

SIDE AND REAR FENCES ABUTTING OPEN SPACE RESERVES AND TREE RESERVES

Whilst Council aims to generally orientate residential properties to face public open space and tree reserves, this requirement is not always feasible and there is often a need to install side and rear fences along title boundaries.

In accordance with standard planning permit conditions for subdivisions, side and rear fences that abut open space and tree reserves shall be documented and approved as a function of the civil construction drawings (engineering plans). Additionally, prior to the issue of a Statement of Compliance for any stage of a subdivision the permit holder shall enter into an agreement with the responsible authority under Section 173 of the Planning and Environment Act 1987 (or any other restriction deemed satisfactory by the responsible authority) that requires the future maintenance and repair of all fences (excluding the removal of graffiti) abutting open space or tree reserves to be the responsibility of the owner of each lot abutting the reserve (except where damage to the fence is caused by the Council or its representatives whilst undertaking maintenance works to the reserve). *It should be noted that Council does not contribute to the repair/replacement costs of fences adjoining public open space in growth areas.* The cost for preparation and execution of the Agreement shall be borne by the permit holder. The intent of constructing side and rear fences prior to the issue of a Statement of Compliance is to ensure open space and tree reserves are protected from disturbance associated with building works on adjoining or nearby properties.

Minimum Requirements for Side and Rear Fences Abutting Reserves

As a *minimum* standard, side and rear fencing (refer to drawing **SDL.3.09 & SDL.3.10**) shall:

- Have a minimum height of 1.65 metres (traditional 5'4" fence) but not exceed 2.0 metres in height. It should be noted that side and rear fencing greater than 2.0 metres in height is subject to a building permit.
- Comprise 125mm X 75mm ACQ treated kiln dried pine posts (Hazard Class H5) installed at a maximum spacing of 2.7 metres from centre to centre. The timber upright shall be set plumb and the top of posts shall be shaped to minimise water from pooling.
- Comprise 600mm deep X 450mm wide 25 Mpa concrete footings (not a cement and soil mix).
- Comprise 150mm X 25mm ACQ treated kiln dried pine plinth board (Hazard Class H5) fixed to each post by two (2) 56mm long hot dip galvanised flat head nails.
- Comprise three (3) 75mm X 50mm ACQ treated kiln dried pine rails (Hazard Class H5) fixed to the posts by two (2) 75mm hot dipped galvanised nails per post.
- Comprise 100mm X 15mm (2mm variation) ACQ treated pine palings (Hazard Class H5) with a 25mm overlap on both sides of each under paling (to accommodate shrinkage). A 200mm maximum overhang between the top of the rail and the top of the paling and a 200mm maximum overhang between the bottom of the rail and bottom of the paling is recommended. Under palings shall be fixed to each of the three (3) rails by one (1)

45mm long hot dip galvanised flat head nail and over palings shall be fixed to each of the three (3) rails by two (2) 56mm long hot dip galvanised flat head nails. All nails to be counter sunk 2mm in depth.

- The first fence panel (2.7 metres in length) immediately adjacent to the road reserve shall be graduated in height to ensure pedestrians can clearly see cars egressing private property prior to the vehicle crossing the footpath. The maximum height for the fence immediately abutting the road reserve is 1.2 metres.

Preferred Requirements for Side and Rear Fences Abutting Reserves

Council's *preferred* standard side and rear fence detail (refer to drawing **SDL.3.11 & SDL.3.12**) comprises:

- A low section of semi-transparent fencing with a nominal height of 1.2 metres commencing at the road reserve and terminating in line with the front building setback associated with the adjacent dwelling; and a high section of solid fencing 1.8 metres in height for the balance of the fence.
- The intent of the low portion of fencing is to encourage passive surveillance of adjacent open space from residential properties, ensure pedestrians can clearly see cars egressing private property prior to the vehicle crossing the footpath and to provide visual interest and diversity to perimeter treatments.
- The intent of the high portion of fencing is to guarantee habitable room windows and private open space associated with adjacent residential lots are not overlooked and to ensure that private property is afforded greater security.

Low Fencing Component

The low section of fencing shall:

- Comprise 140mm X 140mm kiln dried dressed Cypress Pine posts (or similar hardwood with a Natural Durability Class 1 rating) installed at a maximum spacing of 2.7 metres from centre to centre. The timber upright shall be set plumb and the top of posts shall be shaped to minimise water from pooling.
- Comprise 800mm deep X 450mm wide 25 Mpa concrete footings (not a cement and soil mix).
- Comprise 150mm X 38mm ACQ treated kiln dried pine plinth board (Hazard Class H5) fixed to posts by a hot dip galvanised steel bracket fix with 2 hot dip galvanised tech screws.
- Comprise two (2) 75mm X 50mm ACQ treated kiln dried pine rails (Hazard Class H5) fixed to the posts by two (2) 75mm hot dipped galvanised nails per post.
- Comprise 70mm X 19mm kiln dried dressed Cypress Pine pickets (or similar hardwood with a Natural Durability Class 1 rating) with a 20mm gap between each picket. Each picket shall be fixed to each of the two (2) rails by two (2) 56mm long hot dip galvanised bullet head nails. All nails to be counter sunk 2mm in depth.

- Comprise 90mm X 45mm machined ACQ treated kiln dried pine peaked fence cap (Hazard Class H5) fixed in position by 75mm long hot dip galvanised flat head nails.

High Fencing Component

The high section of fencing shall:

- Comprise 140mm X 140mm kiln dried dressed Cypress Pine posts (or similar hardwood with a Natural Durability Class 1 rating) installed at a maximum spacing of 2.7 metres from centre to centre. The timber upright shall be set plumb and the top of posts shall be shaped to minimise water from pooling.
- Comprise 800mm deep X 450mm wide 25 Mpa concrete footings (not a cement and soil mix).
- Comprise 150mm X 38mm ACQ treated kiln dried pine plinth board (Hazard Class H5) fixed to posts by a hot dip galvanised steel bracket fix with 2 hot dip galvanised tech screws.
- Comprise three (3) 75mm X 50mm ACQ treated kiln dried pine rails (Hazard Class H5) fixed to the posts by two (2) 75mm hot dipped galvanised nails per post.
- Comprise 100mm X 15mm (2mm variation) ACQ treated pine palings (Hazard Class H5) with a 25mm overlap on both sides of each under paling (to accommodate shrinkage). Under palings shall be fixed to each of the three (3) rails by one (1) 45mm long hot dip galvanised flat head nail and over palings shall be fixed to each of the three (3) rails by two (2) 56mm long hot dip galvanised flat head nails. All nails to be counter sunk 2mm in depth.
- Comprise 90mm X 45mm machined ACQ treated kiln dried pine peaked fence cap (Hazard Class H5) fixed in position by 75mm long hot dip galvanised flat head nails.

Alternative side and rear fencing details shall be reviewed on a case by case basis. In this regard, please note that Council does not support Colorbond (or similar) fencing abutting reserves.