

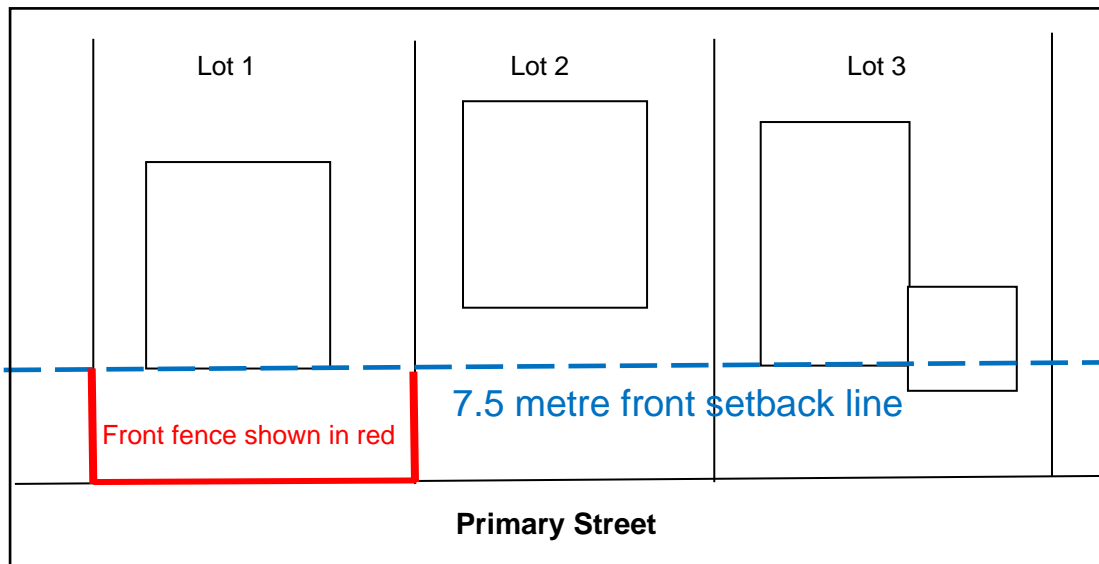


INFORMATION SHEET FRONT FENCES IN THE RESIDENTIAL ZONE

1.0 INTRODUCTION

The Residential Design Codes contain planning controls over any fencing in the front setback area, which includes any fencing in front of a house.

The majority of residential zoned lots within Cranbrook townsite have a base code of Residential R12.5, so single houses have a front setback requirement of 7.5 metres.



Most lots in Frankland River are zoned Residential R10, so the front setback is 7.5 metres. Residential zoned lots in Tenterden are coded R2.5 so the front setback is 15 metres.

The front setback is an average distance required to dwellings, and it should be noted that dwellings may be setback further on a lot.

If a lot has been developed to a higher density (such as units), then a different front setback may apply.

If you are unsure of your front setback, you can liaise with the Shire's Consultant Planner.

