

## Estate Fencing and Retaining Walls

### Fencing

As a result of the topography of the land, the visual contribution of fencing to the character and amenity of Emerald Hills Estate is significant.

Therefore a fencing theme has been adopted and Design Guidelines apply to the erection of fencing within certain lots. These guidelines will form part of the contract for sale and can be found on our website ([www.emeraldhillsestate.com.au](http://www.emeraldhillsestate.com.au)).

The Design Guidelines identify the lots where fencing will be provided by Macarthur Developments, or where fencing will be required to be constructed in accordance with the Design Guidelines.

Elsewhere in Emerald Hills, in order to reinforce the desired visual character home owners should adopt the materials, style and colours in the specification below (reproduced from the Design Guidelines):

1. Fencing that has been constructed by Macarthur Developments cannot be altered or removed, and must be maintained in good repair.
2. All fencing should not exceed 1.8 metres in height on side and rear boundaries and 1.0 metre at the front boundary.
3. All fencing should be constructed of Lysaght Smartascreen® sheets and posts colour "Grey Ridge."
4. Where the fence is intended to sit above any proposed retaining wall, the retaining wall should be constructed of "Locabloc®" concrete blocks and piers sandstone colour with rock face finish located on the boundary of the lot to match the walls constructed by Macarthur Developments. Details and specifications of the walls are provided over the page.
5. Additional detailed fencing controls are provided in the Design Guidelines and Camden DCP 2011.



*Photo of Example of Required Fencing and Retaining Wall Colour and Style*

### Retaining Walls

Retaining walls are provided on some lots by Macarthur Developments to establish a practical fall in order to assist in minimising additional site costs for you, to minimise the need for you to construct your own retaining walls and to facilitate a good relationship between neighbours who may have lots on different levels.

While the final provision and heights of walls are not known until construction, we suggest you familiarise yourself with the potential presence of walls on the boundary of your lot. Details are presented in the Sales Plan for each lot or please contact our Sales Staff for information.

All retaining walls need to remain as constructed on site with minimal interference and no alteration. If any work for maintenance or other purpose is required to the retaining walls, the existing blocks must be recycled or replaced and/or supplemented with blocks of the same style, material and colour (being reinforced "Locabloc®" blockwork, sandstone colour with rock face finish).

The existing topography and constraints on retaining wall heights from both engineering and visual perspectives mean that the majority of lots retain some slope.



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*Photo of Retaining Walls in Emerald Hills Constructed by Macarthur Developments*

The retaining walls constructed by Macarthur Developments may not absolve you from requiring any additional walls, which may be necessary depending on the specific design and siting of your dwelling on your lot.

To maintain the integrity and visual contribution of the walls to the character of Emerald Hills Estate, home owners should use the same style and type of walls.

If any additional walls are desired they should be limited to side and/or rear boundaries and comprise the "Locabloc®" system, sandstone colour with rockface finish.

Please note that, as the ownership of existing walls constructed by Macarthur Developments is shared between neighbours, any proposed additions or modifications would need to be negotiated and agreed with your neighbour.

Contact details of "Locabloc®" are presented below. Please specify the Emerald Hills Estate product when you order.

Additional information regarding retaining wall controls are provided in the Design Guidelines and Camden DCP 2011.



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