

City of Wanneroo
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What is a front fence?

A front fence is a wall, screen or barrier that abutts a street boundary or is located in the front setback area.

Do I need approval?

A building permit is required for a fence that has any masonry element in excess of 750mm in height and/or any part of the fence is more than 500mm in height and will be used as a retaining wall.

What do I need to submit?

Certified Applications

- Completed [BA1 application form](#)
- Relevant fees (refer to page 2)
- Completed Certificate of Design Compliance and one copy of all referenced documents
- Street and Verge Bond Permit Application (refer to page 2)

Uncertified Applications

- Completed [BA2 application form](#)
- Relevant fees (refer to page 2)
- 1 x copy of a site plan drawn to a minimum scale of 1:200, indicating existing structures.
- 1 x copy of elevations, illustrating heights, and 1 copy of a typical pier detail, illustrating its construction.
- 1 x copy of the construction specifications indicating size, materials, driveway truncations and footing details. Please note that all masonry fences require a practising Structural Engineer to design the fence.
- Street and Verge Bond Permit Application (refer to page 2)

What is the difference between Certified and Uncertified Applications?

A Certified Application has had its assessment completed by a private Building Surveyor and has been issued with a Certificate of Design Compliance. Certified Applications must be submitted complete with all prior approvals issued (including Development Approvals). The City will issue a Building Permit for the proposed structure.

An Uncertified Application is submitted to the City for a full assessment. Uncertified Applications can be lodged while the Development Application is still pending however; it will be placed on hold until the Development Approval has been issued. The City will issue a Certificate of Design Compliance and a Building Permit for the proposed structure.

What are the requirements?

Front fences on a residential property are required to comply with the *Residential Design Codes* (R-Codes) or the specific Local Development Plan (LDP) for your property. The below information relates to the requirements of the City's [Fencing Local Law 2021](#) and the R-Codes. If your property is covered by an LDP, Structure Plan or other specific planning provision, please refer to those requirements.

- The maximum allowable height of a front fence is 1.8m, as measured from the natural ground level on the street side of the fence
- The maximum height of the solid portion of the fence is 1.2m, as measured from the natural ground level on the street side of the fence
- Masonry pillars are permitted to a height of 1.8m and a maximum dimension of 400mm x 400mm
- Excluding the pillars, where a front fence exceeds 1.2m in height, the portion of the fence above the 1.2m must be visually permeable. The Residential Design Codes define visually permeable as:
 - *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;*

As viewed directly from the street.

- A Development Application is required for front fences that do not comply with the above provisions.
- Fences adjacent to vehicle access points or where two streets intersect must be truncated with the minimum dimension of the truncation being 1.5m. Alternatively the fence may be reduced in height to no more than 0.75m.
- Property owners are responsible for maintaining their fences so as to prevent them from becoming unsightly or prejudicial to the amenity of the neighbourhood. Suitable methods should be undertaken by owners to prevent/lessen the likelihood of graffiti attack on their fences eg. Painting the outer surface of the fence or coating it with an anti-graffiti finish or the incorporation of landscape embayments.

For lots zoned commercial, industrial or rural, please refer to the City's [Fencing Local Law 2021](#)

Will having a swimming pool in the front setback affect the front fence?

Yes, in addition to the minimum planning and building requirements, you will need to comply with AS1926.1 for pool safety barriers. Please refer to the City's information sheet on pool installations for further guidance.

Please note that the above requirements are general in nature and do not account for site specific requirements stipulated in Structure Plans, Local Development Plans or Policies.

