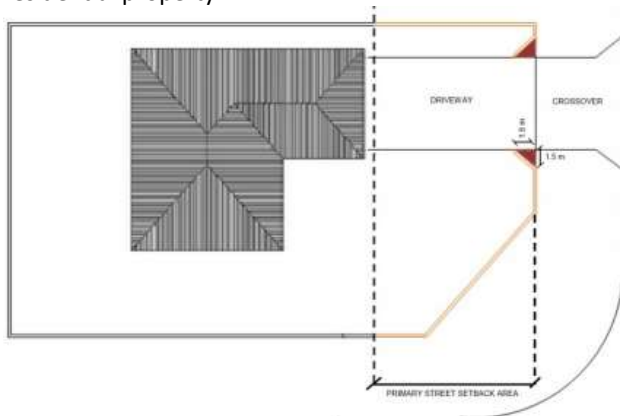


FENCING STANDARDS

WHAT IS A FRONT FENCE?

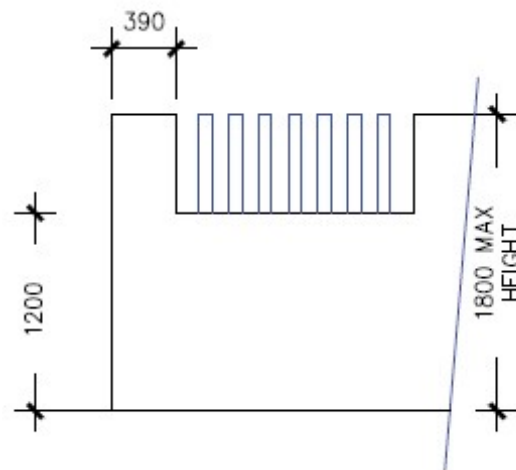
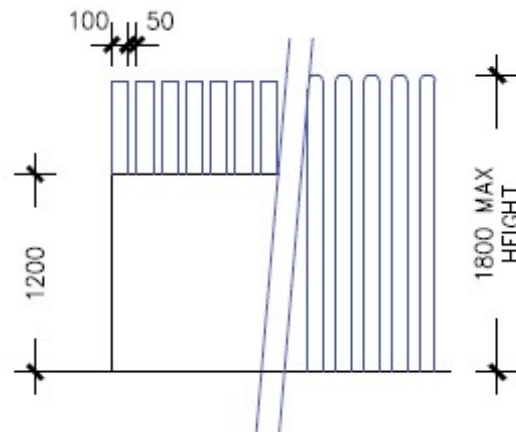
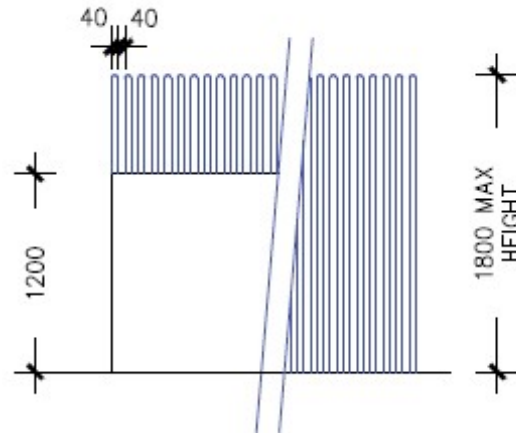
A front fence is a wall, screen or barrier that abuts a street boundary or is located in the front setback area of a residential property.



— PORTION OF FENCE TO BE VISUALLY PERMEABLE.

▲ ANY FENCE WITHIN 1.5 m OF A DRIVEWAY MUST BE NO HIGHER THAN 0.75 m.

Examples below



WHAT ARE THE REQUIREMENTS OF A FRONT FENCE?

The maximum height of a solid front fence is 1.2m as measured from natural ground level of the verge side of the fence. This height includes the height of any retaining wall proposed or existing. Solid front fencing within 1.5m of where the driveway meets the front boundary can be a maximum height of 750mm.

A front fence including all footings is to be located wholly within the lot boundaries. Encroachments into the road reserve are not permitted.

