



Newbrook



# 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 8 you will find the Newbrook Guidelines checklist.

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

Landcom Design Review Coordinator  
Phone: (02) 9841 8665  
Email: aoreilly@landcom.nsw.gov.au

## Fencing & Landscape Guidelines Process

### Step 1

Check the fencing and landscape requirements as detailed in these Newbrook Fencing and Landscape Guidelines.

### Step 2

When your house is built, construct the fencing and landscaping for your lot consistent with the Guidelines.

### Step 3

Check your Contract for Sale of Land to see if you are eligible for a Design Rebate.

### Step 4

If you are eligible, submit to Landcom a Rebate Application form upon completion of your house and landscaping, within 24 months of settlement.

### Step 5

Landcom will assess your application, inspect your property, and pay your \$5,000 rebate if everything complies.

### Landscape:

- At least 2 advanced trees to front yard (1 where lot is 12.5m wide or less). Provide an additional tree within secondary frontage of corner lots. See plant species guide on page 7.
- Consistent dense plant row at mature height of approximately 1.0m high to be provided along the front boundary, including secondary frontage of corner lots, up to fence.
- Additional planting, including variety of shrubs, to be provided to front yards, including beside driveway and paved areas.
- All shrubs to be planted in suitably mulched and edged garden beds, turf to other unpaved areas of the site, pebbles/gravel in narrow areas that receive little sun.

### Driveway:

- Driveway crossing between the street and the property boundary must be constructed in plain uncoloured concrete, maximum 5.0m wide, or 3.0m wide for a single garage.

### Bin storage and Services:

- Bin storage is to be located behind gate, easily accessible to street, via driveway where possible. Bin storage and services are not to be visible from the street.

### Fencing:





- All fencing is to be constructed in accordance with the types specified in the following Fencing Strategy section.
- Side gates and cutoff fences to be set back at least 1.0m from the nearest front corner of the house. Gates and fence to be timber or prefinished metal slat, no standard colorbond panel.
- Side and rear boundary fences: 1.8m high timber lapped fence, not to extend beyond side gate/cutoff fence.
- Any front fence (including any side fencing forward of the building) should be consistent with Type 2 fencing in the Fencing Strategy. Planting is required behind fence. Suitable planting may also be used to define side boundaries and provide privacy.
- Front retaining walls: a retaining wall within the front yard area up to 0.6m high may be constructed where needed, terraced if necessary for higher drops with planting between walls. Where prominently visible from street, the material should match the brick or render of the house. Planting as suggested in the Recommended Species Guide is desirable to retaining walls.
- 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. Secondary frontage fencing (and facing public areas or road) should be high quality consistent with Type 3 in the Fencing Strategy, including returns visible to street from adjoining properties.
- Where a retaining wall is required is required on a secondary frontage, it should not exceed 0.9m in height, masonry construction which complements house. Any fence above retaining walls should be set back to allow planting between fence and wall.

### Letter Box:

- Provide brick or rendered 1.05m high post box pillar and standard letter box. Refer to Guidelines page 6.

## Typical Lot Treatment



-  Brick or rendered pier & railing fence
-  Side & rear boundary fence
-  Consistent dense hedge row
-  Turf

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.

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.

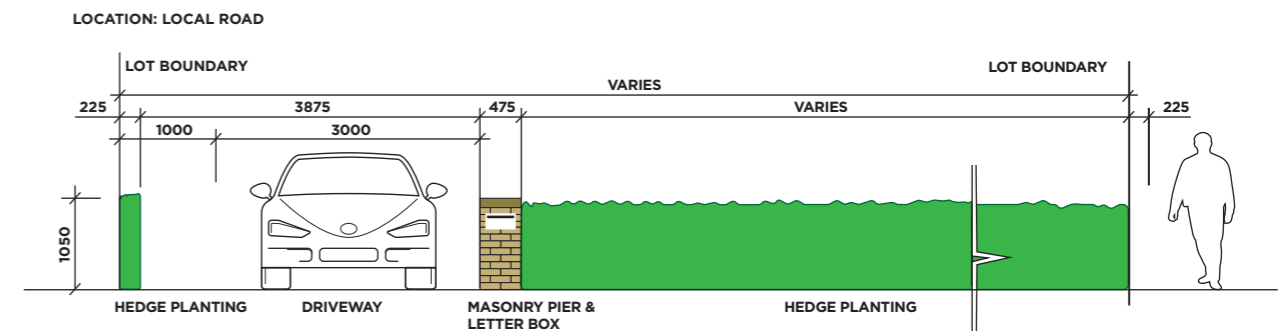
Four different fence types are defined:

- Type 1 - Hedging
- Type 2 - Metal Front Fence
- Type 3 - High Quality Lapped and Capped
- Type 4 - Standard Lapped Timber Fence

