



# ***aurora***

## **Fencing** Guidelines

STAGES 5 TO 7

## INTRODUCTION

The desire for property fencing is as old as the human desire for degrees of privacy. But building a visually impenetrable wall entirely around our homes does nothing for our feeling of community.

The necessity for us urban dwellers to live close to each other doesn't mean we must forfeit privacy: it simply means our demands for it need to be moderated in the interest of the ambience of our neighbourhood.

This desirable harmony can be achieved only when we all establish our homes under a set of objectives which result in attractive, consistent and open streetscapes that residents and visitors will admire:

- To maintain an open and consistent streetscape;
- To minimise the use of energy and consumption of natural resources;
- To create an attractive public/private interface;
- To encourage casual surveillance of the street for a safer and more secure neighbourhood;
- To ensure dwellings complement each other within the streetscape;
- To enhance the landscape appearance of Aurora.

To conform to these guidelines, VicUrban encourages the minimal use of fencing. Generally, front fencing is not permitted. However, front fencing may be allowed in specific locations. These locations and conditions are described within the front fencing section (refer page 11).

## PRINCIPLES

The fencing guidelines for Aurora are based on the following principles:

### 1. An Open and Transparent Streetscape

Open front gardens allow visitors to be easily seen from the street. Transparent fences and gates promote surveillance, encouraging greater resident safety and community interaction.

### 2. A Consistent and Integrated Streetscape

A consistent and integrated streetscape ensures that dwellings are not disadvantaged by neighbouring dwellings. In addition, a high value streetscape enhances home investment values, and encourages community ownership and pride.

### 3. Privacy

Privacy is achieved through dwelling design, solid inter-lot fencing, a combination of solid side fencing and transparent side and return fencing, and landscaping. Refer to the Aurora landscape guidelines for more information on landscaping and screen-planting.

## FENCING TYPES

Five main fence types have been identified. The fence types have been developed for each foreseeable situation, in which shared boundary fencing is consistent and affordable, and fencing viewed from the street does not have a negative impact on the streetscape. The five main fence types are:

- Inter-lot fencing;
- Estate and rear boundary fencing;
- Side & return fencing;
- Front fencing; &
- Reconstructed stone wall fencing.

## TYPICAL FENCING PLAN (STAGES 5, 6 & 7)

The attached plan identifies fence types for each lot within stages 5, 6 & 7.

Please note the following:

- Inter-lot fencing is not shown.
- Indicative fence return distances are shown.
- The extent of fencing is dependent on dwelling design.
- The plan is based on the plan of subdivision as of 9 January 2007.



- LEGEND**
- SIDE AND RETURN FENCING
  - REAR AND ESTATE FENCING
  - FRONT FENCING
  - STAGE BOUNDARIES
  - INTER-LOT FENCING NOT SHOWN

Figure 1.

### TYPICAL LOT FENCING PLAN

The attached plan shows fencing types and how they relate to the specific conditions of lot shape and dwelling design.



Figure 2.

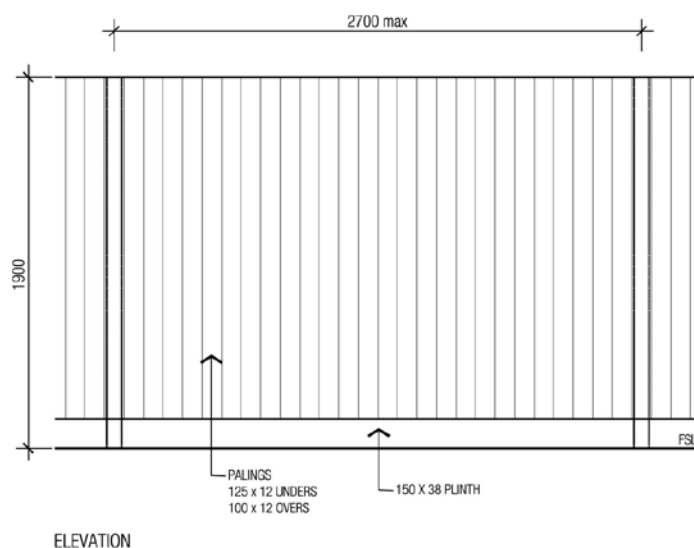
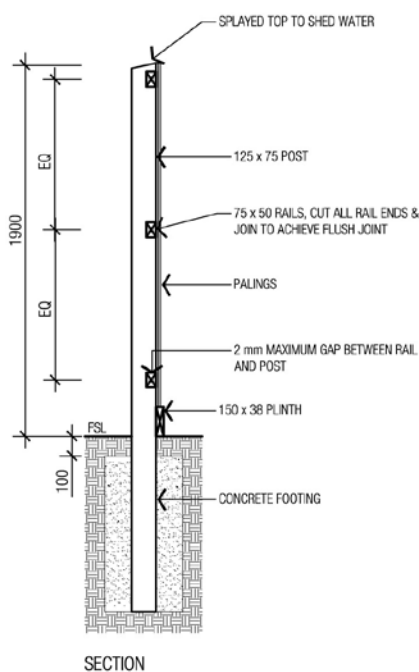
## INTER-LOT FENCING

