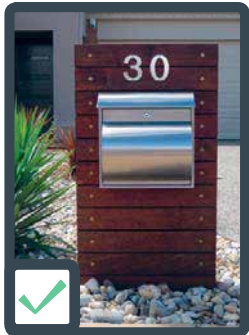


# Dwelling Design

## Letter boxes

Letter boxes must be incorporated within the fence design. If there is no fence, the design of the letterbox must complement the dwelling by using the same materials and colours.



# Fencing

## Front fencing

In an effort to encourage natural diversity in the presentation of the Annadale community, there are no requirements for the inclusion of front fencing in the design of a dwelling.

If a front fence is to be incorporated into the design of the dwelling, the following considerations apply:

- The colour and material choice must complement the dwelling
- Fence must have a minimum of 35% transparency
- Lots measuring less than 300m<sup>2</sup> must comply with the fencing requirements of the Small Lot Housing Code

All applications for front fencing must be submitted to the DAP.



## Side fencing

Fences between lots must be constructed of timber, with timber capping and exposed posts and double-sided paling. All perimeter fencing must be completed prior to occupation of the dwelling.

Other considerations include:

- Side and boundary fences must be 1.8 metres in height above the natural ground level of the allotment and shall finish 1.0 metres behind the front building line to enhance the front façade. In relation to the service side of the house, the fence shall have a return to the house
- Use of sheet steel or compressed board for fencing will not be permitted
- The owner is solely responsible for the maintenance or replacement of fencing between an allotment and any adjoining screening to a reserve or recreation reserve
- If an allotment already has a fence or wall being part of a fence or wall erected by the Developer, the owner must maintain this fence and keep it in good condition. The owner must not remove, damage or disfigure this fence
- All perimeter fencing must be completed prior to occupation of the dwelling
- Side fencing for lots less than 300m<sup>2</sup> must comply with the fencing requirements of the Small Lot Housing Code

*Please note: the detail of all fencing is to be included on your plans when submitted to the DAP.*

