



Mullum Creek Fencing Guide

Mullum Creek has devised an open, uniform and modular system for reserve and inter-lot boundary fencing to support the open and natural landscape setting of the estate. This fencing will fulfil the requirements of Council's Design and Development Overlay DDO11 that applies to this estate. The fencing can easily be modified and enhanced by lot owners to satisfy their individual boundary screening and enclosure requirements, as agreed with their adjoining neighbours and approved by the DRC.

Please note that Mullum Creek encourages lot owners to dispense with inter-lot fencing altogether if agreement for this can be reached with adjoining neighbours, as this will afford a further openness and communal feeling for the estate.

Basic post and wire fence (BPW fence)

The BPW fence forms the basis of all fencing at Mullum Creek. All reserve and inter-lot boundary fencing will be of a post and wire type.

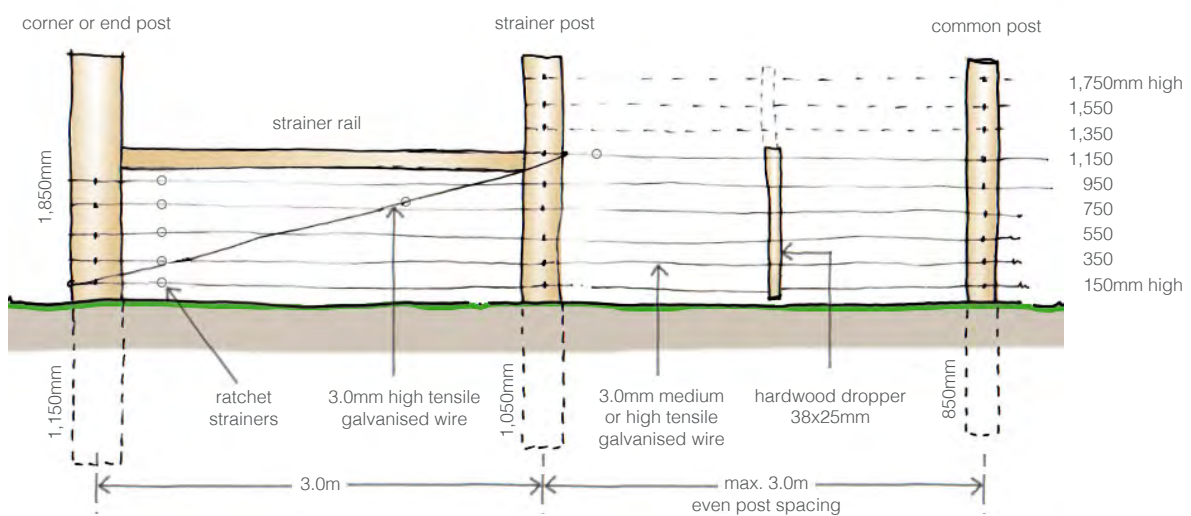


Diagram 1. Base post and wire fence

Fence posts and strainer rails must meet all the following environmental and aesthetic criteria:

- Posts must be debarked poles that are round, split, or halved and edged.
- Strainer rails must be rectangular sawn section that may include wane.
- FSC certified Australian hardwood with natural in-ground durability (Class 1 or 2).
- Sourced to satisfy the Mullum Creek Design Guidelines (Requirement R30) and its reference document, the Mullum Creek Timber Products Guide.
- Dimensioned as detailed in Table 1 below.

Timber dimensions for BPW fence

	Cross-sectional size (if round poles)	Face size (if split, or halved and edged poles)	height of top face above ground (mm)	length (mm)	Depth in ground (mm)
Corner and end posts	min. 200-225mm dia.	N/A (must be round)	1250	2250	1000
			1850	3000	1150
Strainer posts	min. 150-175mm dia.	150mm	1250	2150	900
			1850	2900	1050
Common posts	min. 150-175mm dia.	150mm	1250	1950	700
			1850	2700	850
Strainer rails	rough sawn 100x100mm OR 125x75mm (fitted on edge)		1150	3000	
Droppers	38 x 25mm rough sawn			1100	
				1700	

Table 1. Required dimensions of timber for Mullum Creek BPW fence



round pole fence posts



halved and edged fence posts



sawn strainer rails (with wane)

Mullum Creek has invited CERES Community Environment Park (a not-for-profit sustainability centre based in East Brunswick) to stock fence timbers through its new social enterprise CERES Fair Wood. You may wish to purchase your boundary fencing timber from Fair Wood (0402 166 015) or elsewhere. But if purchased elsewhere, it must be sourced to satisfy all five criteria detailed above, and as such is subject to DRC approval by requirement of the Mullum Creek Design Guidelines.

