

## 9.4 FENCING

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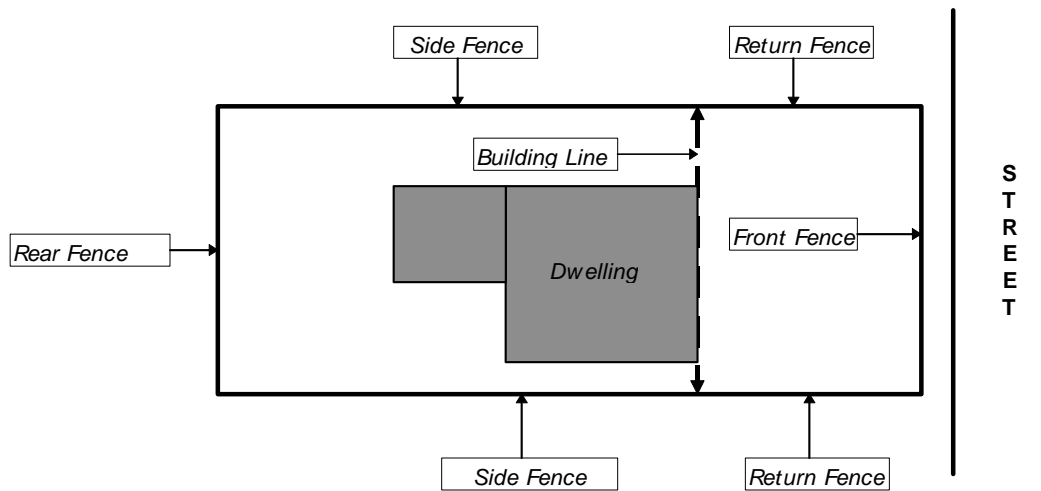
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### 1 Objective of this Part

All fencing must be compatible with the streetscape of the locality and must not adversely affect the amenity of the area and the safety of pedestrians and vehicles. In particular the front and return fencing must complement the development of the site and must be compatible with the streetscape.

### 2 Terms

The diagram 1 illustrates the meaning of the terms, front fence, return fence, side fence and rear fence:



Plan Layout of Typical Residential Allotment

*Diagram 1*

### 3 Determining an Application

In determining an application to erect a fence, the Council must consider:

- The effect of the fence on the amenity of the locality including the visual impact, size and overshadowing.
- The effect of the fence on traffic and pedestrian safety.
- Effect of the fencing on the amenity of the locality by their visual impact size and overshadowing.

