



SHIRE OF SHARK BAY

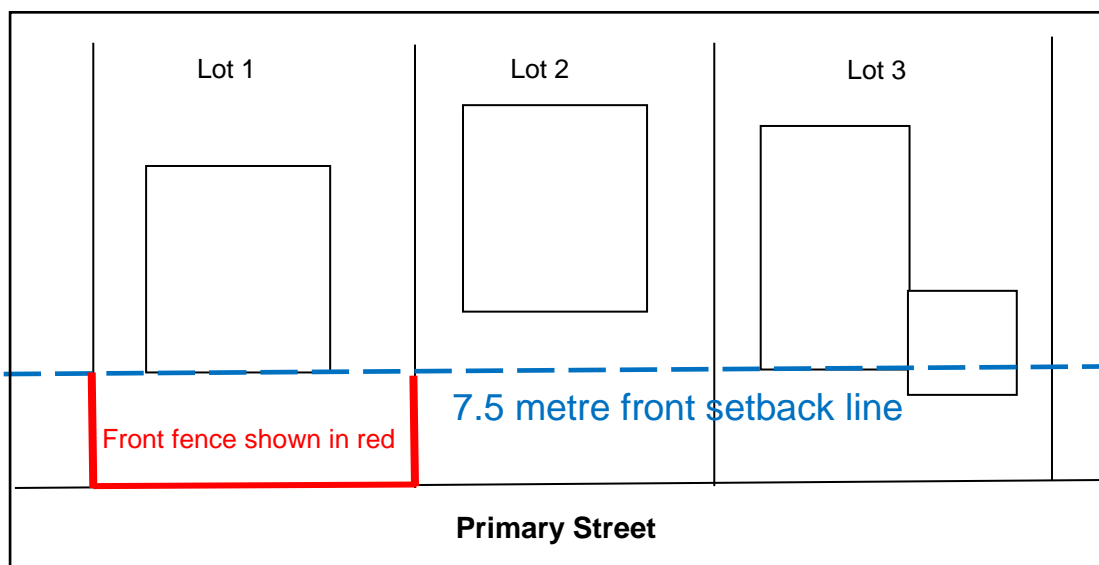
INFORMATION SHEET NO 4

FRONT FENCES IN RESIDENTIAL AREAS

1.0 INTRODUCTION

A front fence is the fence that extends across the front boundary line of the lot and returns down the side boundaries for the same distance as the front setback for the lot.

The majority of lots within Denham have a base code of Residential R10 or R12.5, so single houses have a front setback requirement of 7.5 metres.



The front setback is an average distance required to dwellings, and it should be noted that dwellings may be setback further on a lot.

If a lot has been developed to a higher density (such as units), then a different front setback may apply.

If you are unsure of your front setback, you can liaise with the Shire's Consultant Planner.

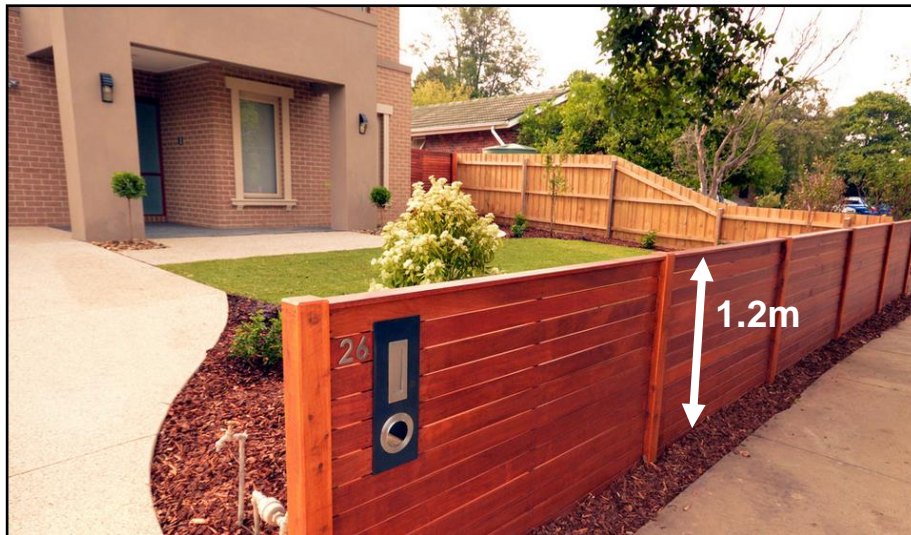
2.0 FRONT FENCING REQUIREMENTS

Front fencing is controlled by State Planning Policy No 3.1 – Residential Design Codes ('the Codes'). The Codes apply statewide to all residential zoned lots.

