

# 5.0 Fencing

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## STANDARD REQUIREMENTS

Fencing design will be subject to approval by the Architectural Review Committee. It is preferred that fencing is not visually dominant and is softened or replaced with boundary planting.

To enhance the integration of dwellings into the landscape, fences will not be permitted forward of the main building line.

Fencing is only permitted to the following locations:  
Side boundaries starting back from the main building frontage.  
Rear boundaries adjoining other lots or fronting the golf course.

To avoid a standard suburban appearance of fully fenced blocks, substantial boundary planting is encouraged as an alternative to conventional fencing along side boundaries. Where fencing is required, it should be lightweight and natural in appearance.

The following range of fencing types is acceptable:

- Side and rear fencing adjoining other lots to a maximum height of 1.8m.
- Lightweight mesh to support indigenous vegetation with samples to be provided for approval.
- Trellis or vertical timber battens with horizontal wires to support indigenous vegetation and stained to an approved subdued colour.
- Black metal rods to the The Sands, Torquay standard specification.
- Double sided paling fence preferably stained to an approved subdued colour.
- Brushed fencing
- Sections of masonry walls will be considered by the Architectural Review Committee provided the finish matches and blends with the wall finishes of the main dwelling and the fencing does not create an enclosed or suburban appearance.

Other fencing types may be considered subject to review and approval by the Architectural Review Committee.

Rear fencing addressing the golf course or the lake must be constructed from black metal rods with corner timber bollards at 1.2m height to a specification provided by the The Sands, Torquay management.

This fencing is designed to create a consistent and unobtrusive demarcation to the golf course and lake and will be softened with landscaping to the golf course edge. The fencing material will conform to pool fencing controls.

Three metre returns to the side fencing must be constructed to match the rear fencing where either neighbour requests a fence along this part of the boundary. If provided, the fence height must then rake up from 1.2m to 1.8m height over the next three metre section. A diagram illustrating this relationship is attached.