

	<p>Local Planning Policy 117 Front Fences</p>
<p>Key Focus Area Liveability</p>	<p>Responsible Directorate Planning and Development</p> <p>Relevant Council Delegation Nil</p>

Purpose

Front fences more than any other built element, form the foundation of a streetscape. This policy outlines the principles for owners and developers to consider in a front fence design, whilst detailing the approval requirements in relation to erecting a front fence on properties within the Town .

Policy

The design of a front fence has a significant impact on the character of the residential precinct. Open decorative fences provide an attractive feature separating private open space from the public domain. Open picket or wrought iron fences allow casual surveillance of the street and contribute to the neighbourhood by encouraging social interaction between residents and passers-by. The Town also acknowledges that where streets carry high volumes of traffic, appropriately designed fences may provide significant sound reduction to improve the amenity of the residents.

In considering a front fence design, the Town would like to encourage owners and developers to:

1. Consider the form and character of historic dwellings to be reflected in the front fence.
2. Consider erecting fences that have articulation or detailing to provide visual interest.
3. Consider safety and security of the precinct by encouraging front fences that provide clear views from the dwelling to the street.

Determination of an Application for a Front Fence

1. Front fences and walls not exceeding 1.2 metres in height do not require Council approval:
 - a. No point of the fence is higher than 1.8 metres above the footpath.
 - b. More than 50% of the fence is wrought iron or open to pick to allow views from the dwelling to the street.
 - c. The fence is articulated, both vertically and horizontally.
 - d. Piers to not exceed 2.1 metres in height, including capping.

Guidelines for Front Fences Abutting Streets Which Carry High Volumes of Traffic

Council when considering an application for a fence on the front boundary of a lot facing a street or road which carries high volumes of traffic shall give favourable consideration to solid fences which meet the following criteria:

- The fence is articulated both vertically and horizontally.
- The average height of the fence does not exceed 1.8 metres and the maximum height 2.1 metres above the footpath or if there is no footpath, the level of the verge.
- Ornaments or lighting incorporated in the design do not exceed 2.3 metres in height above the level of the footpath or if there is no footpath, the level of the verge.
- The fence is set back a minimum of 0.5 metres from the front boundary and landscaping is provided and maintained so as to obscure the fence from the street.

Fences on Lots with Two Street Frontages

For the purpose of this policy, the front boundary of a lot with two street frontages shall be the frontage with the lesser dimension.

A fence on a secondary street frontage shall within six metres of the front boundary, comply with the requirements for fences on front boundaries. The remainder of the fence providing it is articulated both vertically and horizontally, may be constructed at an average height of 1.8 metres above the footpath or verge and maximum height of 2.1 metres so as to give privacy to the private open space within the lot, provided that:

- Length is limited to a maximum of 75% of the frontage where private open space fronts the street, and
- Some surveillance of the street is maintained from the dwelling unit.

Streets Which Carry High Volumes of Traffic

Streets deemed to carry high volumes of traffic areas designated in Local Planning Scheme No. 3 (Appendix XI).

Provision of Privacy for Private Open Space

Where a development has been approved and the designated open space for that dwelling is between the front of the dwelling and the street, Council will give favourable consideration to an application for a solid front fence providing the fence:

- is to provide privacy to the principal private recreational area on the lot.
- extends across no more than 50% of the frontage of the lot, and
- no part of the fence, other than lighting or ornaments incorporated in the design, is more than 1.8 metres above the footpath, or if there is no footpath the natural verge level at any point. Lighting or ornaments providing they are incorporated in the design may extend to a maximum height of 2.3 metres above the footpath or verge level.

Document Control Box			
Business Unit:	Planning and Development		
Legislation:	Local Law Relating to Fences		
Organisational:	Nil		
Review Frequency:	Annual	Next Due:	2021
Version #	Decision:	OCM Date:	Resolution Number:
1.	Adopted		NA
2.	Reviewed	23/11/1999	NA
3.	Reviewed	05/10/2010	210/10
4.	Reviewed	10/12/2013	360/13
5.	Reviewed	09/12/2014	203/14
6.	Reviewed	15/12/2015	226/15

7.	Reviewed	13/12/2016	206/16
8.	Reviewed	18/12/2018	228/18