

Factsheet

Front Fence Height & Design Requirements

This information sheet aims to clarify the Building Regulation height and design requirements for front fences on residential properties within Manningham. The Building Regulations generally apply to residential properties with only one dwelling and with a minimum allotment area of 500m². However if an allotment is within a Residential Growth Zone (such as the Tullamore Estate) a minimum allotment zone of 300m² applies.

This information sheet does not apply if a Planning Permit is required to construct a front fence. A Planning Permit is required for a front fence associated with one dwelling on a lot less than 500m² (other than within a Residential Growth Zone as detailed above); and for front fences associated with two or more dwellings on a lot (multi-unit developments).

Council's Planning Department can be contacted on 9840 9470 for further information on the relevant planning requirements.

Building Regulation 89 and Schedule 6 - Front fence height, one dwelling on the lot

The Building Regulations require that the height of a fence, or part of a fence, that is within 3m of the street alignment at the front of an allotment must not exceed the following height restrictions:

Max Fence Height	Property location / Zone – Applies to an allotment with one dwelling only.
1.2m	General Residential Zone 1 (GRZ1 – Schedule 6 of the Building Regulations)
1.5m	Residential allotments greater than 500m ² or an allotment within a Residential Growth Zone with a minimum area of 300m ² .
2.0m	Allotments situated on declared roads. Refer to the map of Declared Roads over page or visit the Vic Roads website https://www.vicroads.vic.gov.au

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Map of Vic Roads Declared Roads



The report and consent of the relevant council must be obtained for a front fence design that does not comply with the above height restrictions. Refer to our web site at www.manningham.vic.gov.au/report-and-consent for application details.

In assessing a report and consent application, Council must have regard to the following Minister's Decision Guideline

Minister's Guideline MG/12 - **Front Fence Height**

Objective

To ensure front fence design respects the existing or preferred character of the neighbourhood.

Decision Guidelines

The reporting authority may give its consent to an application for a building permit for a fence, which does not comply with regulation 89 of the Building Regulations, if –

- a) the fence will be more appropriate taking into account the prevailing heights, setbacks and design of existing front fences on nearby allotments; or*

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- b) the slope of the allotment and or existing retaining walls or fences reduce the effective height of the wall; or*
- c) the fence is required for the minimisation of noise intrusion; and*
- d) the fence height will not result in a disruption of the streetscape; and*
- e) the fence height, setback and design are consistent with any relevant neighbourhood character objective, policy or statement set out in the relevant planning scheme.*

Additional requirements that apply to General Residential Zone 1 (GRZ1) - Precinct 1

The following guidelines and Municipal Strategic Statement also apply to a request for a front fence to exceed 1.2m within a GRZ1: -

Municipal Strategic Statement - Clause 21.05

Precinct 1 – Residential Areas Removed from Activity Centres and Main Roads

This precinct applies to the areas that are removed from activity centres (shopping centres) and main roads. An incremental level of change is anticipated in Precinct 1. The future development vision is to encourage development that reinforces existing front and rear setbacks and site coverage to provide opportunities for landscaping and retain areas of open space. Accordingly, this precinct will encourage a less intense urban form.

Whilst the design of future dwellings may vary from the existing built form, dwellings in this area will need to provide increased open space for the planting or retention of trees and associated landscaping. The prevailing character of low front fences, retaining walls or the absence of front fences will also be encouraged.

54.06-2 Front fences objective

To encourage front fence design that respects the existing or preferred neighbourhood character.

Standard A20 - Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.*
- The design response.*
- The setback, height and appearance of front fences on adjacent properties.*
- The extent to which slope and retaining walls reduce the effective height of the front fence.*
- Whether the fence is needed to minimise noise intrusion.*

Note

An application to seek approval for a higher fence will need to include information to demonstrate compliance with the above relevant **Guidelines and / or Strategic Statements**.

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Existing or preferred character of the neighbourhood

Front fences exceeding the maximum height restrictions should not be provided unless the proposed height and design of the fence is consistent with 50% or more of the immediate neighbourhood. That is the design, style, materials and height of a front fence should reflect the common characteristics of the immediate neighbourhood.

What constitutes the immediate neighbourhood?

Immediate neighbourhood is generally considered to be the five properties on either side of the proposed development on both sides of the street.

Note

Side fencing of a corner allotment is not considered part of the front fence preferred character assessment. Side fences are exempt from the front fence height restriction.

Alternative front fence heights, transparencies and setbacks, subject to approval.

General Residential Zone 1 (GRZ1)

Where a site assessment reveals 50% or more of front fence heights in the immediate neighbourhood are greater than 1.2m, the following alternative design will be considered via the report and consent process: -

- A maximum height of 1.5m with the fence design being a minimum of 50% transparent to meet the relevant neighbourhood character objective, policy or statement set out in the relevant planning scheme.

All other residential lots, (Other than GRZ1 and lots situated on declared roads).

Where a site assessment reveals 50% or more of front fence heights in the immediate neighbourhood are greater than 1.5m, the following alternative design will be considered via the report and consent process: -

- A maximum height of 1.8m with the fence design being a minimum of 50% transparent; or
- A maximum height of 1.8m with the fence design being solid or less than 50% transparent if the fence is setback a minimum of 1.0m from the front boundary to allow for landscaping to soften the fence with vegetation.