

Fence/Wall Types & definitions

The City's interpretation of different fence/wall types is as follows:

- A **Front Fence/Wall** is fence or wall that is position on the primary street boundary or the common boundary within the primary street setback area.
- A **Common boundary fence/wall** is a fence or wall that is positioned on the common boundary which may include a side or rear boundary between two privately owned properties, behind the primary street setback area. It is not a fence or wall positioned on a secondary street or property boundary which abuts public land.
- A **Secondary street fence/wall** is a fence or wall that is positioned on a property boundary which abuts a secondary street, behind the primary street setback area.
- A **Fence/wall that adjoins any public land** is a fence or wall which is positioned on a property boundary which abuts a park or reserve which is managed by the City or the Crown. It is not a fence or wall which is positioned on the secondary street.

Note:

The *Residential Design Codes (R-Codes)* define '**Visually Permeable**' as follows:

"In reference to a wall, gate, door or fence that the vertical surface 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; or
- a surface offering equal or lesser obstruction to view;

as viewed directly from the street."

When is a planning application required?

FRONT FENCES/WALLS:

Zones	Where the following development/uses exist on the property	A planning application for a FRONT FENCE OR WALL is required in the following instances:
<ul style="list-style-type: none"> • Residential Development • Residential Redevelopment • Residential • All Special Use Zones (where the land is being used for 'residential' purposes) 	Single house or Grouped dwelling	<p>A planning application for a front fence or wall is required in the following instances:</p> <p>A planning application for a front fence or wall where the property is not:</p> <ul style="list-style-type: none"> • located within a Heritage Area; or • located on a Heritage Area; or • the subject of a Heritage order; or • the subject of a Heritage agreement; <p>is required where it does not satisfy the following deemed-to-comply requirements of the R-Codes:</p> <ul style="list-style-type: none"> • 5.2.4"C4 - Front fences within the primary street setback area that are <i>visually permeable</i> above 1.2m of natural ground level, measured from the primary street side of the front fence." • 5.2.5"C5 - Walls, fences and other structures truncated or reduced to no higher than 0.75m within 1.5m of where walls, fences, other structures adjoin vehicle access points where a driveway meets a public street and where two streets intersect(refer Figure Series 9). <p>A planning application for a front fence or wall is required where the property is:</p> <ul style="list-style-type: none"> • located within a Heritage Area; or • located on a Heritage Area; or • the subject of a Heritage order; or • the subject of a Heritage agreement. <p>[cl.61(1)(d) Planning & Development (Local Planning Schemes) 2015 Regulations]</p>

FRONT FENCES / WALLS Cont.

Zones	Where the following development/uses exist on the property	A planning application for a FRONT FENCE OR WALL is required in the following instances:
<ul style="list-style-type: none"> Residential Development Residential Redevelopment Residential All Special Use Zones (where the land is being used for 'residential' purposes) 	The property is vacant or contains development which does not include a Single House or Grouped Dwelling	<p>A planning application is required for a front fence or wall where the property is not located within a Heritage Area or on a Heritage List if the fence/wall is:</p> <ul style="list-style-type: none"> is not visually permeable 1.2 metres above natural ground level; or is not truncated or reduced in height to 750mm within 1.5 metres of where the fence adjoins a vehicle access point, where the driveway meets a public street and where 2 streets intersect; <p>A planning application is required for a front fence or wall where the property is located within a heritage Area or on a Heritage List if the fence/wall is:</p> <ul style="list-style-type: none"> positioned on the primary street boundary; <p>OR</p> <ul style="list-style-type: none"> is positioned on the common boundary and is setback less than 4.5 metres from the primary street boundary; and is greater than 1 metre in height. <p>[Schedule 5 Local Planning Scheme No.17]</p>

COMMON BOUNDARY FENCES:

