

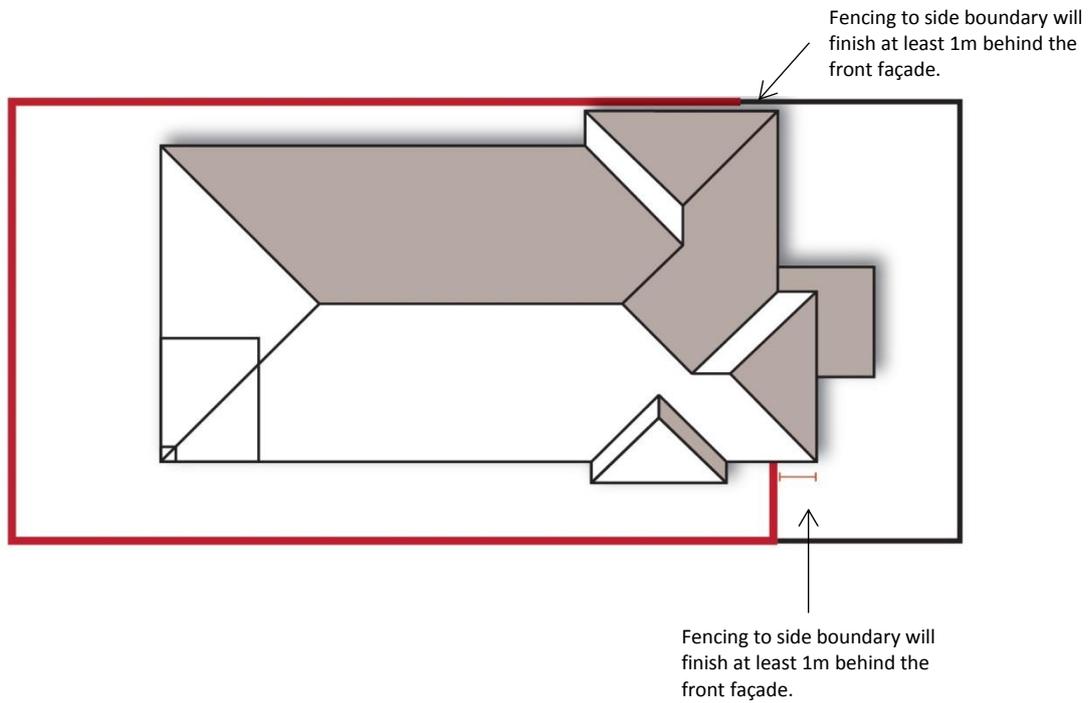


Fencing Design Guidelines - Stage 3

1. All side (except side boundary fencing along the secondary frontage of a corner lot) and rear boundary fencing must be constructed from Colorbond material in the colour Riversand (or if that material is no longer manufactured, then in an equivalent material).
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. Side boundary fencing (except side boundary fencing along the secondary frontage of a corner lot) must finish a minimum of 1.0 metres behind the adjacent frontage building line.
4. Side fencing must return to abut the dwelling (wing fencing).
5. Wing fencing must be constructed to meet the side fencing on the side of that wing.
6. Side boundary fencing on the secondary frontage of a corner lot:
 - a. must start 4 metres off the front boundary of the lot;
 - b. comprise of 4.8 metres of post and rail style fencing which:
 - i. starts at the point that is 4 metres from the front boundary of the lot;
 - ii. is constructed using red gum wood posts 150mm x 150mm in size and with no more than two horizontal rails constructed using red gum wood 150mm high and 50mm wide bolted to the outside of the posts or slotted through the posts; and
 - iii. is to a maximum height of 1.2 metres; and
 - c. comprise of solid timber style fencing:
 - i. from the end of the post and rail style fencing to the rear boundary of the lot;
 - ii. constructed using treated pine posts which are a minimum size of 80mm x 80mm set 2.4 metres apart, vertical timber slats with no gaps, a horizontal rail top and bottom and all coated with exterior protector; and
 - iii. must scale up in height from 1.2 metres to 1.8 metres in the first 2.4 metre section of solid timber fencing; and then maintain a maximum height of 1.8 metres.
7. Side boundary fencing can be extended along the side boundary of all non-corner lots (including up to the front boundary) but such fencing forward of the point 1.0m behind the adjacent frontage building line must be:
 - a. constructed of:
 - i. red gum wood in a post and rail style with no more than two horizontal rails;
 - ii. steel;
 - iii. coated timber; or
 - iv. brick; and
 - b. at least 50% open/transparent; and
 - c. a maximum height of 1.2 metres.
8. Front fencing is allowed but must be:
 - a. no more than 1.0 metre from the front boundary;
 - b. constructed of:
 - i. red gum wood in a post and rail style with no more than two horizontal rails;
 - ii. steel;
 - iii. coated timber; or

- iv. brick; and
 - c. at least 50% open/transparent; and
 - d. a maximum height of 1.2 metres.
- 9. Refer to diagrams below for further information regarding boundary fencing location requirements.
- 10. Only Colorbond fencing (prepared in accordance with these Guidelines) may be placed in the positions marked red on the below diagrams.
- 11. "Corner lots" are taken to mean lots **306** and **312** in Stage 3 of The Top Paddock.
- 12. "Front fencing" means the fencing on the boundary which is parallel to the façade of the dwelling.
- 13. Despite any terms to the contrary in these Guidelines
 - a. the northern boundary of lot **306** shall be the secondary street frontage of the lot; and
 - b. the eastern boundary of lot **312** shall be the secondary street frontage of the lot.

Fencing template for standard lots (being all Stage 3 lots except lots 306 and 312)



Fencing template for secondary street frontage of corner lots (lots 306 and 312)

