

Fencing

In Zones MR and HR

Fences mark the boundary between properties as well as between public and private space. They can serve as a visual screen and also provide security against intrusion.

A good street boundary fence can improve the street appeal of a building. A sensitive approach to street boundary fence treatments should provide a balance between privacy for residents and enabling passive surveillance of and interaction with the streetscape.

Positioning fencing members so there is an open-air gap allows a fence to become visually permeable. Passive surveillance and interaction with the street are increased when more visually permeable materials are used in a fence.

Objectives of Fencing

In the context of medium and high density residential development in Zones MR and HR, fencing aims to:

- provide opportunities for passive surveillance
- to the public domain
- be constructed in a manner that provides safety for pedestrians and enhances the pedestrian experience
- consider the privacy of lower scale development in lower density zone.

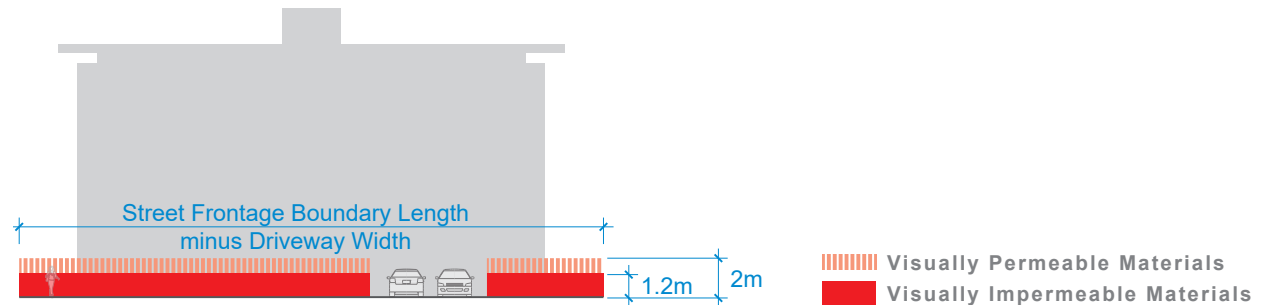


Fig 1: illustrates how the allocation of visually impermeable materials is calculated.

Scheme Requirements

Clause 5.4.1.8 specifies the following requirements for fencing in Zones MR and HR.

For boundaries abutting roads or public open space, fences are to be no taller than 2m above ground level (measured at the site boundary). Additionally:

- if materials that are not visually permeable (for example solid screen fencing) are used, the material is limited to an area not more than 1.2 multiplied by the length of the boundary (excluding the length of any driveway)
- fencing within 1.5m of driveways, pedestrian entries and street corners is to be visually permeable above 0.6m.

Importantly, requirements that relate to front fencing only apply where a development includes a fence and do not state that a fence has to be provided.

For side and rear boundaries that abut land in Zones LR or LMR, fencing is to be either:

- a solid screen fence at least 1.8m in height
- a visually permeable fence to a minimum of 1.8m in height, with complementary dense vegetation that will provide a visual barrier within 2 years of planting.

Interpreting the Requirement

As an example, if a development has a street frontage boundary of 20m, the amount of non-visually permeable materials that can be used is $1.2 \times 20\text{m} = 24\text{m}^2$ (if there is a driveway, the width of the driveway is subtracted from the length of the frontage).

Note: Areas of permeable fencing are not to have bamboo matting or other screening applied to them.

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Design Suggestions

- Incorporating planting into a fencing strategy can help to soften the visual impact of solid screen fencing materials and enhance the amenity of the streetscape.
- The visual impact and perceived scale of fencing can be reduced through the rhythm of changes in material, colour or other treatments along a boundary.
- The pedestrian experience is enhanced when the proportions of fencing and its components are at human scale.
- The allocation of impermeable fencing materials is encouraged to be focused around communal open space areas, such as pools and seating areas, to assist in creating a sense of privacy within a space
- Servicing requirements such as fire boosters should be integrated into the overall design of the fence to reduce their visual impact to residents and the public realm. This can be achieved by recessing the fencing line around infrastructure or using screening to conceal services (proponents should first contact the relevant authority before applying screening to conceal service infrastructure).

Note: Any bin storage areas contained within fencing areas must be screened to the public domain as per Clause 5.4.8.2 (Building Design for Dwellings-multiple).

Note: Fencing and landscaping should be designed to avoid opportunities for concealment to ensure safety for pedestrians.

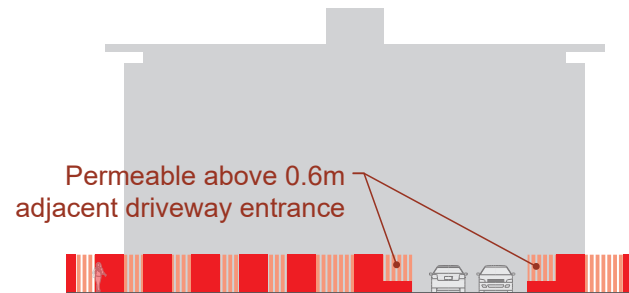


Fig 2: varying fencing materials creates interest at street level

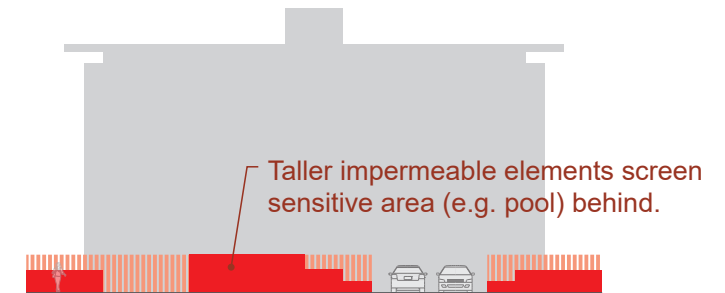


Fig 3: visually impermeable materials can be allocated where privacy is important.



Fig 4: introducing regular breaks or changes in fencing materials heightens pedestrian experience.



Fig 5: example of integrated planting within the fence.



Fig 6: Example of screening to conceal services that is integrated into the overall design of the fence.