The Residential Design Codes include 'deemed to comply' requirements for front fencing. If you can comply with all of these requirements, your fence will not require planning approval.

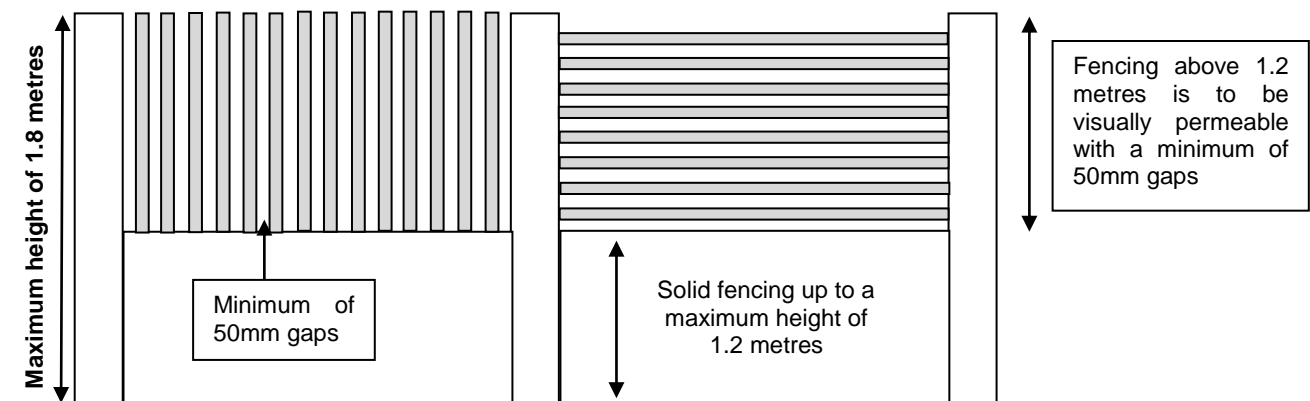
No.	Requirement	Complies (owners checklist)
A	Front fences can only be solid up to a maximum height of 1.2 metres.	