2.0 FRONT FENCING REQUIREMENTS

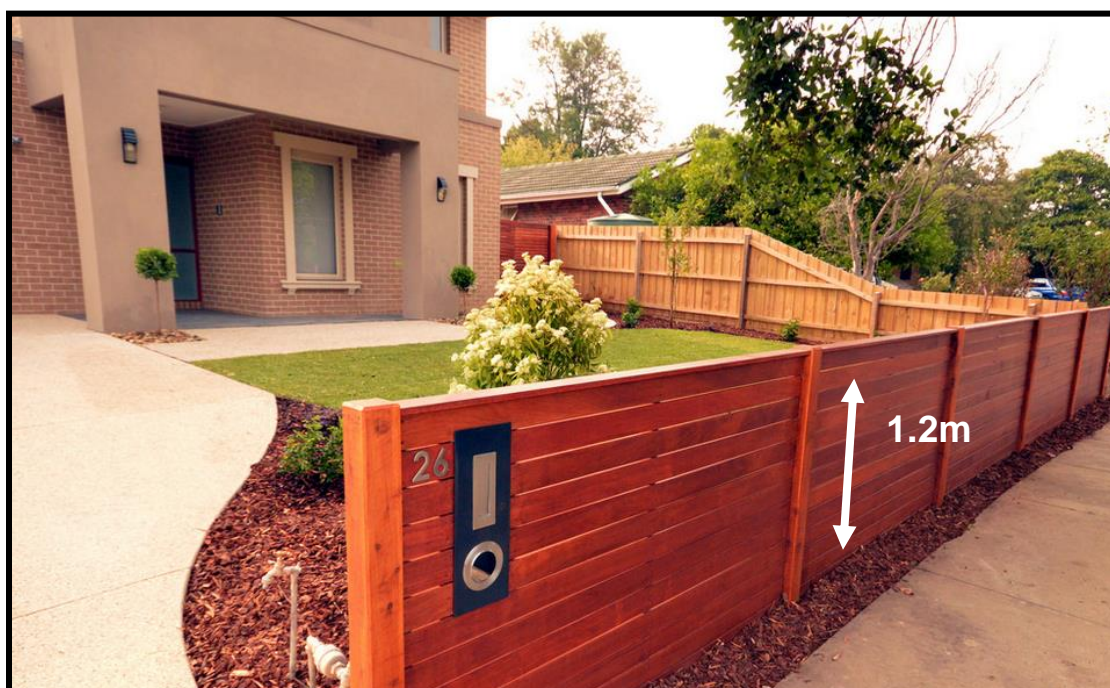
Front fencing is controlled by State Planning Policy No 7.3 – Residential Design Codes ('the Codes'). The Codes apply state wide to all residential zoned lots.

The Residential Design Codes include 'deemed to comply' requirements for front fencing. If you can comply with all of these requirements, your fence will not require planning approval.

2.1 Solid front fencing up to 1.2 metres

No.	Requirement	Complies (owners checklist)
A	Front fences can only be solid up to a maximum height of 1.2 metres.	