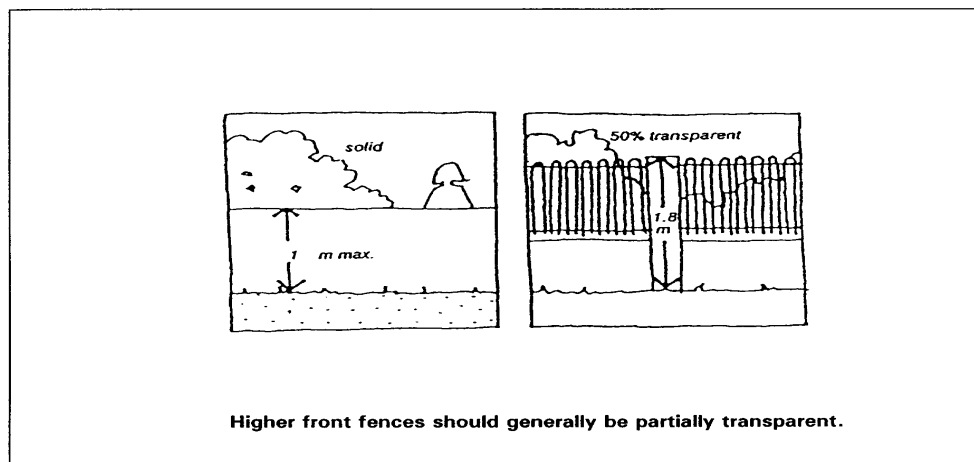
### 4 Front and Return Fences

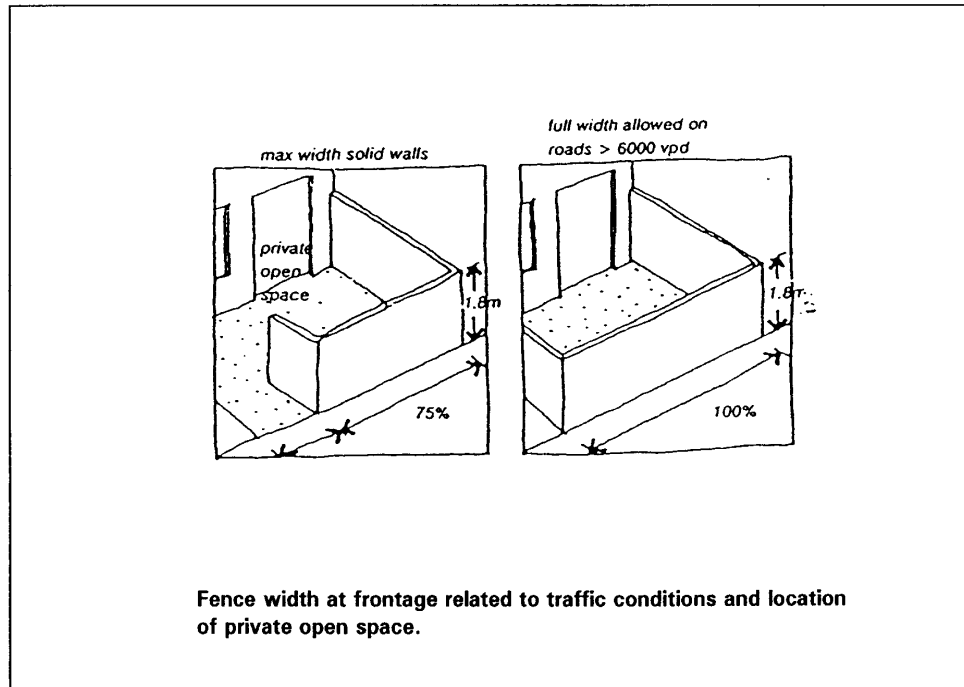
Front fencing has implications for streetscape appearance, privacy and security. It has the potential to be the dominant design element and requires careful thought in the design process.

Front fences have advantages and disadvantages. They can define territory, provide safe play areas for children, and offer some acoustic and visual privacy. Some high walls can also provide security. However, front fences and walls can also unduly dominate a street. In addition they can reduce pedestrian amenity and opportunities for social interaction in the street and may prevent resident surveillance of the street and homes for security.

**Controls**

- a) Front and return fences should not be of paling construction.
- b) Solid front and return fences must be no more than 1 m high. Council approval is required for masonry fences higher than 900mm
- c) The height of front and return fences may be increased to 1.8m if the fence has openings which make it not less than 50 % transparent. (Refer to diagram 2.)
- d) Return fences must not exceed the height of the front fence and the height of any side or rear fence.
- e) Council may approve solid front and return fences up to 1.8 metres high where:
  - the main private open space is in front of the dwelling; or
  - traffic volumes on the adjoining road exceeds 6000 vehicle movements per day. (Refer to diagram 3.)

**Diagram 2**



**Diagram 3**

Provided that:

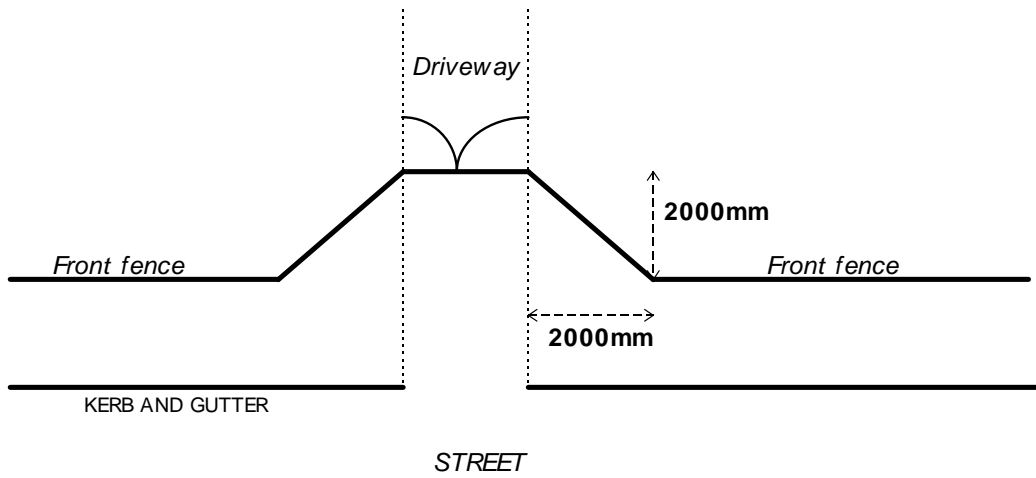
- the width of the fence is limited to 75% of the frontage where private open space fronts the street;
- the vehicle gates are recessed in the manner shown in diagram 4.
- some surveillance of the street is maintained from the dwelling;
- fences are articulated or detailed to provide visual interest, this could include the use of columns, plantation boxes or of curved or zig zag or chevron pattern as shown in diagram 5.

