residential boundary fences

interim guideline for residential areas in the ACT

enhancing our living environment

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Copies: Customer Service Centre
16 Challis Street Dickson ACT

Email: actpla.feedback@act.gov.au
Website: www.actpla.act.gov.au

ACT GOVERNMENT

ACT Planning & Land Authority

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For more information visit the ACT Planning and Land Authority website at http://www.actpla.act.gov.au/, or contact the ACT Planning and Land Authority Customer Service Centre at 16 Challis Street, Dickson, or telephone 6207 1926.

1. INTRODUCTION

1.1 Aims

This Guideline applies to all 'front' boundaries. The Territory Plan defines a front boundary as *any boundary of a block adjacent to a public road, public reserve or public pedestrian way*, meaning any property boundary of a block adjacent to unleased Territory land. Many blocks have more than one 'front' boundary.

Options for fences for residential areas are diverse and this guideline provides advice for householders, estate developers, and fence manufacturers, as well as to assist the ACT Planning and Land Authority (the Authority) in assessing development applications (DAs).

1.2 Application of the Document

This Guideline is a *planning guideline* for the purposes of the Territory Plan, Volume 1, Part B1 Residential Land Use Policies: Controls. Clause 3.9 Fencing states:

> *Fencing shall not be erected in front of the building line except where provided for in planning guidelines or development conditions released prior to the issue of a lease. This restriction does not apply to courtyard walls that are in accordance with the Residential Code set out in Appendix III.*

1.3 Using this Document

1.3.1 Who Owns Fences?

All fences, whether or not adjoining unleased Territory land are privately owned and are therefore built, maintained and replaced by the property owners (lessees).

Private property owners who share a fence with neighbours are each responsible for half the cost of a basic fence (refer section 5.1) and its maintenance. Neighbours who share fences should agree on the cost of repairs or replacement before work begins.

Where the fence adjoins unleased Territory land, the lessee is solely responsible for erecting and maintaining the fence i.e. The ACT Government does not share the ownership or cost of erecting or maintaining the fence.

1.3.2 Disputes

If neighbours cannot reach an agreement with regard to a fence between properties, an application can be made to the Small Claims Court for determination under the *Common Boundaries Act, 1981*. The Authority is not party to such actions.

1.3.3 Immediate Repair

Where a fence is damaged or destroyed to the extent that immediate repair or replacement is needed to ensure protection of people or to prevent animals escaping, a fence can be rebuilt as an exact replacement of the original. If agreement cannot be reached between neighbours, the fence can be rebuilt as an exact replacement of the original before lodging an application to the Courts, but the neighbour must first be given an opportunity to contribute to the cost of the

new fence. The Authority has the power under the *Common Boundaries Act* to direct the replacement of fences.

1.3.4 Development Approval

To obtain development approval to build a fence or boundary demarcation treatment, the lessee is to submit a development application (DA) to the ACT Planning and Land Authority.

Development approval is required for:

- new fences to front boundaries (unless exempted);
- fences proposed to be different from the original fence on front boundaries;
- posts and or transparent gates associated with established hedges to 1.2m height above natural ground level;
- fences on front boundaries proposed to be different from the original development conditions for that block;
- battle-axe block front boundary fences;
- front boundary features such as posts with gates, or demarcation treatments above 0.4m high.

Development approval is not required for:

- the erection, alteration or demolition of fences and freestanding walls, being fences and walls that do not exceed 1.8m in height and are located behind the building line. This includes fences between private blocks (not a boundary with unleased Territory land);
- repair or replacement of a front boundary fence if the same as the approved original in style, height and materials;
- temporary fences (6 months unless agreed in writing by the Authority);
- hedges;
- demarcation treatments such as earth mounds, walls or structures 0.4m high or less, above natural ground level.

Generally, existing fences in residential areas are approved at the time of original development through the planning process.

In new residential estates the proposed fences are nominated in site-specific development conditions or an Area Fencing Plan as part of the required information for approval of residential estate development.

All DAs must comply with this Guideline unless otherwise agreed to in writing by the Authority.