A. EXAMPLE OF SOLID 1.2 METRE FRONT FENCE



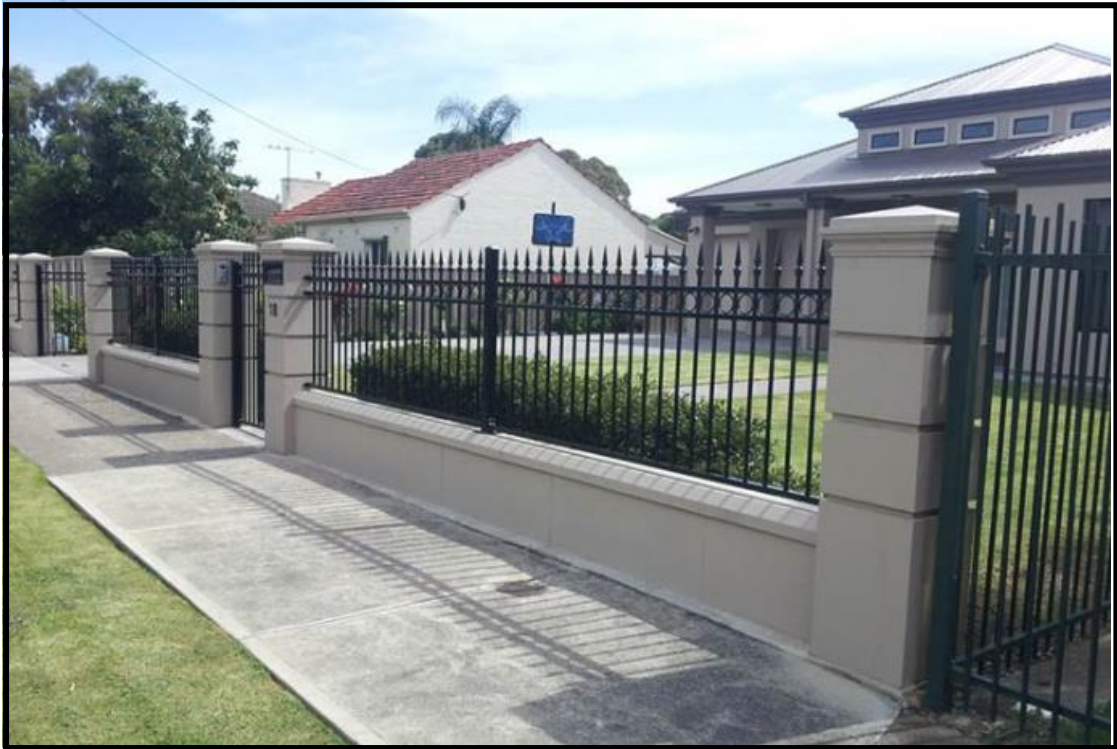
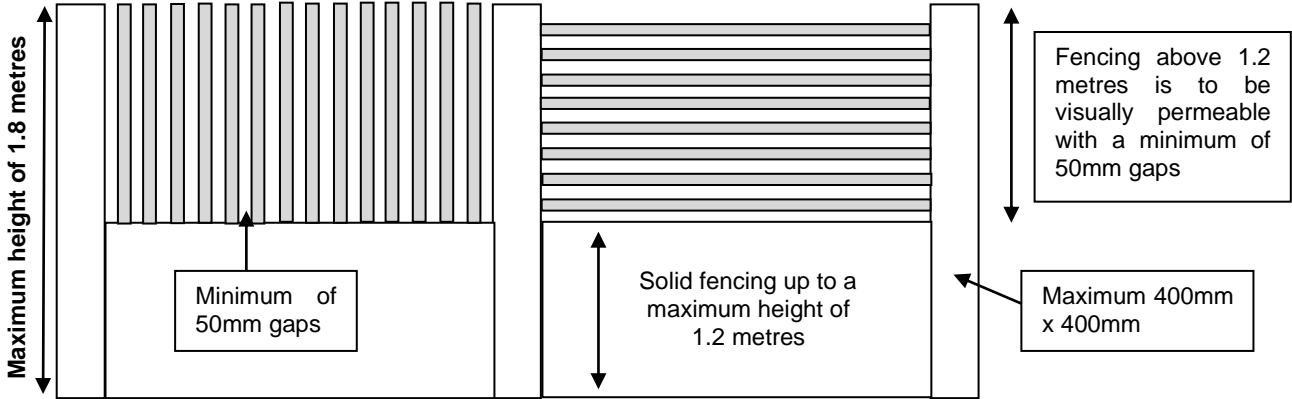
If the fence is within 1.5 metre of a driveway, or is on a corner lot, it still needs to provide for sightlines – refer example C and D.

2.2 Front fencing up to 1.8 metres

No.	Requirement	Complies (owners checklist)
B	Any section of fencing above a height of 1.2 metres is required to be visually permeable (i.e. see through). Visually permeable fencing must include 50mm vertical or horizontal gaps.	
B	The maximum height for pillars is 1.8 metres and the maximum pillar dimension is 400mm x 400mm	

If the fence is within 1.5 metre of a driveway, or is on a corner lot, it still needs to provide for sightlines – refer example C and D.

