

DEPUTATION BY MAX FITZGIBBON - 9 DEC 2025 UP25/24 REVIEW OF LOCAL PLANNING POLICY 3-1 RESIDENTIAL DEVELOPMENT

The Deemed-to-Comply provisions of Clause 5.2.5 of the R-Codes are replaced with the following: G5 is replaced with the following:

- C5 Walls, fences and other structures truncated or reduced to no higher than 0.75m within 1.5m of where walls, fences, or other structures adjoin:
 - i. A driveway that intersects a street, right-of-way or communal street;
 - ii. A right of way or communal street that intersects a public street; and
 - iii. Two streets that intersect (refer Figure 9a – Sight Lines);

? ||| However, one fencing pier to a maximum width of 0.35m may be located within 1.5m of the above sightline areas where it directly abuts the driveway and the lot boundary, with any other associated fencing in-fill panels above 0.75m to have surface area which is 80% open and free of obstruction to view.

Note: The above applies to driveways serving a single house or three or less grouped dwellings. The sightline requirement for driveways serving four or more grouped dwellings is as per LPP 1.6.



R-CODES.

5.2.5 Sightlines

DESIGN PRINCIPLES

Development demonstrates **compliance** with the following design principles (P)

- P5** **Unobstructed sightlines** provided at vehicle access points to ensure safety and visibility along vehicle access ways, streets, rights-of-way, communal streets, crossovers, and footpaths.

DEEMED-TO-COMPLY

Development satisfies the following deemed-to-comply requirements (C)

- C5** **Walls, fences and other structures truncated or reduced to no higher than 0.75m within 1.5m of where walls, fences, or other structures adjoin:**
- i. a **driveway** that intersects a **street, right-of-way or communal street**;
 - ii. a right-of-way or communal street that intersects a public street; and
 - iii. two streets that intersect. (refer **Figure 9a**).

Figure Series 9 - Sight lines

R-CODES VOL 1 PART B

Intent

The purpose of Figure Series 8 is to illustrate areas to be kept clear for the purposes of **clause 5.2.5 C5.**

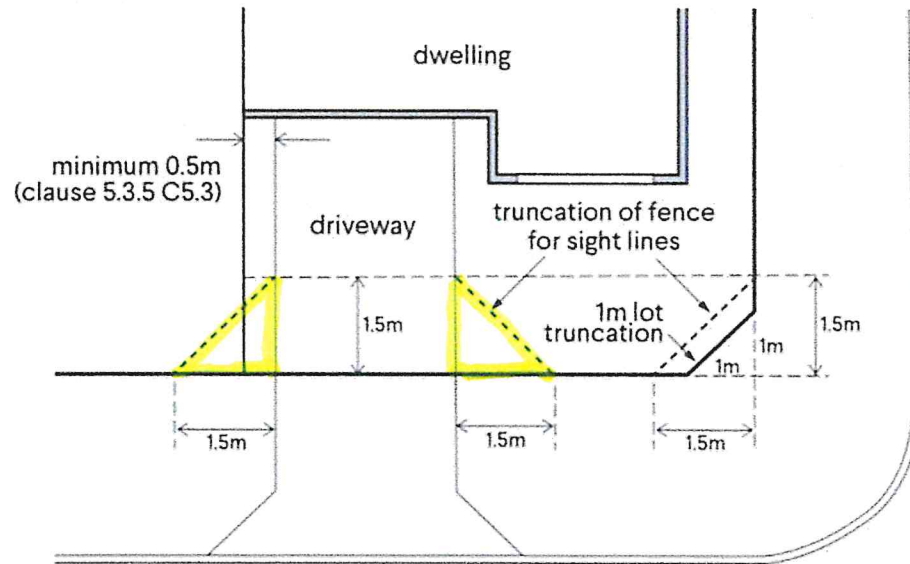
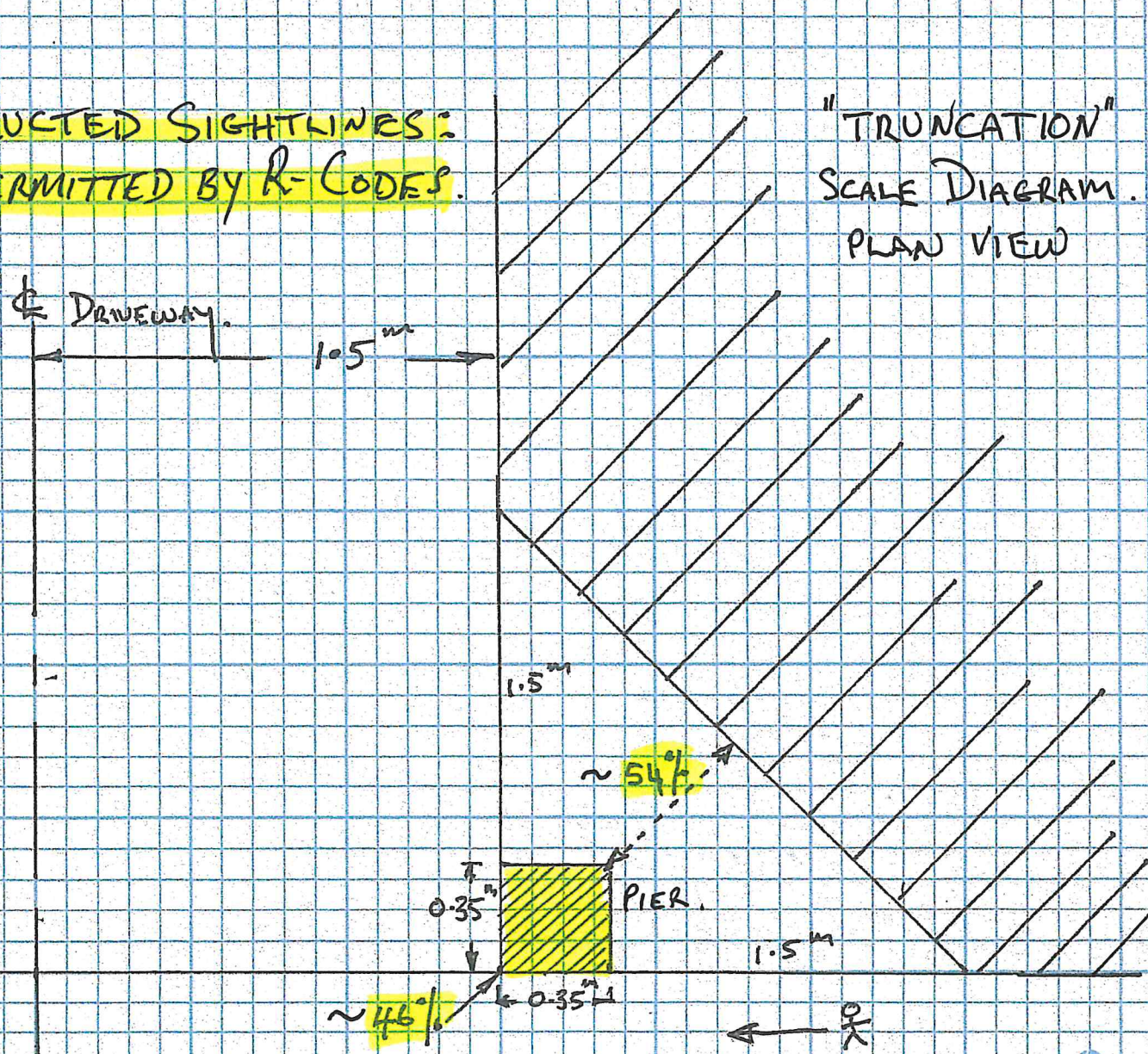


