

## Fencing & Landscaping guidelines



These Fencing and Landscape Guidelines have been developed for Newbrook to demonstrate the importance of building well landscaped homes and quality fencing in our new communities. Well landscaped streets help create a sense of place and are generally most attractive. These guidelines are designed to help you:

- Create consistency in street frontage and landscape character.
- Clearly define lot boundary, street edges and private space in key locations by using appropriate fencing and landscaping.
- Add value to your home and the suburb.

Help is **at hand**

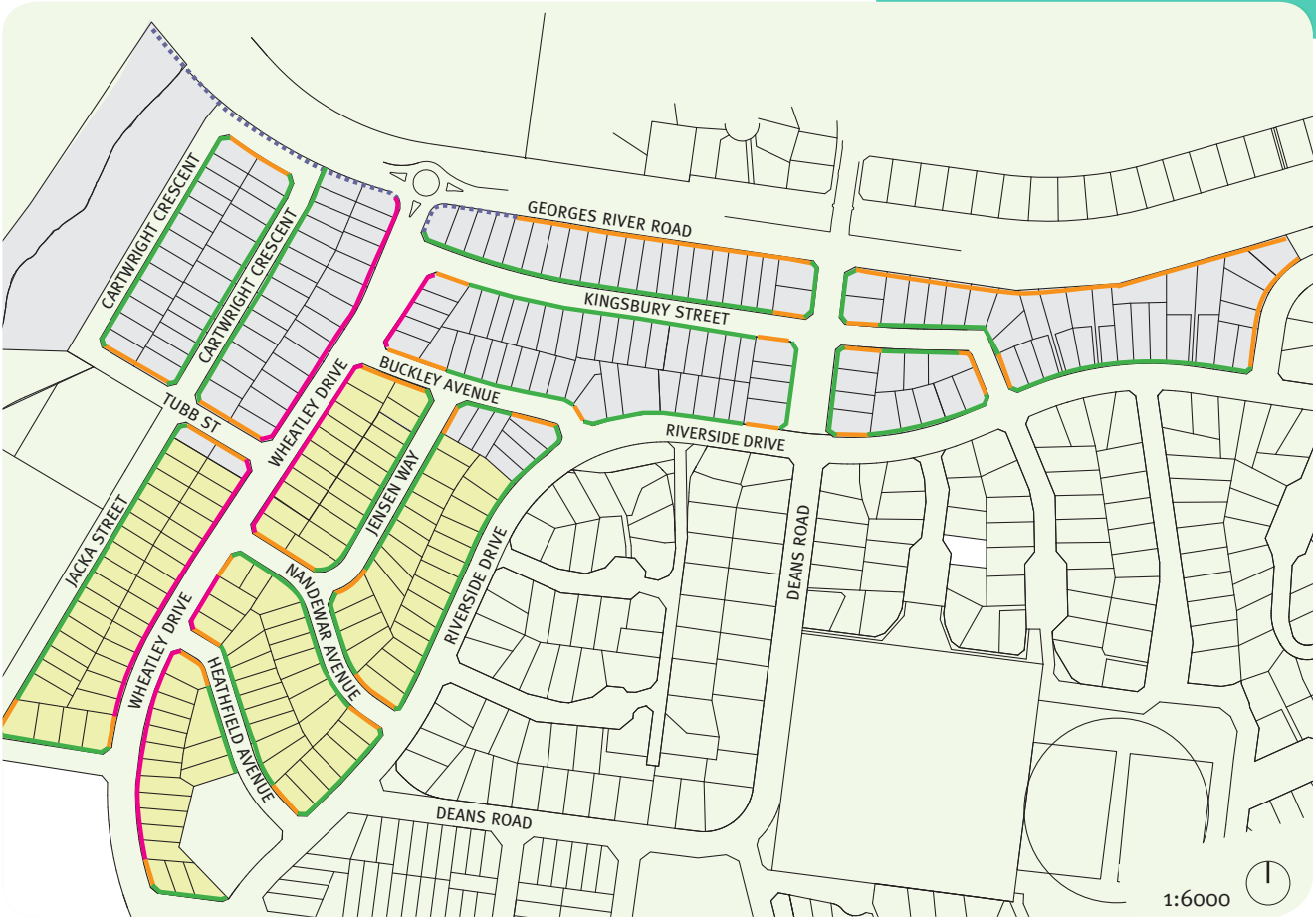
On page 10 you will find the Newbrook guidelines checklist.

