

# Tweed Development Control Plan A1 Compliance Checklist

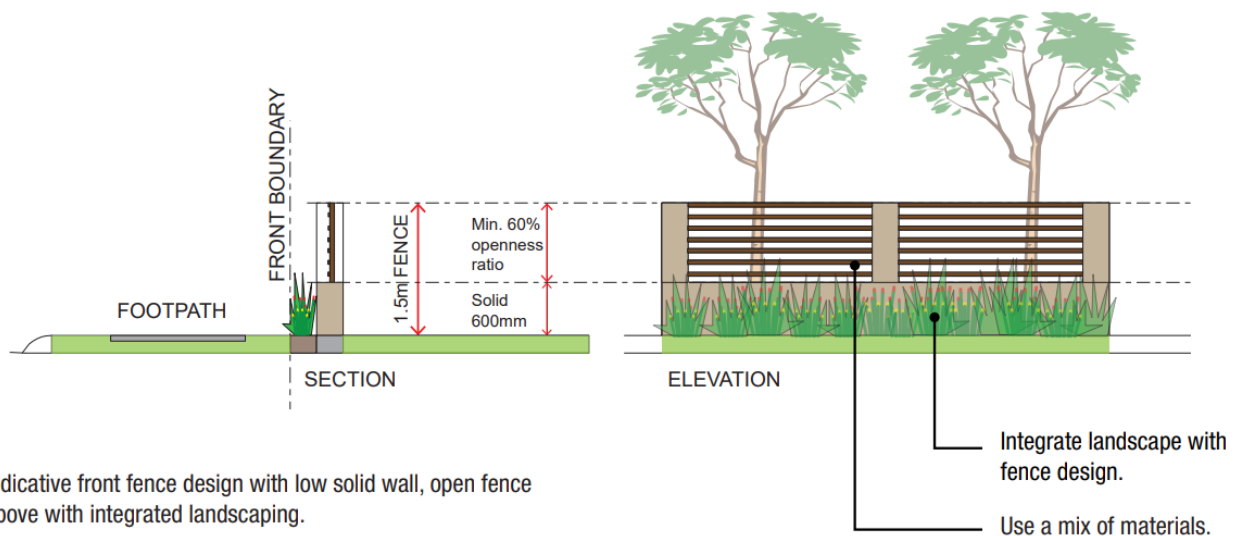
## Fences

Fences and walls include all built vertical landscaping elements designed to define boundaries between one space and the next or to accommodate a change in level.

The design of fences and walls has an impact on the real and perceived safety and security of residents as well as on the amenity of the public domain and the streetscape character. The visual impact, scale and design of fences all need to be carefully considered.

**NOTE!** *Should your proposal not comply with the controls below, please provide a written justification for any variation sought in the comments/justifications section below.*

*Please refer to the Tweed Development Control Plan A1 for a full list of applicable controls.*



CONTROLS	COMPLIANCE		
	YES	NO	N/A
<b>Fences and Walls</b>			
Fences and walls are not to impede the natural flow of stormwater runoff.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If located in a bushfire prone area fences and walls are to comply with AS3959 and Planning for Bush Fire Protection 2006, as amended from time to time.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fencing is not to obstruct water meter reading access.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Front &amp; Return Fences</b>			
Front and return fences are to reflect the design character of the dwelling and be compatible with other fences and walls within the streetscape.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Return fences (the side fence between the front boundary and front elevation of the house) are to be the same height and design as front fences.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Front and return fences to a primary or secondary street frontage can be up to maximum height of 1.5 metres high with a maximum solid fence height of 600mm. Above the solid wall the fence is to have a minimum openness ratio of 60%. These height may be varied where topography necessitates a retaining wall as demonstrated on a site analysis.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Front or return fences must not be timber paling or colourbond, except were integrated into a design theme that is consistent with the character of the dwelling and streetscape and incorporates appropriate articulation to allow for landscaping.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The carport must have at least two sides open and cannot be fitted with a door, fence or gate.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Front fences are not to obscure a 2.0 metre x 2.0 metre splay when adjacent to a driveway.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Front and return fences may be solid up to 1.8 metre if: <ul style="list-style-type: none"> <li>i. Located on an arterial road or opposite an intersection where head lights shine into a dwelling; or</li> <li>ii. Where a swimming pool is located forward of the front building line; or</li> <li>iii. Where the allotment is oriented to the north, providing the most suitable location for private open space and external living areas; and <ul style="list-style-type: none"> <li>- Are justified by a site analysis;</li> <li>- Include articulation and landscaping to the street(s);</li> <li>- Must not be a solid unbroken wall and the solid component cannot be more than 50% of the street frontage; and</li> </ul> </li> </ul> Must not be colourbond or timber paling.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Side Fences</b>			
Side fences are measured from behind the required building line to the rear boundary. The maximum side or rear fence height is 2.0 metres.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
May include timber paling, metal or Colourbond material. If metal must be of low reflective material.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chain wire fences, except to tennis courts, are not to exceed 1.2 metres in height.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
On corner allotments, fence and wall treatments on the secondary street frontage are to be of equal design quality and material as the primary street frontage for the length of the building.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Fences &amp; Walls for Greenbank Island</b>			
Approval is to be obtained from Council prior to the erection of any fencing on Greenbank Island.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fencing behind the six (6) metre building line shall not exceed 2000mm in height.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The fencing is to be constructed of brick, stone, masonry block or such other material as is approved by Council.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## COMMENTS/JUSTIFICATIONS