



Homestead

Homestead Estate Fencing Design Guidelines - Stage 2

1. All fencing must be constructed from Colorbond (unless otherwise permitted 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 in these Guidelines).
3. Rear boundary fencing must be constructed.
4. Side boundary fencing (except fencing along the secondary street frontage of a Corner Lot) 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. Side boundary fencing along the secondary street frontage of a Corner Lot may be constructed provided that such fencing:
 - a. extends along the entire length of the secondary street frontage boundary; and
 - b. is:
 - 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.
6. 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.
7. "Front Fencing" means the fencing on the boundary which is parallel to the façade of the dwelling.
8. "Colorbond" means steel Colorbond material in BlueScope Steel's Teatree colour (or if that material is no longer manufactured, then in an equivalent material).
9. "Corner Lots" are taken to mean lots **14** and **23** in Stage 2 of The Homestead Estate.
10. Despite any terms to the contrary in these Guidelines:
 - a. on any lot (other than the secondary street frontage boundary of a Corner 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. wing fencing is not permitted on the secondary street frontage boundary of a corner lot. In lieu of this, wing fencing between the rear boundary fencing and the dwelling must be constructed and:
 - i. must originate at the point of the rear boundary fencing that is 8 metres back from the street frontage of the lot and terminate at the corner of the dwelling that is nearest to the point of origination of the wing fencing; and
 - ii. 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.

- c. the secondary street frontage of lot **14** means the northern or the western boundary of the lot, whichever is not parallel to the front façade of the dwelling constructed on the lot;
- d. the secondary street frontage of lot **23** means the northern or the eastern boundary of the lot, whichever is not parallel to the front façade of the dwelling constructed on the lot;
- e. fencing along the western boundary of lots **17 to 21 (inclusive)** must be constructed from solid timber panels in accordance with Vic Roads requirements;
- f. fencing along the northern boundaries of lot **21** and lot **22** must be constructed entirely from Colorbond (with no timber post and rail style fencing forward of the point 8 metres from the front street boundary);
- g. on the north-eastern corner of lot **15**, the cut-out section measuring 3.3 metres from the northern boundary of the lot and 5 metres from the eastern boundary of the lot must be fenced in a timber post and rail style as described in clauses 4(b)(i), (ii) and (iii) of these Guidelines;
- h. regardless of the orientation of the dwelling on lot **14**, the southern and eastern boundaries of that lot must have fencing along the entire length of those boundaries constructed as follows:
 - i. fencing from the south-eastern corner of the lot to the point that is 8.0 metres from the front street boundary of the lot must be constructed from Colorbond; and
 - ii. fencing forward of the point 8.0 metres behind the front street boundary of the lot (including up to the front boundary) must be constructed in a timber post and rail style as described in clauses 4(b)(i), (ii) and (iii) of these Guidelines; and
- i. regardless of the orientation of the dwelling on lot **23**, the northern and eastern boundaries of that lot must have fencing along the entire length of those boundaries constructed as follows:
 - i. fencing from the north-eastern corner of the lot to the point that is 8.0 metres from the front street boundary of the lot must be constructed from Colorbond; and
 - ii. fencing forward of the point 8.0 metres behind the front street boundary of the lot (including up to the front boundary) must be constructed in a timber post and rail style as described in clauses 4(b)(i), (ii) and (iii) of these Guidelines.