

3 current controls / approaches

3.1 mosman municipal council

Mosman Residential Development Control Plan (RDCP), includes as a streetscape and building design objective:

- *To promote open style fencing as a means of reducing the visual impact of solid fencing styles and encouraging safety through passive surveillance of streets and private property.*

This DCP also states that fencing should have the following planning guidelines:

- *Front fences, and side fences forward of the building line, should be no more than 1.2 metres in height above footpath level. Where there is a dual street frontage consideration may be given to higher side fences to give privacy.*
- *In certain circumstances Council may allow higher fences where:*
 - *the scale and/or heritage value of the property are appropriate for a higher fence. Council may allow a fence up to 1.8 metres in height but only if that part over 1.2 metres is open style: or*
 - *traffic volumes on busy streets exceed 6,000 vehicles per day. Council may allow a fence up to 1.8 metres in height of solid material provided it can be shown that the fence acts as an effective noise barrier. Such fences are to be either set back from the boundary to allow landscaping to soften the bulk or the structure is to be articulated as an alternative to a solid blank wall.*
- *For picket fences less than 1.2 metres in height, the spacing between pickets should be greater than 25% of the width of the picket. For picket fences at or above 1.2 metres in height, the spacing between pickets should be greater than 50% of the width of the picket.*
- *To improve household security, low/open style fences are encouraged.*
- *Where public views are available from the street, these should be preserved by open style fencing.*

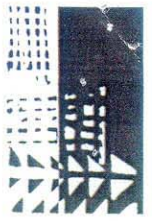
3.2 other councils

The current controls or approaches of other Councils in regard to fences are also mainly included in their Development Control Plans. The controls and approaches of neighbouring and nearby councils were researched and are briefly described below.

3.2.1 manly council

The objectives for streetscape, fences and walls within Manly are:

- *To ensure that all development contributes positively to the street and locality, identified in the locality analysis.*
- *To minimise the impact of walls and fences on the street frontage.*
- *To ensure all fences and walls contribute positively to the identified streetscape.*



- *In some circumstances, front fences and walls may not be appropriate and soft landscaping alternatives should be considered.*

In addition, the performance criteria requirements include:

- *Buildings and fences should be designed to complement and/or improve existing streetscapes through innovative design solutions.*
- *Freestanding walls and fences between the front street boundary and the building are to be no more than 1m high above any ground level at any point. The height may be increased to 1.5m if the transparency of the fence above 1m is at least 30%. The fence and/or wall height may be averaged if the fence or wall is regularly stepped on sloping sites.*
- *Gates are not to encroach over public land when opening.*
- *Fencing materials shall be compatible with the overall landscape character and the general appearance of the building and streetscape. Materials in keeping with the period of the dwelling preferred. Fences and/or walls should consider the incorporation of appropriate shrubs and climbers to soften the impact of hard surfaces.*

3.2.2 north sydney council

Front fences within North Sydney shall:

- *Contribute to a characteristic pattern of fences.*
- *Not dominate the street and contribute to the garden setting.*

In addition, they have the following conditions:

- *Front fence includes any fence that is forward of the building*
- *Use fence design similar to those identified in the character statement **
- *Do not obscure views of the building and garden, from the street, with high front fences **
- *Do not build front fences higher than 1m (unless otherwise indicated in this DCP) **
- *Front fence up to 1.8m may be allowed where traffic conditions affect residential amenity, on busy roads such as Ernest Street, Falcon Street, Miller Street, Military Road and Pacific Highway*
- *Do not build solid fences (such as masonry, lapped and capped timber, brushwood) higher than 900mm **
- *Soften the appearance of solid fences by:*
 - *providing a continuous landscaped area of not less than 600mm wide on the street side of the fence or*
 - *the use of openings, variation in colour, texture or materials to create visual interest*
- *Match the height of transparent fences (such as metal grille or timber picket) to the characteristic height in the street **

* *may be required as condition of consent*



3.2.3 willoughby council

The intent for fencing within Willoughby is:

- *To ensure that the style and scale of front fences and walls are compatible with fencing in the streetscape.*
- *To ensure that front and side fences and walls, where used, provide privacy, security and noise attenuation without having a detrimental impact on the streetscape, adjacent properties, reserves and walkways.*

While the performance criteria is to be designed to:

- *Provide visual interest to the streetscape*
- *Enable surveillance of the street for security from dwellings*
- *Form part of the architectural and landscaping concept for the site*
- *Be compatible with the height and type of other front fencing in the streetscape*
- *Define and provide for privacy of open space areas between the dwellings and public areas*
- *Maintain significant views from the public domain*
- *Be of good quality using low maintenance materials.*