A. EXAMPLE OF SOLID 1.2 METRE FRONT FENCE



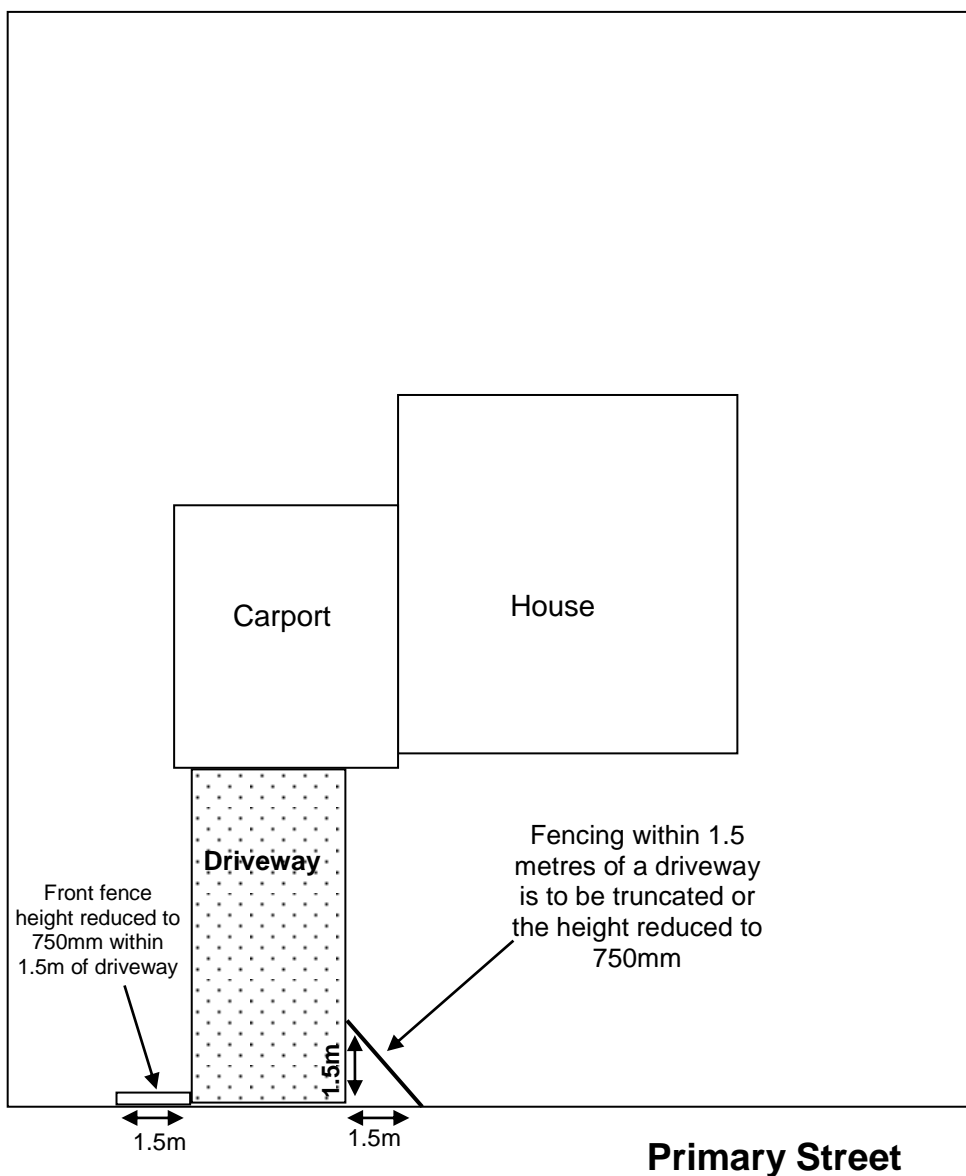
No.	Requirement	Complies (owners checklist)
B	Any section of fencing above a height of 1.2 metres is required to be visually permeable (ie see through). Visually permeable fencing must include 50mm vertical or horizontal gaps.	

B. EXAMPLE OF SOLID 1.2 METRE FRONT FENCE WITH VISUALLY PERMEABLE SECTION ABOVE



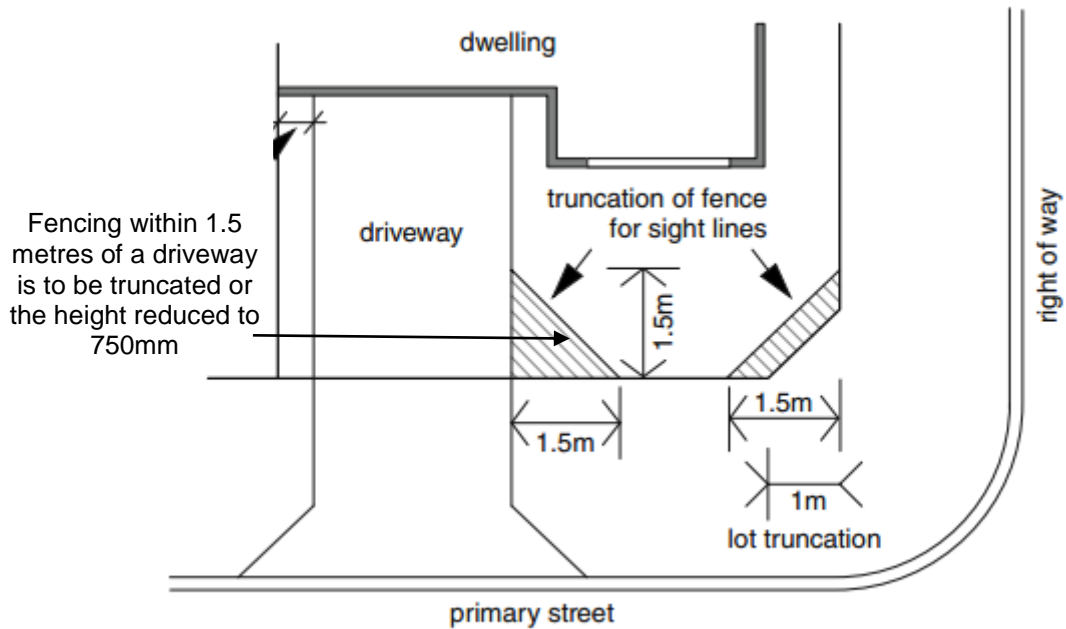
No.	Requirement	Complies (owners checklist)
C.	Fences within 1.5 metres of a driveway must be truncated, or the solid height reduced to 750mm. This is to maintain sightlines for cars entering and egressing a lot.	

