

Front Fence

Definition

A front fence is a wall, screen or barrier that adjoins a street boundary or is located in the front setback area.

Is a Building Permit required for a front fence?

A building permit is required for a fence that has any masonry element in excess of 750mm in height and/or any part of the fence is more than 500mm in height and will be used as a retaining wall.

Is Planning Approval required for a front fence (Development Approval)?

Front fences are required to comply with the Town's Residential Design Guidelines. Sightlines must be maintained in accordance with the Residential Design Codes.

- The maximum allowable height of a front fence is 1.8m, as measured from the natural ground level on the street side of the fence.
- The maximum height of the solid portion of the fence is 1.2m, as measured from the natural ground level on the street side of the fence.
- Masonry pillars are permitted to a height of 1.8m and a maximum dimension of 400mm x 400mm
- Excluding the pillars, where a front fence exceeds 1.2m in height, the portion of the fence above the 1.2m must be 60% visually permeable and have continuous vertical or horizontal gaps of at least 50mm.
- Fences adjacent to vehicle access points or where two streets intersect must be truncated with the minimum dimension of the truncation being 1.5m. Alternatively, the fence may be reduced in height to no more than 0.75m.
- Property owners are responsible for maintaining their fences so as to prevent them from becoming unsightly or prejudicial to the amenity of the neighbourhood. Suitable methods should be undertaken by owners to reduce the likelihood of graffiti attack on their fences. For example, painting the outer surface of the fence or coating it with an anti-graffiti finish or the incorporation of landscape embayment.

A Planning / Development Approval is required for development that does not comply with the Residential Design Codes or the Town's Residential Design Guidelines or located in a heritage-protected place. If you would like clarification if Development Approval is required for the proposal, you can contact the Town's Planning Services on 9339 9339 and ask to speak with the Planning Officer.

Can I build a front fence as Owner-Builder?

Yes, owner builders are allowed to construct a front fence. If the construction value is over \$20,000 you will need to apply to the Building Services Board at the Department of Mines, Industry Regulation and Safety (DMIRS) for an Owner-Builder application. Once approved, you will receive an Owner-Builder Certificate. A Building Permit cannot be issued for building work over \$20,000 unless an Owner-Builder Certificate has been received or a registered Builder has been contracted to do the building work.

Do I need a Structural Engineer's Certification for the proposed front fence?

All masonry fences require a practising, professional Structural Engineer to design the fence.

Who can lodge the Building Permit application?

The property owner or the Builder / Agent can lodge the Building Permit application.

How long will my Building Permit application take to process?

Certified Applications must be processed within 10 working days of it being lodged with the Town. If additional information is required, the applicant will be given 21 calendar days to provide the information. The Town then has the balance of the remaining 10 working days in which to provide a determination.

Uncertified Applications must be processed within 25 working days of it being lodged with the Town. If additional information is required, the applicant will be given 21 calendar days to provide the information. The Town then has the balance of the remaining 25 working days in which to provide a determination.

What is the difference between certified and uncertified applications?

A Certified Application has had its assessment completed by a private Building Surveyor and has been issued with a Certificate of Design Compliance. Certified Applications must be submitted complete with all prior approvals (including Development Approvals). The Town will issue a Building Permit for the proposed structure.

An Uncertified Application is submitted to the Town for a full assessment. The Town will issue a Certificate of Design Compliance and a Building Permit for the proposed structure.

What do I need to submit if I need a building permit?

Certified Applications:

- Completed BA1 Application Form.
- Completed Certificate of Design Compliance that has been signed by the registered Building Surveyor.
- One copy of all referenced documents as stated in the Certificate of Design Compliance.
- Building and Construction Industry Training Fund and Levy (BCITF) form or copy of BCITF receipt (required where estimated costs of building or construction exceeds \$20,000 including GST)

Uncertified Applications:

- Completed BA2 Application Form.
- 1x copy of a site plan. The site plan must be drawn at a minimum scale of 1:200, indicating existing structures.
- 1x copy of elevations, illustrating heights, and 1 copy of a typical pier detail, illustrating its construction.
- 1x copy of construction specifications indicating size, materials, driveway truncations and footing details. Please note that all masonry fences require a practising Structural Engineer to design the fence.
- Building and Construction Industry Training Fund and Levy (BCITF) form or copy of BCITF receipt (required where estimated costs of building or construction exceeds \$20,000 including GST)

What are the fees for the Building Permit application?

The fee is based on the estimated value of construction, minimum \$171.65. If the value is more than \$20,000, please refer to the Fee Calculator – Planning & Building.

Payment of an Infrastructure Bond is required for all Building and Demolition Permits issued.

Effective October 2021