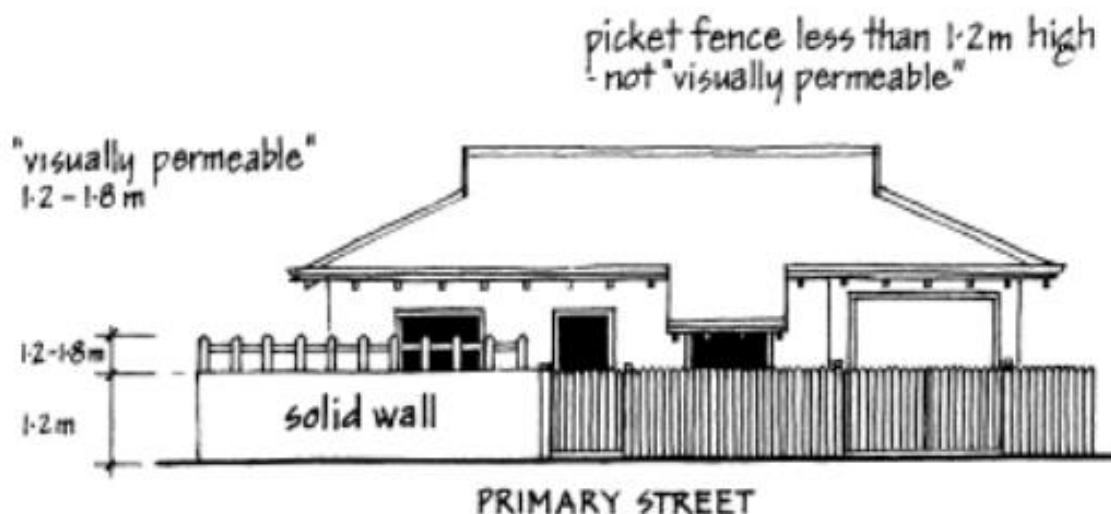


FRONT FENCES/WALLS WITHIN RESIDENTIAL AREAS EXCLUDING BEACHRIDGE ESTATE

Height of front fences/walls

Fences and walls in residential areas in the primary street front setback area are to be visually permeable above 1200mm. A visually permeable surface is one that can be seen through so as not to obstruct the view.

The most common way of achieving visual permeability on a front fence is to use pickets (either steel or timber) at a spacing of not less than 50mm. This allows passive surveillance in and out of the front yard and contributes to the perception of safety within a street.



In what circumstances can I apply for a solid fence/wall in excess of 1.2m in height?

The Shire will consider development applications for solid fences/walls at a height greater than 1.2m in instances where:

- They adjoin a major street or road, provided that the wall does not occupy greater than 75% of the lot frontage and allows for unobstructed views to the dwelling entrance; or
- Protects a bedroom window from traffic headlight glare; or
- Provides privacy to the sole outdoor living area of a dwelling.

When will a front fence application be refused?

Development applications for a front fence may not be approved where any of the following apply:

- Public safety is comprised.
- Lack of vision for users of a driveway.
- Traffic sight lines are comprised.
- The streetscape is affected by the proposal.
- Heritage values are compromised.
- Inadequate justification is provided.
- Unacceptable earthworks are proposed.
- The Shire verge requires cut/fill/retention.
- Alternate options are available.

- Pre-used materials are being used.
- The truncation is required where the visibility of turning vehicles is likely to be affected.
- The structure represents a fire hazard.
- The fence will consist of inappropriate materials for a residential area such as barbed/razor wire or be electrified.

What if my fence is on a secondary (side) street?

Walls and fences fronting secondary streets may be solid to allow for a back yard to be created. They should conform to the requirements for a front fence, forward of the dwelling as delineated in this factsheet.

Do I need to get comment from my neighbours?

Development applications for a front fence over 1200mm in height may be referred by the Shire to surrounding neighbours for comment. This will be determined by the Shire at the time of application.

Process to obtain development approval

For a front fence over 1200mm in height the following needs to be submitted to the Shire:

- a completed development application form;
- a site plan and an elevation plan of the fence in relation to the dwelling; and
- a letter of justification being provided taking into account the above-mentioned considerations.

Do I need a building permit for my front fence?

Walls or fences of masonry, stone or concrete construction, where they are also retaining soil, and they are over 1000mm high, require a Building Permit and may require structural engineering details at the Building Surveyor's discretion.

More Information

Should you have any questions or require any further information, please contact Development Services staff on the details below or visit the Development Services counter at the Shire of Dandaragan Jurien Bay Administration Centre at 69 Bashford Street.

Phone: 9652 0800 or Email: dsr@dandaragan.wa.gov.au