

## Planning Guidelines for Fences

**Please note: this is an information sheet only. There are other factors which might affect whether or not a planning permit application is required such as heritage controls, Specific Area Plans and location of the land relative to listed waterways. Please consult a planning officer to confirm whether or not a planning permit application is required.**

### **Do I need planning approval to put up a fence?**

Under the Glenorchy Interim Planning Scheme 2015, you do not need a permit for the construction or demolition of:

- (a) side and rear boundary fences that do not adjoin a road or public reserve and are not more than 2.1m above natural ground level;
- (b) boundary fences that do adjoin a road or public reserve, and are not more than 1.2m above natural ground level;
- (c) retaining walls that are set back more than 1.5m from a boundary and which retain a difference in ground level of less than 1m;
- (d) fencing of agricultural land or fencing for protection of wetlands and watercourses;
- (e) fencing, for security purposes, no higher than 2.8m, that is within the Port and Marine Zone;
- (f) fencing for security purposes, no higher than 2.8m, at an airport; and
- (g) temporary fencing associated with occasional sporting, social and cultural events, construction works and for public safety.

***Note: Though you may not require a planning permit, you may still require a building permit for some fence types.***

## Planning controls for fence height within a frontage

You will need a permit if your fence, within the 'frontage' of your property, is above a certain height or below a certain 'transparency'. The following table sets out these standards for particular zones. The terms 'frontage' and 'transparency' are explained in the figures below.

<b>Zone</b>	<b>Frontage distance from boundary</b>	<b>Permitted Height if Solid</b>	<b>Permitted Height if providing a Uniform Transparency (%) above Solid Height</b>
10.0 General Residential	4.5m	1.2m	1.8m if 30% above 1.2m
11.0 Inner Residential	3m	1.2m	1.5m if 30% above 1.2m
12.0 Low Density Residential	4.5	1.2m	1.5m if 30% above 1.2m
13.0 Rural Living	N/A	N/A	N/A
14.0 Environmental Living	N/A	N/A	N/A
17.0 Community Purpose	4.5m	1.2m	1.5m if 50% above 1.2m
18.0 Recreation Zone	4.5m	1.2m	1.5m if 50% above 1.2m
19.0 Open Space Zone	4.5m	1.2m	1.5m if 50% above 1.2m
20.0 Local Business Zone	4.5m	1.2m	1.5m if 50% above 1.2m
21.0 General Business Zone	4.5m	1.2m	1.5m if 50% above 1.2m
22.0 Central Business Zone	4.5m	1.2m	1.5m if 50% above 1.2m
23.0 Commercial Zone	10m	1.2m	1.5m if 50% above 1.2m
24.0 Light Industrial Zone	10m	1.2m	2.1m if 50% above 1.2m
25.0 General Industrial Zone	10m	1.2m	2.4m if 50% above 1.2m
26.0 Rural Resource Zone	N/A	N/A	N/A
28.0 Utilities Zone	10m	1.2m	2.1m if 50% above 1.2m
29.0 Environmental Management Zone	N/A	N/A	N/A
30.0 Major Tourism Zone	N/A	N/A	N/A
31.0 Port and Marine Zone	10m	1.2m	2.1m if 50% above 1.2m
32.0 Particular Purpose Zone 1	N/A	N/A	N/A
33.0 Particular Purpose Zone 2	N/A	N/A	N/A
34.0 Particular Purpose Zone 3	10m	1.2m	2.1m if 50% above 1.2m

