

05

FENCING YOUR HOME

General Requirements

Stockland does not provide fencing. Fencing design drawings must be submitted for approval by Stockland's Architect.

Fencing other than optional front fencing is to be constructed prior to you moving in to your home.

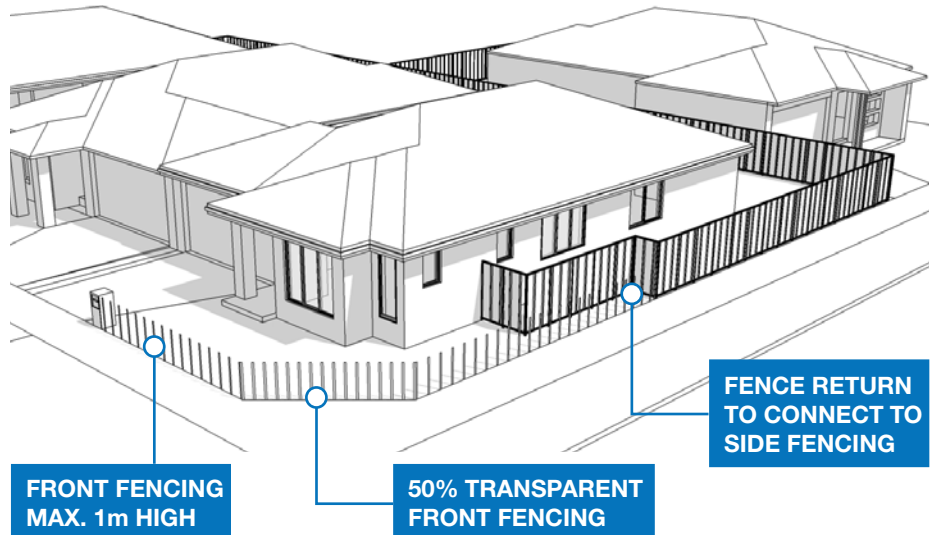
Pre-existing fencing is not to be removed for any reason without prior written consent from Stockland's Customer Relations representative.

Optional Decorative Front fences & retaining walls

Front fences and retaining walls are permitted where they:

- Compliment the style and colour scheme of the home
- Are no higher than 1m
- Are 50% transparent
- Return along the side boundaries to connect back to the side fences or walls of your home
- Have been approved by Stockland

If an adjoining neighbour has already built a Stockland approved front fence, your fence will not have to return along the adjoining side boundary.



Alternative to front fencing



Front fencing compliments style and colour scheme of home



Front fence 50% transparent



Front fence not transparent and does not compliment the style & colour scheme of the home

