div> <div>Builders Materials and Colour Schedule <input type="radio"/></div> <div>7 Star NatHERS Certification or Equivalent <input type="radio"/></div> | <div>DESIGN VARIATION RATIONALE</div> <div>For non-conforming designs provide a list of measures to ensure that the Design Guidelines are being upheld or improved.</div> <div>_____</div> <div>_____</div> <div>_____</div> |
| <div>DECLARATION</div> <div>All statements made in this application are true and correct.</div> <div>Applicant/Lot Owner Signature: _____ Date: _____</div> <div>Print Name: _____</div>                                                                                                                                                                                   |                                                                                                                                                                                                                              |

Checklist

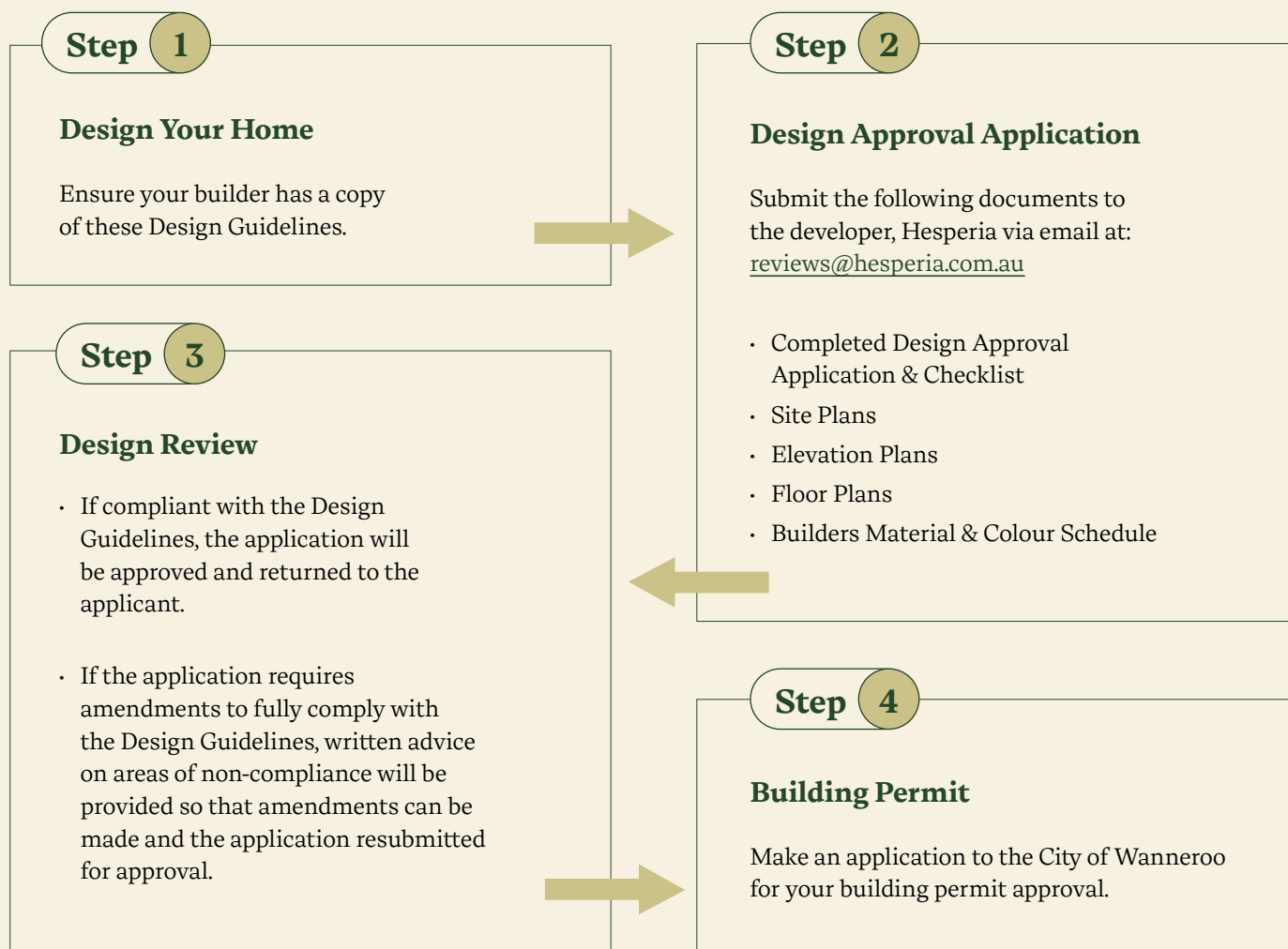
| STREET APPEAL                                                                                                                | YES ✓ | NO ✓ | N/A ✓ |
|------------------------------------------------------------------------------------------------------------------------------|-------|------|-------|
| 1. Two elevation features are incorporated in the design. At least one feature from the major features category is included. |       |      |       |
| Major Features                                                                                                               |       |      |       |
| • 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                                                                               |       |      |       |
| Minor Features                                                                                                               |       |      |       |
| • Gable/gablet                                                                                                               |       |      |       |
| • Projecting feature wall                                                                                                    |       |      |       |
| • Projecting corbel or moulding (min 40mm)                                                                                   |       |      |       |
| • Contrasting rendered or face brick sills                                                                                   |       |      |       |

\*Site plan to show existing and proposed contours, proposed floor levels and all setback dimensions to boundaries.

|                                                                                                                                              | 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. Absorptance 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 (or higher where you are opting for a home battery system) 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.                                                                                                                               |       |      |       |
| 35. The dwelling is compliant with an all-electric, gas-free masterplanned community. Should gas appliances be chosen to be installed, the Building Plans are to identify and note the gas bottle storage location.                                                                                         |       |      |       |

# The Process



## 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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