Inter-lot fencing requirements as follows:

- Timber paling fence (ACQ treated pine). Refer detail.
- 1.9 m in height (2.0m maximum)
- Fencing must finish 1 metre behind the building line of the dwelling and, if applicable, 1 metre behind the neighbouring dwelling.
- Inter-lot fencing must not be visible from the street.

The detail of all fencing and gates, both perimeter and internal, must be included in landscape plans for panel approval.

*Inter-lot fencing will be constructed by the builder.*



**REAR & ESTATE FENCING (REFER FIGURE 1.)**

Rear and estate fencing is defined as boundary fencing adjoining low profile public areas, such as lanes, conservation areas and adjoining developments.

Estate fencing requirements as follows:

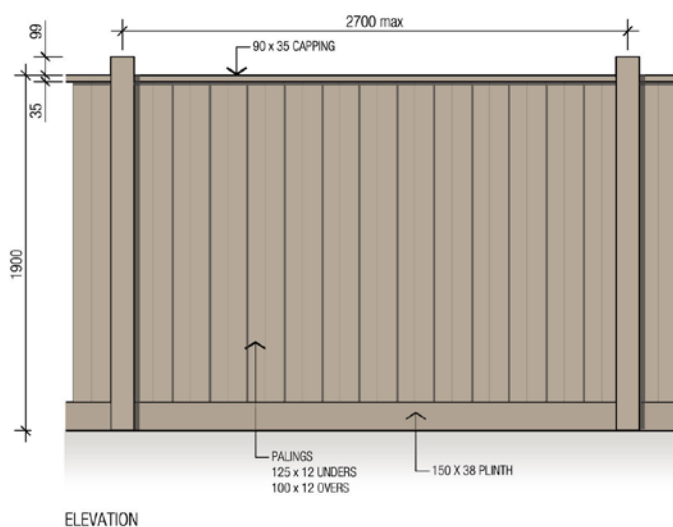
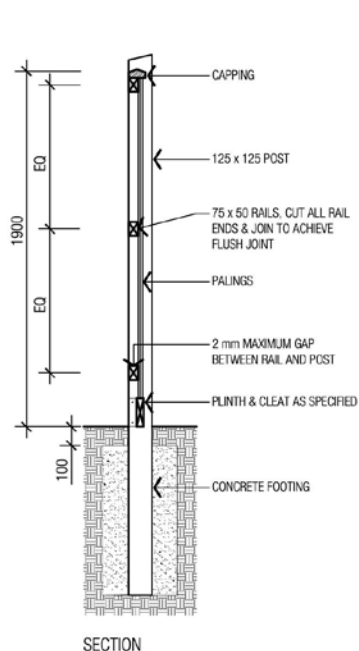
- Timber paling fence with capping (ACQ treated pine) and expressed posts (Refer detail).
- 1.9m in height (maximum 2.0m).
- All exposed surfaces facing public areas (lanes, parks & adjoining developments) must be stained a standard estate colour (Cabots Exterior Ranch House Stain, Colour: Quartz).
- Return fences, where applicable, must be consistent with the above and constructed parallel to the building line.