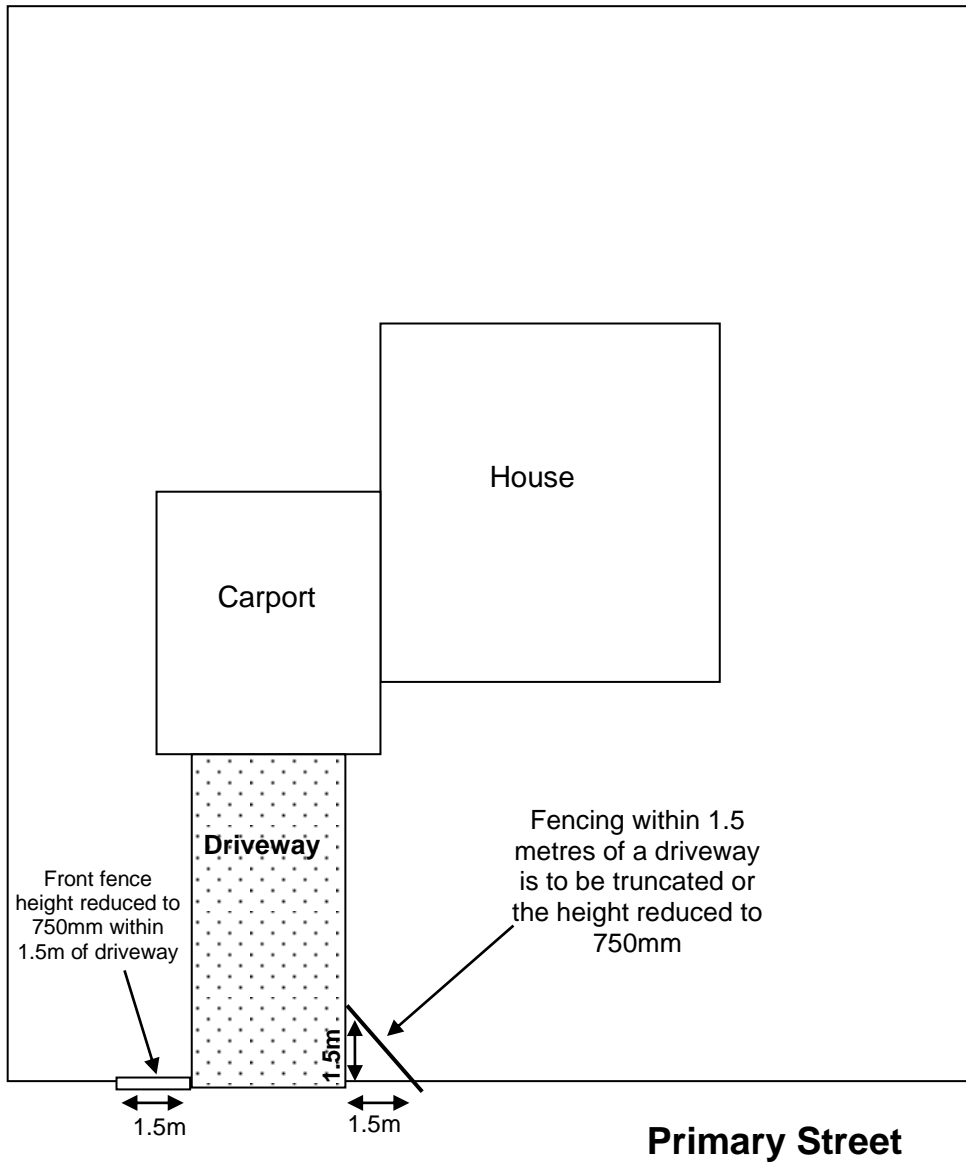
B. EXAMPLE OF SOLID 1.2 METRE FRONT FENCE WITH VISUALLY PERMEABLE SECTION ABOVE



2.3 Front fencing next to driveways

C.	Fences within 1.5 metres of a driveway must be truncated, or the solid height reduced to 750mm. This is to maintain sightlines for cars entering and egressing a lot.	