1.3.5 Non Permissible Materials

Advice from the Emergency Services Authority (ESA) is that some materials are no longer acceptable for fences adjoining unleased Territory land because of fire and safety risks. Therefore the Authority will not permit front fences if constructed from:

- Tea tree and brush fencing
- Bamboo
- Pine and other softwoods
- Copper chrome arsenate (CCA) treated timber

2. PLANNING CONTEXT

2.1 Historical Background

Fences to front property boundaries within the ACT have been subject to policy direction since the city's residential areas were commenced in 1921. The Federal Capital Advisory Committee (1920–24) was created to advise the Government on how to best implement the Griffin plans for Canberra. Recommendations included the marking of lease boundaries by hedges to create a "garden city" appearance.

The intention was to encourage residents to maintain their property presentation through their front gardens with low hedges or even lower walls on front boundaries, so that suburban street verges would merge with private front yards giving Canberra's streets an open, tree lined character. Front gardens formed a critical part of the "public realm" performing both a landscape and social function as people could see the passers by (passive surveillance) and get to know and be a part of their community.

In 1924, the original *Canberra Building Regulations* prohibited front fences and the National Capital Development Commission (NCDC 1958-89) reconfirmed the 'no front fence policy' in 1958. In 1984, recognising the changing nature of housing types, the NCDC released specific development control policies called *Policy on Front Fences*. This policy introduced new provisions for courtyard walls, while continuing the general prohibition on street address front fences.

Today Canberra's 'garden city' character is highly regarded by both residents and visitors. To retain our city's valued streetscape amenity and the opportunity for passive surveillance of the public realm, street address front boundary fences are generally still not permitted.

However the changing nature of residential areas and the products suitable for fences mean that there are opportunities for fences and boundary demarcation treatments of different types as set out in this Guideline.

3. DESIGN GUIDE – BOUNDARY CONDITIONS

3.1 Street Address for Standard Residential Blocks

3.1.1 Intent

The front boundary facing a property's street address is to have no permanent fence forward of the building line except in the case of an approved courtyard wall.

3.1.2 Requirements

Any demarcation, enclosure or separation of the public and private spaces is to ensure:

- clear provision of access, preferably separated, for pedestrians and vehicles;
- surveillance of the adjacent public realm by the residents;
- presentation of the property frontage as visually part of the public realm;
- in heritage significant areas, the existing streetscape and neighbourhood character and context are considered in selection of plants or materials.

3.2 Corner Blocks

3.2.1 Intent

Front boundaries to corner blocks have two typical conditions where the residence:

a) faces the corner (both street frontages) and
b) has a primary street address and a secondary street address where the residence side wall faces the street - refer to Side Frontages.

Where the residence faces the corner and the original intent of the subdivision pattern was no fence, a front fence to only one side of the residence can be considered forward of the building line, as outlined below.

3.2.2 Requirements

- A transparent fence type[1], to maximum of 1.5m height above natural ground level, provided that there is:
  - surveillance of the adjacent public realm by residents;
  - provision of adequate sight lines of drivers of motor vehicles and cyclists in the public realm, for example, on footpaths.
- Plants must be incorporated in the design of the outside of the fence and located fully within property boundaries when grown.
- Conservation of the streetscape qualities is not adversely affected.
- Significant heritage components or features are not adversely affected.

[1] A transparent fence is one that is see through when viewed from most angles, for example rural style, pool or mesh (tennis court) types. Fences with a significant solid component, such as spaced palings, are not considered transparent.

3.3 Fences to Side Frontages

3.3.1 Intent

Fences are permitted on 'front' boundaries that are

- Side frontages to public walkways and parks.
- Secondary street frontages of corner blocks, behind the primary front setback / building line.