The detail of all fencing and gates, both perimeter and internal, must be included in landscape plans for panel approval.

*Rear and estate fencing adjoining public parks or adjacent developments will be constructed by VicUrban. Rear and estate fencing adjoining streets and lanes will be constructed by the builder.*



*typical construction detailing  
(prior to timber staining)*



### SIDE & RETURN FENCING (REFER FIGURE 1.)

Side fencing and return fencing are defined as boundary fencing adjoining high profile public areas, such as streets, lanes and public parks. Side and return fencing forward of the building line is not permitted.

Fences shall have a finished appearance that complements the dwelling and contributes to privacy, security and amenity. The minimum standard permitted is detailed in the rear and estate fence section.

Side Fencing requirements as follows:

- Corner lot fencing must finish 1 metre behind the building line of the dwelling OR a minimum 9 metres from the main street frontage (whichever is the greater) OR subject to the location of the entry door should the entry be located off the secondary street.
- Subject to the particular house type sited on a lot, the maximum extent of corner lot fencing will be limited to 50% of the lot depth.
- Utilise screen planting to reduce mass of walls.
- Side fencing at the rear of lots must return to finish 1 metre behind the building line of the neighbouring lot.
- Side fencing must be setback 600mm from existing retaining walls, and the strip between the fence and retaining wall must be landscaped.
- A minimum of 20% of the length of the side fence must be transparent.

Return Fencing requirements as follows:

- Return fences to the building must be consistent with the above and constructed parallel and 1 metre behind the building line. They must be 20% transparent.
- Return fence gates must match side and return fence design.

Fences must be constructed from sustainable materials. They must NOT be constructed of brush, colorbond steel, corrugated iron or concrete blocks (unless bagged or rendered finish).

Neutral colours, such as black, charcoal, grey or natural stains, are acceptable (refer to Section 4.2.6, Aurora Design Controls for base colours). White, pastel or primary colours are not permitted.

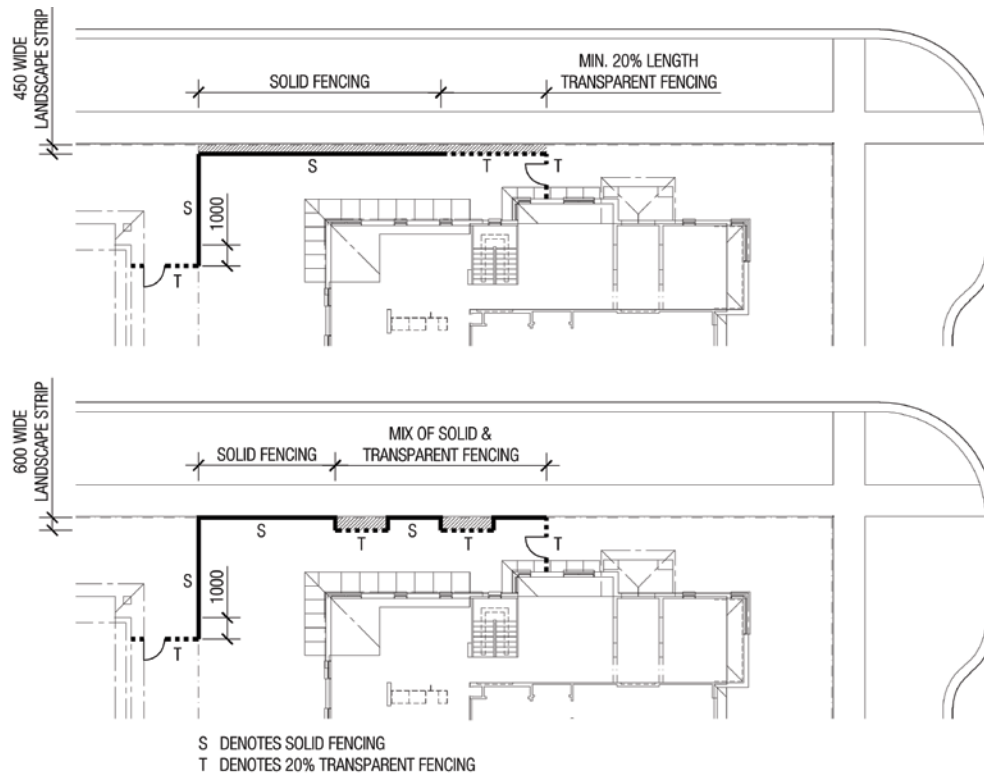
The detail of all fencing and gates, both perimeter and internal, must be included in landscape plans for panel approval.