Figure 9a - Locations of **truncations** or **reduced fence height**

**OBSTRUCTED SIGHTLINES:
NOT PERMITTED BY R-CODES.**

"TRUNCATION"
SCALE DIAGRAM.
PLAN VIEW



REF C 5.2.5

MP 7-12-2005

R-CODES PRACTICE NOTES

<p>Is there any maximum overall height for visually permeable fencing along the primary street frontage?</p>	<p>Where a fence is located within a 1.5 metres truncation of where a driveway intersects the front property boundary or where two streets intersect, the fence is not permitted to be greater than 0.75 metres in height regardless of whether it is visually permeable or not.</p> <p>Outside of this circumstance, the fence pillars are not to exceed 1.8 metres in height, however visually permeable infill components of the fence are not subject to a height restriction.</p> <p>Front fencing standards may be varied by way of local planning policy, prepared by the decision-maker, which may alter the overall height of the visually permeable section of fencing and/or may reduce the maximum 1.2 metre height standard for the solid section or the 1.8 metre height standard for the pillars.</p> <p>The relevant local government may also have local laws or other local planning policies or local development plans relating to fencing which limit maximum overall height.</p>
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<p>R-Codes Vol. 1 5.2.5 Sight lines</p>	<p>Would a visually permeable structure above 0.75 metres in height and within 1.5 metres of vehicle access points satisfy the 'deemed-to-comply' standards of R-Codes Vol. 1 clause 5.2.5?</p>	<p>No. In accordance with the 'deemed-to-comply' standards of R-Codes Vol. 1 clause 5.2.5, no structures above 0.75 metres in height whether visually permeable or not are permitted within 1.5 metres of a vehicle access point where a driveway meets a public street and where the two streets intersect.</p> <hr/> <p>Practice Notes</p> <p>These Practice Notes address the most common technical matters that arise in the interpretation and implementation of the R-Codes Vol. 1 Part B. They aim to provide clarity and certainty to applicants, assessors and decision-makers through consistent application of the R-Codes.</p> <p>The R-Codes Vol. 1 Part C are provided with similar advice in the Explanatory Guidelines under 'assessment guidance'.</p> <p>The Practice Notes do not form part of the R-Codes and may be updated from time to time as a supplement to the R-Codes Explanatory guidelines.</p> <p>Words bolded in these Practice Notes are defined in the R-Codes.</p> <hr/>
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NEW '9025' ACCESS TO KINTAK RD



PARKING OF
VEHICLES ON
VERGE AREA
IS PROHIBITED

↑
0.75
m

←
0.4 m
→

2.09 m

1.5 m

YELLOW AREA
OBSCURED BY OPEN GATE

LOOKING EAST
TOWARD APPLECROSS PRIMARY
SCHOOL ≈ 100 m



LOOKING WEST FROM APPLECROSS PRIMARY.





0.75 m

1.5 m

ALL PIERS 0.35 m x 0.35 m