



INFORMATION SHEET NO. 23

Information to Submit with a Development Application for FENCES

In many instances, fences require Development Approval including:-

- Any fence (including any lattice attachments or similar) exceeding 2.1 m in height.
- Tennis court fences exceeding 2.1 m in height.
- Any masonry (brick, stone etc) fence exceeding 1 metre in height.
- Any safety fence associated with a swimming pool or spa.
- Brush fences located closer than 3 metres to any existing or proposed dwelling.
- All fences located within a Historic Conservation Zone or Policy Area or in association with a State or Local Heritage Place regardless of the construction materials, style or height proposed.
- Any fence exceeding 1 metre in height within 6 metres of an intersection (measured from the property boundary) of any street (other than where a 4 metre by 4 metre corner cut off exists).
- Any fence located within the Primary Industry, Policy Area 1–Gawler River Flood Plain or Rural Agistment (Gawler Belt) Policy Area 1–Gawler River Flood Plain other than a post and wire fence.
- Any fence within a zone or area which is subject to flooding.

The zone and policy area of your property can be searched and determined by contacting Councils Planning Department or viewing the Development Plan located on Council's website www.light.sa.gov.au.

FENCES ASSOCIATED WITH A HERITAGE PLACE OR WITHIN A HISTORIC CONSERVATION ZONE OR POLICY AREA.

Fencing styles used around the Light Regional Council from the time of early settlement were simple in style, primarily of post and rail construction. Over elaborate designs should be avoided and simple designs are desirable.

Timber and wire tended to be the materials used rather than metal and iron. Fences were of an open construction, which allowed gardens to be viewed from the street.

*Right: Example of fence generally suitable within a heritage area.
Note: height generally between 900mm and 1200mm and use of materials include emu wire and simple timber posts and rails.*



Refer to Brochure Number 23A – Fences in Heritage Areas for further information.

Information that must be submitted with a Development Application

1. A completed development application form which is signed and dated.
2. Payment of relevant fees.
3. Declaration of Applicant (in relation to power lines).
4. A current copy of the Certificate of Title for the site (no more than 12 months old). Check for easements and registered encumbrances or Land Management Agreements.
5. A copy of the builders Indemnity Insurance Certificate (if valued \$12,000 or more).
6. Proof of payment of the Construction Industry Training Board Levy (if over \$15,000).

Plans and Documentation (3 copies with at least one copy being A3 or smaller)

7. Site plan clearly showing the location of the proposed fence in a minimum scale of 1:200, including;
 - Site boundaries with dimensions, roads, contours, and north point;
 - The location of existing buildings and structures (inc retaining walls, verandahs, sheds etc);
 - The location of the septic tank for the property (if applicable) and distance to the proposed fence (Septic tanks must be a minimum 2.5 metres away from other structures);
 - Set backs between the proposed fence and existing structures, boundaries, roads and easements.
8. Scaled elevation drawings showing external building materials, finishes and colours to be used.
9. Plan View of the fence showing the location of columns, piers, posts, footings etc.
10. Structural details including footings, plan view of the footing beams, section of footings, reinforcing details, (details from a structural engineer may be necessary including a soil report to ensure the footings are designed for the soil type). Note: This is required when a masonry wall or piers exceeds 1 metre in height or other fences exceeding 2.1 metres in height.
11. Structural details of the construction of the fence.
12. Other details including any infill panels, connections, piers, posts etc.

A Development Application enables an assessment to ensure that the proposed development conforms with Councils Development Plan, zoning and other legislative requirements. Development Applications are also assessed for compliance with the Building Code of Australia with respect to structural and life safety issues.

The information that is provided with any development application is the basis upon which your application is assessed. If inadequate or conflicting information is provided, delays can be expected. It is important that the assessing officers are able to clearly understand what currently exists and what you are proposing.

*Please note the information contained herein is intended as a guide only.
Further clarification may be obtained by contacting the Council on 8525 3200.*