I WANT TO BUILD A FENCE HIGHER THAN 1.2M. ARE THERE ANY ADDITIONAL REQUIREMENTS?

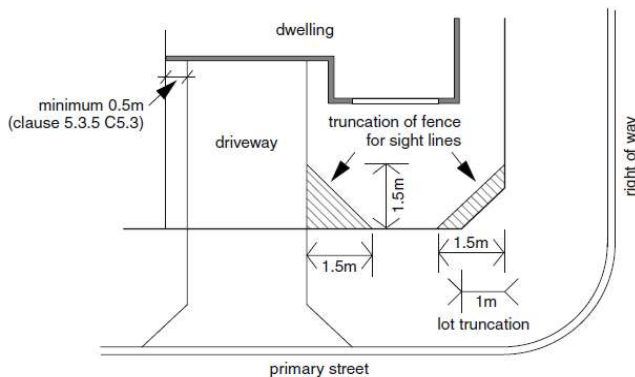
Fencing above 1.2m must be 'visually permeable' and shall not exceed 1.8m in overall height. The Residential Design Codes define 'visually permeable' as:

- 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 width, occupying at least one half of the total surface area in aggregate; or
- A surface offering equal or lesser obstruction to view.

DO I NEED TO ENSURE THAT VEHICLE SIGHTLINES ARE MAINTAINED?

Yes. Front fences must be truncated or be no higher than 750mm or be 80% visually permeable (i.e. pool fencing) within 1.5m of where fences and walls adjoin vehicle access points, where a driveway meets a public street or where two streets intersect (e.g. corner lots).

A pillar to a height of 1.8m with a maximum dimension of 390mm x 390mm may be permitted within 1.5m of where the vehicle access point meets the front property boundary provided the remainder of the fence within this area is 750mm to provide clear sightlines.



*Fence in hashed area to be either less than 750mm in height or 80% visually permeable (i.e. pool fencing).

WHAT IS A SECONDARY STREET FENCE?

A secondary street fence is a wall, screen or barrier that abuts a street boundary that is not the primary frontage, but which intersects with or adjoins that road, a right-of-way or battleaxe leg.

WHAT ARE THE REQUIREMENTS FOR A SECONDARY STREET FENCE?

A secondary street fence shall not exceed 1.8m in overall height. Furthermore, along the secondary street within the primary street setback area, the fence above 1.2m is to be visually permeable replicating the design of the fence along the primary street.

WILL I NEED DEVELOPMENT APPROVAL?

If your proposal does not meet the above requirements or any other requirements of the Residential Design Codes, and/or the development provisions of the Shire's Local Planning Policies, you may lodge a development application to seek that the Shire exercise its discretion.

Please note that the Shire has limited discretion to approved a solid fence above 1.2m in the front setback area. This can only be entertained on roads designated under LPS6 as Highways and Major Roads.

For more information on lodging a Development Application, please visit:

<http://www.broome.wa.gov.au/Building-Development/Planning/Planning-Forms-Fees>

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 - 2012 Safety Barriers for Swimming Pools.

WILL I NEED A BUILDING PERMIT?

Yes. A building permit is required for any fencing, with the exception of cyclone mesh fencing, in the Shire of Broome. This includes front fencing and dividing fencing.

HOW DO I MAKE AN APPLICATION FOR BUILDING PERMIT?

Certified and Uncertified building permit applications can be accessed by visiting:

<http://www.broome.wa.gov.au/Building-Development/Building/Building-Application-Forms>

Please note certified building permit applications must be accompanied with a Certificate of Design Compliance.

I HAVE A DISPUTE WITH MY NEIGHBOUR OVER DIVIDING FENCES. WHAT CAN I DO?

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 on dividing fences please contact the Department of Commerce on 1300 489 099 or obtain a copy of the Diving Fences Guide by visiting the Department of Commerce website at:

<https://www.commerce.wa.gov.au/publications/dividing-fences-guide>

FURTHER INFORMATION

If you have any further questions or would like additional assistance in preparing your application, please contact Planning Services on (08) 9191 3456