



# Guidelines for report and consent to vary Building Regulation 424 Front Fence Height

Reg.  
424

## Legislative Provision

### 424. Front Fence Height

A schedule (Schedule 5) to the Residential and Mixed Use zones applies within the City of Monash. The effect of Regulation 424(1)&(2) as applicable within the City of Monash is summarised below.

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 of 1.2 metres.

(3) 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 1.2 metres 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 424 must include:

- A completed report and consent application form and 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.

