

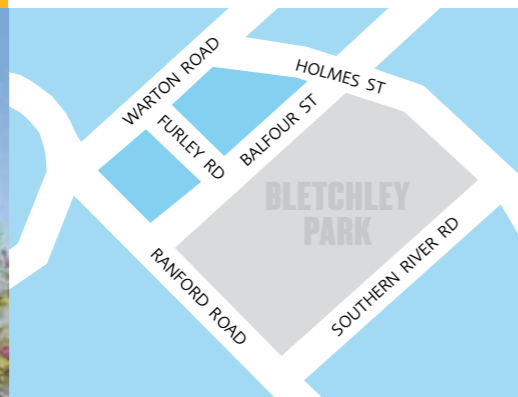


BUILDING INFORMATION

ESTATE DESIGN GUIDELINES



MODERN AMENITIES, A COMMUNITY ATMOSPHERE AND THE GREAT OUTDOORS ON YOUR DOORSTEP



**NOTES & GUIDANCE ON ≡
FENCING & STREETScape
BUILDING APPEARANCE
SUSTAINABILITY
CORNER LOTS**





ESTATE & HOUSING DESIGN GUIDELINES

To create an attractive and distinctly different housing precinct and protect the values of those who live within Bletchley Park, a set of guidelines have been prepared. Outlined in this brochure are the key elements of the Estate Covenants and suggestions on non-mandatory design guidance.

These are intended as a general guide. Buyers should refer to the Estate Covenants and Detailed Area Plans for complete estate protections. To assist, our Estate Manager can help guide you in the preparation of your house designs. All dwelling designs are to be approved by the Bletchley Park Project Director prior to being lodged with the City of Gosnells for building approval. This process is to ensure a high quality of housing is maintained throughout the estate.

SUSTAINABILITY

We all need to be more conscious of water use and conservation. The following non-mandatory initiatives should be considered when designing your home:

- A sustainability information pack can be provided for advice on sustainability rebates for water efficient fixtures and fittings, rain water tanks, grey water usage and water wise gardens.
- Homes are encouraged to have roof insulation of R2.5 and to consider door draught excluders and sealing strips to doors and windows.
- Homes should seek to maximise ventilation by careful placement of doors and windows.
- Designs should consider lot orientation and Northern aspects for maximising solar access to the home. This may include North facing windows and shade devices for sun control.
- City of Gosnells guidelines on water wise gardens, fertiliser and waste management can be provided for your consideration.

BUILDING APPEARANCE

In order to create a quality estate and coherent streetscape, the following housing design elements should be recognised:

- Homes, in particular the front elevation, should show strong architectural character. The use of colour and materials should provide considerable visual interest and individuality, particularly the front elevation by incorporating at least two of the following:
 - (i) Lightweight materials such as weatherboard cladding which occupies a minimum of 25% of the front elevation; or
 - (ii) Render which occupies a minimum of 70% of the front elevation (or if render is applied to 100% of the front elevation, also introducing a secondary colour); or
 - (iii) A roof gable; or
 - (iv) A balcony, portico or verandah; or
 - (v) A built in planter box; or
 - (vi) A front elevation comprised of a minimum of two different wall materials or different wall colours.
- The façade treatment to the home should have a feature element and a degree of articulation designed in the floor plan and roof to avoid straight flat sections to front walls (and in particular, at least one step in the floor plan mirrored in the roof design of a minimum 600mm, excluding the garage).
- Homes should have a clearly defined entry.
- Certain Homes within Bletchley Park must be of 2 storey construction.

CORNER LOTS

The design of homes and fencing on corner lots can have a significant impact on a street's feel and ambience. Accordingly, the following design elements are to be incorporated:

- Housing designs for corner lots need to address both streets. As such the front façade is to be articulated so that it addresses both the primary and secondary street. That is, the same architectural treatment is to be provided to the front façade and the first 4.5m of the side façade adjacent to the secondary street.
- Incorporate a window treatment visible from the secondary street and within 4.5m of the front building line.
- Corner lot fencing is to be constructed of predominantly the same material as the house (being of limestone, rendered concrete, clay, brick, or other similar material).
- Corner lot fencing is to be semi-permeable for a minimum of one third of the property side boundary adjacent to the secondary street.

ESTATE FENCING

To ensure consistency throughout Bletchley Park the following fencing provisions will apply:

- The Buyer must not construct or permit to be constructed on the Property any front fence or fence forward of the front face brickwork of the house, or adjoining house with a greater front setback, unless the Front fencing as viewed from the street or a public space is less than 1.8m high and is at least 50% visually permeable above 900mm high and constructed predominantly of the same material as the main dwelling, being of limestone, rendered concrete, clay brick or other similar material. Materials and colours must be consistent or complementary to the primary street elevation's finishes.
- Fencing erected by the Bletchley Park development team is not to be modified in any way without the express approval of the Project Director.
- Side boundary fences between properties are to be 1.8m high and are to be wheat coloured "Bluescope Lysaght Smartascreen."
- Side fencing returns are to be constructed of predominantly the same material as the home or fence.

STREETSCAPE

- All homes are to have a double garage making provision for parking of not less than 2 vehicles side by side.
- Triple garages are only permitted in a tandem or staggered format.
- Driveways and crossovers are to be the same material and are to be completed prior to occupation. They are to be no wider than 6m in width at the roadside boundary and no less than 0.6m from the side boundary.
- Commercial vehicles, trailers, caravans and boats are to be screened from view of the street.
- Construction, mechanical repairs or restoration to any motor vehicle, boat or trailer or any other vehicle is prohibited unless it is out of view from the street.
- Sheds and outbuildings which are greater than 12sqm must be of the same design, colour and materials of the home.
- Sheds and outbuildings which are less than 12sqm should be coloured to complement the home, should not be visible from the street, nor extend more than 320mm above the property fence line.
- All garden areas which are visible from the street are to be completely landscaped within three months of occupation of the home.
- Water wise gardens are encouraged. Information regarding fertiliser application, the use of herbicides and weed management plans can be obtained from the City of Gosnells.
- "For Sale" signage cannot be erected for 2 years after settlement of the land.
- Temporary letterboxes are not permitted – letterboxes are to be clearly numbered and should be constructed in accordance with the style, colour and materials of the home.



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