If you or your builder require advice or would like to discuss your concept plans before submitting to Council for approval please do not hesitate to contact:

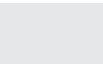
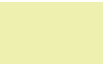




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Fencing & Landscape  
Guidelines Process

- STEP 1**  
Identify the fencing and landscape requirements as detailed in the Newbrook Fencing and Landscape Guidelines.
- STEP 2**  
Construct the fencing and landscaping for your lot consistent with the Newbrook Fencing and Landscape Guidelines.
- STEP 3**  
On the completion of your house, fencing and landscaping, and within 24 months of settlement, submit your application to the UrbanGrowth NSW Project Review Panel to access your eligibility to receive the \$5,000 rebate.



STAGE 1 & 2 FENCING TYPES

-  Newbrook renewal Stage 1
-  Newbrook renewal Stage 2
-  TYPE 1 - Hedging
-  TYPE 2 - Metal Fence
-  TYPE 3 - Lapped Timber Fencing
-  Entry marker along Georges River Road



**Landscape:**

- 2 advanced trees to front yard (1 where lot <12.5m wide) (minimum pot size of 25L). See plant species guide on page 7.
- Consistent dense plant row at a minimum mature height of 1.0m to be provided along the front boundary, including secondary frontage of corner lots.
- Additional planting, including variety of shrubs, to be provided to front yards, including beside driveway.
- All shrubs to be planted in suitably mulched and edged garden beds, turf to other unpaved areas of the site.

**Driveway:**

- Driveway crossing between the street and the property boundary must be constructed in plain uncoloured concrete, maximum 5.0m wide.
- Bin storage is to be located behind gate, from driveway access path where possible. Bin storage and services are not to be visible from the street.



**Fencing:**

- Front fence: Any front fence is to be constructed in accordance with the type specified in the 'Stage 1 and 2 Fencing Types' plan on page 3, or in the 'Stage 3 Fencing Types' plan on page 4.
- Front retaining walls: a retaining wall within the front yard area up to 0.6m high may be constructed where necessary. Where prominently visible from street, the material should match the brick or render of the house
- Side and rear boundary fence: 1.8m high timber lapped fence to be set back at least 1.0m behind nearest front corner of house.
- Any fencing along the side boundary (forward of the building line) should be consistent with the style of the front fence. Suitable planting may also be provided to define boundaries and provide privacy.
- Corner lots (including adjoining pedestrian links): 1.8m high fence along the secondary frontage of a corner lot may not extend more than 50% the length of the lot.

**Letter Box:**

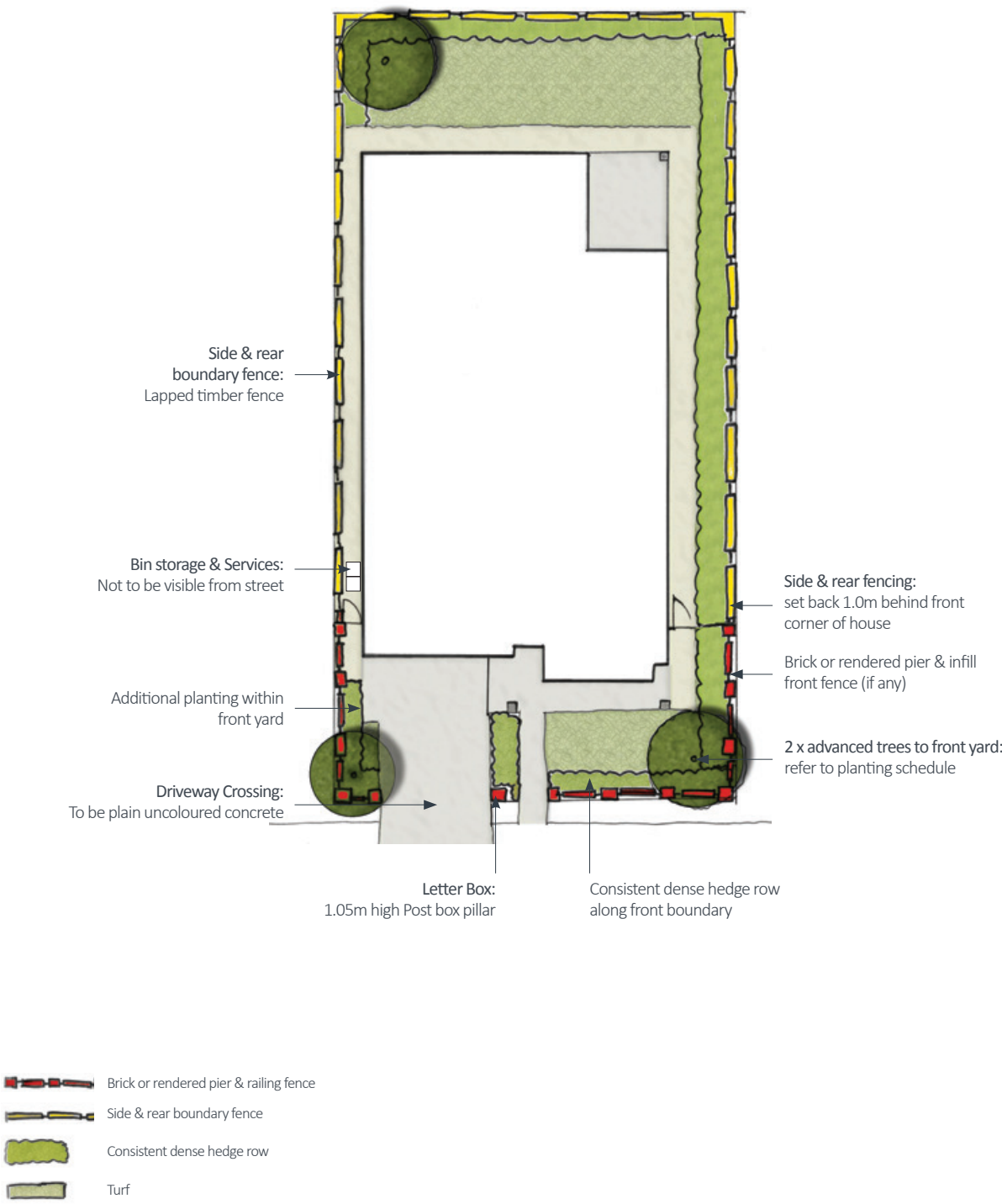
- Provide brick or rendered 1.05m high post box pillar and standard letter box. Refer guidelines page 9.

