

Primary (Front) Fencing

Primary Street fencing is supported by the Design Review Committee to promote individuality and this guideline has been prepared to help inform your design should you wish to construct fencing now or in the future.

Primary (Front) Fencing is any fence that is forward of the main building line or garage.

Front fencing must be approved by the Design Review Committee.

In submitting your plans for approval please ensure:

- they are at a scale of 1:100;
- have consideration to proposed or as constructed services and be sited on a plan to include the same;
- include a full length elevation (nominating all dimensions, materials, finishes and colours/textures);
- typical details of decorative elements, trims or capping in elevation(s); and
- any other information that the DRC considers relevant at the time of assessment.

Please note that it is the applicant's responsibility to ensure the fence complies with all relevant engineering, local, state and other legislation and standards including pool safety standards. An approval by the Design Review Committee is an approval only against the guideline. Should the design change following the approval, this will need to be resubmitted for approval.

Specifications for Primary fencing:

- Height - maximum 1.2m unless dictated by slope, in which case the fencing must be integrated into the retaining wall design allowing for stepped planting if the height being retained is greater than 1m in height. 1.5m high fencing can be submitted and will be assessed based on architectural merit;
- Materials – Timber Paling (refer note below), timber batten, powder coated metal (open aluminium / steel) are acceptable. Fibrous cement (or variations thereof) and metal / plywood sheeting of any kind is not considered decorative fencing or fencing of architectural merit - these materials are not accepted to be used in front fencing;
- Finishes – Colour and style to compliment the house materials;
- Permeability - minimum 30% permeable fence. For those parts of the fence that are permeable, planting should be provided behind the fence and noted on the plan submitted for approval;
- Addressing Levels or Gradients – Compliment sloping grades of land without creating large gaps between panels and ground line, raking panels preferred; and
- Retaining Walls – coordinate with existing lot retaining, setback for planting where possible.

NOTE: Timber paling fences will only be accepted if they are painted in a colour which compliments the design of the home. Timber paling fences must have pronounced posts and include decorative trims or capping.

NOTE: Letter boxes must comply with the relevant section of the guideline and be incorporated into the fence design and not attached to, or placed on top of the proposed fence. This element is to be included in the application.



Letter Boxes and Ancillary Structure

Letter boxes must be clearly visible and identifiable from the street or lane as relevant and are to be designed and constructed to be consistent in material and colours with the dwelling.

It is preferred that letter boxes are constructed of brick or similar material and incorporated into the landscaping.

Letter boxes on poles are NOT acceptable.

Should you wish to install a garden shed/ancillary structure or the like that is above 1.8m in height or more than 10m² then this design must be submitted to the Design Review Committee for approval. The structure must compliment your house design and colour selection and not be intrusive to neighbours or surroundings. Note if the area is more than 10m² you may require building approval under the Queensland Building Act 1975.

Garbage Bin Storage, Plant and Equipment

Garbage bins, plant and equipment (eg. air conditioner condensers) must not be visible from a street or park.

Appropriate site design or screening measures with fences or enclosures that complement the material and colours of the house, should be adopted.