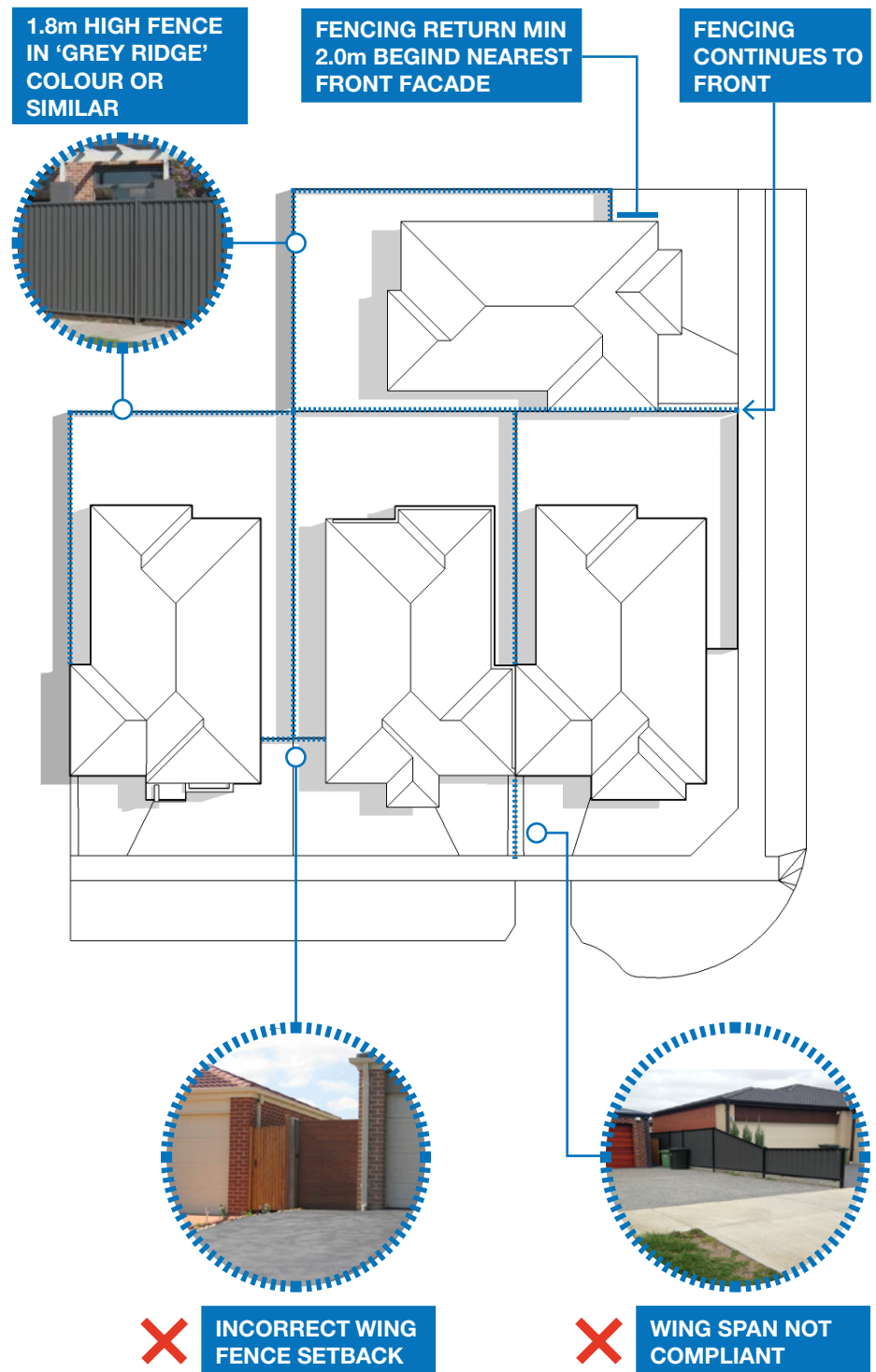
If you choose to fence the front of your lot, you must submit fencing layout and design drawings for approval by Stockland before commencing construction.

Chain mesh or chain link fencing systems will not be approved.

Mandatory Side and rear fencing

The following fencing standard is required:

- Be constructed of 1.8m high pre-coated metal sheeting panels (eg. Colorbond®) in 'Grey Ridge' colour or coloured to match
- Acceptable fencing profiles include Lysaght's® 'Neetascreen' or Stratco's® 'Superdek' range, or similar profiles approved in writing by Stockland's Architect
- Be returned at 90 degrees to the home, to connect with the side of the home or garage wall at least 2.0m behind the nearest front facade
- Continue to the front of the lot if a side boundary forms the rear boundary of an adjoining lot unless otherwise specified