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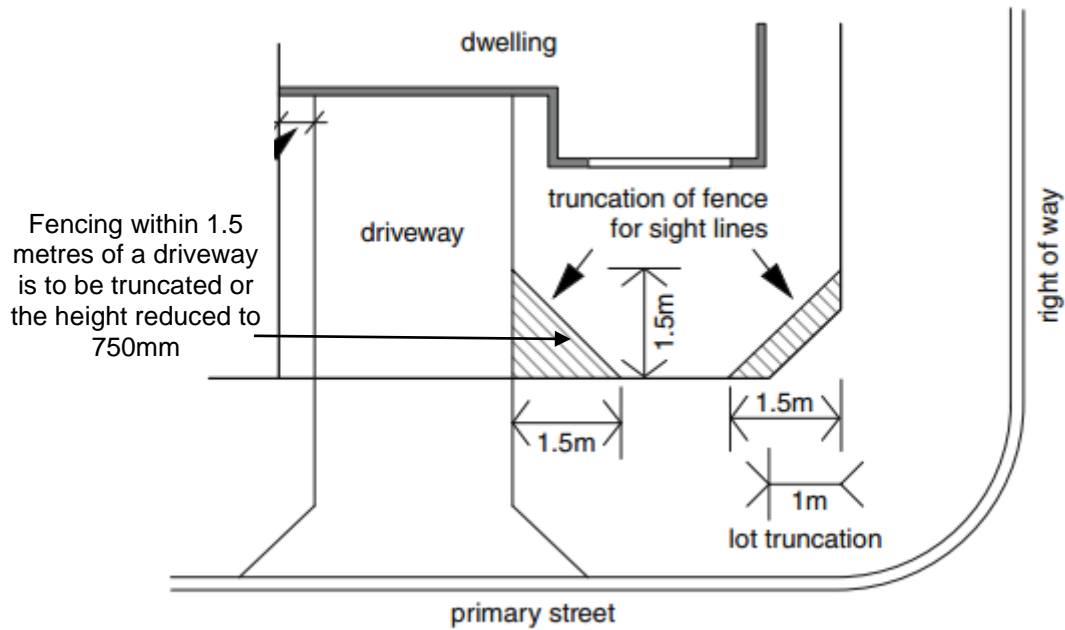
C. EXAMPLE OF FENCE REQUIREMENTS ADJACENT TO DRIVEWAYS



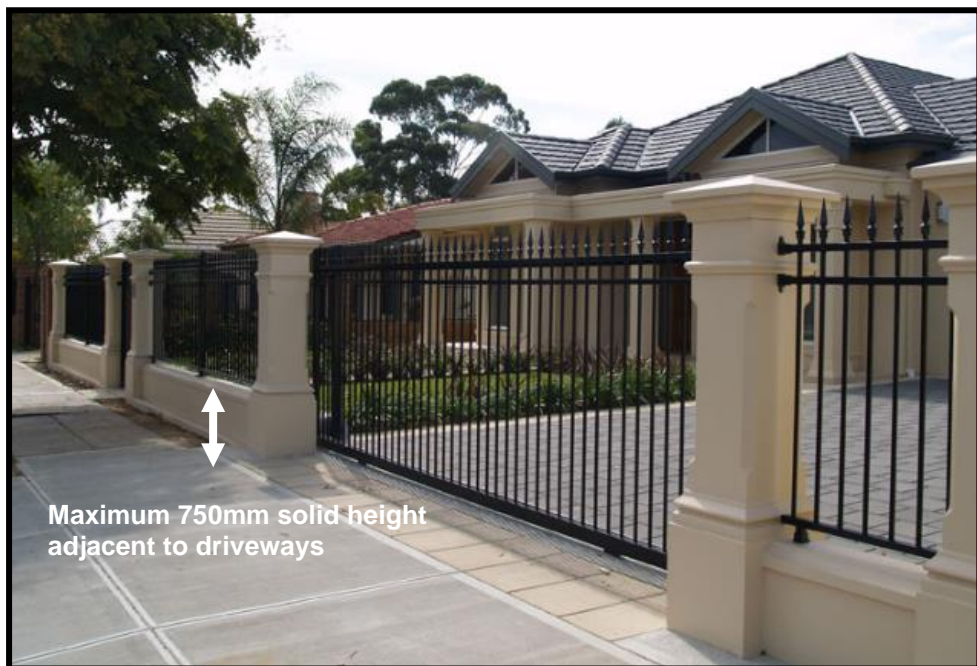
2.4 Front fencing next to driveways or for corner lots

No.	Requirement	Complies (owners checklist)
D.	For corner lots, fences must be no higher than 750mm or must be truncated within 1.5 metres of a street intersection.	