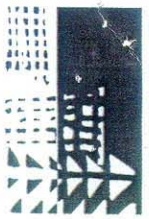
Other control issues considered are:

- *Height and design*
- *Setbacks*
- *Sloping sites*
- *Rear and side fencing*
- *Corner allotments*
- *Privacy*
- *Views*
- *Bushland*
- *Conservation areas*
- *Construction*

3.2.4 woollahra council

The objectives for fencing within Woollahra are:

- *To ensure fences and walls improve amenity for existing and new residents and contribute positively to streetscape and adjacent buildings.*
- *To ensure boundary fences between allotments provide visual privacy without affecting the amenity of those allotments in terms of views, sunlight and air movement.*
- *To ensure materials used in fences and walls are of high quality and in keeping with the existing streetscape character and character of the dwelling type.*



- *To ensure fences and walls are sympathetic to the topography.*

The performance criteria for front fences and walls are:

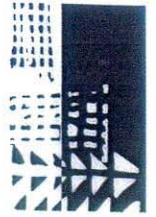
- *The use, design and materials of front fences and walls are compatible with attractive fences and walls in the streetscape, the heritage context of the street and the desired future character objectives for the locality.*
- *Front fences and walls enable outlook from buildings to the street to achieve safety and surveillance.*
- *Front fences and walls assist in highlighting building entrances.*
- *Where not inconsistent with the desired future character objectives for the locality, front fences and walls forward of the building line are no higher than 1.2m solid. This height may be increased up to 1.8m if the fence has openings which make it not more than 50% solid.*
- *Solid front fences and walls to 1.8m high may be considered where the main private open space is located to the front of the dwelling or where buildings have frontage to a major road or other sources of undesirable noise. Such fences are required to be appropriately modulated and to provide variation in detail, preferably incorporating planting. For corner lots, proposals for solid front walls and fences to 1.8m must be given consideration to matters of pedestrian and vehicular safety.*
- *On the high side of streets where there is an increase in ground level in excess of 1.2m on the property side of the street alignment, the height of front fences and walls may increase to 1.15m from the level of the high side.*

4 fieldwork results

4.1 fences

The results of the fieldwork for typical fences established the following existing characteristics:

- **Condition** – Most fences are in a reasonable to good condition, as they appear to be repaired or replaced regularly. However, there are some fences that require ongoing maintenance, which is as simple as a new coat of paint.
- **Historical period** – Generally the fence is of a different (more recent) era than the house, although heritage properties tended to retain the original fence or had recent interpretations.
- **Consistency to residence** – There was a variety of fence styles observed and these were not always consistent with the style and features on the house. The main consistency with the house was that similar colour schemes were used on both the house and the fence.
- **Relationship to house** – Generally a direct and obvious link from the front gate to the front door was provided with the gates being of similar style and height to the fence itself.
- **Slope of ground** – Most fences respected and responded to the slope of the ground, this was done by either stepping the fence at consistent intervals or raking the fence at the same slope as the footpath.
- **Treatment at corners** – The majority of fences continue with the same or similar style on corner blocks, sometimes the height of the fence might change but this was generally due to the hierarchy of the streets.



- Setback from boundary – Most fences were installed along the boundary line, with the only exception being when the fence was setback to allow for planting in front.
- Relationship to streetscape – The height and scale of fences along an individual street were mainly similar, although the style of fence was varied. In some situations, a tall fence was amongst a street of low fences and this looked out of place.
- Other elements – The main additional element associated with the fence was the letterbox, which was either incorporated into the fence itself or installed as a separate element behind the fence. In a few situations, lytchgates were incorporated above the front entry gates.

Refer to appendix 7.1 for the data sheets collected for fences within the municipality.

4.2 folly features

The results of the fieldwork for folly features established the following types/styles:

- Architectural detail – This mainly consisted of some intricate detailing found on the building, garage or front fence.
- Historical remnant – Numerous historical remnants can be found within Mosman, which are either in existing condition and may have been relocated or have been recently created to provide a historical reference. The majority of these elements are no longer used for their originally intended use.
- Sculpture – A number of sculptural elements, including water features, which are located primarily in public areas provide focal and identifiable points.
- Residential gateway – These are in the form of lytchgates, which are incorporated into the front fence and occur widely throughout the municipality.
- Random structure – These structures such as gazebos and bridges are mainly within public areas and incorporate more intricate detailing and construction than the use dictates.
- Grotto – Only one grotto was found which was found to be in poor condition.
- Plaque – Plaques can be found all over Mosman identifying and honouring historical items. Many of these are part of a series, such as the Bicentenary plaque series.