On these boundaries there are two typical conditions:

a) where there is space between residence and the fence (set back) and

b) where the residence side wall is on the boundary (zero set back) – no DA is required

Residence is Set Back

3.3.2 Requirements

- Fence to be transparent type and up to 1.5m in height above natural ground level.
- Plants must be incorporated in the design of the outside of the fence and located fully within property boundaries when grown.
- Selection of fences materials and plants should ensure existing streetscape and neighbourhood character and context are considered.
- Solid fences (including sheet metal, masonry and hardwood lapped and capped) may be considered BUT ONLY where the block is adjacent to an urban edge, which has been classified under the Bushfire Hazard Map as being either a "primary" or "secondary" edge, in terms of potential exposure to bushfire risk. The Bushfire Hazard Map is available for viewing at the Authority's Customer Service Centre at 16 Challis Street Dickson.

Note:

Further information on reducing the threat of bushfires on the community is available from the Planning for Bushfire Risk Mitigation Guidelines (http://www.actpla.act.gov.au/tplan/planning_register/register_docs/bushfire risk mitigation guideline feb06.pdf and the Fire Wise Home Design & Construction and Home Gardens brochures (http://www.actpla.act.gov.au/publications/firewise/housedesign.pdf and http://www.actpla.act.gov.au/publications/firewise/gardens.pdf).

3.3.3 Merit Criteria

Fences in other materials and up to 1.8m maximum height can be considered provided that there is:

- surveillance of the adjacent public realm by residents;
- provision of adequate sight lines of drivers of motor vehicles and cyclists in the public realm, for example, on footpaths.
- fence materials, colours and finishes are visually harmonious with surrounding development and are not excessively obtrusive.
- in heritage significant areas, the existing streetscape and neighbourhood character are considered.

Residence with Zero Set Back

3.3.4 Intent

The residence wall is to serve as the fence, with private open spaces enclosed by fences abutting the residence.

3.3.5 Requirements

- Fences can be up to 1.8m maximum height above natural ground level, lower is preferred for surveillance of the adjacent public realm by residents.
- Selection of fences materials and plants should ensure existing streetscape and neighbourhood character and context are considered.

3.4 Battle-axe Blocks and Open Space Frontages

3.4.1 Intent

Front boundaries onto open spaces such as parks, hill reserves or public walkways are considered from a design and siting perspective, to be similar to street address boundaries and are to have no fence forward of the building line. Fences can be considered where there is written justification of special need to meet protection requirements/risk mitigation provided that visual impacts are fully ameliorated by vegetation.

3.4.2 Requirements

- Fences to be transparent type and up to 1.8m maximum height above natural ground level, lower is preferred to ensure surveillance of the adjacent public realm by residents.
- Selection of fences materials and plants should ensure existing streetscape and neighbourhood character and context are considered.

- Solid fences (including sheet metal, masonry and hardwood lapped and capped) may be considered BUT ONLY where blocks are adjacent to an urban edge, which has been classified under the Bushfire Hazard Map as being either a “primary” or “secondary” edge, in terms of potential exposure to bushfire risk. The Bushfire Hazard Map is available for viewing at the Authority's Customer Service Centre at 16 Challis Street Dickson.

Note:
Further information on reducing the threat of bushfires on the community is available from the Planning for Bushfire Risk Mitigation Guidelines http://www.actpla.act.gov.au/tplan/planning_register/register_docs/bushfire risk mitigation guideline feb06.pdf and the Fire Wise Home Design & Construction and Home Gardens brochures http://www.actpla.act.gov.au/publications/firewise/housedesign.pdf and http://www.actpla.act.gov.au/publications/firewise/gardens.pdf).

3.4.2 Merit Criteria

- Emergency access from the adjoining Territory land is to be maintained.
- Fence materials, colours and finishes are visually harmonious with surrounding development and are not excessively obtrusive.

3.5 Beside Major Roads

3.5.1 Intent

Many boundaries beside major roads are intended to have fences with vegetation to screen the fence from the public realm. Fences can be permitted where originally intended in the development conditions for the residential estate.

3.5.2 Requirements

- Height of fences is 1.8m above natural ground level.
- Wherever possible fences are to have :
  - o long lengths (more than one block);
  - o consistency of material, colour style and height;
  - o variation achieved through repeat patterns or subtle change in colour or texture;
  - o design with site-specific response to a slope, follow contours except steeper slopes which are stepped.

