

Fences

Front fences should improve amenity for residents and contribute positively to the streetscape and to the appearance of adjacent buildings.

The design and materials of fences and walls abutting streets should:

- Be compatible with the associated development and with attractive fences and walls in the locality; and
- Enable some presentation of buildings to the street to enhance safety and surveillance.

Neighbours should reach agreement in writing prior to the commencement of construction of any dividing fence.

Legal Services Commission of South Australia has created a booklet "Fences and the Law" which can be obtained from Council or on-line at www.lsc.sa.gov.au. This booklet answers common questions and explains the legal procedures your need to follow to erect a fence.

Does My Fence Require Council Approval?

Other than in a State or Local Heritage Place, Hills Face Zone, a Historic (Conservation) Zone, a Historic (Conservation) Policy Area, a Watercourse Zone, a Flood Zone or Flood Plain delineated by the Development Plan, or in any other zone or area shown as being subject to flooding or inundation in the Development Plan.

The following **do not** require Council approval. Please refer to Information Sheet 26 regarding fences in the Colonel Light Garden area. A fence:

- does not exceed 2.1m in height (measured from the lower of the two adjoining finished ground levels);
- does not exceed 1m in height within 6m of the intersection of two boundaries of land where those boundaries both face a road, other than where a 4 x 4m corner cut-off has already been provided; or
- masonry fence does not exceed 1m in height;
- brush fence not closer than 3m to an existing Class 1 or 2 building; or
- post and wire fence.

Brush Fences

In November 2007 new fire safety provisions were introduced regarding clearance between brush fences and homes. These changes do not affect existing brush fences, or existing dwellings, if no changes are being made to the fence or dwelling.

A new brush fence or a rebuilt existing brush fence will not be allowed within 3m of an existing or proposed dwelling unless the dwelling materials meet fire-rating tests.



Colonel Light Gardens Zone

Most fencing in Colonel Light Gardens is considered development and needs Council approval. Please contact Council's planning and Building Department for more information.

Development Approval Information Required

The following information is required:

- Completed Development Application Form
- Application Fees
- Copy of Certificate of Title
- Signed Power line Declaration Form

Plans **must** be to scale, and should clearly show the following information where applicable:

Site Plan

- Minimum scale 1:200
- North point
- Property and/or boundaries (including dimensions)
- Location, size and nature of existing and proposed structures, showing setbacks from boundaries

Elevation Plan

- Elevation of the proposed fence

Support Details

- Schedule of building materials, finishes and colours

Building Information

- Specifications and schedules
- Footing construction report (if applicable)
- Structural calculations
- Copy of Building Indemnity Insurance (work >\$12,000)
- Proof of payment of Construction Industry Training Levy (CITB) if work >\$40,000



The information provided in this brochure is only intended as a guide. All applications will be considered on their individual merits and therefore situations may vary. If you have any development enquiries please contact City of Mitcham, Development Services on 8372 8888 or email development@mitchamcouncil.sa.gov.au