

Hamilton Park Units Plan 523

Specifications for Construction and Replacing Fences

Scope

The purpose of this document is to:

- Define what is acceptable in relation to erecting or replacing fences within Hamilton Park.

Definitions

The following definitions apply:

- **Front Fence** – are those running parallel with and fronting any roadway.
- **Dividing Fence** – are those that run between units at right angles with the unit and separates the front and or rear yards.
- **Back Fences** – are those that run to the rear of Units 53 to 60 and Units 41 to 50 and forms the barrier between these units (eg the fence separating Units 50 and 53, 60 and 41).
- **Rear Fences** – encompass all fencing other than those mentioned above.

Considerations

There already exists an unacceptable level of non-conformity within the complex. Fences have been erected and replaced with little regard to conformity to original structures. In some cases consent from the Executive Committee was not obtained.

Care should be taken when considering such independent, non-conforming action as it can affect the presentation of the whole complex. Good presentation is next in importance to location when it comes to marketing a property.

In any case and unfortunately, it is a documented fact that it doesn't matter what measures you put in place you will not stop someone gaining entry to premises if they really want to. The majority who become involved in such criminal activities do not wish to be seen hence measures put in place to slow down the entry process are more effective than those that screen them from view.

Recommendations

The Executive Committee provides the following specifications for adoption and approval.

Fences that are replaced or constructed on or after 01 December 2003 that do not meet the approved specifications will be deemed to be unapproved structures and the Executive Committee will request they be demolished and replaced with an approved structure.

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Item	Construction Type	Specification Details
Front Fences and Rear Fences.	<ul style="list-style-type: none"> • Hardwood or treated pine palings. • Hardwood, treated pine or galvanised metal fence posts. • Hardwood or treated pine rails. • Each fence will consist of three rails. • Rails secured to the fence posts using galvanised bolts or screws. • Palings attached to the rails using galvanised nails or screws. • Fence (wall) posts may be attached to existing brick fences using dyna bolts. 	<p>Palings:</p> <ul style="list-style-type: none"> • The width of each paling is 45 mm (hardwood) or 25 mm (treated pine) +/- 5 mm • The thickness of each paling is 30 mm (hardwood) or 25 mm (treated pine) +/- 5 mm • The distance between each paling is 25 mm (hardwood) or 15 mm (treated pine) • Maximum height of each paling is 1.8 meters or the height of the existing brick fence that the fence is being attached to which ever is the smaller. • Palings should be painted both sides in mission brown. • Palings must face the roadway (front fences only). • Palings must face away from the units (rear fences only) <p>Rails:</p> <ul style="list-style-type: none"> • The width of each rail is 70 mm. • The thickness of each rail is 45mm. • The top rail should be no more than 150 mm from the top of the palings. • The bottom rail should be no more than 150 mm from the bottom of the palings. • The third rail must be placed mid point between the other two rails. <p>Posts:</p> <ul style="list-style-type: none"> • The width of each wooden fence post is 90mm • The thickness of each wooden post is 90 mm • The diameter of each galvanised metal fence post is 60 mm. • The width of each wooden “wall” fence post is 70 mm. • The thickness of each wooden “wall” post is 45 mm. • The maximum distance between each post is 3 meters. • If galvanised fence posts are used they must have a galvanised cap. Galvanised fence posts may be left unpainted. However if painted the colour must be mission brown. • Fence posts must be securely cemented into the ground or secured by dyna bolts to the existing brick fence and painted mission brown. <p>Other:</p> <ul style="list-style-type: none"> • All wooden fence posts and rails should be painted mission brown. • Fence posts and railings should face inside and towards the unit. • Lattice may be attached to the inside of each fence provided that the height of the lattice does not exceed one metre above the height of the existing brick wall, existing fence or

