



Gary Jones - Estate Manager - Mobile - 0417 984 522 - Telephone - 08 9490 9188

Email: info@wallisproperty.com.au Website: www.bletchleypark.com.au

Wallis Property Co Pty Ltd. 10/56 Kings Park Road, West Perth WA 6005



Bletchley Park - Estate & Housing Design Guidelines

In order to create an attractive and distinctly different housing precinct and protect the values of those who live within Bletchley Park, the following guidelines have been prepared. Outlined below are the key elements of the Estate Covenants and suggestions on non mandatory design guidance. This brochure is intended as a general guide and 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 reviewed by the Bletchley Park Project Director prior to being lodged with the City of Gosnells for building approval. This review is to ensure a high quality of housing is maintained throughout Bletchley Park.

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.
- Homes should have a clearly defined entry.
- The façade treatment to the home should have a degree of articulation and be designed to avoid straight flat sections to front walls.
- Roofs are to have a minimum of 24.5 degrees and a maximum of 45 degrees roof pitch where the roof is visible from street or public access areas. Zincolume roofs are not permitted.
- A mix of building materials is encouraged including, Masonry, Limestone, Face brick (clay or similar), Rendered and bagged finish brickwork.
- All homes are to have a minimum internal floor area;
 - On lots greater than 550sqm, homes should be larger than 180 sqm

- On lots less than 450 sqm, homes should be larger 160 sqm.
- Only one single dwelling is permitted per lot.
- Certain homes within Bletchley Park must be of 2 storey construction.

Corner Lots:

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

- Housing designs for corner lots need to address both streets. Designs should allow for passive surveillance of both street frontages from habitable rooms. 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.
- Corner lot fencing is to be constructed of predominantly the same material as the house or as otherwise approved by the Manager.
- 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 the Bletchley Park the following fencing provisions will apply.

- Fencing cannot be erected forward of the front face brickwork of any home.
- 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 painted fibre cement sheeting.
- 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 of a minimum of 30 sqm.
- Triple garages are only permitted in a tandem or staggered format.
- Garages are to be constructed from same material as the home and have same roof pitch.
- 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 12 sqm must be of same design, colour and materials of home.
- Sheds and outbuildings which are less than 12 sqm should be coloured to compliment 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 from the City of Gosnells can be provided.
- General signage (excluding "For Sale" signage) cannot ever be erected on the land. "For Sale" signage can not 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 house.