

FRONT FENCE HEIGHT

Guidelines for report and consent to vary Building Regulation 89



Legislative Provision 89

Front Fence Height

A schedule (Schedule 6) to the Residential and Mixed Use zones applies within the City of Monash.

The height of a fence, or part of a fence, that is within 3 m of the street alignment at the front of that allotment must not exceed a maximum height specified in the relevant schedule.

The report and consent of the relevant council must be obtained to an application for a building permit in relation to a design that does not comply with this regulation.

Monash Objectives

- To encourage front fences that contribute to and enhance the Garden City image.
- To ensure that dwellings are visible from the street.
- To allow vegetation in the front garden to 'soften' the streetscape.
- To allow surveillance of the street and improve security and pedestrian comfort.
- To encourage front fences which complement the architecture of a dwelling, in terms of height, style, materials and colour.
- To avoid high front fences which 'harden' the streetscape and lead to a reduction in residential and visual amenity.
- To ensure front fence design respects the existing or preferred character of the neighbourhood.

Monash Guidelines

The consent of Council to increase the height of a front fence greater than the required maximum will generally only be granted where the proposed front fence height has regard to:-

- the prevailing heights, setbacks and design of existing front fences on nearby allotments; or
- the slope of the allotment, and/or existing retaining walls, or fences reduce the effective height of the wall; or
- the minimisation of noise intrusion; and
- the disruption of the streetscape; and
- the neighbourhood character objectives, policies and statements set out in the Monash Planning Scheme.

Council consent will generally only be issued where more than 25% of properties in the “**Immediate Neighbourhood**” have a front fence. (“Immediate Neighbourhood” is defined on page 2 of this document.)

Where a high front fence is considered appropriate, for example, adjacent to main roads for noise protection of the dwelling. This fence should be:-

- articulated, and
- set back allowing landscape screen planting, including existing trees and shrubs to the street frontage, and
- properly designed to be compatible with the dwelling and
- constructed of quality materials to enhance the streetscape.

Information Required

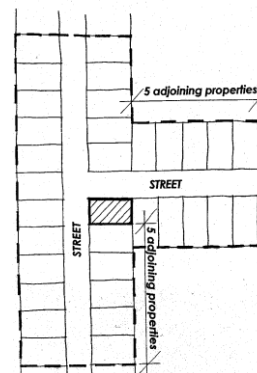
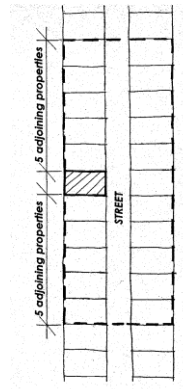
An application to Council for report and consent for Regulation 89 must include:

- An application must be applied for via Council’s portal along with payment of the application fee.
- A site plan showing all existing buildings and the location of the proposed fence.
- An elevation showing heights and materials for the proposed fence.
- The size and location of any existing or proposed vegetation which will reduce the impact of the fence on the streetscape.
- A full copy of title including a plan and a copy of any covenants or agreements listed on the title.
- A written submission giving supporting reasons for the dispensation to be granted.
- A response in writing to each of the Monash Guidelines that are applicable.

Immediate Neighbourhood

Immediate Neighbourhood is defined as the five properties on either side of the proposed development on both sides of the street; or

Five properties on either side of the development on both sides of the street including intersections and if the proposed development is on a corner lot with dwellings fronting the side street, five properties in the side street.



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