STAGE 3 FENCING TYPES

-  Newbrook renewal Stage 3
-  TYPE 1 - Hedging
-  TYPE 3 - Lapped Timber Fencing



Typical Lot Treatment



The planting species list is provided as a guide when selecting the best species for your lot. It is important that these species are considered to ensure a consistent landscape treatment throughout the estate and also ensure an attractive landscape treatment for each lot.

Advanced Tree Species List

Latin Name	Common Name
Acmena smithii*	Lillypilly
Agonis flexuosa*	Western Australian myrtle
Banksia integrifolia	Coastal banksia
Ceratopetalum gummiferum*	NSW Christmas bush
Hymenosporum flavum*	Native frangipani
Elaeocarpus reticulatus*	Blueberry ash
Melia azedarach*	Australian white cedar
Tristaniopsis laurina*	Water gum
Waterhousia floribunda*	Weeping lilly pilly

Groundcovers & Grasses

Latin Name	Common Name
Brachyscome multifida*	Cut-leaf daisy
Dianella longifolia var.longifolia*	Blue flax-lilly
Hardenbergia violacea*	Happy wanderer
Hibbertia scandens	Climbing Guinea flower
Liriope muscari ‘Evergreen giant’*	Evergreen giant
Lomandra longifolia ‘Tanika’*	Spiny-head mat-rush
Trachelospermum jasminoides	Chinese star jasmine
Tradescantia pallida	Purple heart
Xerochrysum bracteatum*	Paper daisy

Hedging/Shrubs Species List

Latin Name	Common Name
Acmena smithii ‘minor’*	Dwarf lilly pilly
Callistemon citrinus*	Lemon scented bottlebrush
Doryanthes exelsa*	Gymea lilly
Gardenia florida*	Gardenia
Grevillea ‘Robyn Gordon’*	Grevillea
Melaleuca hypericifolia*	Hillock bush
Murraya paniculata*	Orange Jasmine
Syzygium cascade*	Weeping lilly pilly
Westringia fruticosa*	Coastal rosemary

Planting between retaining wall and fence

Latin Name	Common Name
Acmena smithii ‘hot flush’*	Small Leafed Lilly Pilly
Acmena smithii ‘Sublime’*	Sublime Lilly Pilly
Banksia spinulosa*	Hairpin Banksia
Callistemon ‘Western Glory’*	Bottlebrush
Dodonaea viscosa ‘Purpurea’*	Sticky Hop Bush
Grevillea gaudichaudii*	Ground Cover Grevillea
Tristaniopsis laurina*	Water Gum
Grevillea juniperus ‘Pink Lady’*	Juniper Grevillia ‘Pink Lady’

\*Australian native Species

# Fencing Strategy

The proposed fencing will define the private space as well as the public domain and give a greater sense of privacy to the residents. Fence types respond to the subject and scale of the road as well as street frontage and level of privacy that is required.

