

PART B: DETAILS OF YOUR VARIATION

Regulation 89 – Maximum front fence height does not comply

Step 1. Please provide the details of your variation

Existing front fence height (if applicable) _____

Proposed fence height _____

Step 2. Please provide reasons to support your request

Note: Council's approval of a variation is determined by its compliance with the Minister's Guidelines. The fields below address each of the decision guidelines that Council must consider in deciding whether to approve or refuse your variation request.

The objective of Regulation 89 is to ensure front fence design respects the existing or preferred character of the neighbourhood.

The reporting authority may give its consent to an application for a building permit for a front fence that does not comply with regulation 89 (Front fence height) of the Regulations if-

All of the following criteria apply:

- a) The fence is required for the minimisation of noise intrusion.

- b) The fence height will not result in a disruption of the streetscape.

- c) The fence height, setback and design are consistent with any relevant neighbourhood character objective, policy or statement set out in the relevant planning scheme.

And at least one of the following criteria apply:

- d) The fence will be more appropriate taking into account the prevailing heights, setbacks and design of existing front fences on nearby allotments.

- e) The slope of the allotment and or existing retaining walls or fences reduce the effective height of the wall.

Step 3. Impacted adjoining property owners must be consulted as part of a Report and Consent Application for this regulation.

Download as many Adjoining owner/s comment forms as required off our website. Make sure you complete the 'Details and location of proposed building works' table at the top of the form. You will need to supply the adjoining owner/s with the partially completed comment form and copies of the plans of your proposed building works.

You can retrieve adjoining property owner details through the [Council website](#) for Fencing (Report and Consent) purposes.

We recommend you send the comment form and plans via registered post. You can then provide Council with a copy of what was sent to the adjoining owner and the registered post tracking details as part of your application. This will serve as proof of attempt to consult.

Note: The documents must be signed by the legal property owner, tenants are not legal property owners.