

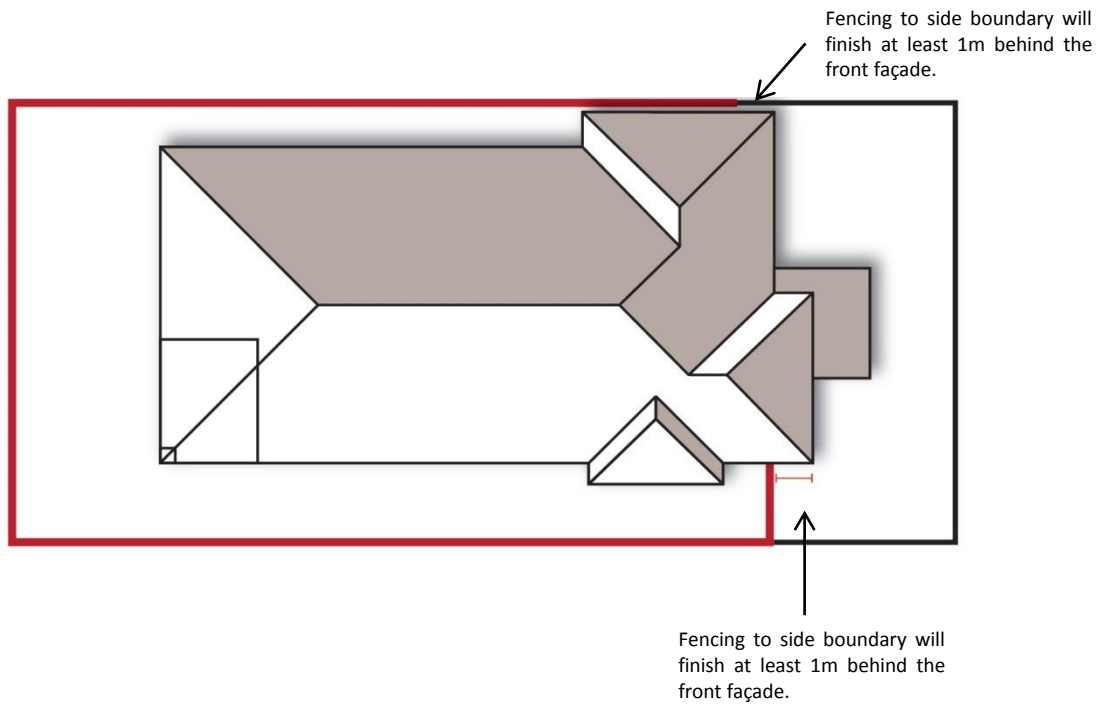


Fencing Design Guidelines - Stage 2

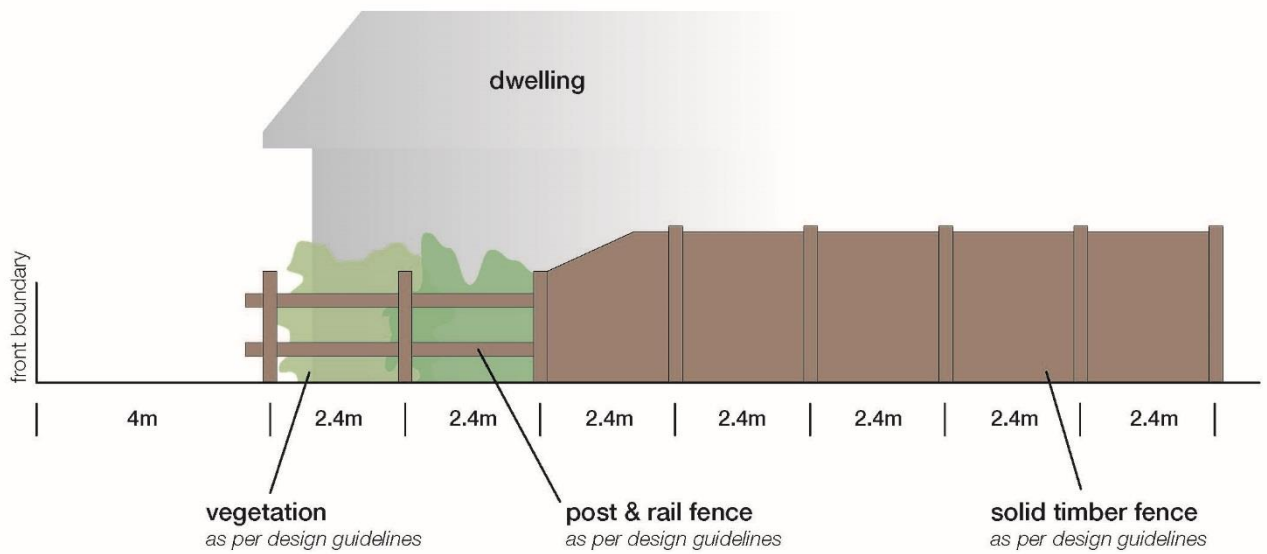
1. All side (except side boundary fencing along the secondary frontage of a corner lot) and rear boundary fencing must be constructed from Colorbond material in the colour Riversand (or if that material is no longer manufactured, then in an equivalent material).
2. All fences must be 1.8 metres in height (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 **201, 204, 205, 216, 217** and **224** in Stage 2 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 southern boundary of lot **201** shall be the secondary street frontage of the lot;
 - b. the southern boundary of lot **204** shall be the secondary street frontage of the lot;
 - c. the southern boundary of lot **205** shall be the secondary street frontage of the lot;
 - d. the southern boundary of lot **216** shall be the secondary street frontage of the lot;
 - e. the eastern boundary of lot **217** shall be the secondary street frontage of the lot; and
 - f. the western boundary of lot **224** shall be the secondary street frontage of the lot.

