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<b>Title:</b>	<b>NON- URBAN FENCING</b>	<b>DA-POL-12</b>
<b>Division:</b>	<b>Planning</b>	
<b>Responsible Officer:</b>	<b>Development Control Manager</b>	

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**1. INTRODUCTION**

The subdivision of non-urban land often results in circumstances that require the standard of fencing or the fence categories within the subdivision to be specifically considered.

**2. POLICY OBJECTIVE**

To establish minimum requirements for the fencing of subdivisions in non-urban areas.

**3. POLICY SCOPE**

This policy applies to all land within Yass Valley zoned for rural purposes.

**4. POLICY PROVISIONS**

**4.1 Fence Standards**

The following standards are deemed to be the minimum fencing standard that is required:

**4.1.1 Rural Lot Fencing**

**4.1.1.1 New**

All new rural fencing shall meet to the following standard:

- (a) A fence height of no less than 1200mm
- (b) Strainers – spacing 100 to 200m depending on terrain
- (c) Steel Star Pickets at 4m centres
- (d) Two 1.57mm high tensile barbed wires (or plain wires) on top
- (e) Three 2.8mm high tensile carry wires (as required)
- (f) ‘Hinged Joint or Ringlock’
- (g) Netting floodgates as required
- (h) All gates shall be set back a minimum of 15m from the edge of road formation

Note: All ‘Hinge Joint or Ringlock’ fencing must be set no higher than 50mm above the surface of the ground.

**4.1.1.2 Existing**

Existing rural fencing shall where dilapidated be reinstated to a ‘good order’. A ‘Good Order’ shall be deemed to be the condition that restores the fence to the same level of ‘stockproof’ fencing that was afforded by the existing style of fence when it was in an ‘as-new’ condition.

#### 4.1.2 Rural-Residential and Concessional Lot Fencing

##### 4.1.2.1 New

All new rural residential and concessional lot fencing shall meet to the following standard:

- (a) A fence height of no less than 1200mm
- (b) Strainers – spacing 100 to 200m depending on terrain
- (a) Steel Star Pickets at 4m centres
- (b) Two 1.57mm high tensile barbed wires (or plain wires) on top
- (c) Three 2.8mm high tensile carry wires
- (d) 'Wire Netting'
- (e) Netting floodgates as required
- (f) All gates shall be set back a minimum of 15 metres from the edge of road formation

Note: All 'Wire Netting' fencing must be set no higher than 50mm above the surface of the ground.

##### 4.1.2.2 Existing

Existing rural residential and concessional lot fencing shall where dilapidated be reinstated to a 'good order'. A 'Good Order' is the condition that restores the fence to the same level of 'stockproof' fencing that was afforded by the existing style of fence when it was in an 'as-new' condition.

## 5. REVIEW

The review of this policy will take account of relevant legislation and State Government policies, best practice guidelines and Council plans and priorities.

This policy will be reviewed following each general election of Council and the Director Planning is responsible for arranging the completion of the review.

## 6 LEGISLATION AND LEGAL FRAMEWORK

This policy is to be read in conjunction with the following:

- *Environmental Planning & Assessment Act 1979*
- *Environmental Planning & Assessment Regulation 2005*
- *Yass Valley Local Environmental Plan 2013*

## 7. DEFINITIONS

For the purpose of this policy the following fence categories have been developed:

- **Rural Lot Fence** - any fence surrounding a general rural lot
- **Rural-Residential Lot Fence** - any fence surrounding a rural-residential lot
- **Concessional Lot Fence** - any fence surrounding a concessional lot

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**8. RESPONSIBILITIES**

Development assessment staff are required to take into account the provisions of this policy in relation to any Development Applications.

**9. HISTORY**

<i>EMT Review Date</i>	<i>Report to Council</i>	<i>Minute No.</i>	<i>Exhibition Period</i>	<i>Adoption</i>	<i>Rescission Date</i>
	12/09/2007	421		12/09/2007	
	10/02/2010	40		10/02/2010	
11/09/2019	23/10/2019	245		23/10/2019	

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