*If approved, side and return fences will be constructed by the builder.*

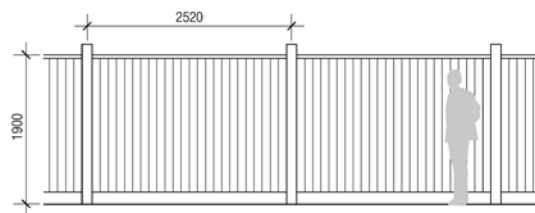


examples

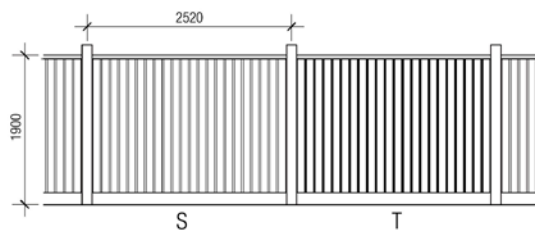




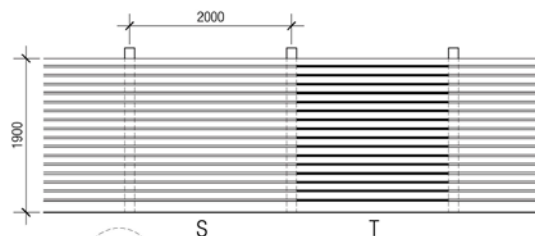
typical side and return fencing setout - NTS



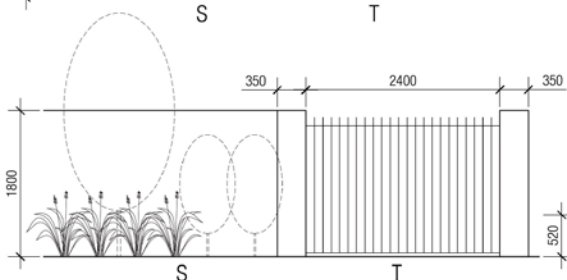
SOLID SIDE FENCING - MINIMUM STANDARD  
EXPRESSED TIMBER POSTS, CAPPING & PALINGS  
REFER CONSTRUCTION DETAIL



SOLID & TRANSPARENT SIDE FENCING  
- MINIMUM STANDARD  
EXPRESSED TIMBER POST, CAPPING & PICKETS  
20% TRANSPARENCY  
REFER CONSTRUCTION DETAIL



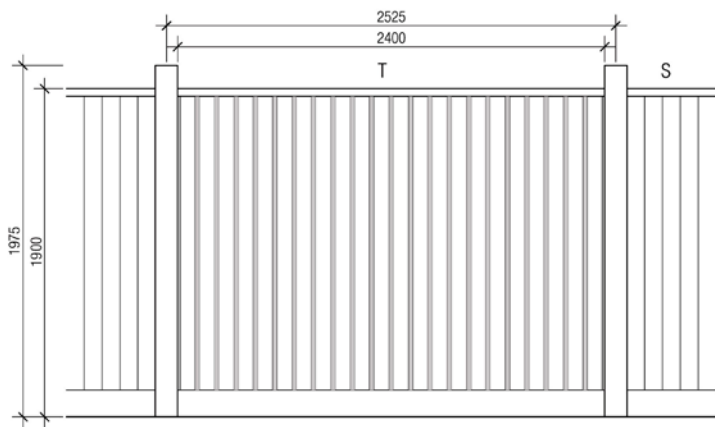
SOLID & TRANSPARENT SIDE FENCING  
HORIZONTAL SLAT OPTION  
TIMBER POST & HORIZONTAL SLATS  
20% TRANSPARENCY



