



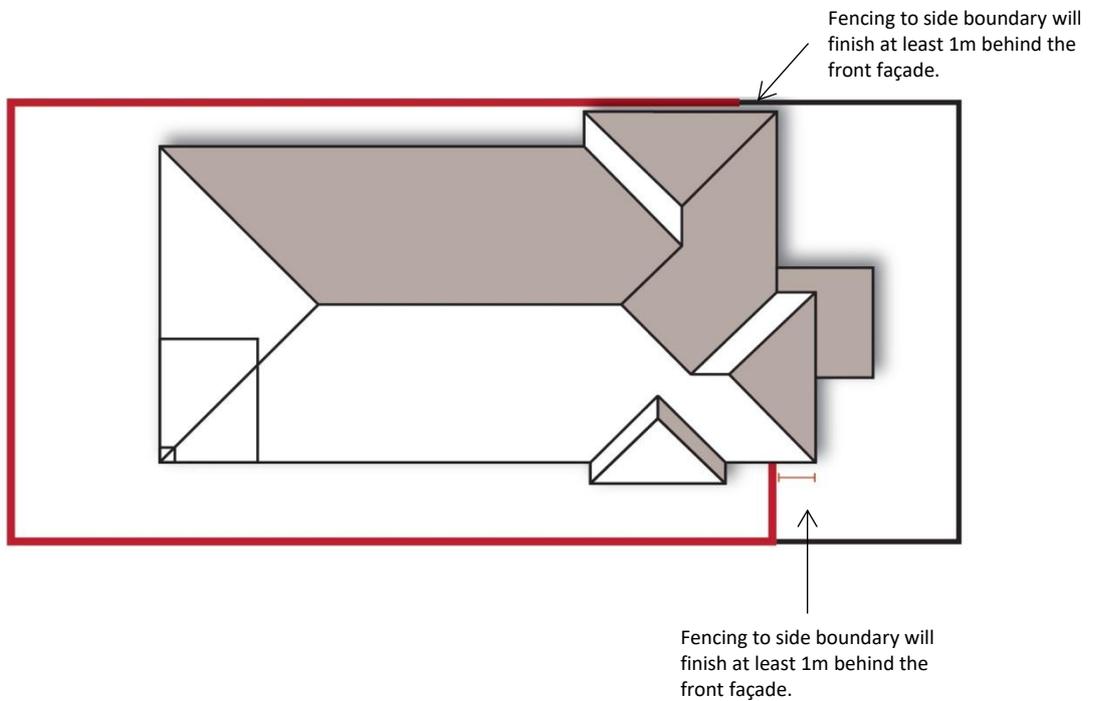
## Top Paddock – Stage 4 Fencing Design Guidelines

1. All side (except side boundary fencing along the secondary street 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 street 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 street 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.

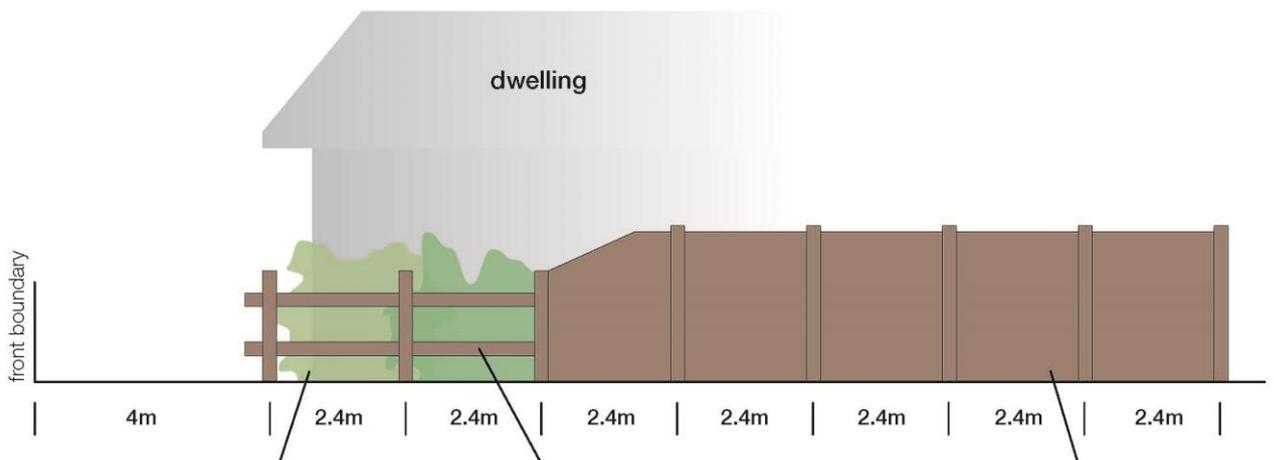


10. Only Colorbond fencing (prepared in accordance with these Guidelines) may be placed in the positions marked red on the below diagrams.
11. "Corner lots" are taken to mean lots **401, 407, 409, 413** and **418** in Stage 4 of The Top Paddock.
12. "Front fencing" means the fencing on the boundary which is parallel to the front façade of the dwelling.
13. "Secondary street frontage" means the the street frontage of a corner lot which is adjacent to the side of the dwelling located on the land.

**Fencing template for standard lots (being all Stage 4 lots except lots 401, 407, 409, 413 and 418)**



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





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## Top Paddock – Stage 4 Front Landscaping Design Guidelines

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 3m<sup>2</sup> 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 **401, 407, 409, 413 and 418** in Stage 4) 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.