

Fast Track Planning Application Fence/Wall (Rural Zones) Checklist

one city diverse places



When is a planning application required for a Fence &/or Wall in a Rural zone?

A planning application for a Fence/Wall that is required in the **all rural zones** in the following instances:

- Is **higher** than 1.2m and located within a 14m visual truncation on a corner property; or
- Is **higher** than 1.2m and located within a 3m visual truncation to a vehicular accessway; or
- Is **higher** than 1.8m in all other cases; or
- Is **not** constructed of post & wire or post & rail; or
- It is located within a Heritage Area or it contains a place on a Local &/or State Heritage List.

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

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

- Requires Council to determine the application.
- 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);
- Require one or more State Government Agency or Committee referrals;
- Requires public consultation with surrounding landowners;
- Is a retrospective application; or
- Proposes significant variations to the current Local Planning Scheme and/or 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. MRS Form 1 where the application is to be determined by the Western Australian Planning Commission.	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 Customer Checklist	Always
7. One Site Feature Survey	Always
8. Three (3) copies of a Site Plan drawn to scale	Always
9. Three (3) copies of a Elevation Plan drawn to scale	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

Further Information

If you need further information about planning in Swan:

Visit our website: www.swan.wa.gov.au/Planning, Building, & Engineering/Planning

Call us: 9267 9267 (between 8:00am and 5:00pm, Monday to Friday)

Visit us: 2 Morrison Rd, Midland (between 8:00am and 4:30pm, Monday to Friday)

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Link to Strategic Community Plan (objective)	G1.1 Provide accountable & transparent leadership

Version	Edited by	Approval Date	Summary of Changes / Approved by
1	Coord. Statutory Planning Reform	18 Aug 11	Created & published document.
2	Coord. Statutory Planning Reform (Acting)	10 Jul 14	Removed questionnaire. Published.
3	Coord. Statutory Planning Reform	06 Oct 16	Changed checklist. Published.
4	Coord. Statutory Planning Reform	24 Feb 17	Minor changes to conform with new website content. Published.
5			