Zones	A planning application for a common boundary fence and wall is required in the following instances:
<ul style="list-style-type: none"> Residential Development Residential Redevelopment Residential All Special Use Zones (where the land is being used for 'residential' purposes) 	<p>The property is not located within a Heritage Area or on a Heritage List and:</p> <ul style="list-style-type: none"> the proposed common boundary fence or wall is setback greater than 4.5 metres from the primary street boundary; and is greater than 2.4 metres in height. <p>The property is located within a heritage Area or on a Heritage List and:</p> <ul style="list-style-type: none"> the proposed common boundary fence or wall is setback greater than 4.5 metres from the primary street boundary; and it is greater than 2 metres in height. <p>[Schedule 5 Local Planning Scheme No.17]</p>

SECONDARY STREET BOUNDARY FENCES/WALLS:

Zones	A planning application for a secondary street boundary fence and wall is required in the following instances:
<ul style="list-style-type: none"> Residential Development Residential Redevelopment Residential All Special Use Zones (where the land is being used for 'residential' purposes) 	<ul style="list-style-type: none"> The property is not located within a Heritage Area or on a Heritage List and is greater than 1.8 metres in height. <p>OR</p> <ul style="list-style-type: none"> The property is located within a heritage Area or on a Heritage List. <p>[Schedule 5 Local Planning Scheme No.17]</p>

FENCES/WALLS ADJOINING PUBLIC LAND

Zones	A planning application for a fence or wall adjoining any public land is required in the following instances:
<ul style="list-style-type: none"> Residential Development Residential Redevelopment Residential All Special Use Zones (where the land is being used for 'residential' purposes) 	<ul style="list-style-type: none"> The property is located within a heritage Area or on a Heritage List. <p>[Schedule 5 Local Planning Scheme No.17]</p>

When is a Street Wall/Fence not a Fast Track application?

A Street Wall/Fence application is **not** a Fast Track application in the following instances:

- Requires Council to determine the application as opposed to determination under Delegated Authority
- Involves a property which is within a Heritage Area or on a Heritage List and proposes development which is visible from a public space (i.e. street, park etc);
- Requires one or more State Government Agency or committee referrals;
- Requires public consultation with neighbouring and surrounding landowners;
- Is a retrospective application; or
- Proposes significant variations to the current Local Planning Scheme and Local Planning Policies.

How do I prepare my planning application?

The following information is required to be included in your planning application. You may submit your application to the City via post or in person. Please note that the City does not currently accept electronic planning applications.

Documents	When are they required?
1. Completed City of Swan Planning Application Form	Always
2. Completed WAPC Metropolitan Region Scheme Form 1	Always
3. Payment of relevant fees	Upon receipt of your application we will invoice you
4. A current ASIC Search Extract from the Australian Securities and Investment Commission (ASIC) database	Only when the owner of the property is a company or business
5. Current copy of the property's Certificate of Title	Always
6. Completed Fence/Wall – Customer Checklist & Questionnaire	Always
7. One Site Feature Survey	Always
8. Three copies of a Site Plan drawn to scale	Always
9. Three copies of an Elevation Plan Set drawn to scale (Including materials of construction, height above natural ground level and showing whether or how the fence is visual permeable)	Always
10. Completed Heritage Area – Checklist & Questionnaire	Only if your property is in a Heritage Area or on the Local Heritage List or State Register of Heritage Places.

Customer Checklist Administration

Customer Checklist Owner			
Business Unit Name	Officer Title		Contact Number
Statutory Planning	Coordinator Statutory Planning Reform		(08) 9267 9691
Document Ref.	Doc. Set ID 1712005	Review Frequency	Needs basis - when statutes, regulations or policy change.

Version	Decision Reference	Decision Date	Synopsis
1	Coord. Stat. Planning Reform	18/08/2011	Created & published
2	Coord. Stat. Planning Reform (Acting)	29/10/2013	Removed Questionnaire Published Customer Checklist
3	Coord. Stat. Planning Reform (Acting)	02/07/2014	Minor Amendments – Published Customer Checklist
4	Coord. Stat. Planning Reform	24/02/2017	Amendments Re exemption criteria to be consistent with new website content. Published.
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