

ESTATE DESIGN GUIDELINES

13. FENCING

- *Front boundary fencing and fencing forward of the building line is not encouraged and will only be approved at the discretion of the DAP.*
- *Front boundary fencing and fencing forward of the building line, if provided, must not be higher than 1m, must achieve a minimum transparency of 40%, must not be timber paling, and must be co-ordinated with the house colours & materials.*
- *Side and rear fencing must be capped timber 1.8m paling fence which returns at 90° to the side of the house at least 500mm setback from the corner of the dwelling.*

14. LANDSCAPING

- *Landscaping of the front yard must be completed within 6 months of the issue of the Occupancy Permit.*
- *No more than 60% of the front garden is to be hard paved. This includes your driveway.*
- *For lots smaller than 448m² the front landscaping must include at least one advanced tree species capable of achieving a height of at least 5m at maturity.*
- *For lots 448m² or larger, the front landscaping must include at least two advanced trees species capable of achieving a height of at least 5m at maturity.*
- *The 400mm landscape strip between the driveway and the side boundary must have adequate planting.*
- *All garden bed areas within the front yard must be edged using brick, timber, steel or spaded edges and be planted with:*
 - *A minimum of 10 medium to large shrubs (from 200mm pot size at installation); &*
 - *A minimum of 20 smaller shrubs or ground cover plants (from 150mm pot size at installation).*
- *All garden beds are to be mulched to a depth of 150mm. At least 20% of the lot area must be pervious.*

RETAINING WALLS

- *Retaining walls must not exceed 1.2m in height unless they are terraced or sloped back to allow for landscaping to break up the overall height of the wall.*
- *Retaining walls at the front and alongside street boundaries of sloping lots require careful attention to detail. All retaining walls will be assessed on their individual merit. Retaining walls are to be constructed from natural stone, split face concrete, timber sleepers with minimum width and depth dimensions of 120mm x 220mm and other materials in a style that match those provided elsewhere within the estate.*
- *Where retaining walls are visible from the street (ie primary or secondary street frontage), they should be constructed in a material that complement the streetscape and that match those retaining walls provided elsewhere within the estate.*
- *All retaining walls require the approval and endorsement of the DAP and must be fully documented and structurally approved in the plans submitted for endorsement.*
- *Thought should be given to providing a landscaping strip of approximately 300 mm in front of the retaining wall to soften the height.*

15. COMPLETION OF WORKS

The construction of all dwellings must be commenced within twelve (12) months of settlement of the lot. All dwellings must be completed within twelve (12) months of work commencing.

16. MAINTENANCE OF LOTS & NATURE STRIPS

The purchaser and the purchaser's builder is responsible for maintenance of the lot and protection of the street trees within the nature strip adjoining the lot. The purchaser agrees to meet any reasonable costs incurred by the Vendor to clean up rubbish or replace street trees that have been damaged.

17. TERMINATION

These guidelines will cease to operate and have effect on the date that is 5 years from the date of the registration of the Plan of Subdivision on which any lot is situated.



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