

Fences



May 2018

Residential

Side and Rear Fences

Fences that are behind the building line to a maximum height of 2.3m (measured from natural ground level), and between adjoining residential properties, come under the *Dividing Fences Act 1961* which is administered by the Building Commission. General information is available from the Commission at www.buildingcommission.wa.gov.au.

Fences Forward of the Building Line

Fences that are up to 1.2m high will require adjoining owner's agreement in accordance with the *Dividing Fences Act*. Fences over 1.2m in height are required to comply with the *Residential Design Codes of WA [R Codes]*; and Local Planning Policy 4 – Fences (LPP4). Generally, any portion of a fence greater than 1.2m high must be visually permeable allowing interaction with the neighbourhood and providing good visual security. Maximum height is 1.8m, measured from natural ground level.

Owners proposing to carry out substantial works on the front boundary are required to submit an application for a building permit. Planning approval may also be required.

Building Permit

Masonry fence more than 0.75m high will require a building permit (*Building Regs 2011 schedule 4 item 4*). Where a building permit is required the following information is the minimum required to be submitted with the fees, application form and a site plan to include:

- All boundaries and the outline of all existing buildings, crossover & driveway; verge and footpath details; and the position of the proposed fence;
- Visual truncations of 1.5m are required on both sides of a driveway;
- An elevation of the front of the property showing the proposed and existing structures;
- A section drawing showing the footing size and any reinforcement;
- The material and finish (i.e. face brick with piers indicating the relevant sizes; rendered; painted etc.); overall height, with the maximum height not to exceed 1.8 metres.

Fees

Refer to information sheet for schedule of fees. Applications not accompanied by fees will not be processed.

Commercial

Commercial and light industrial area fences may require development approval. Refer to LPP4 for guidelines for fences other than in residential areas.

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Note: If your property is in a new area please check the subdivision information to establish the possibility of caveats or special provisions in your subdivision area. Styles of fences, materials or position exclusions may be applicable, which are not controlled by the Shire.

If you require further information please contact the building services on 9780 5228.

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