There are three different fence types proposed as follows:

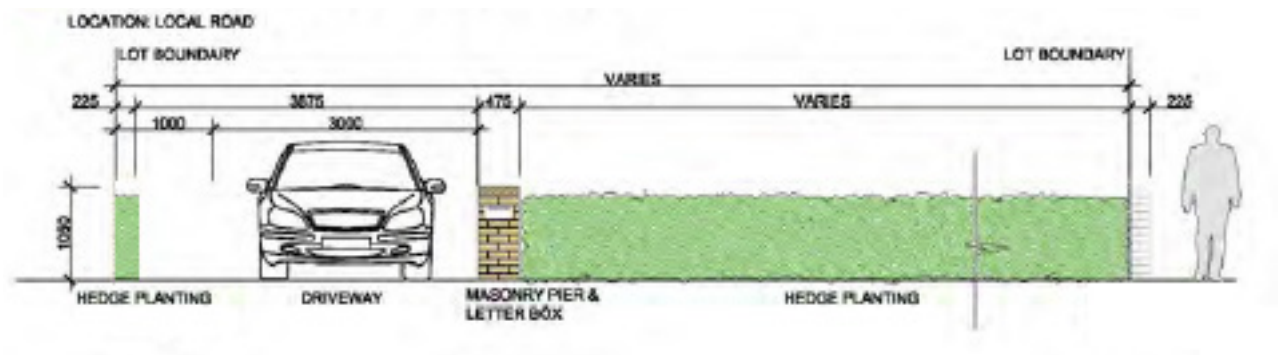
Type 1 - Hedging  
Type 2 - Metal Front Fence  
Type 3 - Lap and Cap Timber Fence (Secondary front fencing for corner lots and back fences along Georges River Road)

The locations where each fence type is to apply is shown on the key on pages 3 and 4.

## Front Fence

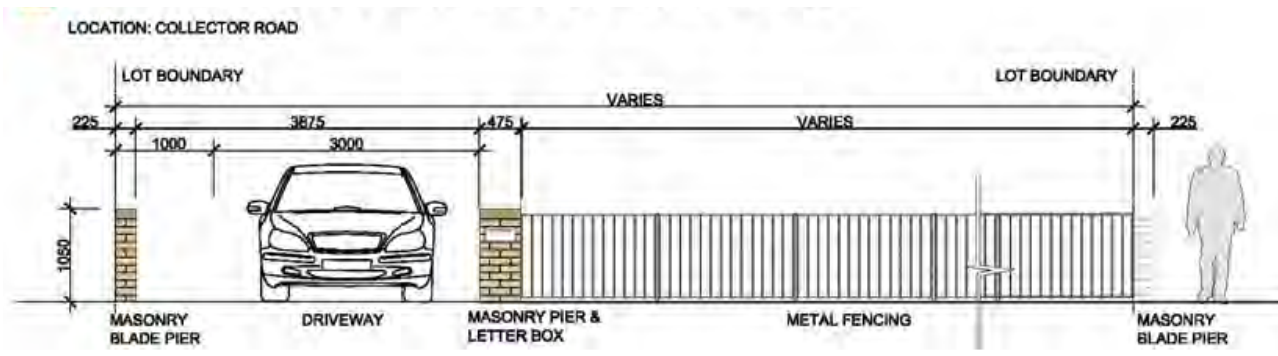
### Type 1 - Hedging

Type 1 is densely planted hedging defining the front boundary of the property. Intermediate piers or Type 2 fencing are optional.



