

## **FLINDERS PARK ESTATE: FENCING GUIDELINES**

The Purchaser agrees with the Vendor that in relation to fencing, the following guidelines will be adhered to at all times:

Side and rear fences:

- Side and rear boundary fencing to be constructed on a lot and being a dividing fence between another lot or lots, must be constructed of capped pre-painted metal fencing, which must match all existing or future fencing on the estate comprising the Plan of Subdivision.
- Any fencing between adjoining lots must be not less than 1.8 metres in height above the natural ground level of the Lot and must continue at that height up to no more than 1 metre behind the front façade of any building to be erected upon the Lot, but tapering thereafter to 1 metre as necessary to meet the height of a front fence of the Lot.

Corner allotments:

- Any pre-painted metal fencing to match the existing fencing on the lots on the subdivision comprising the estate must not exceed 70% of the boundary length of the secondary street frontage.
- Boundary length is defined as the whole depth of the lot, including any length cut off by the splay thereto.
- A 1.8 metre high wing fence can return between the secondary street frontage and dwelling, though must not protrude forward of the 1.8 metre high side boundary fence.

Front fences:

- Any fences located on the lot facing the street shall:-
  - (i) not be more than 1 metre in height;
  - (ii) be designed to complement any dwelling to be erected upon the lot;  
and
  - (iii) be transparent in design so as to allow views from the street into the front yard, i.e. not solid for its entirety.