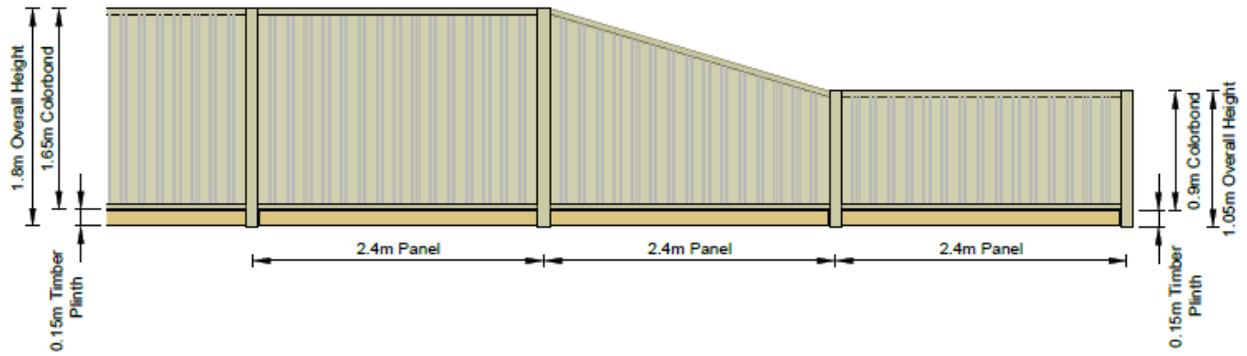


Fencing Design Guidelines - The Perch – Stage 1

1. All side boundary fencing (except otherwise permitted by these Guidelines) and rear boundary fencing must be constructed from Colorbond material in the colour Teatree (or if that material is no longer manufactured, then in an equivalent material).
2. All fences must be 1.8 metres in height comprising 1.65m Colorbond panels over 0.15m timber plinth at the base (unless otherwise permitted in these Guidelines) and positioned at all times on the lot boundary (unless otherwise permitted in these Guidelines).
3. No extension to the height of any fencing is allowed in any instance.
4. All side boundary fencing for Lots 1, 2, 3 and 4 must be in the form of the diagram below. The 1.8 metre panels must start at the point on the boundary that is adjacent the building line of the front façade of the dwelling. Only the second last panel (being the panel that tapers downwards as shown in the diagram below) and last panel (being the panel at a level of 1.05 metres as shown in the diagram below), are permitted on the side boundary forward of the point that is 18 metres from the front street boundary.
5. Side fencing must return to abut the dwelling (wing fencing).
6. Wing fencing must be constructed to meet the side fencing on the side of that wing.
7. The side boundary fence between the driveways of Lots 6 and 7 must be a permeable wire style fence starting 5 metres from the frontage onto St Killian Street and progressing for a distance of 30 metres along the side boundary, before Colorbond Teatree panels in accordance with clause 2 above are to be used for fencing the remainder of the boundary between the respective Lots.
8. All other side boundary fences for Lots 5, 6 and 7 except those referred to in clause 7 above must be:
 - a) built in accordance with the diagram below except that the first two panels from the front street boundary are not to be constructed; and
 - b) to the height of 1.8 metres as set out in clause 2 above commencing at the point that is 5 metres from the front street boundary, except the southern side boundary of lot 5.
9. The southern side boundary of lot 5 must comply with clause 2 of these Guidelines along the whole of that boundary.
10. 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.
11. "Front fencing" means fencing which is not located on a side boundary and which is forward of the front façade of the dwelling.

Fencing template for side boundary fencing on all lots in Stage 1 (except the first 30 metres of fencing starting from St Killian St between the driveway of Lots 6 and 7 and the southern side boundary of Lot 5):



Front Landscaping Design Guidelines – The Perch - Stage 1

Minimum front landscaping works will 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 6 months of receiving your Certificate of Occupancy.