

Where permitted, fences can be built in the front setbacks of properties. A front fence can be a wall, a retaining wall, a picket fence or the like. The depth of the front setback is determined by the zoning of the lot or a Local District Plan.

What is required?

- Solid fencing is acceptable to a maximum height of 1.2 metres. Above 1.2 metres, fences are required to be visually permeable. Fencing shall not exceed 1.8m in height.
- Fencing abutting a driveway or corner should include a 1.5 metre clear truncation, or be visually permeable above 0.75 metres.
- All works including footings must be within the lot boundaries.

When is a Building Permit required?

Building approvals are required for front fences when

- The fence is more than 0.75 metres in height and constructed of masonry or similar (e.g. brick, limestone, concrete panels) or
- The fence is more than 1.2 metres in height and constructed of materials other than masonry (e.g. pickets, tubular steel)
- Any proposed retaining walls are above 0.5 meters in height

What documents do I need for my Building Application?

- Completed building permit application form (BA2) with all owners noted. The application must be signed by the builder and the applicant.
- Applicable fees (please see fee schedule)
- Certificate of design compliance (only if submitting a BA1 – Certified Building Application)
- Site plan at a minimum scale of 1:200 showing:
 - Indicating the location of the proposed front fence
- Elevations at a minimum scale of 1:100 showing:
 - Wall heights and materials
- Engineering details for structures constructed of masonry or retaining walls **signed by a structural engineer** showing:
 - Footing and slab details
 - Construction details

Will any other approvals be required?

In some instances a Planning Approval will be required prior to the approval of the Building Permit.

Please contact the Planning Department prior to submission of your Building Application.

It is important to note that this list is not exhaustive and further information may be required before approvals can be issued.

For further information, please contact Building Services on 9526 1111

Contact Us

Enquiries

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