TABLE OF CONTENTS

13.0 FENCING

13.1 PURPOSE

This chapter is intended to provide supplementary information to expand on some of the elements specified in the *Brisbane City Plan*. As such **the user must read this chapter in conjunction with the *Brisbane City Plan* to ensure that the development proposal complies in its entirety with the relevant codes, provisions and planning scheme policies**.

13.2 GENERAL REQUIREMENTS

Unless all survey pegs are obvious, the Developer must submit a certification by a Licensed Surveyor that the fences are contained entirely within the development prior to the acceptance of works Off Maintenance. Under the *Standard Building Regulation 1993*, fences higher than 2 m above the natural ground surface would require a building application.

Some of the typical performance criteria and the corresponding acceptable solutions in respect of fencing, as prescribed in the Landscaping Code of the *Brisbane City Plan* include:

- Performance Criteria P9: Acoustic barriers and long fences along road frontages and within the development must be screened.
- Acceptable Solution A9.1: Recessed areas, at least 1.2 m deep, are provided at regular intervals along the fence line, over a minimum of 25% of the length of the fence.
- Acceptable Solution A9.2: All planting and recessed areas are located within the property boundary.
- Acceptable Solution A9.3: Trees, shrubs and ground covers are planted within these recesses.

The following requirements will apply to fencing:

- The minimum standard of pedestrian safety fence is the galvanised tubular handrail as shown on Standard Drawing No. UMS 241. However powder coated galvanised steel or aluminium pool fencing to *AS 1926* of minimum 1.2 m height is the preferred barrier installation at traffic islands, signalised crossing, and refuge islands.
- A galvanised tubular handrail with chainwire (Standard Drawing No. UMS 241) or a galvanised weld mesh fencing (Standard Drawing No. UMS 242) must be provided where there is a danger of children gaining access to high risk areas.
- A heavy duty galvanised child safe fence must be provided in accordance with Standard Drawing No. UMS 242 to minimise the risk of drowning.
- Where required, a log barrier fence including a lock rail for access must be provided in accordance with Standard Drawing No. UMS 244. Log barrier fence is usually required along park frontages.
- The construction standards of typical 2 m high timber acoustic fence are shown on Standard Drawing Nos. UMS 245 and UMS 246. These drawings do not represent suitable noise attenuation solutions for all developments. On the contrary, site specific attenuation solution for each development must be determined in accordance with the attenuation criteria and methodologies set out in the Noise Impact Assessment Planning Scheme Policy.
- The fencing must not hinder general maintenance, otherwise the fencing must incorporate vehicular access gates or the fencing panels are designed for easy removal.
- A concrete mowing strip must be provided to all fences (including acoustic barriers) and along the property boundaries adjoining public space. The 100 mm wide x 100 mm deep strip will apply to masonry or concrete fences/walls. Alternatively the concrete strip can be an integral part of the footing. The 140 mm wide x 100 mm deep strip will apply to timber fences/walls or galvanised steel fences.

13.3 COST SHARING

Under the *Dividing Fences Act 1953*, Council is required to share the cost of dividing fence where it has freehold ownership of the adjoining property. Council is not liable for costs where the land it controls is crown land held in trust (eg parkland or roads) nor is Council responsible for sharing fencing costs at easements that are granted in favour of Council inside private properties.

Council approvals are required where:

- Council contributes towards the cost of fencing.
- Fencing is proposed inside any drainage easement or overland flow path or flood regulation line or waterway corridor.

13.4 HYDRAULIC CONSTRAINTS

It is desirable that fencing is not erected inside any drainage easement or overland flow path or flood regulation line or waterway corridor. Council recommends against the construction of debris retaining or solid fences, as these structures will inhibit the conveyance of floodwaters. However in instances where the overland flow between private allotments is shallow, generally less than 200 mm deep, solid fences can be constructed provided that openings are installed at ground level to accommodate overland flows.

Council approval is required where fencing is proposed inside any drainage easement or overland flow path or flood regulation line or waterway corridor. Some suggested fencing styles include:

- Open post and rail, where no panels of fencing are incorporated between the post and rail structure to provide minimum resistance to flood flows. Examples include log barrier fencing and galvanised tubular handrail.
- Collapsible fencing, where sections of the fence are designed to collapse under flood loading so as not to increase flood levels, but are also anchored to avoid being washed away. Low strength ties may be used to hold the fence in place during non-flood times.
- Swing fencing, where sections of the fence are designed to yield under the pressure of flood flows so as not to increase flood levels, but are also anchored to avoid being washed away. Usually fence panels are fitted with hinges or pivot points to allow opening during floods. Low strength ties may be used to hold the fence in place during non-flood times.
- Lifting fencing, where sections of the fence may be temporarily raised to not obstruct flood flows.