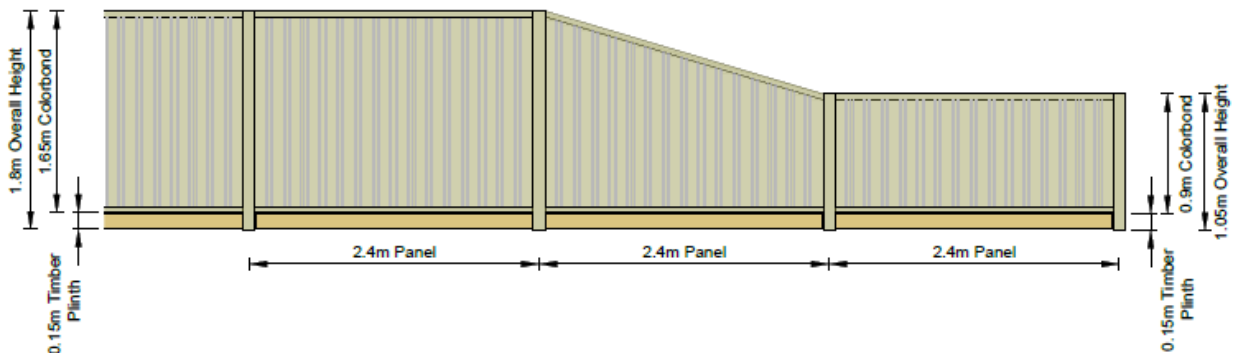


Fencing Design Guidelines - The Perch – Stage 2

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 required by these Guidelines) and positioned at all times on the lot boundary (unless otherwise required by these Guidelines).
3. No extension to the height of any fencing is allowed in any instance.
4. All side boundary fencing must be in the form of the diagram below except as otherwise described in these Guidelines.
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:
 - a) Lots 5 and 13;
 - b) Lots 6 and 14; and
 - c) Lots 7 and 15,
 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.
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. "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 2 (except fences referred to in clause 7 above):



Front Landscaping Design Guidelines – The Perch - Stage 2

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.