

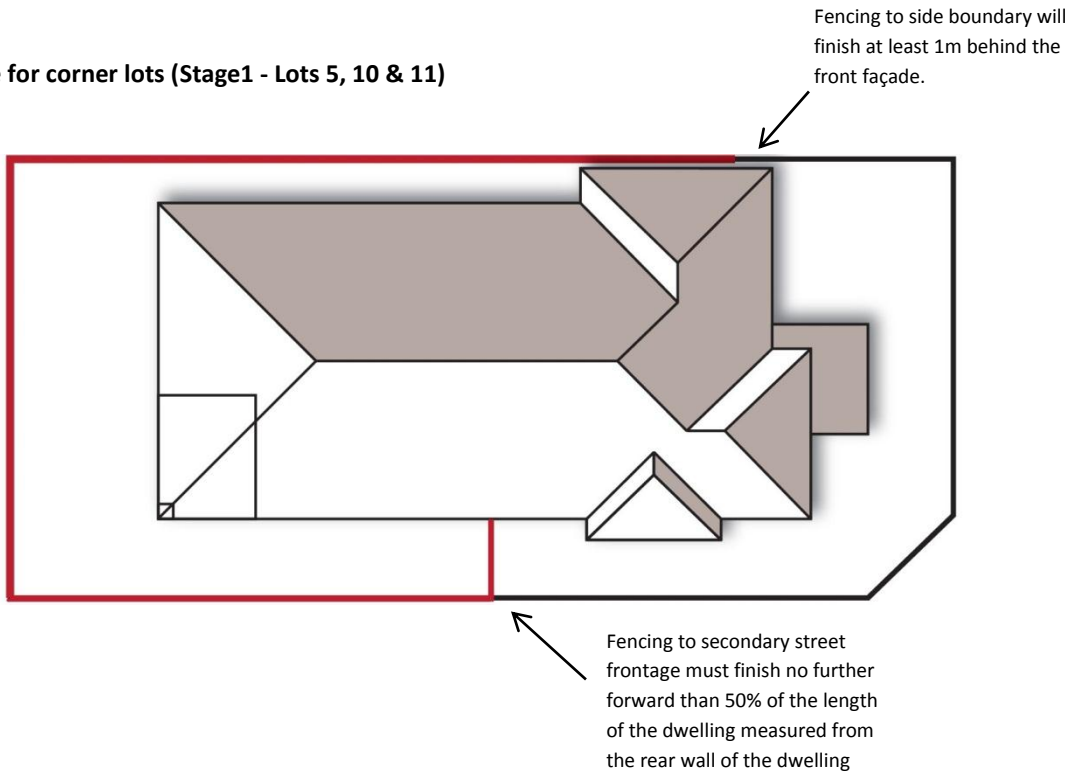


## Fencing Design Guidelines - Stage 1

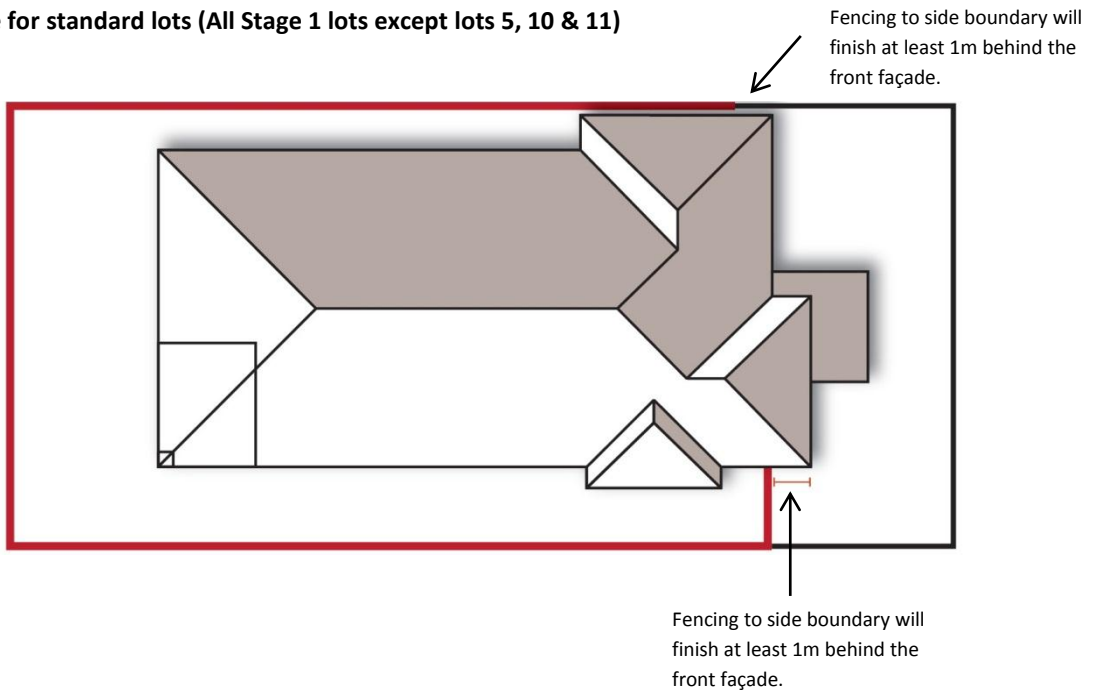
1. All side (except side boundary fencing along the secondary frontage of a corner lot) and rear boundary fencing must be constructed from Colorbond material in the colour Riversand (or if that material is no longer manufactured, then in an equivalent material).
2. All fences must be 1.8m in height which includes 1.65m Colorbond panels over 0.15m timber plinth at the base (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 1.0m 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 comprise of Colorbond fencing prepared in accordance with these Guidelines and finish no further forward than 50% of the length of the dwelling measured from the rear wall of the dwelling; and
  - b. may be extended beyond the Colorbond fencing but such fencing must be:
    - i. constructed of steel, coated timber or brick (not Colorbond);
    - ii. at least 50% open/transparent; and
    - iii. to a maximum height of 1.2m.
7. 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 steel, coated timber or brick (not Colorbond);
  - b. at least 50% open/transparent; and
  - c. scaling down toward the front boundary to a height of 1.2m.
8. Front fencing is allowed but must be:
  - a. no more than 1.0m from the front boundary;
  - b. constructed of steel, coated timber or brick (not Colorbond);
  - c. at least 50% open/transparent; and
  - d. a maximum height of 1.2m.
9. Side fencing in front of the house must be the same material as any front fencing.
10. Refer to diagrams below for further information regarding boundary fencing location requirements.
11. Only Colorbond fencing (prepared in accordance with these Guidelines) may be placed in the positions marked red on the below diagrams.