In addition to the above control if a solid fence higher than 1m is proposed for a corner allotment the fence must be sited with a 5m by 5m splay at the corner so that visibility is maintained for vehicles and pedestrians.

## 5 Retaining Walls on the Street Alignment

Where substantial difference exists between the natural ground level and the street alignment a retaining wall may be required.

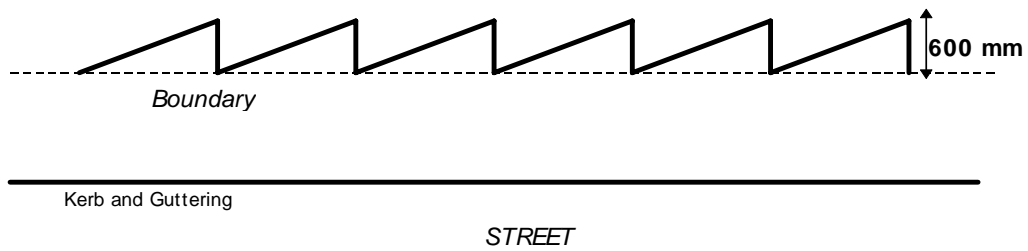
Council approval is required to construct a retaining wall on the street alignment.



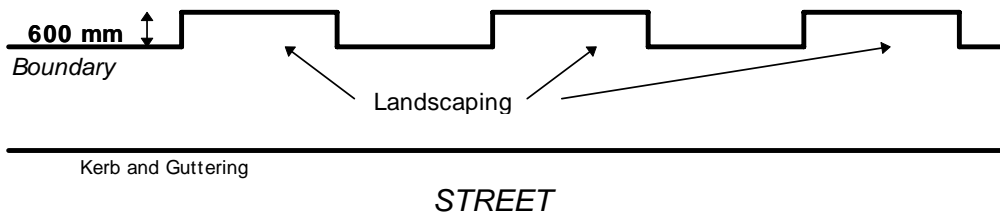
**Diagram 4**

**Examples of Acceptable Solutions**

**Zig Zag**



**Recessed Planter Boxes**



**Diagram 5**

## 6 Side and Rear Fences

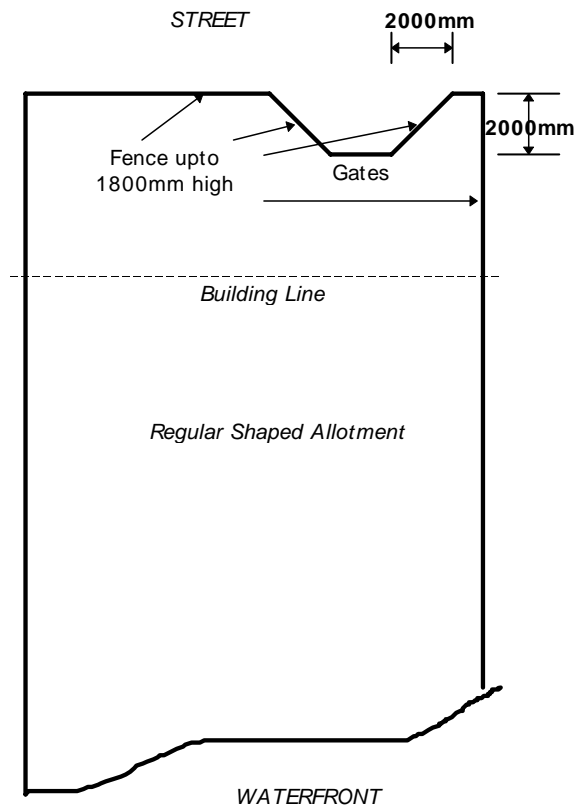
Side and rear fences should not exceed 1.8 m in height and should be of post and lapped paling construction.

Side fences on side street alignment should not exceed 1.8m in height and should be of post and lapped and capped paling construction or modular steel construction.