Fair Wood has fence posts available both as round bushpoles and as halved and edged posts.

Whilst you may prefer the rustic look of round bushpoles, be mindful that the outer skin (10-20mm thick) of a debarked bushpole consists of sapwood. Sapwood is normally not durable against rot or lyctus borer attack, irrespective of tree species. As such it will not hold wire staples over many years.

Halved and edged posts are still of rustic appearance but have sapwood removed from three faces. They therefore offer a more lasting hold for staples fixed directly into durable heartwood. They also allow for easier alignment of posts and rails for constructed screens.

BPW boundary fences shall be erected as follows:

- The spacing between fence posts beyond strainer assemblies shall be maximum 3.0m and even along a fence run.
- Halved and edged strainer posts shall be oriented with their 150mm face oriented towards adjacent corner or end posts. Halved and edged common posts shall be oriented perpendicular to the line of the fence run.
- For aesthetic reasons, fence posts shall be erected with their broader end facing down and embedded in ground. Preliminary geotechnical investigations across the Mullum Creek estate indicate the existence of weathered bedrock at between 0.60 and 1.25m below natural ground level. Therefore in order to achieve good post alignment for a fence run (of particular importance where privacy screening is proposed), Mullum Creek strongly recommends that fence posts be placed loose in bored holes, then aligned to a stringline with backfill of slag-lime stabilised earth. Slag-lime is available in bags from *Independent Cement and Lime Pty Ltd*, sold as *Australian Builders Steel Pave Slag Lime* (1800 035 046). This earth stabiliser contains no Portland cement, the manufacture of which in turn accounts for a staggering 8% of our planet's total CO2 emissions.
<http://www.independentcement.com.au/wp-content/uploads/2015/12/SteelPave-Brochure.pdf>
- The tops of all inter-lot fence posts shall be at 1.85m above NGL, unless lot owners on both sides of a fence run agree that it should be lower, in which case the minimum height of posts shall be either 1.25m, 1.45m or 1.65m above NGL. In this case the fence run cannot again be raised in height for pet enclosure or privacy screening (constructed or vegetative), without first replacing all posts as necessary to cross-sectional size, heights and ground embedment specified in Table 1 above.
- Where a boundary fence erected by the developer adjoins a reserve, the lot owner may elect to neatly dock the height of posts along that fence run, but to no lower than 0.1m above the top run of plain fencing wire, in turn located at approx. 1.15m above natural ground level (NGL). If docked, that fence run cannot again be raised in height for dog enclosure or privacy screening (constructed or vegetative), without first replacing all posts as necessary to cross-sectional size, heights and ground embedment specified in Table 1 above.
- 3.0m wide strainer assemblies are to be constructed where a fence run ends, turns a corner, changes direction by more than 5 degrees, or intersects with other fence runs.
- Strainer rails may be carefully and skilfully housed into the heartwood of corner and strainer posts, either with power drill, spade bit and hand or power chisel, or using a chainsaw with mortice attachment <https://www.youtube.com/watch?v=Jc8rMeLq3yk>. To ensure worker safety, we recommend the latter only to very skilled chainsaw operators. Alternatively, strainer rails may be butt fixed to fence posts with two min. 10mm dia. mild steel pins (top and bottom).
- Fencing wire shall be plain, 2.8-3.5mm diameter, medium to high tensile, galvanised, and sourced from a reputable local manufacturer such as *Southern Wire*, *Waratah* or *Gallagher*.
- Wires shall be tensioned using quality galvanised ratchet strainers (*Speedrite*, *Gallagher* or similar) or appropriate *Gripple*TM tensioners.
- Reserve fencing (between lots and tree or nature reserves) shall have its wire runs located directly on title boundary and shall have posts located on the lot side of the boundary, so as to make mowing and other maintenance by Council as easy as possible.
- Bracing of end strainer assemblies shall be achieved using 2.8-3.5mm high tensile galvanised wire, anchored on posts and tensioned using a quality galvanised ratchet strainer (*Speedrite*, *Gallagher* or similar) or appropriate *Gripple*TM tensioners.

