

Fencing in Coastal Towns (DD05): Information Sheet

Venus Bay - Tarwin Lower
Sandy Point - Waratah Bay



Fences can be a highly contentious and emotive issue. Council often receive community concerns relating to fencing matters. If you live in the coastal communities of Venus Bay, Tarwin Lower, Sandy Point or Waratah Bay you can avoid an unwanted phone call from Council by being aware of the specific restrictions that may apply to the types of fencing allowed at your property.

The *South Gippsland Shire Planning Scheme* features the Design and Development Overlay (DD05). If your property is located within the DD05 some, or all of your boundary fencing, may need to be constructed of post and wire, rather than common timber paling or Colorbond type fencing. This is to ensure plants, wildlife and the open bushland amenity of our coastal townships are considered, as those communities develop into the future.

Please note that fencing is not a mandatory requirement under either the Building or Planning and Environment Acts.

What types of fences are allowed?

This depends on the zoning of your property. The limitations applicable to properties located in the Township Zone (TZ), differ from those in the Low Density Residential Zone (LDRZ).

Figure 1 shows that TZ requires that only post and wire fencing (see **Figure 3** for examples) may be constructed forward of the dwelling.

Figure 2 shows that LDRZ requires that only post and wire fencing (see **Figure 3** for examples) be constructed on all boundaries.

To find out what zone and overlays apply to your property, visit www.planning.vic.gov.au/schemes-and-amendments/planning-report-search or contact Council's Statutory Planning team.

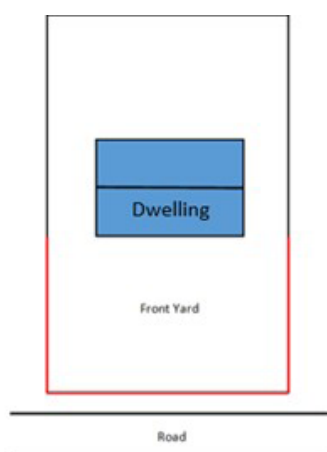


Figure 1. Township Zone (TZ). Fencing forward of the dwelling (red) must be constructed of post and wire.

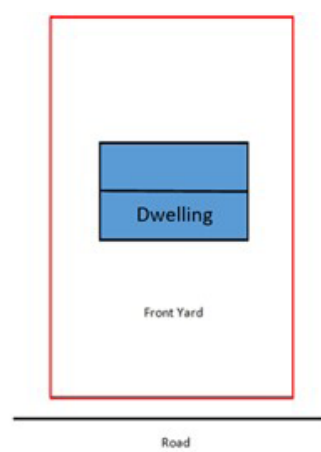


Figure 2. Low Density Residential Zone (LDRZ) requires all fencing (red) to be constructed of post and wire.

What is a Post and Wire Fence?

Below are some accepted designs for post and wire fencing. Other styles may also comply. Please contact Council's Planning Team for advice if you would like to propose an alternative.

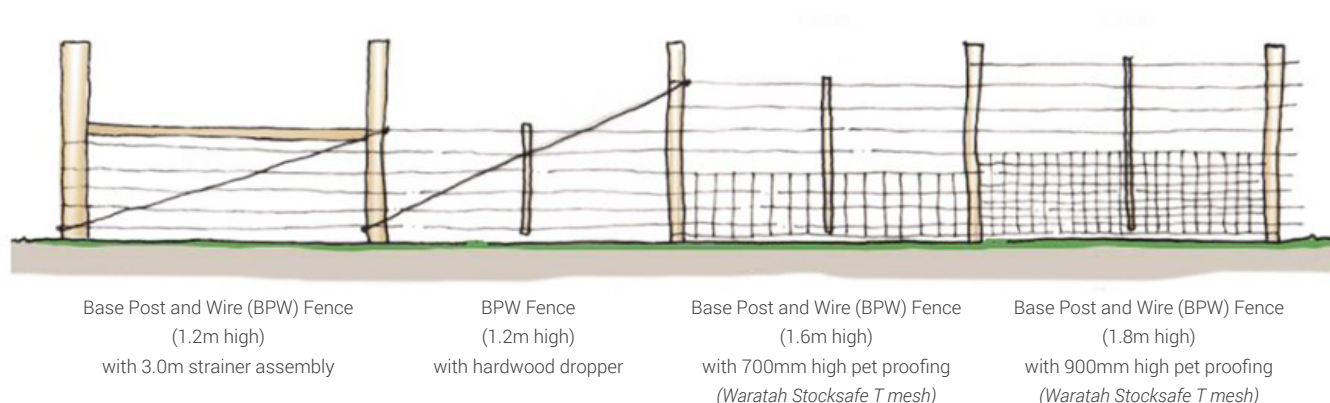


Figure 3. Examples of post and wire fencing.