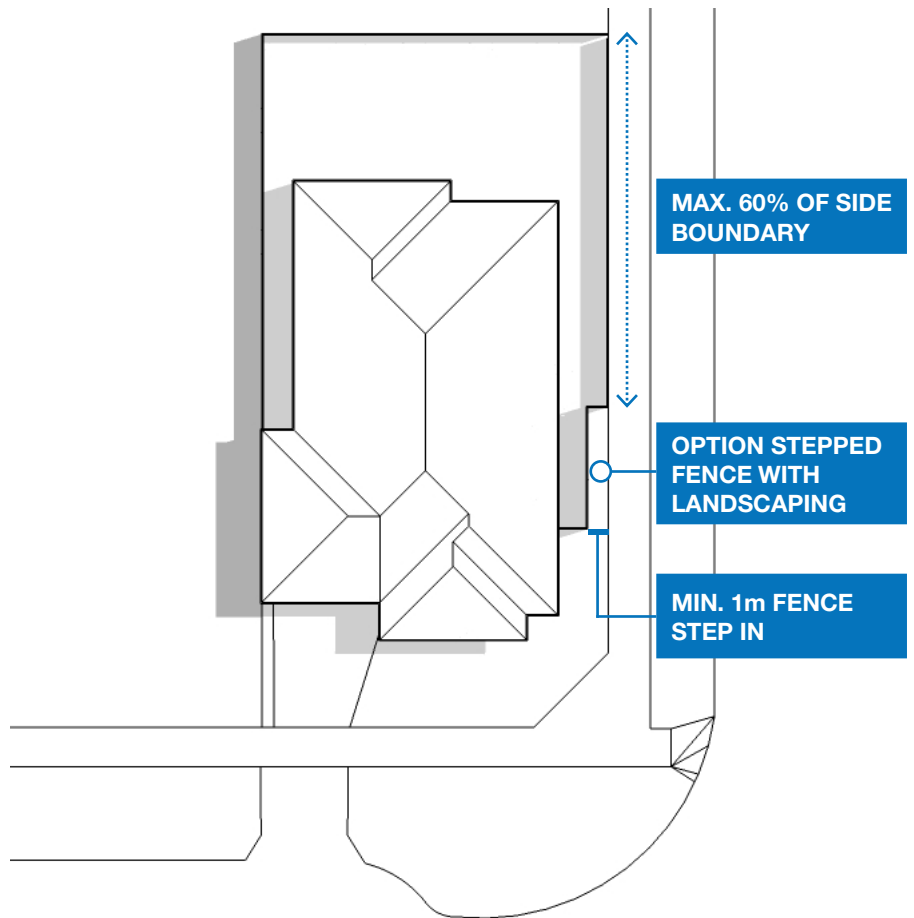


Mandatory side fencing to corner and rear access lots

The following fencing standard is required

- Be constructed of 1.8m high pre-coated metal sheeting panels (eg. Colorbond®) in 'Grey Ridge' colour or coloured to match
- 100 x 100mm expressed posts, capping and 150mm plinth detail
- Acceptable fencing profiles include 'Lysaghts'® 'Neetascreen' or Stratco's® Superdeck range or similar profiles approved in writing by Stockland's Architect
- Not exceed 60% of the length of the side boundary taken from the rear boundary
- On sloping sites fences should be stepped
- All fencing shall be set true and plumb

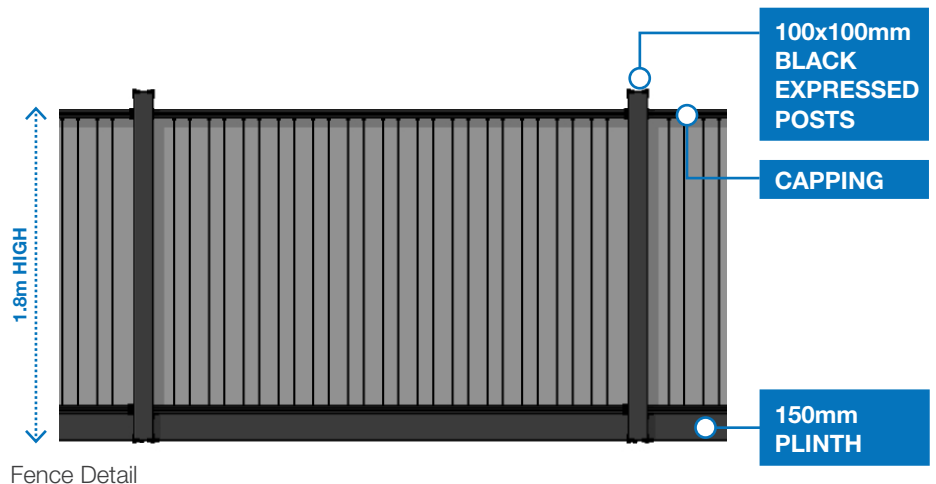
Fences on corner lots must not extend beyond the point indicated on the relevant council approved building envelope plan contained in your MCP.



Corner Lot - Side Street Fencing



Sloping Site - Stepped Fence



Fence Detail