

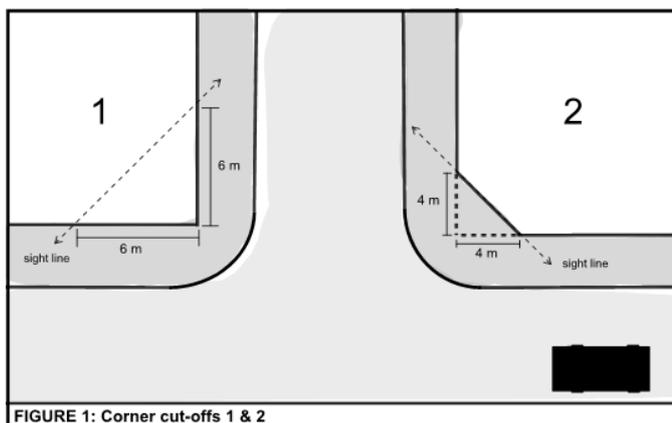
FENCING

Corner fencing

When do I need approval for a corner fence?

Council approval is required for any fence higher than 1 metre above ground level within a distance of 6 metres of the intersection of two roads (measured along the property boundaries adjoining those roads).

As per Figure 1 below (refer to Site 1):



What type of approval do I need?

- Historic Conservation Zone, Local and State Heritage items.
- Where a 4x4m cut off **is not provided** (as per Site 1), Development Act approval is required for a fence over 1m in height and within 6m of a corner. Council By-Law approval is also required in this case.
- Where a 4x4m cut off **is provided** (as per Site 2 in Figure 1 above), By-law approval (but not Development Act approval) is required for a fence over 1m in height, within 6m of a corner.

Assessment criteria

- Approval for any fence within 6m of the corner and over 1m in height would only be granted if Council can be satisfied that the portion of the fence over 1m in height does not interfere with sight distance across the 6 m setback area.
- Land division applications include, either voluntarily or at Council's request, a corner cut off of 3x3m or 4x4m. This means that the land in the cut off zone is owned by council and cannot ever be fenced.

- Any fence that exceeds 2.1 metres in height (measured from the lower of the two adjoining land levels) or is situated on the site of a Local or State Heritage Place or within an Historic Conservation Zone, requires Development Approval regardless of any pre-existing corner cut offs.
- The solid portion of any fence at an intersection should not exceed 1 m above the adjacent verge or footpath area to a point 6m from the intersection of two roads, unless subject to the special conditions of approval stated above;
- Any vegetation or other constructions that are to be provided in the space in front of the corner fence should not exceed 1m in height;
- Any fence columns above 1 m in height should not exceed 75mm in diameter and vertical railings should not exceed 20mm in diameter and be spaced apart not less than 100mm; and
- Where a corner fence is to be constructed in a Historic Conservation Zone, the fence should conserve and enhance the typical design characteristics of the mid-Victorian period including stone walls with elaborate render detailing, cast iron railings and trim

What information should I include in my application?

When submitting a development application for the construction of a corner fence, the City of Holdfast Bay requires essential information from the applicant.

You will need to provide a properly scaled site plan, drawn to a recommended scale of 1:100 or 1:200 showing:

- All boundaries of the site including all measurements and site area, north point and scale;
- Location of existing buildings and easements on the site;
- Existing and proposed landscaping adjoining the corner fence with a landscaping schedule showing proposed tree removal (if applicable) and new planting and/or construction;
- Vehicular access points;
- The type, height and materials of the corner fence;

- If the corner fence is to be masonry, then an Engineers Report is required;
- Elevation plans and dimensions showing building materials, finishes and colour(s) to be used.

Front Fencing

The City of Holdfast Bay's objective for the use of front fences is to improve amenity for residents and ensure fences contribute positively to the streetscape and to the appearance of adjacent buildings.

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

Fencing defines territorial boundaries, provides a safe area for children to play and offers some acoustic and visual privacy. However, front fences can also unduly dominate a street and their design may not always be in keeping with the streetscape and built character. They can reduce pedestrian amenity and opportunities for social interaction in the street and prevent resident surveillance of the street and of homes for security.