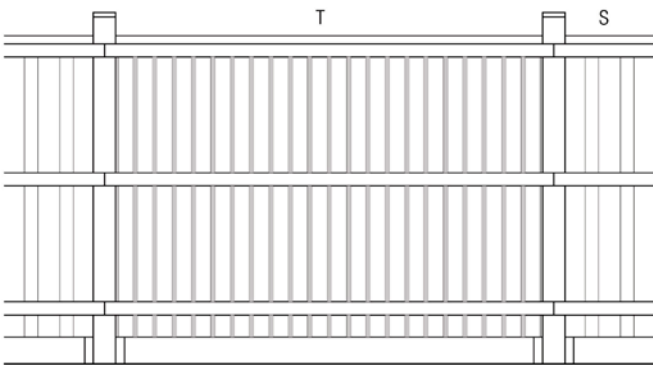
SOLID & TRANSPARENT SIDE FENCING  
MASONRY WALL (OR OTHER)  
& STEEL PICKET INFILL  
WITH LANDSCAPED SETBACK

typical side and return fencing elevations - NTS

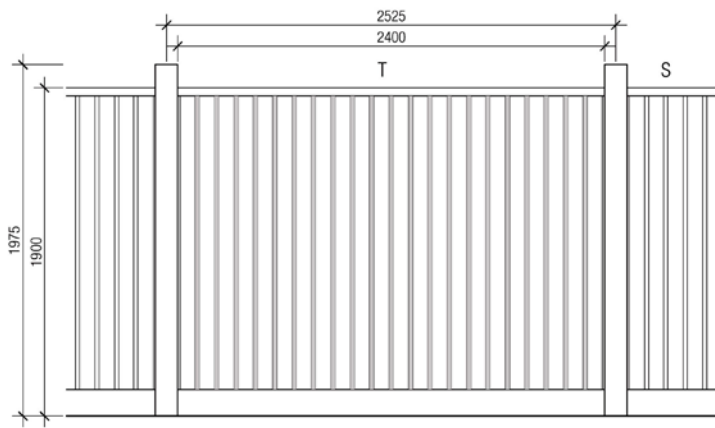




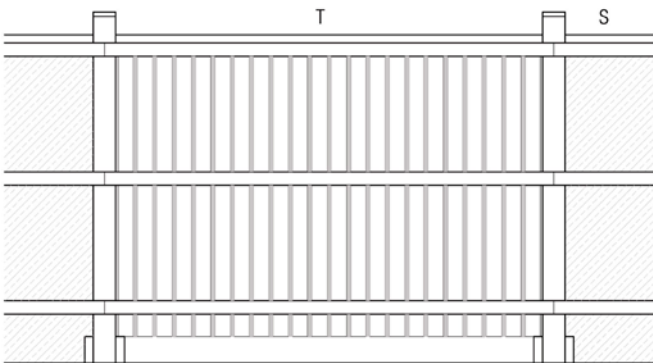
SOLID PALING & TRANSPARENT PICKET  
STREET ELEVATION