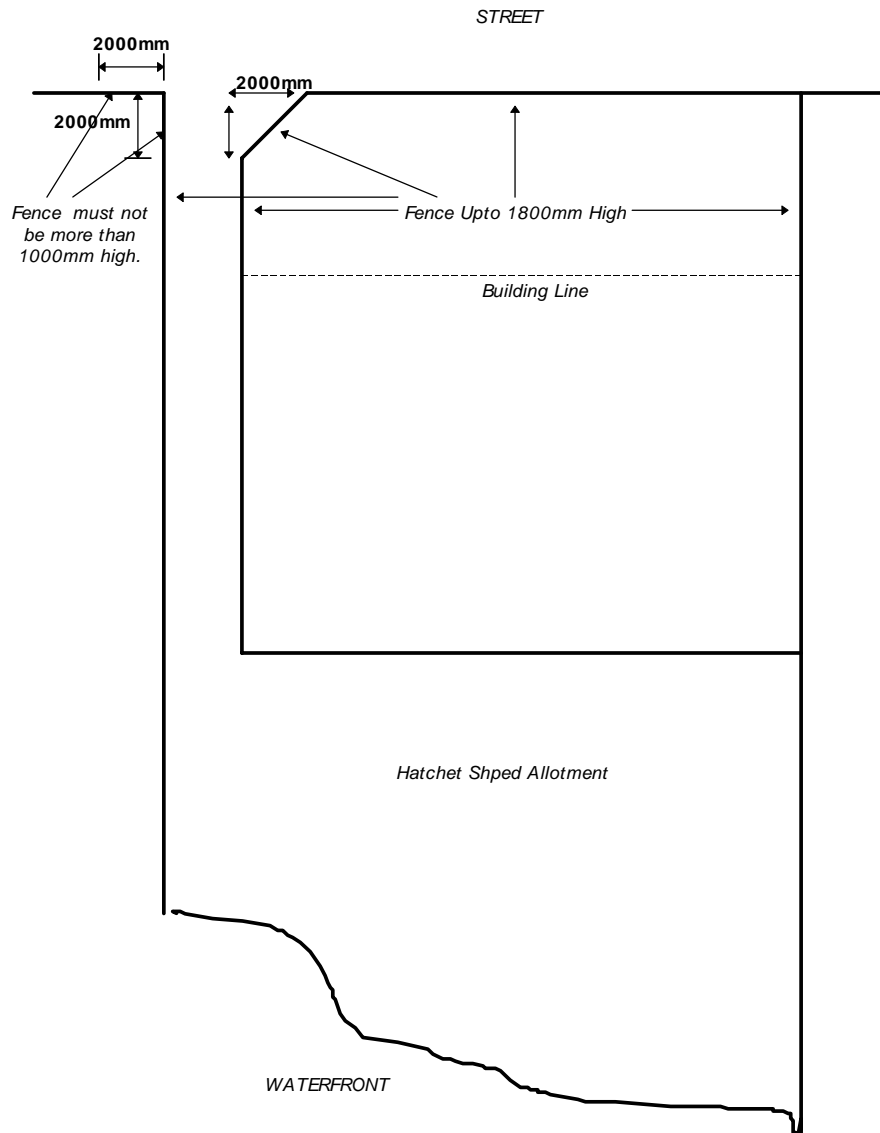
## 7 Waterfront Properties

Properties that have a common boundary with the Parramatta River or Lane Cove River or any bay which forms part of an estuary of these rivers and a public road or place tend to face the river or bay. Therefore they have specific needs for privacy fencing.

With the approval of Council solid fences may be constructed on the street alignment provided they are constructed in accordance with diagrams 6 and 7 and the other provisions of this policy.



**Diagram 6**



*Diagram 7*

## 8 Fencing for Urban Housing

Fencing standards for Urban Housing are set out in Part 3.6.

## 9 Fencing for Residential Flat Building

Fencing standards for residential flat buildings are set out in Part 3.4.

## 10 How to measure the height of fences

The height of a fence to be constructed on the street alignment is to be measured above the street alignment. The height of the intersecting return fence is to be compatible with the front fence.

## 11 Obtaining the Street Alignment Level

The street alignment levels must be obtained from Council prior to the construction of a fence on the street alignment. This advice can be provided by Engineering Services at the fee listed in the Management Plan.

## 12 Materials

Barbed wire, broken glass and other dangerous materials must not be used in the construction of fences on residential properties.

Second hand material should not be used. However Council may approve the use of second hand materials where these are of good condition and can be adapted so that they complement the fences of neighbouring properties. Second hand bricks and masonry may require rendering or other suitable treatment.

## 13 Dividing Fences Act

This policy does not affect the rights and responsibilities of property owners under the provisions of the Dividing Fences Act.

## 14 Fencing of Public Land

Council does not have any obligations to pay for any costs involved in erecting or maintaining fences bounding public land, including parks and reserves.

## 15 Fencing and Stormwater Management

The provisions of this Part should be read in conjunction with Part 8.2. Particular attention is drawn to the following requirement.

*“Boundary and internal fences should not obstruct the natural path of overland flow. Impermeable boundary fences where used shall be constructed in a manner so as to provide a clearance of at least 50 mm between the ground and the bottom of the fence. All fences located within an overland flow path shall be permeable in nature to at least 300 mm*

*above the calculated top water level in order to allow water to freely pass through them. In most instances, only the lower portions of the fence will need to be permeable. No permanent structures are to be built over Council drainage easements, watercourses or pipelines over which Council has an interest. This includes brick and other fences of masonry construction.”*

Note: A permeable fence is one that allows water to freely pass through.