

Information Sheet

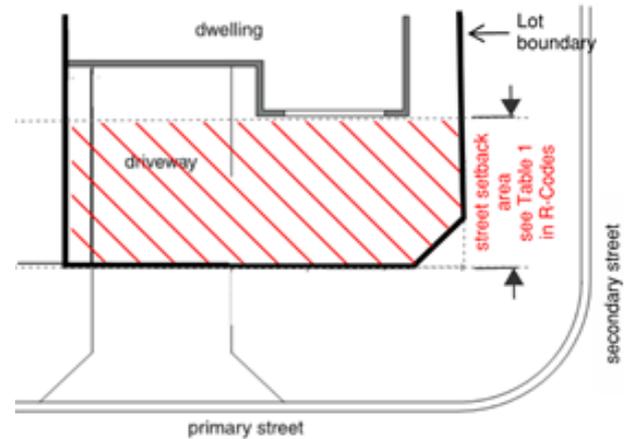
FENCES

Front Fences on Residential Zoned Lots

WHAT IS A FRONT FENCE

A “front fence” is any fence or wall located on the front boundary, or within the ‘primary street setback area’ determined in Table 1 of the Residential Design Codes (R-Codes).

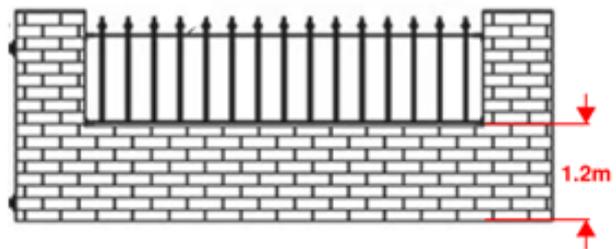
A front fence includes a common boundary fence within the ‘street setback’ area, and a fence along a corner boundary on a corner lot.



R-CODES REQUIREMENTS

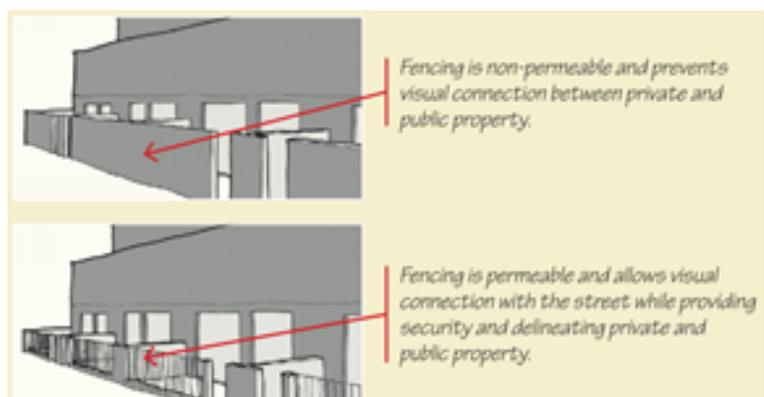
The R-Codes requires front fences which are low in height, to maintain pleasant streetscapes with an open feel, and encourage safe neighbourhoods.

Generally, front fences may be solid up to 1.2m high, and ‘visually permeable’ above that, when measured from the primary street side of the fence.



WHAT IS ‘VISUALLY PERMEABLE’

In reference to a wall, gate, door or fence as viewed directly from the street, the vertical surface has:



- Continuous vertical or horizontal gaps of 50mm or greater width occupying not less than one third of the total surface area;
- Continuous vertical or horizontal gaps less than 50mm in width, occupying at least one half of the total surface area in aggregate; or a surface offering equal or lesser obstruction to view.

FRONT FENCE APPROVAL REQUIREMENTS (RESIDENTIAL ZONED LOTS)

