

# Fencing Standards

## Planning Information Sheet

### Height of Front Fence/Walls

Fences and walls in residential areas within 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 visually 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.

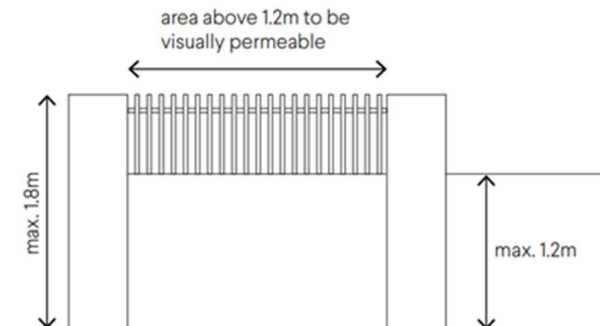
### In what circumstances can I apply for a solid fence/wall in excess of 1.2m in height?

The Shire will consider a Development Application for solid fences or 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.

### Asbestos Fence?

Please contact Environmental Health Officer for further information on removal of asbestos [ehs@dandaragan.wa.gov.au](mailto:ehs@dandaragan.wa.gov.au)

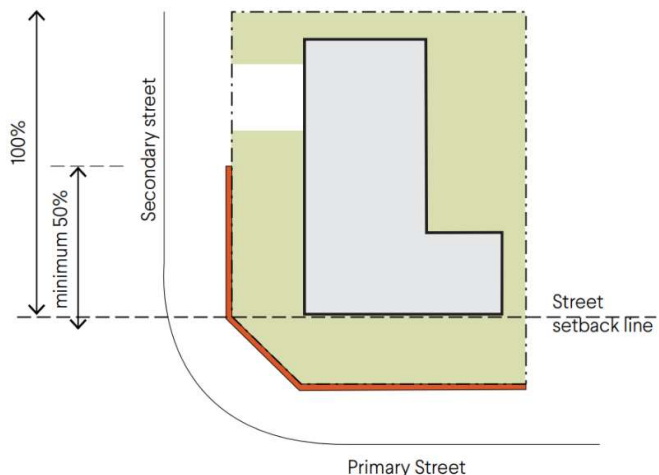


### How do I apply for a Development Application?

A Development Application can be obtained on the [Shire of Dandaragan](http://www.dandaragan.wa.gov.au) website under **Building and Development > Development Policies, Guidelines & Forms**

### 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.



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

For sites on street corners, street fences or walls within the secondary street setback area are to be designed with a minimum 50 per cent of the street boundary behind the primary street setback.

Primary Street - unless otherwise designated by the local government, the sole or principal public road that provides access to the major entry (front door) to the dwelling or building.

Secondary Street - in the case of a site that has access from more than one public road, a road that is not the primary 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.

### **Pool Fencing**

In addition to minimum Planning and Building requirements, you will need to comply with AS1926.1 – 2012 Safety Barriers for Swimming Pools.

A Rules for Pools and Spas Guide can be found at

<https://www.wa.gov.au/organisation/building-and-energy>

### **I have a dispute with my neighbour over the dividing fence. What are my options?**

The erection and maintenance of dividing fences on the boundary is a matter between neighbours and as such are dealt with by the Dividing Fences Act 1961, which is administered by the Department of Commerce.

For more information visit

<https://www.wa.gov.au/government/multi-step-guides/dividing-fences>



High street walls should be limited to the minimum necessary and be visually permeable

### **Enquiries**

Contact Development Services on 9652 0800 or email directly at

[DSR@dandaragan.wa.gov.au](mailto:DSR@dandaragan.wa.gov.au)

**\*\*Disclaimer\*\***

This information sheet is a guide only. Verification with original Local Laws, Acts, Local Planning Schemes and other relevant documents is recommended for detailed references. The Shire of Dandaragan accepts no responsibility for errors or omissions