SOLID PALING & TRANSPARENT PICKET  
BACKYARD ELEVATION

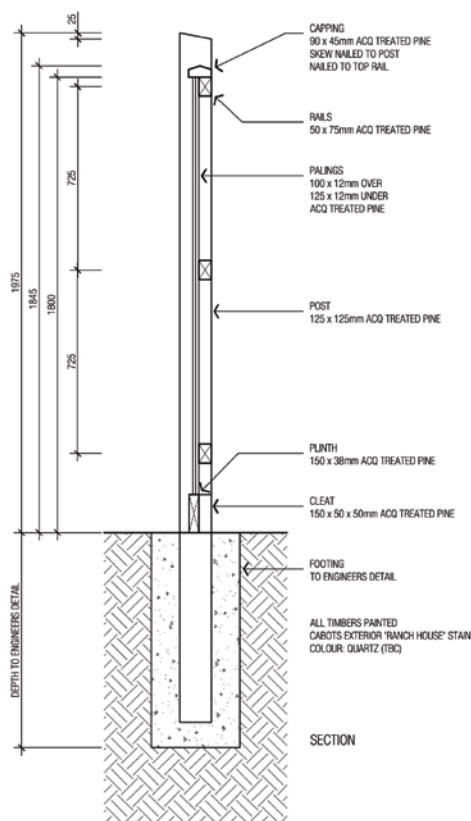


SOLID PICKET & TRANSPARENT PICKET  
STREET ELEVATION

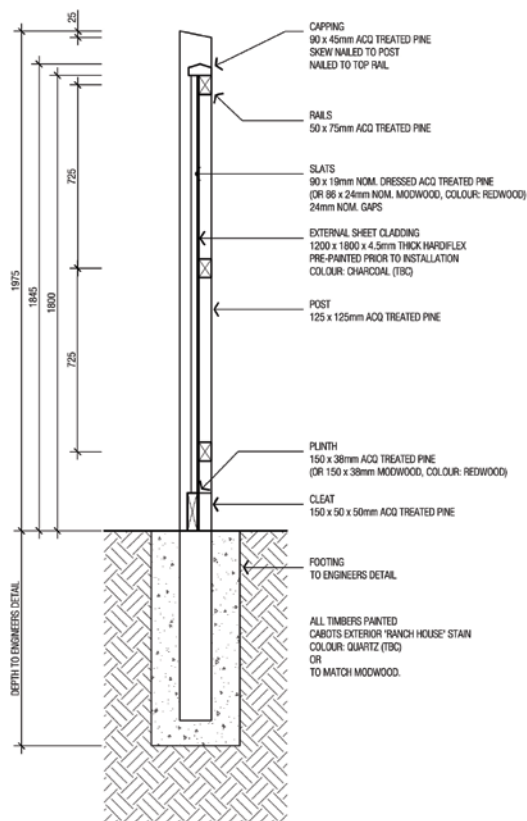


SOLID PICKET & TRANSPARENT PICKET  
BACKYARD ELEVATION

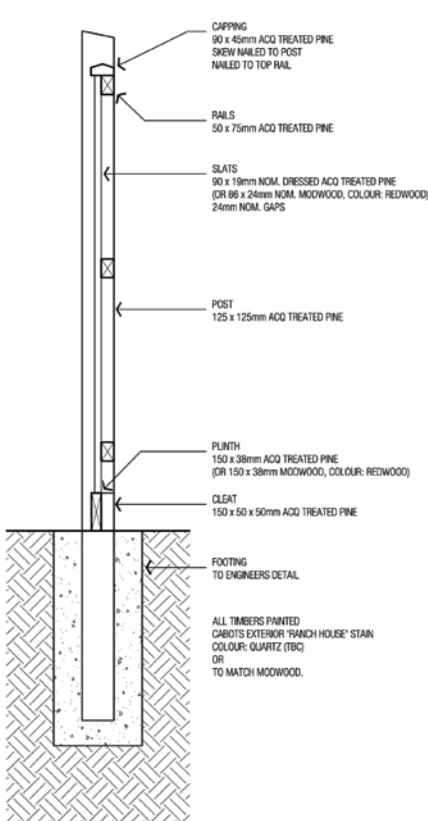
*typical elevations*



SOLID PALING  
SECTION DETAIL



SOLID PICKET  
SECTION DETAIL



TRANSPARENT PICKET  
SECTION DETAIL

typical sections

### FRONT FENCING (REFER FIGURE 1.)

Front fences are only permitted in the following locations:

- Special condition areas, such as dwellings with frontages on arterials or major boulevards.
- Dwellings with frontages less than 10 metres in width.
- Dwellings where reconstruction of historic dry stone walls is required.
- Dwellings on corner lots neighbouring lots where front fences are permitted.

Front fences requirements as follows:

- 1.0m in height.
- Allow surveillance of the street from dwellings.
- Integrate and complement dwelling design.
- Incorporate screen planting elements.
- Continue along side boundaries to connect with boundary fencing 1 metre behind building line.
- Setback 600mm from existing retaining walls, and the strip between the fence and retaining wall must be landscaped.

Front fencing located more than 3 metres from the street boundary must be 1600mm in height and must be integrated with the built form. Refer to Aurora Design Controls for further requirements.

