

13. Fencing & Colours

13.1. Fences:

13.1.1. A fence associated with a dwelling must not be constructed in front of the main building line of that dwelling.

13.1.2. A fence associated with a dwelling that does not address the golf course or the lake must:

- a) be set behind the main building line of the dwelling;
- b) not exceed 1.8 metres in height as measured from natural ground level;
- c) be of one of the following fence types:
 - i. Lightweight mesh;
 - ii. Trellis or vertical timber battens stained in a subdued colour with horizontal wires;
 - iii. Black metal rods to the Sands Owners Corporation standard specification;
 - iv. Double sided paling fence, stained in a subdued colour; or
 - v. Brush fencing.
- d) if the fence adjoins a fence addressing the golf course or the lake:
 - i. within three metres of the boundary with the golf course or the lake, meet the requirements of clause 13.1.3;
 - ii. between 3 and 6 metres of the boundary with the golf course or the lake, rake up from 1.2 metres in height at 3 metres from the boundary, to 1.8 metres in height at 6 metres of the boundary.

13.1.3. A fence addressing the golf course or the lake must conform to pool fencing standards and be constructed from 1.2 metre height black metal rods with corner timber bollards.

13.2. Buildings:

13.2.1. External wall colours must be in accordance with the Sands Comprehensive Development Plan Colour Schedule at Schedule 6 of this Agreement.

13.2.2. Roofs must be Colourbond corrugated profile metal decking in colours that are in accordance with the Sands Comprehensive Development Plan Colour Schedule at Schedule 6 of this Agreement;

13.2.3. Roof plumbing (downpipes and gutters) must have a colour finish to match the roof or wall colour of the building.

13.2.4. White polycarbonate roof lights are not permitted.