## What is the 'frontage' of my property?

The figures below outline what a frontage is for two lot types

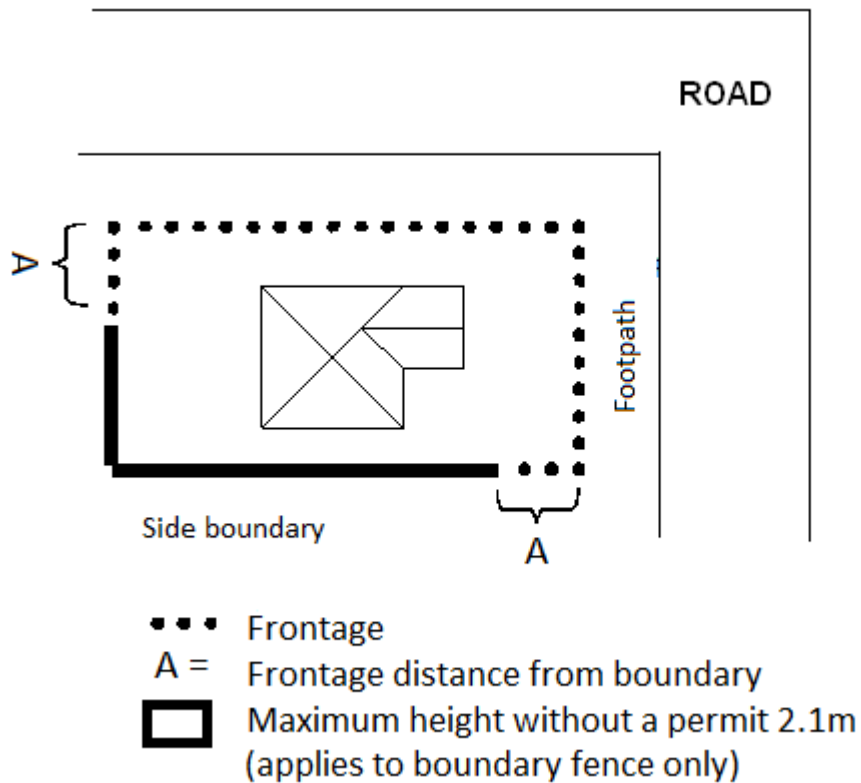


Figure 1: Frontage for corner lots

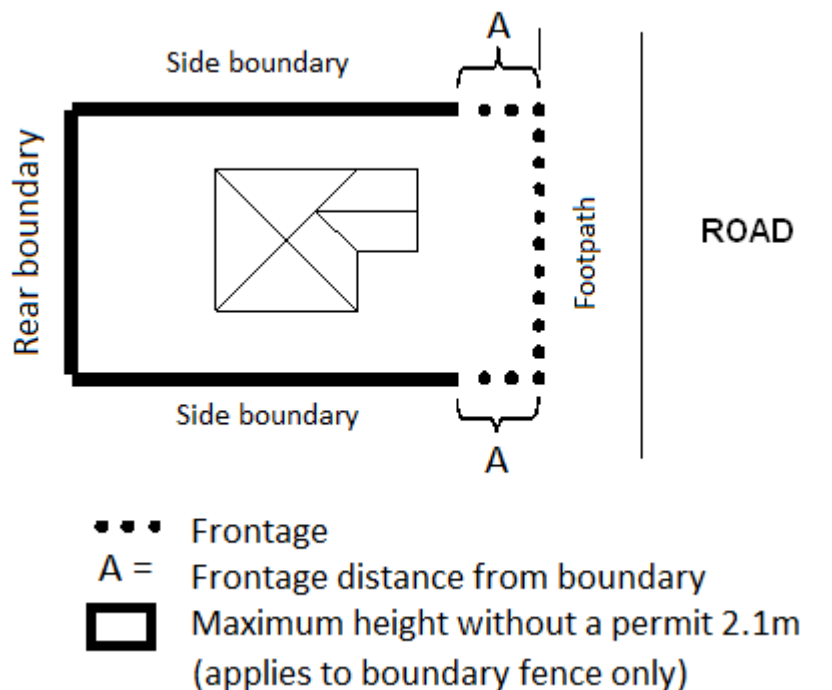
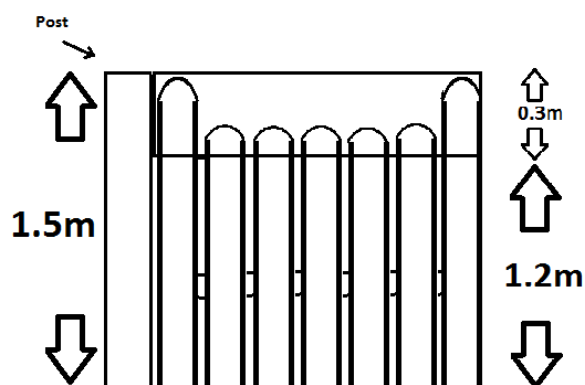


