



WEDDIN SHIRE COUNCIL

POLICY NUMBER: 10.4.5

POLICY FOR GENERAL BOUNDARY FENCING

Adopted: 15 June 2017

POLICY FOR GENERAL BOUNDARY FENCING (NO. 10.4.5)

1. **Title:** Policy for General Boundary Fencing

2. **Number:** Policy Number 10.4.5

3. **Purpose:**

To encourage the use of materials and design in fencing that will improve the amenity and appearance of the area for the benefit of the community. The type of material used and the design of the fence shall take into account visual impact and the health and safety of all persons using public lands.

The replacement of existing fences or the erection of new fences shall comply with this policy.

This Policy does not apply to land defined in the Weddin Shire Heritage Conservation Area Boundary Fencing Policy.

4. **Application:**

a) Part 6.1 of this policy shall apply to land zoned R1 General Residential and RU5 Village under the Weddin Local Environmental Plan 2011 (as amended).

b) Part 6.2 of this policy shall apply to land zoned R5 Large Lot Residential (<2ha) under the Weddin Local Environmental Plan 2011(as amended).

c) Part 6.3 of this policy shall apply to land zoned;

RU1 Primary Production
R5 Large Lot Residential (>2ha)

as defined under the Weddin Local Environmental Plan 2011(as amended).

d) All fencing under Part 6.4 of this policy requires prior written approval from Council. Application shall be made on Councils approved form. The application shall be submitted to Council accompanied by the designated fee for approval and other appropriate information.

5. **Associated References**

Weddin Shire Council LEP 2011 (as amended).

Dividing Fences Act 1991

6. **Policy**

6.1 **Fencing of Residential Land**

a) All fencing under Part 1 of this policy requires prior written approval from Council. Application shall be made on Councils approved form. The application shall be submitted to Council accompanied by the designated fee for approval and other appropriate information.

b) All fencing should be compatible and aesthetically suitable to the location.

c) No fencing is to reduce sight distances on corner allotments or present any danger to traffic movement at intersections or along lanes and streets.

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- d) Fencing erected along the street frontage shall be of an open design and shall not exceed 1.2 metres in height above the finished level of the public footway OR may be of solid construction to a height of 0.9 metres above the finished level of the public footway. Corner allotments shall comply with clause “h” of this Part.
- e) Fencing erected along side returns (common boundary) from the street frontage to the building alignment shall not be higher than the top of the fencing along the street frontage.

If there is no fencing along the property frontage then the side return fencing shall not exceed 1.2 metres in height above of the finished level of the public footway.
- f) Side fencing from the building alignment to and including rear boundary shall be a maximum height of 1.8 metres.
- g) Gates that allow vehicular access to allotments from side streets or lane ways shall be set back a minimum of 2 metres within the property boundary and fencing is to be splayed at an angle of 45 degrees to the fence line.
- h) At corner allotments return fencing along the secondary street frontage shall be;
 - i. All fences from the front boundary to the building alignment must be of an open design and not exceed 1.2 metres in height above the finished level of the public footway OR may be of solid masonry to a height of 0.9 metres above the finished level of the public footway, and the balance to be;
 - ii. of a maximum height of 1.8m, located on the boundary for a continuous length of not more than 30% of that frontage or 15m whichever is the lesser, after which the balance must meet the requirements below, and/or
 - iii. incorporate landscaping recesses of 1m deep and 2.4m wide for at least 50% of the length of the fence, with these spaces to be planted with approved shrubs and/or gardens which are to be established and maintained, or
 - iv. is constructed of combination of materials incorporating areas of open design that are not less than 50% of the length of the fence, or
 - v. setback 1m within the property and be planted with approved shrubs and/or gardens which are to be established and maintained.

6.2 Fencing of Land Zoned R5 Large Lot Residential (<2ha)

- a) All fencing under Part 3 of this policy requires prior written approval from Council. Application shall be made on Councils approved form. The application shall be submitted to Council accompanied by the designated fee for approval and other appropriate information.
- b) All fencing should be compatible and aesthetically suitable to the location.
- c) No fencing is to reduce sight distances on corner allotments or present any danger to traffic movement at intersections or along lanes and streets.
- d) Fencing erected along the street/ road frontage shall be of an open design and shall not exceed 1.2 metres in height above the finished level of the public footway.
- e) Fencing erected along side returns (common boundary) from the street frontage to the building alignment shall not be higher than the top of the fencing along the street frontage.

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- f) If there is no fencing along the property frontage then the side return fencing shall not exceed 1.2 metres in height above of the finished level of the public footway.
- g) Side fencing from the building alignment to and including rear boundary shall be a maximum height of 1.8 metres.
- h) Gates that allow vehicular access to allotments from streets, roads, side streets or laneways shall be set at least 2 metres within the property boundary and fencing is to be splayed at an angle to the fence line.
- i) At corner allotments return fencing along side streets or lanes shall be of an open design and shall extend to a point of least impact on line of site for traffic using the intersection.

6.3 Fencing of Other Rural Land

- a) All fencing under Part 4 of this policy shall comply with the Dividing Fences Act.
- b) All fencing should be compatible and aesthetically suitable to the location.
- c) No fencing is to reduce sight distances on corner allotments or present any danger to traffic movement at intersections or along lanes and streets.
- d) Gates that vehicular allow access from public land shall be set back;
 - i. 19 metres within the property boundary from edge of the formation of the road and fencing is to be splayed at an angle to the fence line along minor roads.
 - ii. 25 metres within the property boundary from the formation of road and fencing is to be splayed at an angle to the fence line along major roads and state highways.

6.4 Fencing of Industrial and Commercial Land

- a) All fencing should be compatible and aesthetically suitable to the location.
- b) No fencing is to reduce sight distances on corner allotments or present any danger to traffic movement at intersections or along lanes and streets.
- c) Fencing erected along the street frontage and fencing return along side boundaries (common boundary) to a point 8 metres back from the front street boundary shall be of an open design and shall not exceed 2.4 metres in height above the finished level of the public footway.
- d) Side fencing (common boundary) from a point 8 metres back from the front boundary to and including rear boundary shall be a maximum height of 1.8 metres solid material **or** 2.4 metres open chain link fencing **or** a combination of solid and open material not exceeding the heights in this clause.
- e) Gates that allow vehicular access to allotments shall be set back within the property boundary at a distance appropriate to the use of the land and fencing is to be splayed at an angle to the boundary fence line.
- f) At corner allotments return fencing along side streets or lanes shall be of an open design and shall extend to a point of least impact on line of sight for traffic using the intersection.

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7. Review and Amendment

- This policy shall be reviewed by September 2021 and thereafter at four (4) yearly intervals, to ensure it meets all statutory requirements and the needs of Council.

8. Adoption

- This policy commences as from the date of adoption by Council, being 15 June 2017 and replaces any previous policy.

9. History

Version	Details
10.4.1	Adopted Unknown
10.4.2	Adopted 17 September 2009
10.4.3	Adopted 21 November 2011
10.4.4	Adopted 18 April 2013
10.4.5	Adopted 15 June 2017