

Front Fences – (In Residential Areas)

What is a Front Fence

A front fence can include a wall, screen, or the like abutting a street boundary, or located in a primary street setback area.

When is Planning Development Approval (DA) required?

Development Approval is required when a front fence:

- Exceeds 1800mm in height, or;
- Is not *visually permeable** above 1200mm in height, or;
- Includes pillars exceeding 400mm in width, or
- Exceeds 750mm in height where located within 1500mm of where a driveway intersects a street frontage boundary (see diagram), or;
- Is in a heritage area designated in the City's Local Planning Scheme No.15;
- Is located on a lot in a Special Development Precinct.



Note: All heights are measured from natural ground level as seen from the street side elevation.

*The term *visually permeable* is defined under the Residential Design Codes (R-Codes) of Western Australia to mean:

"In reference to a wall, gate, door, screen or fence that the vertical surface when viewed directly from the street or other public space 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;*
- *a surface offering equal or lesser obstruction to view."*

When is a Building Permit required?

A Building Permit is required for all front fences except where:

- It is a masonry fence and does not exceed 750mm in height measured from natural ground level, or
- It is a non-masonry fence that does not exceed 1800mm in height measured from natural ground level, and
- Does not form part of the barrier serving to secure a swimming pool or spa, and
- Is constructed from Approved Materials as specified in the City's Consolidated Local Law 2020.

Note:

While a front fence may be exempt from a Building Permit, Planning Development Approval still may be required. Similarly, a front fence may be exempt from Development Approval, but, a Building Permit may be required.

When a Building Permit is not required, it should be noted that the location and construction of the structure still must comply with the applicable building standards of the National Construction Code, Volume Two.

Where an application for a Building Permit is lodged that also requires Planning Development Approval, a Building Permit (where fully compliant) cannot be issued until the Development Approval has been granted and any relevant conditions have been resolved.

What do I need to submit to the City for approval?

Where a Planning Development Approval is required:

- A completed 'Application for Approval to Commence Development' form, a Certificate of Title (not more than 6 months old), relevant plans and specifications and payment of statutory fees are required on lodgement. Please refer to the City's website for further information on Planning Services requirements.

Where a Building Permit is required:

- A completed Form BA1 Application for a Building Permit – Certified* (10 Business Days) or Form BA2 Application for a Building Permit – Uncertified (25 Business Days);

**A Form BA1 must be accompanied with a Form BA3 Certificate of Design Compliance issued by a registered Building Surveying Contractor.*

- Payment of Statutory fees (please refer to the Building Fee Schedule);
- Completion of a Construction Training Industry Fund levy form if the estimated value of the works exceeds \$20,000;
- Relevant plans and specifications. In the case of a Form BA1 application, this information will be determined by your Building Surveying Contractor. In the case of a Form BA2 application, the City will reasonably expect the provision of the following.
 - A Site Plan (minimum scale 1:200) showing the location of the lot and lot dimensions, location of all existing structures on the lot, proposed location of the fence, location of the existing/proposed driveway(s) and crossover(s), and the dimensions of the fence, including location and size of brick piers;
 - A copy of Elevations of the proposed structure(s) (minimum scale 1:100);
 - Structural designs certified by a practising registered Structural Engineer for masonry fences.

Please note: where front fences are proposed adjacent to existing street trees, it is highly recommended that you discuss the footing design with the Structural Engineer to ensure the tree root system will not compromise your fence.