Design approach

For housing where space is at a premium, fencing may allow better use of the front yard. In some circumstances it will be appropriate to allow high front fences and walls, such as when the most desirable area of private open space faces the street (eg best solar orientation) or where noise generated by traffic is high.

In many areas, particularly in new, developing areas, front fencing forward of the building line may not be warranted or desirable. The resultant streetscape has a more open landscaped character which can be attractive if significant landscaping of the front garden area takes place.

In established areas, where residential densities might be higher and/or fences more characteristic, front fencing can help integrate streetscape or integrate new housing within a new housing project.

Privacy and territory

The traditional Australian approach to gardens is for the front yard to function as a semi-public space. This role conflicts with the desire generated in many housing developments for the private open space facing the street to be enclosed. A means to resolve this dilemma may be to provide partial high privacy screening from the street whilst maintaining some degree of visual connection and overall design cohesion.

It is preferable for fencing to be sited at the property boundary to give a clear definition of both territory and responsibility for care and maintenance of land on the street side of the fencing.

Safety and surveillance

It is important to keep security in mind when designing a fence so to maintain the opportunity for casual surveillance of the street by residents from their dwellings or front yards. This has implications for the height, extent and transparency of fencing.

A solid wall fence of 1.8m in height can occupy the whole frontage when on a main arterial road to prevent noise and offer privacy, however it must contribute to the streetscape and to adjacent buildings.

In November 2007 new fire safety provisions were introduced regarding clearance between brush fences and homes. These changes do not affect existing brush fences, or existing dwellings, if no changes are being made to the fence or dwelling.

Design criteria for fencing

- The design and materials of fences and walls abutting streets (excluding service lanes) should:
 - (1) Be compatible with the associated development and with attractive fences and walls in the locality; and
 - (2) Enable some presentation of buildings to the street to enhance safety and surveillance.

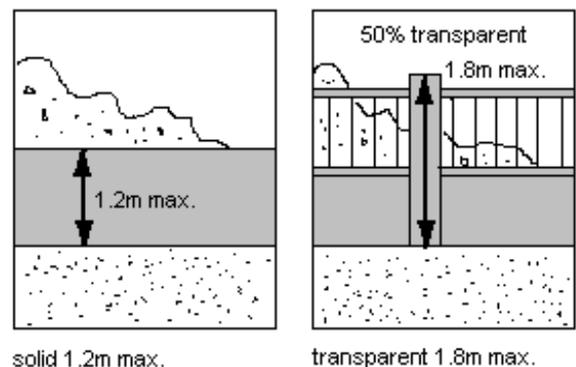


Figure 1: Higher front fences should generally be partially transparent.

- Front fences and walls should assist in highlighting entrances to buildings.
- The design and materials of front fences and walls should be compatible with the associated development and with attractive fences and walls in the nearby visible locality.
- The use and/or design of fences and walls in streetscapes of significance should be appropriate to the heritage context.
- A fence in all Historic Conservation Zone should conserve and enhance the typical design characteristics of the period including stone walls with elaborate render detailing, cast iron railings and trim.

Do I need approval for fencing?

Under the Development Act, 1993, you need approval for the following:

- All fences in Historic Conservation Zones and on State or Local Heritage Items;
- Any fence exceeding 2.1 metres in height (measured from the lower of the two adjoining finished ground levels);
- A fence that exceeds (or would exceed) one metre in height within 6 metres of the intersection of two boundaries of land where those boundaries both face a road, other than where a 4 x 4 metre corner cut-off has already been provided (and is to be preserved);
- A masonry fence that exceeds (or would exceed) one metre in height (measured from the lower of the two adjoining finished ground levels);
- A fence that is (or is to be) a safety fence for a swimming pool which is approved for construction, or requires approval for construction;
- A retaining wall within 100 meters of the coast measured from mean high water mark on the sea shore at spring tide;
- Brush fences closer than 3 meters to a class 1 and 2 building.

What information should I include in my application?

When submitting a development application for the construction of a fence, the City of Holdfast Bay requires essential information from the applicant.

You will need to provide a properly scaled site plan, drawn to a recommended scale of 1:100 or 1:200 showing:

- All boundaries of the site including all measurements and site area, north point and scale;
- Location of existing buildings and easements on the site;

Want to know more?

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