3.5.3 Merit Criteria

Height can be up to 2.4m with justification of need for visual privacy to private open spaces.

3.6 Diplomatic Residences and Chancelleries

3.6.1 Intent

In residential areas, where the lease permits a diplomatic residence or chancellery, fences can be considered on the front boundary for security purposes.

3.6.2 Requirements

- Fences can be up to 1.8m maximum height above natural ground level.
- Transparent fence types are preferred to ensure surveillance of the adjacent public realm by residents.
- Selection of fences materials and plants should ensure existing streetscape and neighbourhood character and context are considered.

3.7 Primary Address in Medium Density Housing Areas

3.7.1 Intent

Fences can be considered in demarcation of the front address boundary where they are intended by the original development conditions and where they are part of an integrated boundary treatment for the group of dwellings. The fence is to have visual mitigation with planting.

3.7.2 Requirements

- Fences can be up to 1.5m maximum height above natural ground level, lower is preferred to ensure surveillance of the adjacent public realm by residents.
- Access to utility meter boxes and pits is to be available at all times.
- Masonry components/elements of the boundary treatment may be incorporated within the fence but are to take up no greater than one fifth of the frontage dimension.
- Streetscape and neighbourhood character and context are considered in selection of materials and plants.
- Fences are to ensure:
  - clear provision of access, preferably separated, for pedestrians and vehicles;
  - presentation of the property frontage as visually part of the public realm;
  - consistency through use of a repeat pattern along the street.

3.8 Lanes in Medium Density Housing Areas

3.8.1 Intent

Fences to boundaries beside a secondary street address or lane can be considered where they are intended by the original d development conditions and where they are part of an integrated boundary treatment for the group of dwellings.

3.8.2 Requirements

- Height of fences can be up to 1.8m above natural ground level.
- Access to utility meter boxes and pits is to be maintained at all times.
- Fences are to ensure :
  - o clear provision of access, preferably separated, for pedestrians and vehicles;
  - o consistency through use of a repeat pattern along the street;
  - o streetscape and neighbourhood character and context are considered in selection of materials.

4. DESIGN GUIDE - ELEMENTS

Though fences are privately owned, consideration should be given to the appearance and the safety of the public realm of our city.

4.1 Functions

The two key functions of a fence are to separate and/or to offer protection.

Separation

- Boundary demarcation to define an area of ownership.
- Identity to establish a sense of individual ownership and style.
- Visual privacy ensuring privacy in the primary private open space.
- Acoustic privacy ensuring privacy in the primary private open space, if the noise source is not seen then noise levels are perceived to be reduced.

Protection

- Feeling safe the need for security provided by a fence may be real or perceived, to increase protection the real risk factors need to be understood.
- Microclimate amelioration of local wind, sun and shade conditions.
- Fire protection asset protection is not assured by fences and the real risk mitigation achieved from a fence needs to be understood.
- Acoustic protection to increase protection the fence needs to be designed as a noise barrier.
- External security to inhibit trespass by people and animals.
- Internal security to prevent people and animals from leaving a fence is likely to be the best option.

After consideration of all issues, a fence may not be the best or only way to achieve these functions.

4.2 Design

The fence design should respond to the functions to be performed as well as the context and existing character of the locality, or to a desired future character. The following is guidance on key design issues.

Height

The height of fences, hedges, posts or gates is always measured in relation to the adjacent natural ground levels on the public side of the boundary and is inclusive of base walls.

Visual Impact

Fences are to be constructed so that the front of the fence faces Territory land and when viewed from public places fences are to be generally unobtrusive and provide a harmonious continuity of appearance.

The following issues should be considered to achieve this objective.

- Materials surface finishes that are matt texture and non-reflective.
- Colours that blend into the background, such as tones of local earth and endemic vegetation.
- Consistency design style, materials, colours and height over long lengths.

Plants

Plant material to grow on or beside fences is desirable and should be included in plans for the public open space. Climbing plants are the most space efficient (take less room than shrubs) and fences that do not offer support for plants are less suitable adjacent to the public realm.

