

nhulunbuy corporation

WT05 FENCING POLICY

Title	Fencing Policy
Policy number	WT05
Type	Community
Owner	Manager, Corporate and Community Services
Responsible Officer	Building Administration Officer
Approval date	18 November 2015
Next review date	18 November 2017

1. Purpose

This policy provides guidance to owners and residents on the type of fencing that can be erected on lot boundaries in Nhulunbuy (Special Purpose Lease 214) and the Industrial Estate (Special Purpose Lease 250).

2. Scope

This policy applies to all lots in Nhulunbuy and the Industrial Estate. It does not cover Gove Airport.

3. Definitions

Nhulunbuy Corporation means the Nhulunbuy Corporation Limited.

4. Policy

This policy becomes effective from 1 December 2015 and exempts any existing fences approved and compliant under the previous fencing policy.

Note: Before an application is made for approval of a fencing proposal, all applicants must ensure that they are permitted to install a fence to the property under relevant tenancy arrangements for the specific lot.

Industrial Estate

Fencing on lots within the Industrial Estate shall be permitted to be erected around the perimeter of the whole of the property a height of 2800mm on all boundaries.

Nhulunbuy

Fencing on lots within Nhulunbuy shall be permitted to be erected around the perimeter of the whole of the property as follows:

- Fencing to the front of the house will be permitted to a maximum height of 1200mm.
 - Front fences are to be set back a minimum of three metres from the road or lot boundary.
 - In the event a footpath or any infrastructure (eg. power pole) exists on the property an additional setback of 0.5 metre thereof is required.
- Fencing to the side and rear of the property is permitted to a maximum height of 1800mm.

It is strongly suggested that applicants seeking approval for fencing along common boundaries should familiarise themselves with the provisions of the *Fencing Act* (NT).

Also, it is strongly suggested that applicants should familiarise themselves with the Nhulunbuy Corporation's Verge Policy.

Approval

All fencing proposals must be submitted to the Nhulunbuy Corporation for approval via the Building Application process. Application forms are available from the Nhulunbuy Corporation Office or at www.ncl.net.au.

All fences must be constructed with appropriate cyclone-rated materials. The use of second hand steam pipe, old scrap posts, roofing cladding sheets etc. is not permitted.

Front fences must not adversely impact on the aesthetics of an area and not be of a full block out style (ie. brick wall or Colour Bond).

Once approval has been issued, all fencing must be erected in compliance with the relevant Building Application approval issued by the Nhulunbuy Corporation and subsequent certification process.

Non-compliance

An owner or resident must not install a fence in Nhulunbuy or the Industrial Estate that:

- (a) is deemed by the Nhulunbuy Corporation, acting reasonably, to pose a risk to the public
- (b) for which approval has not been issued under this policy, or
- (c) does not comply with of the requirements of any relevant permit issued for the property.

The above also applies equally to fences constructed under the Nhulunbuy Corporation's previous fencing policies.

Where non-compliance is identified, the Nhulunbuy Corporation will write to the relevant property owner requiring that they attend to the identified problem.

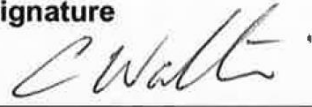
Failure to comply with a notice may result in the relevant fencing (or part thereof) being removed or rectified without further consultation or warning.

Notwithstanding any other part of this policy, where it deems appropriate, the Nhulunbuy Corporation will act immediately to rectify any potential safety issue observed in relation to fencing.

Where the Nhulunbuy Corporation undertakes any action pursuant to this policy in relation to non-compliant fencing, the required works will be at the expense of the property owner.

5. Review process

This policy will be reviewed two years from the date of adoption.

Date 18/11/15	Director (Name) C. Wallis -	Signature 
Chief Executive Officer (Name) ANGELA MAUMILLAN		Signature 