## Front Fence Types

### Type 1 - Hedging

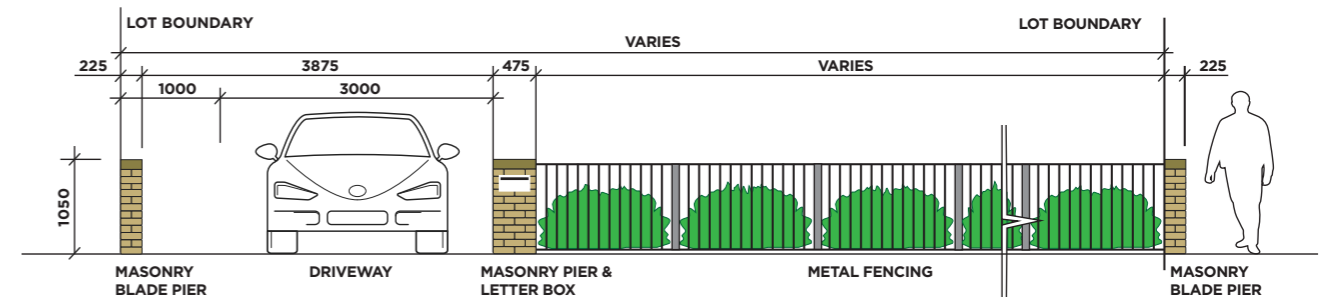
Densely planted hedge row defining the front boundary of the property. Intermediate piers (max 1.0m high) or Type 2 fencing are optional.



### Type 2 - Metal Front Fence

Constructed using masonry piers and prefinished spaced metal palisade infill panels.

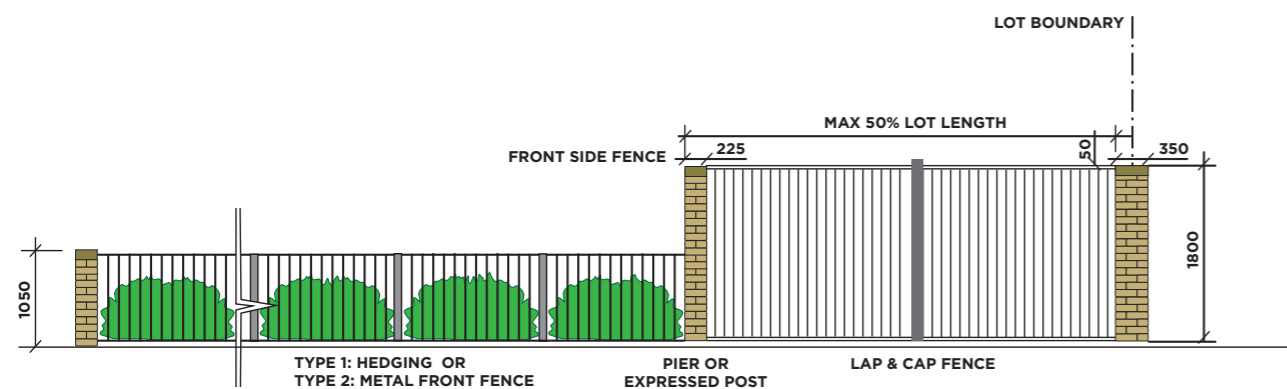
The masonry piers are to be 1.05m high, minimum 230 x 230mm with a solid capping, and complement house design and materials. Intermediate piers or metal posts to be provided. Densely planted hedging must be provided behind fencing panels.



## Side and Rear Boundary Fence Types

### Type 3 - High Quality Lapped Timber (secondary frontages and facing public areas)

1.8m high fencing with solid lapped timber paling panels between expressed timber posts or masonry piers. For corner lots, fence should extend no more than 50% of the lot length along the secondary frontage.



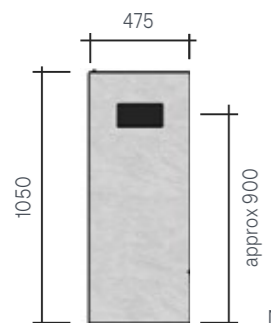
### Type 4 - Standard Lapped Timber (common boundaries)

1.8m high timber lapped fence, not to extend beyond side gates/cutoff fence.

## Letter Box Guidelines

- 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



The planting species list is provided as a guide when selecting the best species for your lot. Consider these species to ensure a consistent landscape treatment throughout the estate and an attractive landscape treatment for each lot. Where your preference is not available, alternative species with similar characteristics may be used on advice of your landscaper or nursery.

### Advanced Tree Species List (min. 25lt container size)

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

### Groundcovers & Grasses

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

### Hedging/Shrubs Species List

Latin Name	Common Name
<i>Acmena smithii</i> 'minor'	Dwarf lilly pilly
<i>Callistemon citrinus</i>	Lemon scented bottlebrush
<i>Doryanthes exelsa</i>	Gynea lilly
<i>Gardenia florida</i>	Gardenia
<i>Grevillea</i> 'Robyn Gordon'	Grevillea
<i>Melaleuca hypericifolia</i>	Hillock bush
<i>Murraya paniculata</i>	Orange Jasmine
<i>Syzygium cascade</i>	Weeping lilly pilly
<i>Westringia fruticosa</i>	Coastal rosemary

### Planting suitable for walls and screening

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







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