

— H I L E Y P L A C E —

Fencing Design Guidelines

1. All fencing must be constructed from Colorbond (unless otherwise permitted or prescribed in these Guidelines).
2. All fences must be 1.8 metres in height and positioned at all times on the lot boundary (unless otherwise permitted or prescribed in these Guidelines).
3. Rear boundary fencing must be constructed (unless otherwise permitted or prescribed in these Guidelines).
4. Side boundary fencing (except fencing along the secondary street frontage of Lot 1) must be constructed and extend along the side boundary of all lots as follows:
 - a. fencing from the rear boundary of the lot to the point that is 8.0 metres from the front boundary of the lot must be constructed from Colorbond; and
 - b. fencing forward of the point 8.0 metres behind the front boundary of the lot (including up to the front boundary) must be:
 - i. constructed of timber in a post and rail style with two or three horizontal rails;
 - ii. at least 50% open/transparent; and
 - iii. a maximum height of 1.2 metres.
5. If the secondary street frontage of Lot 1 is the western boundary of the Lot then (despite any terms to the contrary in these Guidelines), fencing must be constructed as follows:
 - a. In respect of the northern boundary of the Lot, fencing must be:
 - i. Front Fencing constructed in accordance with clause 7 of these Guidelines and positioned on the northern boundary running from the eastern corner of the Lot to the point that is parallel with the eastern side of the dwelling; or
 - ii. wing fencing constructed in accordance with clause 10(a) of these Guidelines and positioned from the north-east point of the dwelling to the eastern boundary of the Lot running parallel with the northern boundary of the Lot.
 - b. In respect of the western boundary of the Lot, side fencing must be:
 - i. constructed in the manner set out in clause 7(b)-(d) of these Guidelines and positioned along the whole of the western boundary of the Lot except at any point within 8.0 metres of the north-west corner of the Lot (where no fencing may be positioned); or
 - ii. wing fencing constructed in accordance with clause 10(a) of these Guidelines and positioned from the south-west point of the dwelling to the southern boundary of the Lot running parallel with the western boundary of the Lot.
6. If the secondary street frontage of Lot 1 is the northern boundary of the Lot then (despite any terms to the contrary in these Guidelines) fencing must be constructed as follows:
 - a. In respect of the western boundary of the Lot, fencing must be:
 - i. Front Fencing constructed in accordance with clause 7 of these Guidelines and positioned on the western boundary running from the western corner of the Lot to the point that is parallel with the southern side of the dwelling; or
 - ii. wing fencing constructed in accordance with clause 10(a) of these Guidelines and positioned from the south-west point of the dwelling to the southern boundary of the Lot running parallel with the western boundary of the Lot.
 - b. In respect of the northern boundary of the Lot, side fencing must be:
 - iii. constructed in the manner set out in clause 7(b)-(d) of these Guidelines and positioned along the whole of the northern boundary of the Lot except at any point within 8.0 metres of the north-west corner of the Lot (where no fencing may be positioned); or
 - iv. wing fencing constructed in accordance with clause 10(a) of these Guidelines and positioned from the north-east point of the dwelling to the eastern boundary of the Lot running parallel with the northern boundary of the Lot.
7. Front Fencing is allowed but must be:

- a. no more than 1.0 metre from the front boundary;
 - b. constructed of timber in a post and rail style with two or three horizontal rails;
 - c. at least 50% open/transparent; and
 - d. a maximum height of 1.2 metres.
8. "Front Fencing" means the fencing on the boundary which is parallel to the façade of the dwelling.
9. "Colorbond" means steel Colorbond material in BlueScope Steel's Teatree colour (or if that material is no longer manufactured, then in an equivalent material).
10. Despite any terms to the contrary in these Guidelines:
 - a. on any lot, wing fencing between the side boundary fencing and the dwelling may be constructed using any material, provided that the transferor has given its prior written consent to use of the proposed material and the location of the wing fencing;
 - b. the "secondary street frontage of Lot 1" means the boundary of the lot which is not parallel to the façade of the dwelling located on the lot
11. At the time of arranging fencing for the side boundaries of the Lot, land owners must at their own cost, arrange for fencing of the rear boundary of the Lot being the boundary shared with the land known as 118 Atlas Road, Junortoun ("the Rear Land") in accordance with these Fencing Design Guidelines and must not make any claim against the owner of the Rear Land to contribute to the cost of fencing the rear boundary.