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Item	Construction Type	Specification Details
Dividing Fence and Back Fences	<ul style="list-style-type: none"> • Hardwood or treated pine palings. • Hardwood, treated pine or galvanised metal fence posts. • Hardwood or treated pine rails. • Each fence will consist of three rails. • Rails secured to the fence posts using galvanised bolts or screws. • Palings attached to the rails using galvanised nails or screws. • Fence (wall) posts may be attached to existing brick fences using dyna bolts. • Palings are to be overlapped so that there are no gaps. 	<p style="text-align: center;">new fence.</p> <p>Palings:</p> <ul style="list-style-type: none"> • Maximum width of each paling is 100 mm • Maximum thickness of each paling is 15 mm • Maximum height of each paling is 1.8 meters or the height of the existing brick fence that the dividing fence is being attached to which ever is the smaller. • Palings must be secured to the rails in an overlapping style. In the first row the palings should be placed so that the gap between each paling is no more than 40 mm. • Another row of palings should be secured over the top of the first row so that the gap between the first row palings is covered. • Palings should be painted both sides in mission brown. <p>Rails:</p> <ul style="list-style-type: none"> • The width of each rail is 70 mm. • The thickness of each rail is 45mm. • The top rail should be no more than 150 mm from the top of the palings. • The bottom rail should be no more than 150 mm from the bottom of the palings. • The third rail must be placed mid point between the other two rails. <p>Posts:</p> <ul style="list-style-type: none"> • The width of each wooden fence post is 90mm • The thickness of each wooden post is 90 mm • The diameter of each galvanised metal fence post is 60 mm. • The width of each wooden “wall” fence post is 70 mm. • The thickness of each wooden “wall” post is 45 mm. • The maximum distance between each post is 3 meters. • If galvanised fence posts are used they must have a galvanised cap. • Galvanised fence posts may be left unpainted. However if painted the colour must be mission brown. • Fence posts must be securely cemented into the ground or secured by dyna bolts to the existing brick fence. • Lattice may be attached to the inside of each fence provided that the height of the lattice does not exceed one metre above the height of the existing brick wall, existing fence or

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Item	Construction Type	Specification Details
		new fence.

A Simple Guide

Fence Type	Description	Construction	Height	Width	Thickness	Spacing
Front Fence and Rear Fence	Palings	Hardwood or Treated Pine	1.8 meters max	45 mm 25 mm	30 mm 25 mm	25 mm 15 mm
Front Fence and Rear Fence	Rail	Hardwood or Treated Pine	NA	70 mm	45 mm	<ul style="list-style-type: none"> ▪ 150 from top ▪ 150 from bottom ▪ Mid point between other two.
Front Fence and Rear Fence	Post	Hardwood or Treated Pine	1.8 meters max	90 mm	90 mm	Minimum 3 meters apart
Front Fence and Rear Fence	Post	Galvanised	1.8 meters max	60 mm diameter	NA	Minimum 3 meters apart
Front Fence and Rear Fence	Post (wall)	Hardwood or Treated Pine	1.8 meters max	70 mm	45 mm	Attached to existing brick wall or Unit.
Dividing Fence and Back Fences	Overlapping Palings	Hardwood or Treated Pine	1.8 meters max	100 mm	15 mm	<ul style="list-style-type: none"> • First row 40 mm • Second row is overlapping
Dividing Fence and Back Fences	Rail	Hardwood or Treated Pine	NA	70 mm	45 mm	<ul style="list-style-type: none"> ▪ 150 from top ▪ 150 from bottom ▪ Mid point between other two.
Dividing Fence and Back Fences	Post	Hardwood or Treated Pine	1.8 meters max	90 mm	90 mm	Minimum 3 meters apart
Dividing Fence and Back Fences	Post	Galvanised	1.8 meters max	60 mm diameter	NA	Minimum 3 meters apart
Dividing Fence and Back Fences	Post (wall)	Hardwood or Treated Pine	1.8 meters max	70 mm	45 mm	Attached to existing brick wall or Unit.
All fences	Lattice	Hardwood or Treated Pine	1.0 metre above fence height.			

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NOTES:

If you are replacing any fence it must be like for like". This means if the old fence was a "stake style" then the new fence must be "stake style". Similarly if the old fence was "lap paling" then the new fence must be "lap paling". The owners cannot substitute a lap paling fence for a stake style fence!