

ALKIMOS BEACH FENCING GUIDELINES

The purpose of these Guidelines is to provide home owners with information on common, side and rear boundary fencing at Alkimos Beach. The Guidelines have been prepared having due regard to the following:

- *Dividing Fences Act 1961*
- *City of Wanneroo Private Property Local Law 2001*
- *State Planning Policy 3.1 Residential Design Codes*
- *Alkimos Beach Design Guidelines*

Please refer to the *Guide to Dividing Fences Act* appended to these guidelines for further information regarding statutory requirements.

1. FENCING PROVISIONS

At Alkimos Beach visible fencing is being kept to a minimum to achieve an open and natural space that supports the character of the neighbourhood

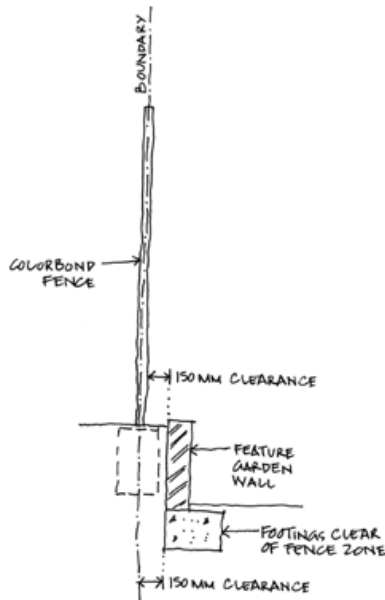
In accordance with the Alkimos Beach Residential Design Guidelines, fencing forward of the home is generally not permitted, except for irregular shaped lots where the majority of the lot faces the primary street.

As part of the complimentary Fencing Package offered to all Alkimos Beach residents, Lendlease will provide a 1.8 metre high, visually non-permeable Colorbond fence between common boundaries. For Precinct 1 – The Escarpment the profile for this fence is *Lysaght Customscreen* and it comes in an exclusive colour called '*Escarpment*'. For future precincts the profile will change to *Lysaght Smartascreen* in a standard colour called '*Summershade*'.

Fencing may vary between lots due to their orientation, shape and type, but generally follows the present guidelines as outlined below.

- **Common Boundary:** Visually non-permeable fencing will be provided as part of the Fencing Package. Fencing to laneways is to be provided by the home owner and must match the specification of the common boundary fence.
- **Front Fencing:** Front gardens may not be fenced as fencing forward of the home is not permitted. Exceptions apply to irregular shaped lots.
- **Corner Lots:** Visually non-permeable fencing will be provided to the rear two thirds of the secondary street as part of the Fencing Package. In order to securely fence each property while maintaining this requirement, the fence will typically comprise 1.8 metre high visually non-permeable panel and a 300mm visually permeable lattice extension at the top. The profile for the lattice extensions is *Lysaght Plus Option Picket/Slats* or similar.
- **Irregular shaped Lots:** Visually permeable front fencing is generally permitted and is to be provided by the home owner. Proposals will be assessed on a case-by-case basis and approval is at the discretion of Lendlease.
- **Gates & Fencing returns:** Gates are to be located a minimum 1.0m behind the front dwelling and are to be provided by the home owner. They must match the specification of the common boundary fence as closely as possible and/or complement the façade of the home.

- **Retaining Walls:** The natural finished slope to the boundaries is generally to be maintained; hence the use of retaining walls should be limited. Where retaining walls are required, a minimum 150mm clearance is to be maintained between the boundary and the edge of the extended areas (footings included) to allow for the installation of the fencing as shown in the picture below. Retaining must be shown on the documents provided to Lendlease at the time an application for Developer Approval is submitted. Should the need for retaining arise during construction, a Site Plan with the proposed extent of retaining is to be provided to Lendlease for approval to ensure compliance.



Estate fencing does not have retaining qualities and it is the home owner's responsibility to ensure that the natural ground is adequately retained in the case that levels have been modified. Should the home owner fail to provide adequate retaining, Lendlease may decide to add steel plinths to the fencing systems which will serve as a retaining element. Any costs incurred as a result of modifications to the boundary levels are to be covered by the home owner.

2. MODIFICATIONS TO GROUND LEVELS

Lendlease will not accept any responsibility for modifications made to site levels that do not conform with the finished levels as specified on the Lendlease approved building plans site survey. Any modifications to the finished site levels that result in the inability of Lendlease's fencing contractor being able to construct a fence in accordance with Council requirements will be the responsibility of the home owner to resolve with the adjoining affected neighbour. Any cost associated with works that may be required to allow for the installation of fencing along a common boundary due to modified ground levels, such as but not limited to reinstatement of levels and plinths, will be at the expense of the home owner.

The height of the fence will be measured and constructed from the natural ground level found at the common boundary. The natural ground level will be determined by the Lendlease approved building plans site survey. It is therefore important that you maintain the natural ground level along the common boundary in accordance with you approved documentation.

On lots with slope, the fence will be stepped to accommodate the various levels. Lendlease will install plinths to the bottom of the fence to close any gaps resulting from the fence being stepped. This will be provided at no cost to the home owner and at the discretion of Lendlease.

3. MODIFICATIONS TO COMMON BOUNDARY FENCES

Fencing is not to be altered in any manner without Lendlease approval and statutory guidelines may apply. In cases where modifications are required, the following conditions apply.

- Modifications to common boundary fences including the installation of any extension over the standard 1.8m fence will be at the cost of the landowner.
- The profile and materials for modifications to common boundary fences are to be consistent with the existing fences (e.g. *Lysaght Customscreen*, Colour: *Escarpement* and *Lysaght Smartascreen*, Colour: *Summershade*).
- Home owners are required to seek their neighbours permission prior to making any modifications to a boundary fence. Any modifications must be in accordance with the *Dividing Fences Act*.
- Home owners should have due regard to the City of Wanneroo *Private Property Local Law 2001*, *State Planning Policy 3.1 Residential Design Codes* and *Alkimos Beach Guidelines* when considering to undertake any modifications to their fence following installation by Lendlease's approved contractor.

4. DAMAGE AND NEGLIGENCE TO FENCING

Lendlease will not be liable for any damage caused to fences as a result of negligent behaviour during and/or after construction of the home owner's property and/or neighbouring properties. This includes but is not limited to damage caused by construction activities, and gaps under fencing and/or any associated undermining of levels resulting from landscaping, compacting in close proximity to the boundary and paving installation on the home owner's lot and/or neighbouring lots.

Lendlease will assist where possible however cannot enter into any conversations with home owners that relate to common boundary fencing and associated matters such as modifications to fencing, installation of paving, and modified levels. Please refer to the *Guide to Dividing Fences Act* appended to these guidelines. The guide explains how to negotiate these matters and provides information on obligations, privacy and other issues that may be relevant in this context.

5. RETAINING, PAVING AND COMPACTING NEAR BOUNDARIES AND FENCING

The fencing system provided by Lendlease is not designed or intended to have retaining qualities. The plinths that form part of the fencing system are intended to create an in-ground barrier to mitigate the change in height from one level/post to the next. If a homeowner intends to provide any built structure or hard surface including paving within 600mm of the fence/plinth it is their responsibility to provide additional retaining against the fence. Lendlease will not be responsible for any damages such as bowing of panels, washing out of footings or paving resulting from backfilling against panels.

Paving and compacting near a boundary line will require suitable strip footing and/or edge restraints around the perimeter. Neither the fence nor any supplied plinths are suitable to act as a restraint and may bow if subjected to excessive pressure. Please take this into consideration and discuss it with your landscaping or paving contractor.