Fencing template for standard lots (All Stage 2 lots except lots 201, 204, 205, 216, 217 and 224)



Fencing template for secondary street frontage of corner lots (lots 201, 204, 205, 216, 217 and 224)





Front Landscaping Design Guidelines - Stage 2

Minimum front landscaping works will generally include:

1. Fine grading and shaping of landscaped and lawn areas
2. Appropriate edging (such as timber) to garden beds
3. No visible soil areas so that all of front yard is complete with landscaping
4. A minimum of 3m² of planted 'garden beds' in total with all garden beds to have appropriate edging to contain and define the garden bed and appropriate amount of planting to fill the garden bed/s
5. An automatic irrigation system
6. Ongoing and regular maintenance of the landscaping

Front landscaping of your lot must be completed to the minimum standards above within 90 days of receiving your occupancy permit.

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 **201, 204, 205, 216, 217** and **224** in Stage 2) and must:

1. comprise of shrubs to a minimum height of 600mm extending to a height of 1.5m at their final established height;
2. be spaced to create a full screen with no gaps between the shrubs when established;
3. be set no more than 1 metre inside the fence line.

Fact Sheet – Request for Half Cost Fencing

The City of Greater Bendigo (CoGB) will contribute half of the cost of the construction, replacement or repair of a standard Colorbond fence, including timber plinth abutting Council-owned properties (such as recreation reserves, parks, and other buildings).

Approval must be obtained prior to any repair or replacement of fences. The City of Greater Bendigo will not consider contribution after works have commenced or are completed. Vehicle or pedestrian gates are not permitted for properties adjoining recreation reserves, playgrounds or vacant land.

A standard fence is usually 1.65 or 1.8 metres high Colorbond panel fence. The property owner must pay additional costs for any other materials to be used (such as timber paling), or where the fence height exceeds 2 metres (may require a Building Permit). A Council Officer will assess all applications for half cost fencing on a case-by-case basis before proceeding and may undertake a property inspection before approving any fencing works.

Please note, CoGB will **NOT** contribute to “Half Cost Fencing” where:

- Properties are adjacent to Crown Land (including where Council is the Land Manager)
- Properties are adjacent to “roads” including road reserves, laneway, walkways and right of ways
- Properties are adjacent to other authorities land (e.g. DSE, Coliban Water, VicTrack)
- Properties that are not ‘owned’ (freehold) by Council

To apply for Half Cost Fencing:

1. Obtain three (3) written quotes from reputable fencing contractors showing:

- Fencing contractor details (company name, ABN, address and phone number)
- The Customer names, addresses and contact numbers
- Details of job (i.e. sections details - LHS/ RHS or rear/back fence and total length)
- The total cost for fence replacement, repair or construction
- Details of the warranty provided by the contractor for the proposed works
- Whether the cost for the removal of the existing fence is included or excluded

2. Submit the three (3) written quotes to Council, indicating your preferred fencing contractor, by:

- Dropping in the quotes to the Hopetoun Mill building at 11-15 Hopetoun St, Bendigo
- Posting the quotes to City of Greater Bendigo, PO Box 733, BENDIGO VIC 3552
- Emailing the quotes to propertyenquiries@bendigo.vic.gov.au
- Fax to (03) 5434 6200

3. Applicants will be notified of CoGB’s decision by telephone within (10) working days from receipt of the quotes. The awarded fencing contractor will receive a Purchase Order from CoGB as acceptance for the proposed works.