C. EXAMPLE OF FENCE REQUIREMENTS ADJACENT TO DRIVEWAYS



No.	Requirement	Complies (owners checklist)
D.	For corner lots, fences must be no higher than 750mm or must be truncated within 1.5 metres of a street intersection.	

D. EXAMPLE OF FENCE REQUIREMENTS FOR CORNER LOTS



If you don't want to stagger the fence height, or truncate it to driveways, you can limit the solid section to a maximum of 750mm with 'visually permeable' fencing above.



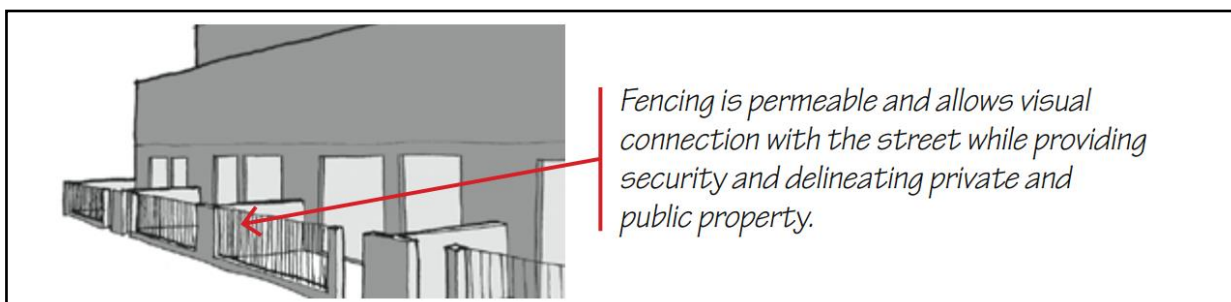
3.0 WHY CAN'T I HAVE A SOLID FRONT FENCE?

The Residential Design Codes do not support high walls and solid fences on the front boundary because they visually affect the streetscape and generally separate residents from their street.



Above: Unattractive solid fencing creates an unfriendly environment for pedestrians and separates houses from the street.

The Codes are aimed at having interaction between dwellings and the street.



4.0 DO I NEED PLANNING APPROVAL?

You only require planning approval if you propose a fence that does not comply with the requirements of the Codes, as explained in this Information Sheet.

An application for planning approval is required if:

- A solid fence exceeds 1.2 metres in height;
- The section of fence above 1.2 metres is not visually permeable (with minimum gaps of 50mm);
- A fence within 1.5 metres of a driveway has a height above 750mm and is not truncated.
- A fence on a corner lot within 1.5 metres of the intersection has a height above 750mm and is not truncated.

If you are unsure if your proposed fence complies, you can liaise with the Shires Planning Consultant or lodge a letter and plans to the Shire outlining any proposed fencing details.

If you write to the Shire prior to erecting any front fence, you will have a record of the Shire's written advice.

5.0 WHAT ABOUT DIVIDING FENCES?

Dividing fences are controlled by the Dividing Fences Act 1961.

The construction of new dividing fences or repairs to existing dividing fences should be discussed between the affected parties. The Shire of Shark Bay does not become involved in any civil issues arising from a dispute over a dividing fence.

To help property owners understand the law behind dividing fences, the Building Commission within the Department of Commerce has produced a comprehensive information booklet: Dividing Fences – Rights and Responsibilities which can be viewed from the Department of Commerce website - www.commerce.wa.gov.au.

Disclaimer : This information sheet is produced by the Shire of Shire of Shark Bay in good faith and the Shire does not accept any responsibility for any ramifications or repercussions from providing this information. This information sheet is correct as of September 2015 and may be modified without notification.