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Street Trees

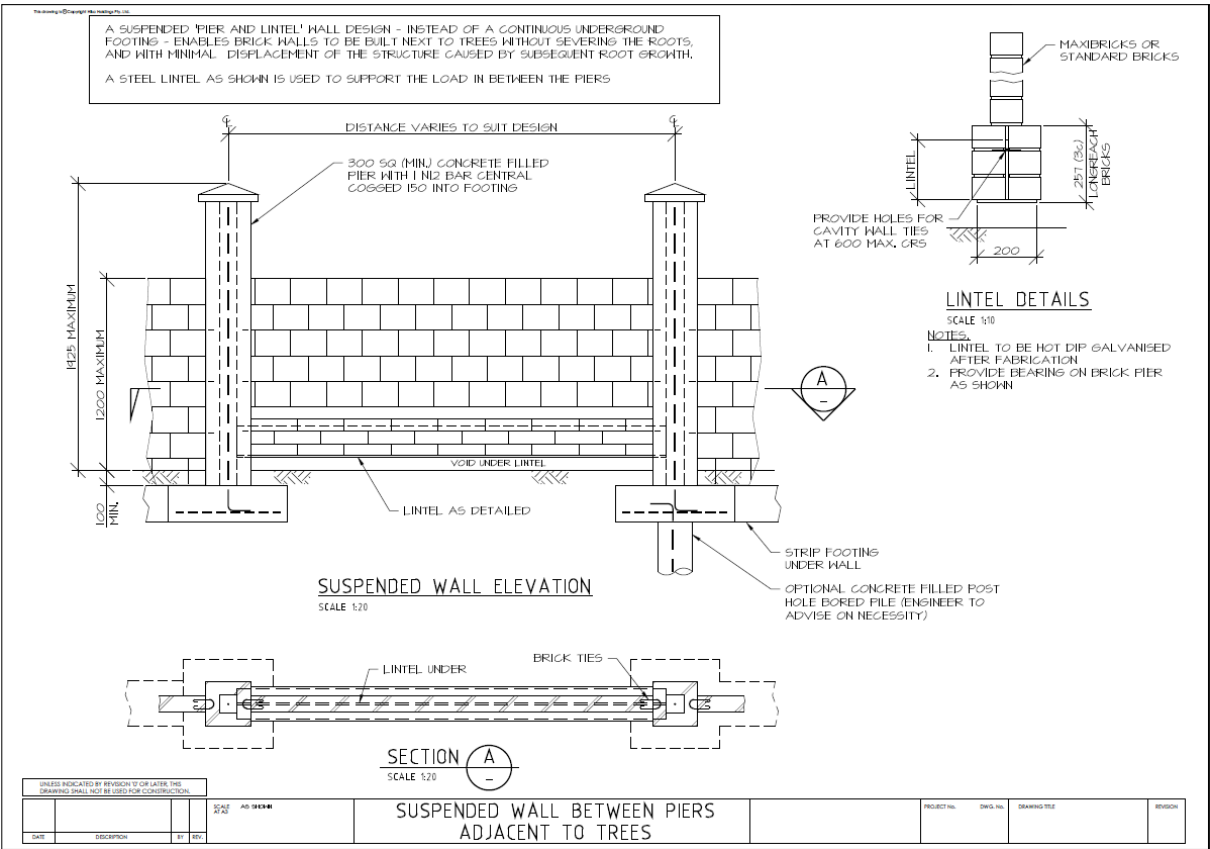
Where front fences are proposed adjacent to existing trees, or any potential planting site (for future trees), it is highly recommended to install a suspended footing design.

A suspended footing design will avoid the real likelihood of future structural damage to the fence (particularly masonry fences) caused by tree root disturbance. Installing such a footing design also avoids damaging the tree root system.

The picture below shows an example of a non-suspended footing system for a masonry fence where subsequent damage has been caused by tree roots.

