# CONSTRUCT A FRONT FENCE IN A RESIDENTIAL ZONE OR A HERITAGE OVERLAY
Checklist for VICSMART planning permit applications

## When is a planning permit required and what qualifies it as a VICSMART application?

A planning permit is required to construct a front fence over 1.5 metres in height in any residential zone within Hobsons Bay. A planning permit is also required to demolish or construct a fence of any height within a Heritage Overlay. The application qualifies as a VicSmart application if:

- The land is within a General Residential Zone and the application is for the construction or extension of a front fence within 3 metres of a street if the fence is associated with one dwelling
- The land is within a General Residential Zone or Residential Growth Zone and the application is for the construction or extension of a front fence within 3 metres of a street if the fence is associated with 2 or more dwellings on a lot or a residential building
- The land is covered by a Heritage Overlay

It is integral that front fences are consistent with the neighbourhood character of streetscapes within Hobsons Bay or the Heritage Significance of the area. Within the municipality, it is characteristic for residential properties to have either a low open front fence, or no front fence.  It is therefore generally not appropriate to have a front fence higher than 1.5 metres and therefore it is unlikely these applications will be supported.

You should check if the subject site is covered by any other overlays to make sure a permit is not required under a separate provision of the Planning Scheme.  If so, check the relevant VicSmart checklists to ensure the proposal can be classed as a VicSmart application.

To ensure that we can process your application as quickly as possible, please read the checklist on the following page carefully and ensure that you have provided all the necessary documentation otherwise your application will not be accepted.

If you are unclear about any aspect of your application, please contact Town Planning on email townplanning@hobsonsbay.vic.gov.au or telephone 9932 1000 to discuss your proposal.

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**Office Use Only**

Is this a VicSmart application? ☐ Yes ☐ No  Provision: ☐ Clause 59.03 (Front fence in a residential zone)

☐ Clause 59.07 (Heritage Overlay)

Has all information been provided? ☐ Yes ☐ No  Comment: _____

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_____

Application checked by:_____ Date:_____

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## Checklist for VICSMART planning permit applications

**If all information is not provided at the time of submission, your application WILL NOT be lodged.**

**For all planning permit applications the following MUST be provided:**

- ☐ a  completed application form
  - ☐ if the land is in more than one ownership, the consent of the owners of the land
- ☐ the application fee
- ☐ certificate of Title and any registered Restrictive Covenants and/or Encumbrances
  Certificate of Title must be less than 90 days old, include the Title Plan and details of any Restrictive Covenants and/or Encumbrances that are referred to on the Title. This information can be obtained from Land Victoria (telephone 8636 2010) or www.land.vic.gov.au
- ☐ one copy of a plan drawn to scale (1:100) and fully dimensioned showing:
  - ☐ the location, shape and size of the site
  - ☐ the location, length, height and design of the proposed fence including details of materials
  - ☐ the location, height and design of any existing front fence on adjoining and nearby properties including details of materials
- ☐ a photograph of the site and adjoining and nearby properties along the street frontage
- ☐ the reason for the proposed height

**Declaration:** This must be signed by the applicant*

I declare that I am the applicant and that I have provided all the information required in this checklist.

| Signature: | Date: |
|---|---|
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