What if you want a different fence?

A planning permit is required prior to the construction of any fence within the restricted areas, which is not post and wire.

Council may consider other types of fencing, provided it meets the design objectives of the Design and Development Overlay (DDO5).

How to apply for a planning permit?

There are several options when applying for a planning permit. We highly recommend you contact our Statutory Planning team for advice before making an application.

Planning permit applications can be made via Council's website at www.southgippsland.vic.gov.au/planningpermits

Is a building permit required?

It is not common to require a building permit for a boundary fence, though there are occasions where one may be required if the fence height exceeds the maximum heights set out within the *Building Regulations 2018*.

A building permit is not required for:

- Boundary fences not exceeding 2m in height, or 1.5m in height when within 3m of a street alignment (front boundary).
- Masonry (stone, brick, concrete, etc) front fence not exceeding 1.2m in height located within 3m of a street alignment.
- Corner allotments where the front fence, within 9m of the point of an intersection of street alignments, does not exceed 1m in height.

Figure 4 shows a simplified version of these height limitations. Any fence exceeding these heights will require a building permit to be issued prior to construction.

Feel free to contact Council's Building team if you have any questions.

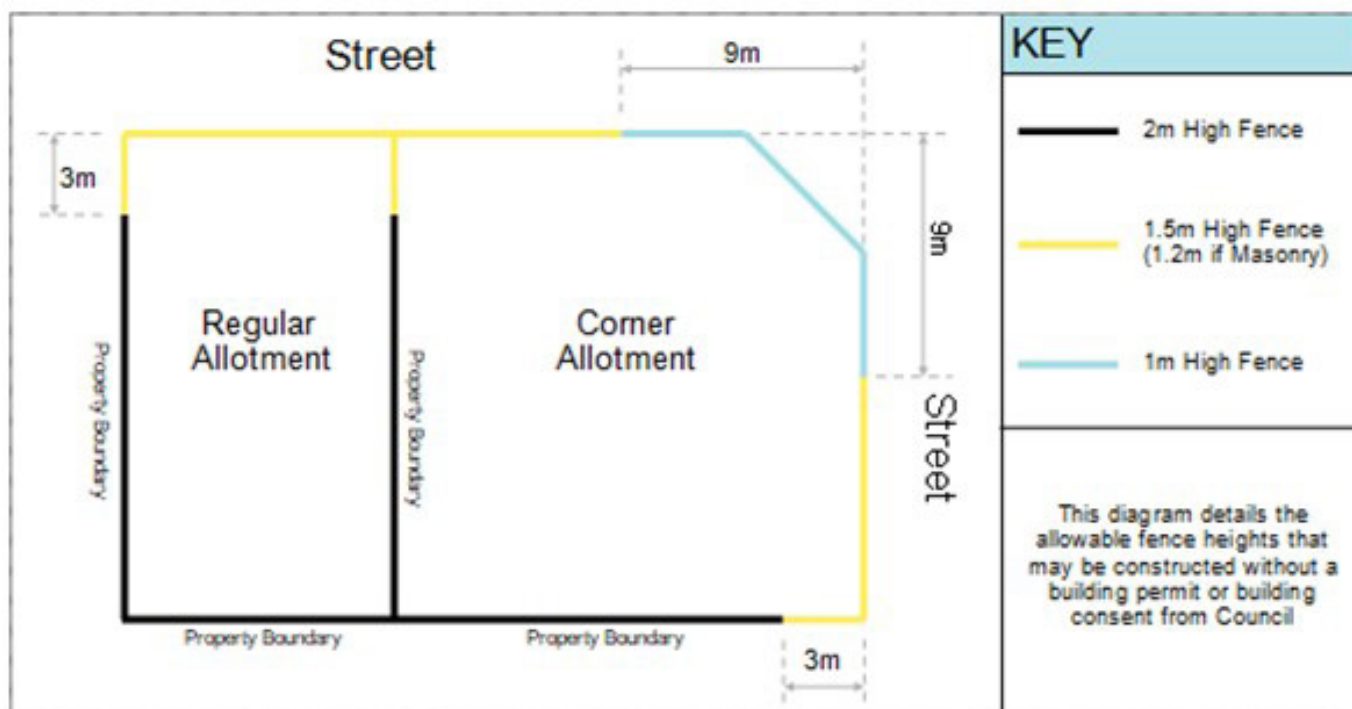


Figure 4. Allowable Fence Heights

How do I apply for a building permit?