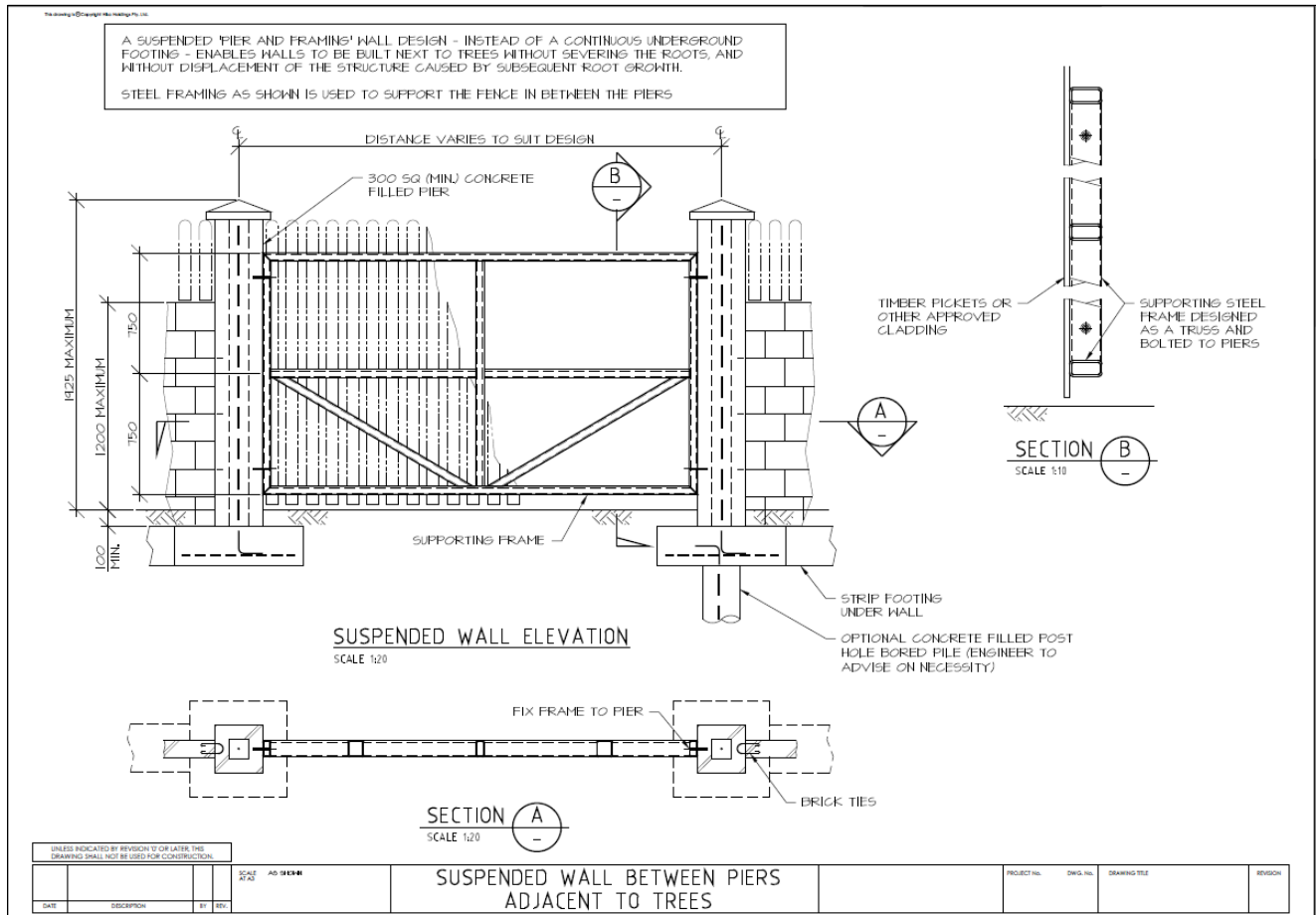


The below drawings show examples of a suspended footing fence design for masonry or masonry with infill cladding.



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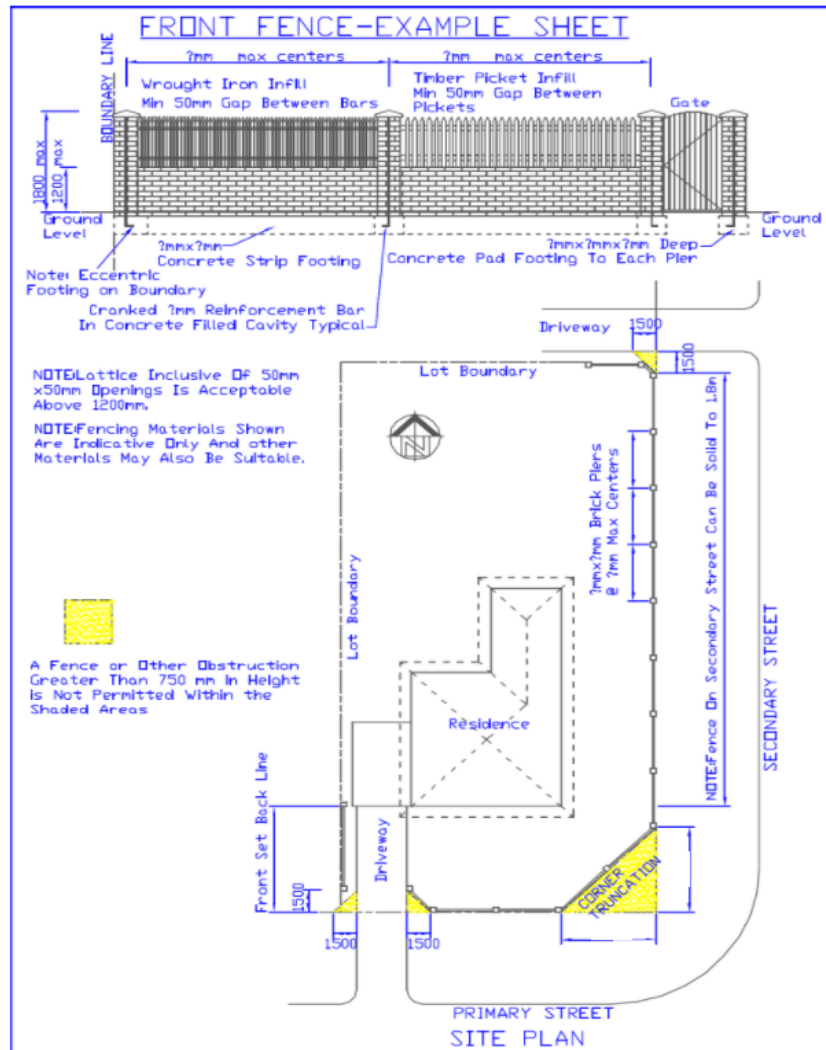


Lodging Your Application

Applications can be lodged:

- In person at the City of Belmont, 215 Wright Street, Cloverdale
- By mail to City of Belmont, Locked Bag 379, Cloverdale WA 6985
- Online via the City's Planning & Building Online Application portal (please check the City's website for further information).

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Useful Links

City of Belmont Consolidated Local Law 2020

<https://www.belmont.wa.gov.au/about-us/our-council/governance/local-laws>

DMIRS (Building & Energy)

<https://www.dmirs.wa.gov.au/>

WA Department of Planning, Lands and Heritage – Residential Design Codes

<https://www.dplh.wa.gov.au/rcodes>

For further information, please contact the City of Belmont on 9477 7222