

FENCES

DOCUMENT NO: BIS 003



INTRODUCTION

Fences are most commonly used to provide privacy from neighboring properties. They can also be used to provide security, safety and reduce road noise entering your property.

DEFINITIONS

A **Fence** is a vertical, or near vertical structure that is used as a barrier to enclose an area of land.

A **Dividing Fence** is a fence that separates the land of different owners whether the fence is on the common boundary of adjoining lands or on a line other than the common boundary. A dividing fence does not include a retaining wall.

A **Front Fence** is any fence that is to be constructed along the front boundary or within the front setback area, including those portions of the side boundary fence.

A **Sufficient Fence** is a fence prescribed by the local government local law or a fence that is agreed upon by adjoining owners provided that it does not fall below the standard prescribed by the relevant local government local law.

A **Primary Street** is the sole or principal public road that provides access to a site.

A **Secondary Street** is, in the case of a site that has access from more than one public road, a road that is not the primary street, but which intersects with or adjoins that road.

The **Front Setback Area** is the area between the street alignment and the street setback line as required for the area. For the majority of properties in Karratha the street setback line is 6m from the front boundary. To confirm the street setback line for specific allotments please contact the City's Planning Team to discuss the zoning requirements for your area.

IS A BUILDING PERMIT REQUIRED FOR A FENCE?

Yes. A Building Permit is required for all fences within the City of Karratha.

WHAT PLANS AND SPECIFICATIONS DO I NEED TO SUBMIT WITH MY APPLICATION FOR A BUILDING PERMIT?

The following plans and details are required:

- A full site plan is to be submitted, showing the location of the fence or wall in relation to the property boundaries and existing buildings on the property. This plan is to be drawn to a minimum scale of 1:200.
- Engineering drawings as certified by a Structural Engineer. The engineering drawings must include details of the design criteria to which they have been designed, i.e., wind region, importance level, terrain category

- Unless clearly detailed in the engineering drawings, an elevation of the proposed fence may also be required.

WHO SUBMITS THE APPLICATION?

Either the property owner or the party contracted to construct the fences or walls must submit the application.

WHAT IS THE MAXIMUM HEIGHT THAT I CAN BUILD A FENCE ON A RESIDENTIAL PROPERTY?

- **Dividing fences** – 1.8 metres is the maximum height.
- **Fences facing the Primary Street** – 1.8 metres is the maximum height, however, fencing above a height of 1.2 metres is to be visually permeable in accordance with the R Codes.
- **Fences facing the Secondary Street or a Reserve** – 1.8 metres is the maximum height.

Note – Variations to the above may be sought by applying for a Codes Variation. Please contact Council's Planning Services for more information.

WHERE CAN I LOCATE A FENCE ON MY PROPERTY?

A dividing fence can be located on the boundary line of your property, but a front fence must be located within your property boundaries. There are specific requirements in the R Codes for sight lines around driveways where the fence is higher than 750mm and solid in appearance.

ADDITIONAL INFORMATION

A full copy of the Local law in relation to fences is available on the City of Karratha web page. If the enquiry is in relation to a dividing fence, you will need to contact the Department of Mines, Industry Regulation and Safety – Building and Energy Division for further information. on 1300 489 099 or visit their website and review the information regarding the Dividing Fences Act.

A registered builder is not required for the construction of a fence.

Note: There are specific requirements for fencing associated with a Swimming Pool or Spa. Please refer to the information specifically relating to swimming pool/spa barriers.

DISCLAIMER

This information sheet is provided as generalised information. While we aim to keep the content of this document current and accurate, we accept no responsibility or warranties for actions based on the information provided. The City of Karratha encourages you to seek professional advice before acting on any information contained within this document. Please contact the city of Karratha if you wish to comment on the forms provided and information contained within. Any reported errors will be amended.