Front fence types:

- Timber picket fence (ACQ treated pine). Period detailing is not permitted.
- Steel picket fence. Period detailing is not permitted.
- Rendered block-work with transparent steel infill.
- Timber posts & stainless steel cables.

If solid fencing is proposed, fencing shall incorporate a mix of 50% lightweight construction materials and 50% solid materials. Pedestrian entry gates are to be the same material as the fence infill. Driveway gates are not permitted. Letter-boxes must be incorporated into the front fence design if there is one, or their design must complement that of the house.

Fences must not be constructed of brush, colorbond steel, corrugated iron or concrete blocks (unless bagged or rendered finish).

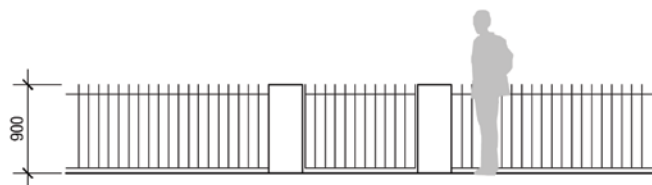
Neutral colours, such as black, charcoal, grey and natural stains, are acceptable (refer to Section 4.2.6, Aurora Design Controls for base colours). White, pastel or primary colours are not permitted.

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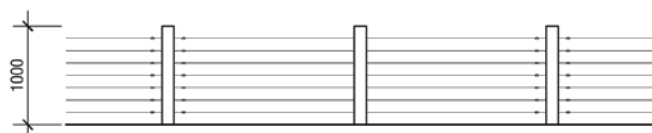
*If approved, front fences will be constructed by the builder.*



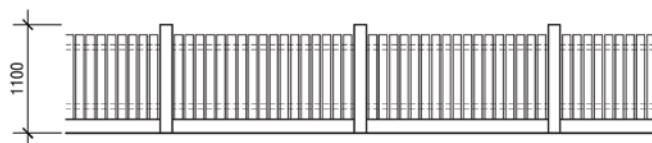
examples



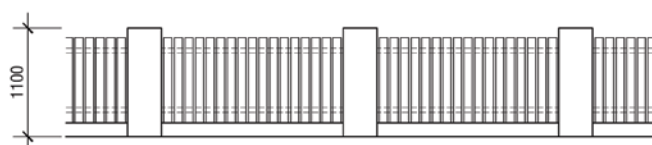
F.1 MASONRY & STEEL  
PICKET PANEL



F2. ACQ TREATED TIMBER POST  
& STEEL CABLE



F3. EXPRESSED ACQ TREATED  
TIMBER POST & PICKETS



F4. RENDERED MASONRY PILLERS  
& ACQ TREATED TIMBER PICKETS



*examples*

## RECONSTRUCTED STONE WALLS (REFER FIGURE 1.)

Reconstructed stone walls will be required in some locations to function as retaining walls and/or to mark the location of remnant dry-stone walls.

Additional fencing shall be setback 600mm from stone retaining walls.

*Reconstructed stone walls will be constructed by VicUrban.*



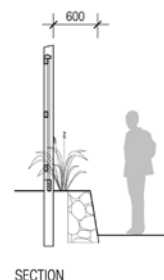
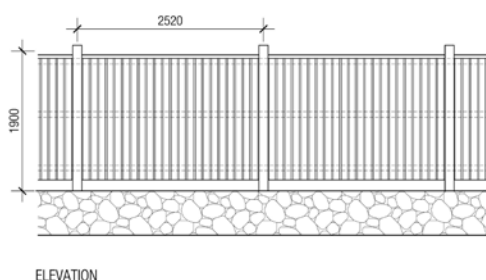
*existing drystone wall*



*example retaining wall*



*examples*



S1. EXPRESSED TIMBER POST & PICKET FENCE  
SETBACK FROM STONE RETAINING WALL

*The information contained in this document is supplied as a guide and should not be taken as representative in any respect on the part of the vendors or their agents. This document has been prepared by MDG Landscape Architects P/L for VicUrban. Otherwise known as Aurora Fencing Guidelines for Stages 5 to 7 (01.02.07).*

NOTES

Handwriting practice lines for notes.

NOTES

Handwriting practice area with horizontal dotted lines.