Note - It is the responsibility of the property owner to:

- Clear the fenceline of obstructions such as trees, shrubs, rocks, concrete on their property side
- Ensure that all debris/rubbish are removed by the fencing contractor at the completion of the job
- Comply with all covenants, restrictions or caveats on property titles regarding fencing requirements
- Comply with CoGB’s recommendations and requirements relating to fencing construction
- Not pay for the job in full as CoGB will not refund payment to the resident. The fencing contractor will invoice each party separately.

Form – Request for Half Cost Fencing

Name:			
Address:			
Phone:		Mobile:	
Email:			
This half share fencing request is for (please tick):		Repair <input type="checkbox"/>	Replace <input type="checkbox"/>
		New <input type="checkbox"/>	
The fence is located at (address):			
Adjoining Council land is (address):			
Length of Fence:		Height of Fence:	
Section of Fence (Left, Right or Rear):			
Type of Fence (Materials):			
Please attach three (3) quotations you have obtained:			
My preferred fencing contractor is:			
The Total cost of the fence including GST is:	\$		
Council's half share cost including GST is:	\$		
Please complete the bottom part of this notice:			
<p>I..... of acknowledge receipt of this fencing notice and agree to *repair or *replace (*delete one) our adjoining fence as proposed.</p>			
<p>I will pay my share of \$ to the fencing contractor.</p>			
Print Name:			
Signed:		Date:	

For further information regarding Half Cost Fencing, please contact CoGB's Building and Property Services unit by phone on 5434 6000 or via email at propertyenquiries@bendigo.vic.gov.au.

Request for Adjoining Landowners Details for the Purpose of Fencing Form

This form to be returned to City of Greater Bendigo, PO Box 733, Bendigo 3552
Phone: 03 5434 6000 Fax: 03 5434 6200 Email: requests@bendigo.vic.gov.au

Request the ownership details of the adjoining properties listed below

I/We declare the information provided to us will be used solely to facilitate a specific fencing matter, will not be retained, copied or disseminated for unrelated purposes and will be kept secure. I have been informed of the Information Privacy Act (2000) and the privacy principles as defined in the Act. The Information Privacy Act (2000) can be viewed at www.privacy.vic.gov.au The Information Privacy Principles can be seen over the page.

Property Owner Name: _____

Or

I am acting on behalf of my client: _____
(Please provide Contractor/Agent Name and Contact Person)

Telephone: _____

Being the Owner/Acting Agent of:

Lot Number (if known): _____ Street Number: _____

Street, Road Name: _____

Suburb: _____ Post Code: _____

Request the adjoining land owner details for:

(please tick required box/es based on you facing the front of your property with the road behind you)

All adjoining properties

Left Street/Lot Number: _____ Street/Road Name: _____

Right Street/Lot Number: _____ Street/Road Name: _____

Rear Street/Lot Number: _____ Street/Road Name: _____

Preferred Method of Delivery (please tick)

Fax: _____

Post: _____

Email (PDF Format): _____

Signed: _____

Date: _____



Information Privacy Principles

Victoria's Information Privacy Act contains 10 Information Privacy Principles or IPP's

This is a short summary of the IPPs:

IPP 1 Collection

Collect only personal information that is necessary for performance of functions. Advise individuals that they can gain access to personal information.

IPP 2 Use and disclosure

Use and disclose personal information only for the primary purpose for which it was collected or a secondary purpose the person would reasonably expect. Use for secondary purposes should have the consent of the person.

IPP 3 Data quality

Make sure personal information is accurate, complete and up to date.

IPP 4 Data security

Take reasonable steps to protect personal information from misuse, loss, unauthorised access, modification or disclosure.

IPP 5 Openness

Document clearly expressed policies on management of personal information and provide the policies to anyone who asks.

IPP 6 Access and correction

Individuals have a right to seek access to their personal information and make corrections. Access and correction will be handled mostly under the Victorian *Freedom of Information Act*.

IPP 7 Unique identifiers

A unique identifier is usually a number assigned to an individual in order to identify the person for the purposes of an organisation's operations. Tax File Numbers and Driver's Licence Numbers are examples. Unique identifiers can facilitate data matching. Data matching can diminish privacy. IPP 7 limits the adoption and sharing of unique identifiers.

IPP 8 Anonymity

Give individuals the option of not identifying themselves when entering transactions with organisations, if that would be lawful and feasible.

IPP 9 Transborder data flows

Basically, if your personal information travels, your privacy protection should travel with it. Transfer of personal information outside Victoria is restricted. Personal information may be transferred only if the recipient protects privacy under standards similar to Victoria's IPPs.

IPP 10 Sensitive information

The law restricts collection of sensitive information like an individual's racial or ethnic origin, political views, religious beliefs, sexual preferences, membership of groups or criminal record.

Council's information privacy officer can be contacted on (03) 5434 6000 if you have any further enquiries of Council's policy and procedure in relation to the Information Privacy Act