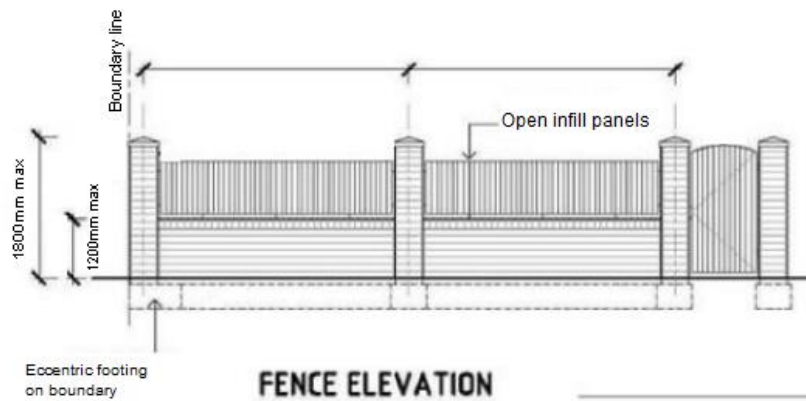
Street and Verge Bond Permits

If you apply for a building permit, you will also be required to submit an application for the City's Street and Verge Bond Permit. This application includes a non-refundable administration fee. If the construction value is over \$5000, an additional bond fee applies. For more information on these applications (including fees and a link to apply online), please refer to the [Street and Verge Bond page](#) on the City's website.

Fees

To determine your application fees, please refer to our [Building Fee Schedule](#) or [Building Application Fee Calculator](#) on the City's website.

For further information, please contact the City's Building Services on 9405 5000.



FENCE ELEVATION


Note that the infill panels of the fence must comply with the Residential Design Codes definition of "visually permeable". This definition is as follows:

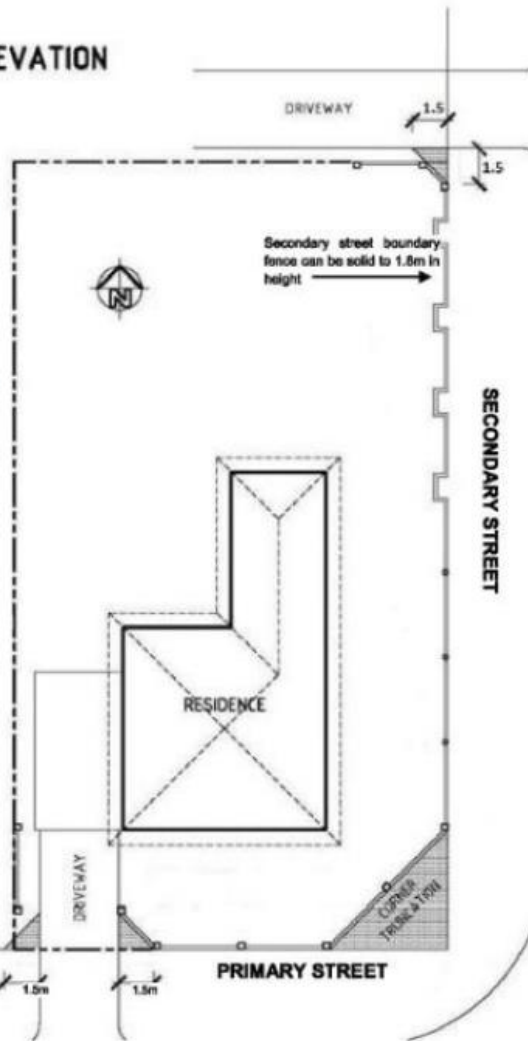
Continuous vertical or horizontal gaps of 50mm or greater width occupying not less than one third of the total surface area;

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;

As viewed directly from the street.

 A fence or other obstruction greater than 750mm in height not permitted within the shaded areas



Disclaimers:

1. In line with the City's recordkeeping requirements, please ensure that the information included on any application form is accurate and complete. Please also retain a copy of the completed form before submitting with the City as the form and any supporting documents will not be returned. The City accepts no responsibility for any loss, damage, liability or inconvenience suffered by any person as a result of using an application form or lodging an application form with the City.

2. This information sheet is produced by The City of Wanneroo in good faith and the City accepts no responsibility for any ramifications or repercussions for providing this information. This information sheet is correct as of October 2020 and prone to alteration without notification.



Did you know?

Save time and apply online! This application is available for lodgement via the City's website www.wanneroo.wa.gov.au