However plants need to be maintained more frequently than the fence itself and selection of the plants to climb, adhere, ramble or screen the fence should consider maintenance as well as aesthetics.

Heritage Precincts

In early Canberra gardens the division of front and back yards was with purpose built square timber lattice (approximately 100mm x 100mm with 22mm battens) panels with a lattice gate. These fences were transparent but defined the private versus public spaces as well as enclosing children and pets. They were decorative and provided the ideal climbing frame or support for plants. Use of this style of fence is particularly appropriate in heritage precincts but could be used elsewhere.

4.3 Risk Management

It is important to consider common risks to fences either from humans or nature and the following are issues for consideration.

- Passive Surveillance the over viewing of street frontages and public open spaces by residents decreases opportunities for anti-social behaviour and promotes community spirit and interaction. Public safety is the greatest of the risk issues and this Guideline seeks to balance private needs with the public interest.
- Security to erect fences for security can be considered if information by an independent source is provided with site-specific assessment of the risk/need.
- Fire risk selection of materials, design and use of plants can either enhance or mitigate fire risk. Fences proposed for the purpose of fire risk mitigation can be considered provided they are supported by an independent site specific risk assessment.
- Access in case of emergencies all properties enclosed by fences should be accessible by vehicular and/or pedestrian gates.
- Vandalism the most common forms are impact / noise annoyance and graffiti. Planting to cover up or prevent access to the fence is the most effective barrier to graffiti and other acts of vandalism.

4.4 Sustainability

Key considerations are:

- embodied energy that is the resources used initially to make the fence and the subsequent
- maintenance and longevity how frequently the fence need to be replaced or repaired to remain robust and in good order.

Weathering occurs to all fences and the selection of materials, design detailing and standard of construction will affect the maintenance involved over time and therefore its relative sustainability.

5. DESIGN GUIDE – FENCES AND BOUNDARY TREATMENTS

5.1 Basic Fences

There are two types of basic fences described in the *Common Boundaries Act, 1981*, the basic urban fence and basic rural fence.

The basic urban fence means a timber paling fence that is 1.5m in height above finished / natural ground level. Palings are rough sawn, dried, hardwood that are butt jointed and allowed to naturally weather to grey.

The basic rural fence means a wire fence that is 1.2m height above the finished / natural and has 3 strands of plain wire at the top, middle and bottom, with steel droppers at 4m centres, with corner posts and bracing stays at corners and or 40m intervals, and 40 mm mesh size galvanised wire netting.

5.2 Temporary Fences

Temporary fences are to protect landscape works against trespass during establishment and can be height of 1.2m maximum above natural / finished ground level.

The materials and design of a temporary fence is defined in the Territory and Municipal Services document *Design Standards for Urban Infrastructure* and consists of four strands of wire and star pickets with caps, however other designs can be considered.

Design and construction of temporary fences are to:

- give priority consideration to public safety;
- be fully within the property boundary, and
- be clearly a temporary structure.

5.3 Property Boundary Demarcation

The following describes the requirements for typical methods of definition of private and public residential spaces.

Hedges

Hedges of shrubs, either clipped (formal) or unclipped (informal) should:

- be located entirely within the private property when grown;
- not obstruct sightlines for movement in the public realm;
- have breaks for access of pedestrians and vehicles if located on street address front boundary.
- No DA required.

Mounds

Earth mounds are to have plantings and:

- be located entirely within the private property,
- not obstruct sightlines for movement in the public realm,
- have breaks for access of pedestrians and vehicles if located on front street address boundary,
- have a surface treatment (covering the earth) that enhances the visual appearance from the public realm.
- No DA required if 400mm height or less.

Gates, Posts and Composite Fences

Gates and posts in hedges are to meet height controls for the type of front fence and have minimum 50% transparent gates.

Composite fences with gates, posts and panels of different materials are to meet height controls for the boundary condition and:

- not obstruct sightlines for movement in the public realm;
- have breaks for access of pedestrians and vehicles if located on street address front boundary;
- include plants as integral to the design.

