

# FENCING POLICY

## STAGE 4 & 5

The Developers of the estate expect the general streetscape to be wide tree lined streets with grass under, and an open sight line back to the front of the dwelling with no front fences, and see through dividing fences in front of the dwelling line. The Developers are erecting the following fences, and the cost is included in the block price.

### **DEVELOPERS (before blocks are sold)**

Murray River Council has required the fence on the boundary of the estate adjacent to the grape vines to be 1.8 metres high brush fence on a 150mm plinth.

On the blocks South-East of Brolga Avenue (the larger blocks) the Developer will erect rear and side boundary fences (excluding rear or side fences adjacent to grapes) of treated pine posts and plain wire ringlock to a maximum height of 1.2 metres.

On the blocks North-West of Brolga Avenue (the smaller blocks) the Developer will erect rear and side boundary fences (excluding rear or side fences adjacent to grapes) to 9 metres from the road. These fences will be Lysaght Smartascreen (or similar) Colorbond fences 1800mm high.

### **OWNERS (after sale of block)**

After purchase the purchaser may alter the fencing, provided it meets the Restrictive Covenant and council requirements of side fences.