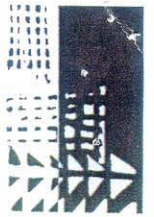
Refer to appendix 7.2 for the data sheets collected for folly features within the municipality.

5 recommendations

5.1 guidelines

The existing controls and approaches to fences within Mosman (as identified in previous section 3.1) need to be expanded to take into consideration the findings of the fieldwork undertaken. In general, the guidelines for front fences should incorporate the following issues:

- Fences are to be compatible with the existing streetscape in both scale and material.
- Fences are to be complementary to the architectural and landscape elements on the site, this will also respond to the historical period of the property.



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- Fences should be kept to a low height unless necessary due to surrounding traffic, privacy or other undesirable noises.
- The inclusion of planting in front of solid walls or behind transparent fences is to be encouraged.
- Careful consideration needs to be given to treatment on corner allotments.
- Gates and entrances to houses are to be coordinated.
- Pedestrian safety and security needs to be considered.
- Use fences to define territorial boundaries and provide safe area for children to play.
- Fences are to respect the topography and slope of surrounding footpath.
- Preferences to fence materials that are of low or minimal maintenance are to be encouraged.
- Historic precedence is to be followed especially on heritage items and in conservation areas.

policies

Consideration needs to be given to a number of design and performance criteria.

5.1.1 height and length

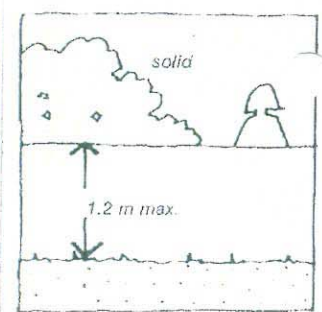
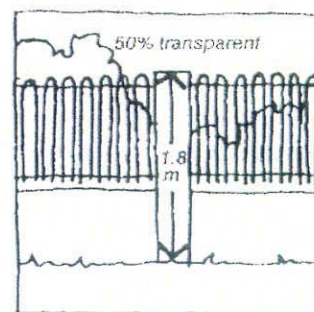
- To promote low height to allow houses to be easily viewed from the street, unless necessary, due to surrounding noises. Fences above 1.2 metres are discouraged. Where necessary, that portion above this height must be at least 50% open. Solid fences and walls to 1.8 metres are limited to busy streets where traffic volumes exceed 6,000 vehicles per day and are to be set back from the boundary and provide landscaping in the setback to soften the appearance of the structure.



26 Vista St



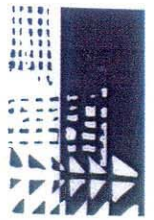
45 Cowles Rd



- To provide a uniform low edge defining the private and public space.

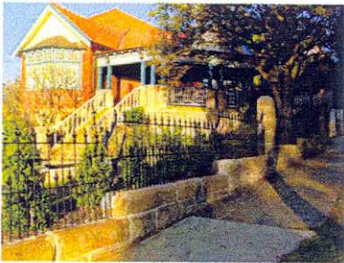


40 Holt St



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- To relate to the existing streetscape and hierarchy of street, as well as considering the existing width of street.
- To promote continuity of street frontage.
- To soften and frame built forms in order to establish a residential streetscape that incorporates a balance of landscape and built form.
- To maintain clear sight lines to adjoining streets, maximising the opportunity for casual surveillance.



63 Bradley's Head Rd

5.1.2 material

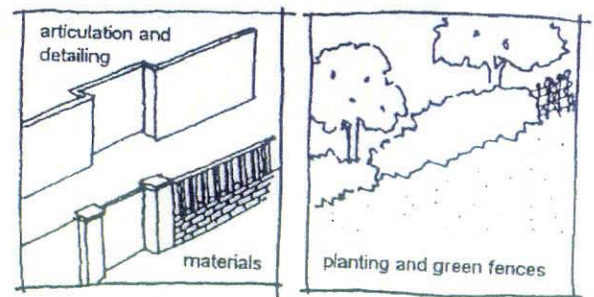
- To provide materials and finishes that are of low maintenance.
- To encourage the use of plant material.



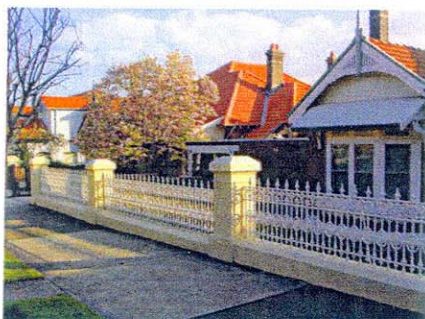
19 Rickard Rd



30 David St



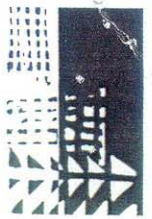
- To discourage the use of solid fences and encourage transparent fencing.