Walls and Structures

Boundary demarcation if 400mm height or less above natural ground levels does not require a development application.

Structures such as walls are to ensure that they:

- are located entirely within the private property,
- not obstruct sightlines for movement in the public realm,
- have breaks for access of pedestrians and vehicles (if located on street address front boundary);
- are not higher than 900mm above natural ground on public side of boundary, with 50% of the structure 600mm or less in height;
- integrated with a garden/plant bed.

5.4 Courtyard Walls

Courtyard walls are effective in creating areas of private space in the front yard (forward of the building line).

Requirements are stated in the *Territory Plan, Residential Codes in Appendix III*, important conditions are:

- maximum height of 1.8m;
- planting outside of the wall.

5.5 Fence Materials

The commonly used fence materials acceptable and suitable for use in fences are:

- Timber – plantation grown (sustainable) hardwood. Softwood is less suitable even if treated or painted.
- Masonry – clay brick, concrete block and locally quarried stone.
- Metal – wire, tubular or sheet cladding.

Timber

Timber can be the most cost effective material for fencing with a wide variety of styles and design options, but it will not be as long lasting as metal or masonry.

Timber has other advantages and disadvantages including:

- effective in noise mitigation, if designed without gaps
- sustainable resource if plantation timber is used
- is flammable and will biodegrade.

Many products are available to treat timber to increase its resistance to weathering and decay e.g. paint, that are safe for humans and animals.

Timber is flammable however there are native plantation hardwoods that meet the Australian Standards for fire retardance that are sustainable for use in fences.

Common Name	*Botanical Name*
Blackbutt	*Eucalyptus pilularis*
Red Iron Bark	*Eucalyptus fibrosa*
River Red Gum	*Eucalyptus camaldulensis*
Silver Top Ash	*Eucalyptus sieberi (syn. sieberana)*
Spotted Gum	*Eucalyptus maculata*

Masonry

Masonry includes concrete, concrete block, stone or clay brick and these materials are commonly used for fences and courtyard walls, as it is generally the most long lasting of all fence materials if well constructed.

Masonry has the following advantages and disadvantages:

- effective for noise mitigation
- can provide a graffiti ‘canvas’
- highly resistant to weathering and fire
- concrete has high embodied energy
- usually the highest cost form of fencing.

Metal

Metal is highly resistant to weathering and fire but its longevity is reliant on construction detailing, quality of materials and quality of construction. Metal fences have high embodied energy.

Metal fencing has the following advantages and disadvantages:

- Transparent styles of metal fences (pool or mesh) permit passive surveillance beside open spaces.

- Solid metal fences are least resistant to impact damage, which can occur as a form of vandalism or by accidents and are a potential graffiti canvas
- Solid metal fences are a transmitter of sound and may cause undesired microclimatic effect with increased wind speed and eddying.

5.6 Firewise Design

The intense heat of a fire can damage all types of fences. Damage will depend upon a range of factors such as the fence material and condition, the quantity of 'fuel' surrounding the fence (to sustain ignition and combustion) and the construction design and quality of construction.

The design, construction and materials used in a nearby fence can reduce or increase the impact of fire on assets, such as gardens and buildings. Investigations following the January 2003 bushfires have shown that fences contributed to the spread of fire into the suburbs and were a factor in the extent of fire damage to houses and gardens.

Fire attack to structures such as fences can be from:

- radiant heat
- direct contact (flames) or
- ember shower (wind-blown burning debris).

Generally the most common of these risks to fences would be direct contact from grass fires (low height flames) however the risk to houses and gardens would be ember showers. Different fence materials and designs provide different levels of protection from these types of fire risk.

A solid fence can block flames and fire winds and thereby reduces direct radiation impact, but ember-carrying winds may eddy over the top of a solid fence. Permeable fences may slow fire winds and filter the embers. Ember showers may occur through a range of heights and may enter a property from above.

In areas with a higher level of bushfire risk, for example, at the urban edge or in non-urban areas, the following points should be considered.