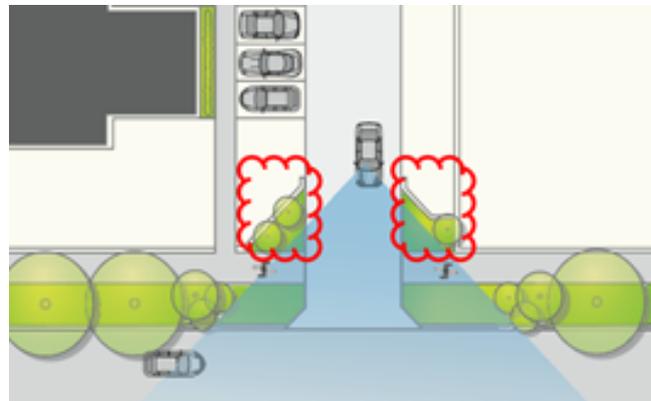
FRONT FENCING APPROVAL REQUIREMENTS			
Height	Style or type of fence	Planning	Building
< 750mm (0.75m)	Visually permeable fencing (material other than masonry)	✘	✘
	Solid fencing (non-permeable material)	✘	✘
< 1200 mm (1.2m) and not within area shown red below	Visually permeable fencing (material other than masonry)	✘	✘
	Solid fencing (non-permeable material)	✘	✓
> 1200 mm (1.2m) and not within area shown red below	Visually permeable fencing (material other than masonry)	✘	✘
	Solid fencing (non-permeable material)	✓	✓

Solid fences include masonry, stone, concrete, solid metal/timber, etc.

If located within a heritage area, or on a lot that contains a place on the Heritage List, a DA may be required despite the above table.

SIGHT LINES AND SURVEILLANCE

To increase visibility for pedestrians, and for cars entering/exiting driveways, any walls or fences within 1.5m of where a driveway meets the street boundary must be no more than 750mm high. This includes a common boundary fence that is within the front setback area and within 1.5m of your driveway or your neighbour's driveway.



Fence design can also assist in crime prevention by ensuring that there is a clear view/surveillance between the street and buildings.

DIVIDING FENCES

Any fence that is behind the street setback line (for R-Coded lots) and/or between two or more lots is considered a 'dividing fence', and must comply with the requirements of the Dividing Fences Act 1961 (the Act). A dividing fence does not include a retaining wall. The Dividing Fences Guide provides more information on this. As the Shire of Dardanup does not have a Local Law for fencing, the Shire does not have any authority to be involved in any dividing fences matters between neighbours.

WHERE NO DEVELOPMENT APPROVAL IS REQUIRED

GENERAL OR LIGHT INDUSTRY & MIXED BUSINESS ZONES - PREFERRED SPECIFICATIONS

- Constructed of 50mm steel mesh;
- Maximum height of 1.8m from natural ground level with a maximum overall height of 2.1m where barbed wire is placed on top of the fence;
- Supported by steel galvanised pipe posts:
 - 2.7m in length
 - Nominal bore of 40mm and outside diameter of 48mm
 - Spaced at 4m centres
 - Sunk 0.6m into the ground, encased in concrete having diameter of 150mm;
 - Terminal posts are braced in line of the of the fence with diagonal pipe braces having nominal bore of 50mm and outside diameter of 60mm; and
- Centre and bottom high tensile galvanised steel wire.

ALL OTHER ZONES - PREFERRED SPECIFICATIONS

- If located within a 14 metre visual truncation on a corner lot, fence no higher than 1.5m;
- If located within a 3m visual truncation to a vehicular access way, fence no higher than 1.5m;
- No higher than 1.8m in all other cases;
- Constructed of post and wire or post and rail.

Note: If located within a heritage area or on a lot that contains a place on the Heritage List, a DA may be required.



EXEMPTIONS

A fence that meets the Shire's 'Exempted Development and Land Use' Policy condition below will not require Development Approval:

RESIDENTIAL ZONES

Where the fence is not located within a Heritage Area or on a lot that contains a place on the Heritage List and meets any of the following criteria:

- Is a front fence and meets the acceptable development provisions of the Residential Design Codes, including;
 - front fences within the primary street setback area being visually permeable 1.2m above natural ground level; and
 - fences being truncated or reduced to no higher than 0.75m within 1.5m of where the fence adjoins a vehicle access point, where the driveway meets a public street and where 2 streets intersect;
- Is located on a common boundary, is located greater than 4.5m from a primary street boundary and is no greater than 2m in height;
- Is located on a secondary street boundary and is not greater than 1.8m in height.

ACCOMPANYING INFORMATION

Application forms and fees are available on the Shire's website Forms & Fees. The 'applicant' does not need to be an owner of the lot, but every owner of the lot must sign the completed application form.

The minimum requirements for an application to vary the requirements of the R-Codes for fences are:

- Completed 'Form 110 – Application for Development'
- Completed 'Form 87 - Consent/Objection Form Adjoining Owners' and complete set of plans each signed by all adjoining landowners, if you are obtaining neighbours' consent yourself

All information outlined in the checklist attached to the Application for Development Approval, and in the Regulations (includes titles, detailed plans, and written justification for the proposal in most cases)