- Fencing wire shall be face-fixed into posts at 150, 350, 550, 750, 950 and 1150mm above NGL using galvanised steel staples. Select staple length to achieve firm anchorage through sapwood (where present) into heartwood of fence posts. Alternatively, wires may be face-fixed to posts using tie wire as shown in the photo below.
- Wires should be tied off so that ends are pointed towards posts to avoid injury.



Alterations to BPW fence which do not require DRC approval

Where lot owners have pets, children or little zebras that need to be kept safe at home, they may modify the BPW fence structure without DRC approval as follows:

- Additional horizontal plain wires may be added (in the same plane as wires below) at 1350, 1550 and 1750mm above NGL.
- Where longer droppers are installed to better hold also the upper wire spacings between posts, these must be timber droppers as specified in Table 1.
- Mesh may be fitted directly onto the fence wire plane to a maximum height of 950mm above NGL. Mullum Creek specifies the use of 'Waratah Stocksafe-T Longlife' mesh or 'Waratah Longlife Netting' (chicken wire) which is available with various mesh apertures and to heights of 700 or 900mm. Where mesh is to be fitted, an extra run of plain wire shall be strung at 50mm above NGL for securing of bottom edge of the mesh. Where lot owners are containing pets that like to dig or may have problems with rabbits, we recommend the addition of an apron of netting laid on or buried into the ground with its top edge fastened to the bottom wire at 50mm above NGL. This apron may be metal. Alternatively, owners may wish to use a readily available recycled plastic trellis or barrier mesh connected to plain wire using proprietary ring fasteners. Depending on the circumstances of adjoining lot owners' requirements, the DRC may at its discretion approve the use of mesh attached to 1.75m height.

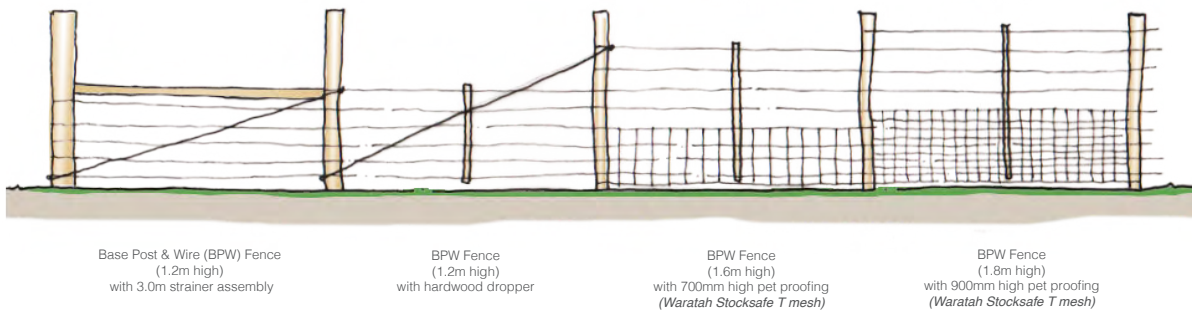


Diagram 2. 1.8m high base post and wire (BPW) fence with examples of alterations that do not require DRC approval

Where adjoining lot owners agree that they prefer all or part of their shared fence to have posts at only 1.25m, 1.45m or 1.65m above NGL, such lower fencing may be erected without DRC approval. But it must be detailed as described on pages 2 and 3 of this Guide.

