

Info Sheet

Exempt Fencing

Please refer to clause 4.6 of the planning scheme for full details



Many fences are exempt from approval, however, fences that are not exempt will often require a discretionary planning application. The exemptions will not apply to heritage listed properties.

GENERAL RESIDENTIAL, LOW DENSITY RESIDENTIAL, VILLAGE, LOCAL BUSINESS AND GENERAL BUSINESS ZONES

Front fences are exempt from planning approval if:

- no part is more than 1.2m high; or
- no part is more than 1.8m high and all parts higher than 1.2m have openings with a uniform transparency of at least 30% (e.g., 70mm wide pickets with a 30mm gap between each picket).

The front fence includes all parts of the side fences within 4.5m of a frontage.

This exemption also applies to free-standing walls.

RURAL LIVING, AND LANDSCAPE CONSERVATION ZONES

Front fences are exempt from planning approval if they are no higher than 1.8m if adjoining public land or 2.1m where not adjoining public land.

RURAL AND AGRICULTURE ZONES

In these zones, fencing is exempt.

SIDE AND REAR FENCING

If not within 4.5m of a frontage, fences are exempt up to a height of:

- 1.8m if adjoining public land, or
- 2.1m if not adjoining public land

If you have a boundary with a property in the General Residential, Low Density Residential or Rural Living Zone, these

fences cannot contain barbed wire.

LIGHT INDUSTRIAL ZONE SECURITY FENCING

Fences can be up to 2.8m in height unless adjoining a residential property in which the height must be reduced to 2.1m and the fence cannot contain barbed wire.

NON-EXEMPT FENCES

A permit is usually required for non-exempt fencing. Most zones have a fencing standard that sets out the acceptable solution or performance criteria that needs to be satisfied.

WHAT IS THE 'FRONTAGE'?

The image below explains frontage for corner and regular urban lots.

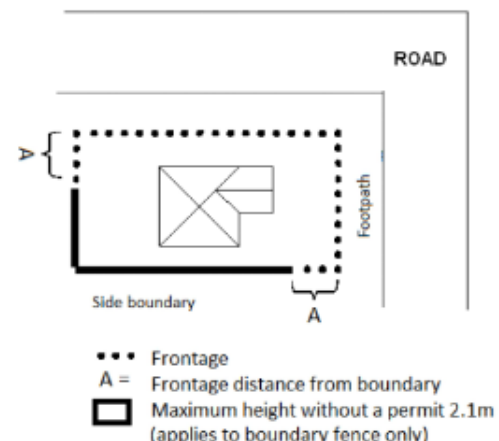


Figure 1: Frontage for corner lots

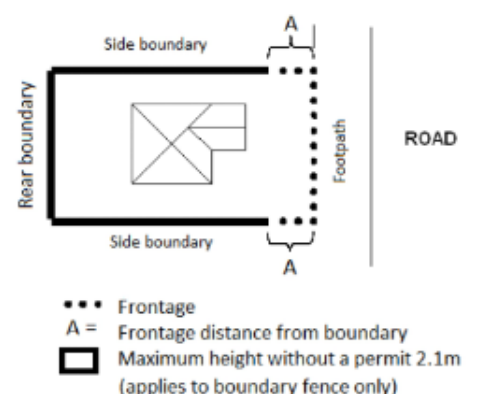


Figure 2: Frontage for other lots