
FENCING CODE

26TH JULY, 1979

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1. INTRODUCTION:

1.1 The following Code relates to the erection of courtyard and fence type walls having a greater height than 914mm (3 feet), but is not intended to override any relevant provisions of the Dividing Fences Act.

1.2 All applications will be considered on their individual merits, taking into account the overall aesthetic design of the proposal and the impact on the general amenity of the immediate neighbourhood.



2. GENERAL OBJECTIVES OF CODE:

2.1 To ensure a suitable standard of design construction relating to the erection of fence type walls in excess of 914mm (3 feet) located between buildings and front and side boundary alignments of allotments, including corner allotment situations.

2.2 To assess the necessity for the proposal, having regard to the amenity of the immediate area, and existing landscape and fencing arrangements within such neighbourhood.

2.3 To obtain an acceptable construction standard taking into account existing development in the immediate locality.



3. CONSIDERATION OF APPLICATIONS:

The following items will be considered in respect of any application for erection of courtyard and boundary screen fence walls.

3.1 The location and purpose for which the proposal is required.

3.2 The design construction having regard to height, materials and structural stability of the proposal.

3.3 The possible effects of the proposal in relation to traffic movement conditions in the immediate area and also the safety of pedestrians.

3.4 The design appearance of the proposal relative to the amenity of the area, general existing landscape and existing fencing structures in the immediate neighbourhood.

3.5 The effects of the proposal in relation to drainage.



4. APPLICATION:

Council approval must be obtained prior to erection of any new screen or boundary fence or courtyard wall exceeding 914mm (3 feet) in height and located adjacent to boundary lines abutting a public place or between the building line and boundaries of the allotment.

Note: Council's consent is not to be construed as an approval in respect to the provisions of the Dividing Fences Act legislation.



5. PLANS AND SPECIFICATIONS:

5.1 All plans must be submitted to Council in metric dimensions, drawn to a scale of 1:100 in respect to the general plan and 1:200 in relation to the site plan details.

5.2 All applications must comprise:-

- (a) at least 2 copies of detailed plans and specifications
- (b) at least 5 copies (A4 sheet size) of a notification plan showing all elevations of the proposed structure together with a site plan Submitted with a building application form and appropriate fees.

5.3 The plan and specification details must include:-

- (a) Complete elevation details.
- (b) Design construction, embracing height, materials, etc.

5.4 The site plan details must include:-

- (a) Complete allotment dimensions together with existing building development, landscaping (including trees), and fencing arrangements.
- (b) Location of any easement affecting the subject site.
- (c) Adjacent roadways and any relevant obstructions such as light poles, gully pits, vehicular crossing, etc.
- (d) Proposed landscaping arrangements.



6. NOTIFICATION OF ADJOINING OWNERS:

The owners of any land which adjoins the site upon which it is proposed to erect or alter a building will be advised in writing of the type of building to be erected. Such person will be invited to inspect the plans at Council's Division of Health and Building Services, and if so desire, make a written submission within 10 days from the date of notification.



7. CONSTRUCTION REQUIREMENTS:

7.1 The maximum height of any courtyard or boundary screen type fence wall must not in any part exceed 1800mm (6') above adjacent natural ground level at the proposed building line.

7.2 The construction materials are to harmonise with the and complement existing structures on the subject allotment.

Generally, the wall construction is to be erected substantially with brick or masonry. Where consideration is given to an alternate construction material, emphasis will be placed on the long term stability of the design and future maintenance appearance of the structure.

7.3 The structure is to incorporate suitable architectural design treatment to Council's satisfaction.

7.4 Footings and masonry type walls must be constructed having regard to the basic design principles prescribed under the relevant provisions of the Building Code of Australia.

Footings must be located so as to ensure that the top of same are situated not less than two courses below the natural ground level of any existing or future finished footpath.

7.5 Solid fence wall construction shall be generally setback to a minimum of 1.2m from the street alignment and this area between the fence and street alignment shall be suitably landscaped to the satisfaction of the Director of Health and Building Services. All landscaping details are to be submitted with the relevant Building Application and such landscaping is to be provided in conjunction with completion of the associated building work.

NOTE: Consideration may be given to construction standing closer than .2m to the street alignment, where the structure provides for an open type design, constituting at least one third of the surface face area exclusive of a gateway.

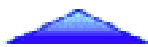
7.6 Courtyard walls or fences may be erected along the side boundary line adjacent to a public place subject to satisfactory design.

In the case of walls or fences exceeding 12m (40') in length, Council may require that particular provisions be incorporated in the design to achieve structural stability, satisfactory appearance and safety relative to the particular location and local conditions.

7.7 A splay of at least 1800mm (6') x 1800mm (6') must be provided at front corners and/or adjacent to vehicular entries.

7.8 Satisfactory arrangements must be made where necessary for the disposal of surface and seepage drainage to an approved disposal system.

7.9 Satisfactory access must be maintained to public utility installations such as electricity meter boxes, water meters, etc. by the relevant Statutory authorities.



8. GENERAL NOTES:

8.1 The requirements of Council's Tree Preservation Order must be observed in connection with any proposal.

8.2 Compliance with the above Code requirements does not necessarily mean that an application will automatically be approved, as the merits of each individual proposal will be taken into consideration in determining applications.

8.3 Attention is drawn to the necessity for applicants to accurately determine the location of allotment boundaries to ensure compliance with the Code requirements so that no encroachment occurs over any allotment boundary.

8.4 NOTE: Relevant details may be discussed and clarified with the appropriate Council staff members prior to or at the time of lodgement of any application.

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