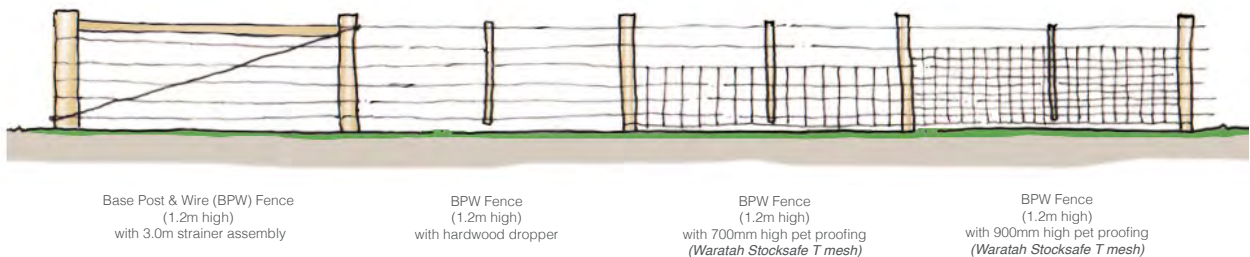
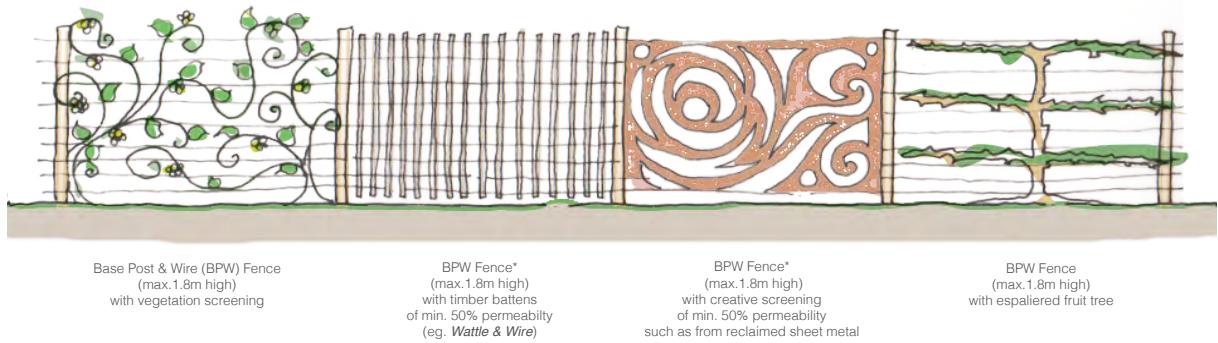


Diagram 3. 1.2m high base post and wire (BPW) fence with examples of alterations that do not require DRC approval

Alterations to BPW fence which require DRC approval

Constructed screening on inter-lot boundaries

- Screening must be minimum 50% permeable, must not exceed 1.8 metres in height above NGL, and must not exceed 50% of the fenceable length of any single boundary line as defined by Requirement R65 in the Mullum Creek Design Guidelines.
- All constructed screening (that is not vegetation) on inter-lot boundaries is initially subject to negotiation between neighbours. The nature and placement of these screening elements must be agreed to by adjoining lot owners, and a form signed by both parties formalising an agreed screening proposal must be submitted to the DRC for approval.
<http://mullumcreek.com.au/app/uploads/2016/04/MC-Boundary-Screening-Agreement-form.pdf>
- Mullum Creek strongly encourages screening with vegetation, as it provides strong aesthetic value and promotes less material consumption. Screening with vegetation does not require DRC approval.



* Constructed privacy screening requires agreement between adjoining lot owners as well as DRC approval.

Diagram 4. Base post and wire fence with examples of screening (minimum 50% permeable)

Wing Fences

Should wing fences (side fences connecting the side boundary to the building) be required, the following applies:

- When the wing fence forms an “L” with the inter lot boundary, the wing fence and the intersecting section of the boundary fence must be the same height.
- When the wing fence forms a “T” intersection with the lot boundary, the height of the wing fence must not exceed that of the intersecting section of the side boundary fence.
- The extent and nature of screening applied to a wing fence will be reviewed and assessed by the DRC on a case by case basis.



Constructed privacy screen at Mullum Creek