### Type 2 - Metal Front Fence (only applies to the lot frontages highlighted in pink)

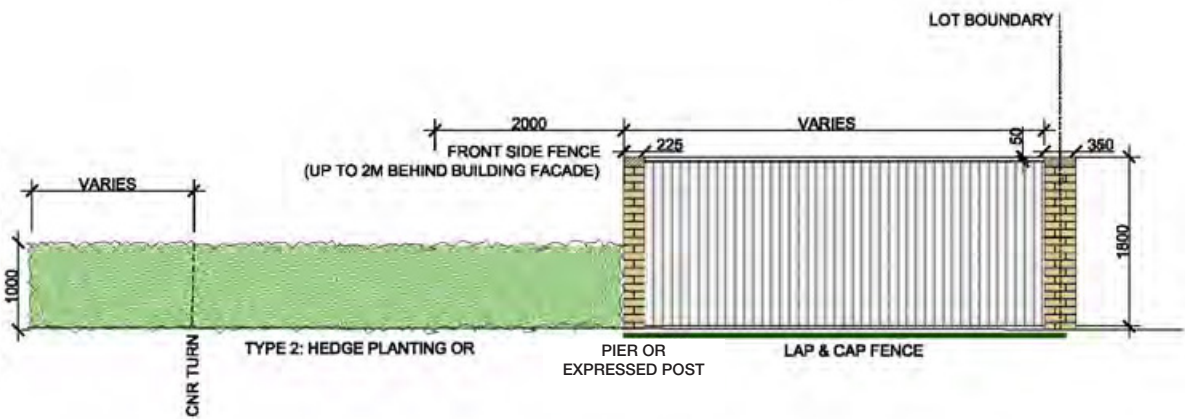
Type 2 is constructed using masonry piers and metal palisade infill panel design. The masonry piers are to be 1.05m high, minimum 230mm wide with a solid capping, piers accommodating post boxes are to be 470mm wide. Densely planted hedging must be provided behind metal infill fencing panels.



# Fencing Strategy

As part of the embellishment of the public domain, and to give Airds Bradbury a unified appearance, a fencing strategy for private lots has been developed for the project site.

## Side & Rear Boundary Fence



### Type 3 - Lapped Timber

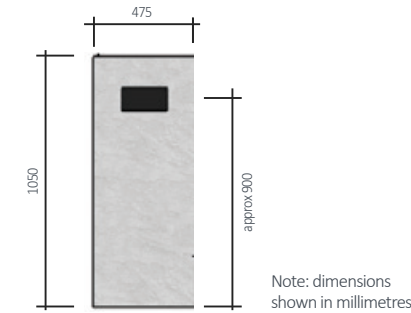
Type 3 is 1.8m high fencing with solid lapped timber paling panels between expressed timber posts or masonry piers.

## Letter Box Guidelines

### Key Control Points

- A post box pillar is required on each residential lot within the estate, as illustrated below.
- The material of the post box pillar is to match a predominant render or brick of the front facade of each individual dwelling, and built to the dimensions shown.
- Letter box pillar should abut driveway on the inside driveway edge or other convenient location.

### Typical Elevation



# Guideline Checklist

Where a retaining wall is required, a fence may be located above the retaining wall up to a total combined height of 2.4m above footpath level.

		Yes	No	Comments
1. Front Yard Planting	<ul style="list-style-type: none"><li>• A consistent dense plant row at a minimum of 1.0m high.</li><li>• Additional planting to front yard, including beside driveway.</li><li>• 1 advanced tree on lots &lt;12.5m wide or 2 advanced trees on lots &gt;12.5m wide to be provided to the front yard.</li><li>• All plant beds to be edged and mulched.</li><li>• Turf to other unpaved areas of the site.</li><li>• Refer to species planting list as a guide when selecting species for front yard hedging, shrub planting and trees.</li><li>• It is desirable to set fence back from retaining wall to allow planting (see species guide, page 7.)</li><li>• Where retaining walls are required on front boundary and within front yard, each wall is to be a maximum of 0.6m high.</li><li>• To ensure consistency the front retaining walls are to match the brick or render of the residence.</li></ul>			
2. Driveway Crossings	<ul style="list-style-type: none"><li>• All driveway crossings are to be plain uncoloured concrete, max 5.0m wide.</li></ul>			
3. Bin Storage & Services	<ul style="list-style-type: none"><li>• Meters and services are to be located so they are screened from public view.</li><li>• Bin storage area should be located behind the side gate so bins are not visible from street.</li></ul>			
4. Side Fence	<ul style="list-style-type: none"><li>• Side and rear fencing to be lapped timber.</li><li>• Side and rear fencing is set back 1.0m behind the nearest front corner of the dwelling.</li><li>• Where possible, align neighbouring fences between dwellings to avoid deep alcoves and reduce clutter seen from the street.</li><li>• Any fencing along the side boundary forward of the building line should be consistent with the style of the front fence</li><li>• If side boundary fencing is not desired, consistent hedge row planting can be used to delineate the side boundary.</li><li>• Corner lot – 1.8m secondary frontage fence to be max 50% lot length. See detail page 8.</li></ul>			

## NOTES

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper has a slight shadow on the right side, suggesting it's resting on a surface.



# Newbrook

## Sales and Information Centre

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