- Fence materials and the state of fence repair can affect the progress of fire, flammable materials can facilitate linear spread along fence lines.
- Metal fencing, providing it is properly installed, offers greater protection to residential housing against bushfire than alternative materials because of its non-combustibility.
- Vertical closely spaced or overlapped timber palings are significantly less flammable than 'lattice' or open styles of hardwood fencing.
- Green vegetation and fire resistant plants can minimise the chance of ignition and assist in minimising the spread of a fire.
- In the event of high winds, sheet or panel fences can become dislodged becoming dangerous debris.
- Construction details should include an impervious and inflammable strip under the base of any fence to eliminate vegetation and provide a level surface so that the fence is as close as possible to the ground (25mm or less).

Regular routine maintenance before every fire season to keep fences and other garden structures in a sound condition and free of highly flammable materials is a desirable *Firewise* action.

On property with supporting evidence of fire risk to residences and gardens, consideration should be given to fences with:

- fire resistant materials,
- highly robust construction and
- detailing to mitigate fire spread (under fence sealing and edge strips, surface treatments on either side
- planting.

Generally no height increase is likely to be warranted, or therefore permitted above those nominated in this Guideline, to achieve fire risk mitigation.

5.7 Graffiti

Fence damage by graffiti is a problem on fences adjacent to Territory land. Uniform, smooth and highly visible fences provide the most receptive surfaces for graffiti.

The removal of graffiti from the public side of fences is the only action sometimes taken by the ACT Government on private fences. Graffiti is usually painted over by a contractor for Territory and Municipal Services (not washed off) with a fence owner's permission. In many instances permission is not granted and the graffiti stays, or the surface is not suitable for continued repainting.

The most effective deterrent is for the fence not to provide a suitable and publicly exposed canvas. Plants on fences are the most effective anti graffiti measure.

6. DEFINITIONS/GLOSSARY

Building line means a line drawn parallel to any front boundary along the front face of the building or through the point on a building closest to the front boundary. Where a terrace, landing, porch, balcony or verandah is more than 1.5 metres above the adjoining finished ground level or is covered by a roof, it shall be deemed to be part of the building.

Chancellery means the office attached to an embassy, high commission, consulate, legation or diplomatic residence, which is specifically for diplomatic use.

Development condition means any condition subject to the *Land (Planning and Environment) Act* (the Land Act), contained in a lease or an agreement collateral to a lease, or in a lease or an agreement collateral that was made prior to the commencement of the Land Act.

Diplomatic residence means a dwelling specifically for the residential use of diplomatic staff of an embassy, a high commission, a legation or a consulate.

Finished ground level means the ground level after completion of all excavation and earthworks.

Firewise is a term meaning the appropriate design and maintenance of buildings, residences, structures and gardens to resist the adverse impacts of bushfire.

Front boundary means any boundary of a block adjacent to a public road, public reserve or public pedestrian way.

Natural ground level means the ground level at the date of grant of the lease of the block.

7. FURTHER INFORMATION

Graffiti Management
ACT Graffiti Management Strategy for the ACT
http://www.parksandplaces.act.gov.au/communityevents/graffitistrategy

ACT Planning and Land Authority Publications
Guide to Good Design & Development Applications
http://www.actpla.act.gov.au/design-guide/index.htm

Front Boundary Fences Guideline
http://www.actpla.act.gov.au/tplan/index.htm

Planning for Bushfire Risk Mitigation in Canberra
http://www.actpla.act.gov.au/tplan/planning_register/register_docs/bushfire risk mitigation guideline feb06.pdf

Useful Websites
Territory and Municipal Services Legal Art Program
http://www.parksandplaces.act.gov.au/communityevents/communityart

Acts and Regulations
http://www.legislation.act.gov.au/

8. REFERENCES

1. National Capital Development Commission, September 1984, Policy on Front Fences, Canberra.
2. Planning & Land Management, June 1998, Review of front fence policy for small lot developments, Canberra.
3. Territory Plan
4. Planning & Land Management 2002, Residential Land Use Policies, Canberra.
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