56 Prince Albert St



Inappropriate - 32 Noble St

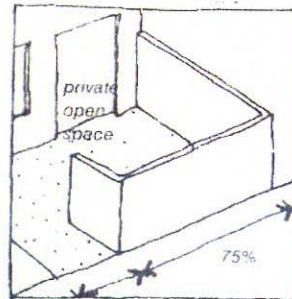


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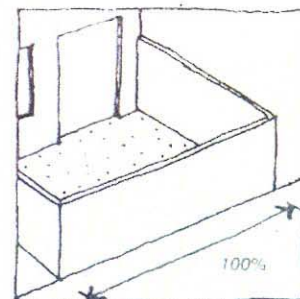
- To restrict the length of walls, however if a long wall (in excess of 10 metres) is necessary then some form of articulation or detailing to provide visual interest is required, such as setting back the wall or varying the material.



30 David St



Max width solid walls



Full width allowed on roads > 6000 vpd

- To select a palette of materials which are consistent with the architectural style, period and design of the associated residence.



63 Bond St

- Use of material which helps integrate new housing within the existing streetscape.

5.1.3 setback

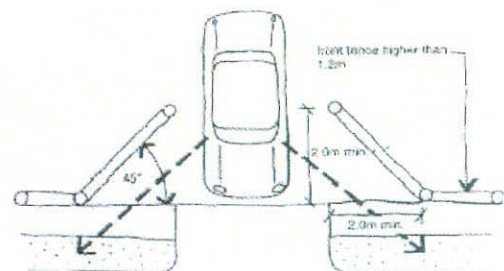
- To relate to the alignment of the existing streetscape.
- To provide openings, such as pedestrian gates and vehicular entries, which are either splayed or setback further than the fence line.



30 Bradley's Head Rd

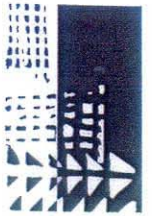


18 Middleharbour Rd



Splays for driveway and pedestrian entrances where fence heights exceed 1.2m.

- To ensure surveillance and safety of both the property and the public area are maintained.



5.1.4 slope

- To provide fencing that either slopes with the existing ground or steps to maintain an average height.



4 Union St

- To ensure stepping of fencing is in larger blocks rather than numerous small steps.

5.1.5 special considerations

- Gates should not encroach on public land when opening.
- To consider the treatment of corner blocks.
- Retain existing front fence and gate if it is original and/or contributes to the heritage significance of the residence and is in good condition.
- To enhance and articulate property entries with details.



45 Cowles Rd



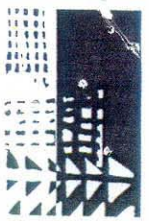
5 Spencer Rd

- To consider any heritage aspect of the property or precinct.
- To incorporate letterboxes and house numbering.



69 Bond St

- To accommodate garbage collection areas within the fence design.
- Where development will be subjected to significant street noise, Council may consider variations to permitted fence height and materials.



- Fences should minimise opportunities for concealment.
- Front fences and walls should assist in highlighting entrances.



- Where front fences are located on the high side of the street 1m above street level the previous policies should be used in conjunction with the retaining wall policies.

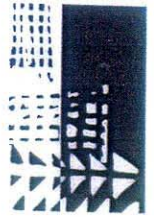
5.1.6 heritage

Appropriate front fences are as follows (from the most common to the least common for each period):

- Victorian era housing
 - iron palisade fences or rolled steel and cast iron fences
 - timber picket fences in 'acorn' pattern pickets
 - wrought iron gates
- Federation era housing
 - timber picket fences on a brick basecourse
 - timber framed wire mesh fences
 - brick and wrought iron fences with wrought iron infill panels (usually 1000 mm to 1500mm tall)
 - timber or rolled steel gates
- California bungalows
 - low brick fences (usually 900mm to 1000mm tall)
 - woven wire fences
 - brickwork to match the house with some detailing such as curved bricks or corbelling
 - timber gates
- 1930s/1940s/1950s housing
 - low brick fences either face brick or rendered (to match the building)
 - some detailing such as curved bricks or corbelling
 - wrought iron gates

Please note - any recommendation for front fences that may be potential heritage items will require further investigation.

Refer to the attached Appendices for a full copy of the fieldwork data sheets where many of these examples can be seen.



6 references

Apperly, Richard; Irving, Robert; and Reynolds, Peter. *A Pictorial Guide to Identifying Australian Architecture*. Angus & Robertson, 1994.

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Willoughby City Council. *Development Control Plan 16*.

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