The *Building Act 1993* establishes a privatised system of ensuring compliance with the relevant legislation and codes. As such, Council does not issue building permits. This is a function of private industry.

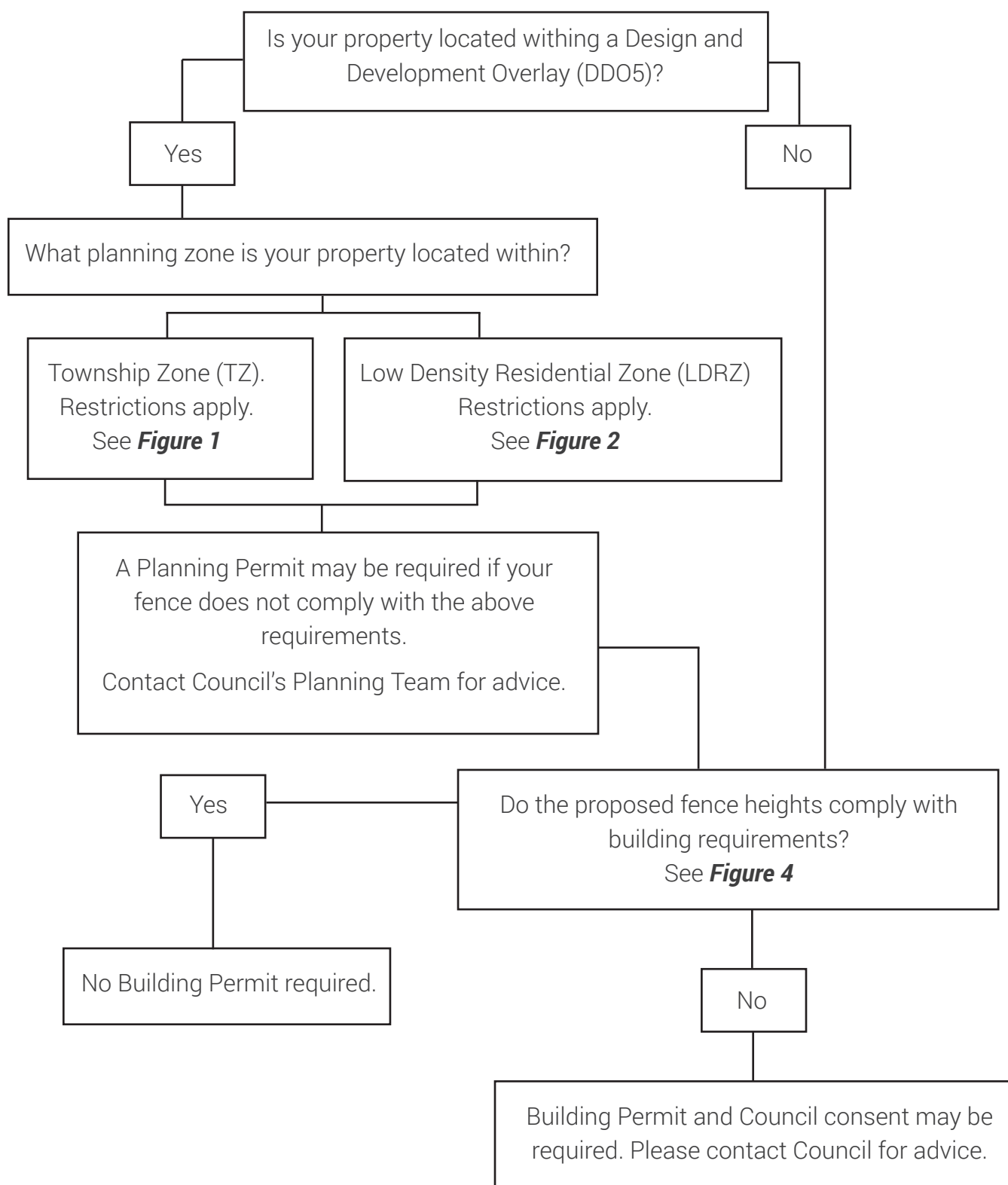
Building permits can be issued by any registered private building surveyor. A list of some private building surveyors, who operate in the South Gippsland area, is available [on our website](#).

Will you need a planning permit and a building permit?

It is possible that you will need both a planning permit and a building permit, if you are wanting to construct a fence, other than post and wire within the DDO5, and it exceeds the maximum fence heights allowed by the *Building Regulations*.

Our Building and Planning team will be happy to discuss this with you, if you have any questions.

Fencing in Coastal Towns - Permit Flow Chart



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