12. "Corner lots" are taken to mean lots 5, 10 and 11 in Stage 1 of The Last Piece.
13. "Front fencing" means the fencing on the boundary which is parallel to the façade of the dwelling.
14. Despite any other terms contained in these Guidelines no fencing shall be permitted to be placed on or within 4 metres of any boundary abutting Reserve No 1 or Reserve No 2 on Plan of Subdivision PS719965Y except the fencing on the boundary shared by lot 2 and Lot 3 on the Plan which must comply with clauses 1 and 2 of these Guidelines.



**Fencing template for corner lots (Stage1 - Lots 5, 10 & 11)**



**Fencing template for standard lots (All Stage 1 lots except lots 5, 10 & 11)**





### **Front Landscaping Design Guidelines - Stage 1**

Minimum front landscaping works will generally include:

1. Fine grading and shaping of landscaped and lawn areas
2. Garden beds comprised of pebbles or mulch
3. Appropriate edging (such as timber) to garden beds
4. Small areas of lawn
5. At least 10 plants/shrubs
6. At least 1 advanced tree (2.0m minimum mature height)
7. No visible soil areas

Front Landscaping of your lot must be completed to the minimum standards above within 3 months of receiving your Certificate of Occupancy. The months of December, January and February will not be included in calculating the 3 month period.

Letterboxes must be designed to match and compliment the dwelling design and should be constructed from timber, render or brick. Single post supporting letterboxes will not be permitted.

Landscaping must be completed to the secondary street frontage of all corner lots (being lots 5, 10 and 11 in Stage 1) outside those areas fenced by Colorbond fencing. This landscaping must be completed in accordance with these Front Landscaping Design Guidelines.