D. EXAMPLE OF FENCE REQUIREMENTS FOR CORNER LOTS



Fences next to driveways can have open infill above the 750mm solid fence, as long as the design allows for clear sightlines.



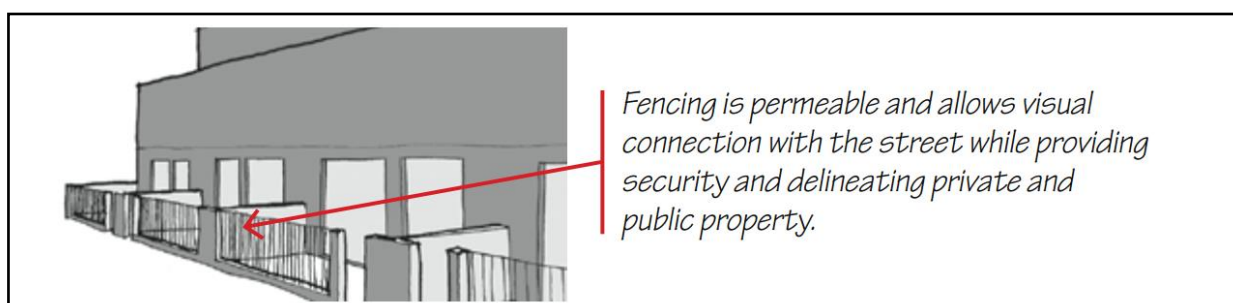
3.0 WHY CAN'T I HAVE A SOLID FRONT FENCE?

The Residential Design Codes do not support high walls and solid fences on the front boundary because they visually affect the streetscape and generally separate residents from their street.



Above: Unattractive solid fencing creates an unfriendly environment for pedestrians and separates houses from the street.

The Codes are aimed at having interaction between dwellings and the street.



4.0 DO I NEED PLANNING APPROVAL?

You only require planning approval if you propose a fence that does not comply with the requirements of the Codes, as explained in this Information Sheet.

An application for planning approval is required if:

- A solid fence exceeds 1.2 metres in height;
- The section of fence above 1.2 metres is not visually permeable (with minimum gaps of 50mm) or the columns exceed 400mm x 400mm.
- A fence within 1.5 metres of a driveway has a solid height above 750mm and is not truncated.
- A fence on a corner lot within 1.5 metres of the intersection has a solid height above 750mm and is not truncated.

If you are unsure if your proposed fence complies, you can lodge sketch plans to the Shire outlining any proposed fencing details.

If you write to the Shire prior to erecting any front fence, you will have a record of the Shire's written advice.

5.0 WHAT ABOUT DIVIDING FENCES?

Dividing fences are controlled by the Dividing Fences Act 1961.

The construction of new dividing fences or repairs to existing dividing fences should be discussed between the affected parties. The Shire of Cranbrook does not become involved in any civil issues arising from a dispute over a dividing fence.

To help property owners understand the law behind dividing fences, the Building Commission within the Department of Commerce has produced a comprehensive information booklet: Dividing Fences – Rights and Responsibilities which can be viewed from the Department of Commerce website - www.commerce.wa.gov.au.

Disclaimer : This information sheet is produced by the Shire of Shire of Cranbrook in good faith and the Shire does not accept any responsibility for any ramifications or repercussions from providing this information. This information sheet is correct as of September 2023 and may be modified without notification.