Figure 2: Frontage for other lots

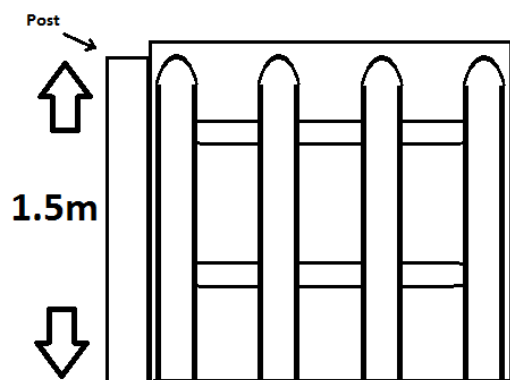
## What does 'uniform transparency' mean?

If a fence is 'transparent' it has been designed so that it can be looked through. If a fence has a 'uniform transparency' it means the level of visibility through the fence is the same for the whole length of the fence. Fences at or near the frontage of a property which are not transparent may present a safety hazard for motorists and pedestrians as they may block sight lines. A "see through" fence also provides better security for the house. Council's Development Engineers recommend 50 per cent transparency – that is, the space between the pickets is equal to the picket width for any part of the fence above 1.2m in height.

The following figures are two examples of achieving transparency either above solid height or as a whole.



**Figure 3: 50% Uniform transparency above solid height**



**Figure 4: 50% Uniform transparency as a whole.**

## Some things to consider when designing a front fence

The streetscape of the area should be considered so that your design will 'fit in' with its surroundings – in terms of materials, height, design and degree of transparency. A high, solid fence does not necessarily lead to greater security as intruders, once they have scaled a high, solid fence, can go about their business without being seen from the street. Consider using planting to provide privacy. If your property is a heritage property, Council's Heritage Officer is available to discuss an appropriate fence design for your property.

## **Who is required to pay for the putting up of a fence?**

Responsibility for payment for the putting up of fences is laid down in the *Boundary Fences Act 1908*. In brief, the Act provides that neighbours share the cost of providing a 'sufficient fence'. There are also certain procedures laid down in that Act for providing notice to neighbours and for resolving disputes between neighbours.

Please note that Council does not have any role in the administration of the *Boundary Fences Act 1908*. Disputes between neighbours about the cost of fences or about the alignment of fences relative to boundaries are civil matters.

For any legal clarification of your rights and responsibilities relating to fences, you should seek legal advice (You can view the Boundary Fences Act 1908 online at [www.thelaw.tas.gov.au](http://www.thelaw.tas.gov.au) )

## **What happens if I need a planning permit?**

If you need a planning permit for the putting up of a fence, the application may need to be advertised by Council. Council will assess the application on its merits and may approve or refuse the application. Please see the Information Checklist to find out what you need to submit with your planning permit application.

## **Planning application fees**

Please refer to the [fees and charges register](#)

## **Where do I find out more?**

- View the Glenorchy Interim Planning Scheme at <http://iplan.tas.gov.au>
- Visit Council's website at [www.gcc.tas.gov.au](http://www.gcc.tas.gov.au)
- Email Council at [gccmail@gcc.tas.gov.au](mailto:gccmail@gcc.tas.gov.au)
- Phone a Council Planner on (03) 6216 6800
- Visit us at the Council Offices, 374 Main Road, Glenorchy.