

POLICY MANUAL

Title:	Fencing Design and Construction for Brookton Townsite
Previous No:	
File No:	
Statutory Environment:	
Minute No:	
Last Updated:	
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Objective:

The aim of this policy is to establish guidelines for the acceptable standard of fencing within the Brookton Townsite. By establishing fencing standards, the friendly and interactive streetscape of the Brookton Townsite can be maintained and enhanced. The Policy is also a reference document for residents wishing to construct a fence.

Policy:

Traditionally, fences in country towns have been low stone, concrete or masonry walls, low timber picket or link mesh fences and similar fencing styles. These fences have clearly established the boundaries of the property. The low style fences have encouraged interaction between the streetscape and homes, and have fostered community spirit and awareness.

In recent years owners of properties in the Perth Metropolitan Area and country towns have constructed high walls and fences around their properties including along street fronts. Fences of this style are usually erected for reasons of privacy, security, road noise and protection from headlights.

High front walls should be avoided where possible as they disrupt the streetscape and compromise security. Generally it is considered that a house is more secure if it is visible from the street rather than hidden behind a high wall or fence. Large blank solid walls may also attract graffiti and anti-social behaviour, as they have the often (unintended) effect of closing in the public space itself and possibly inviting undesirable curiosity from passers-by.

CONSTRUCTION

Construction Materials

The only fencing materials permitted are masonry, timber, concrete, wrought iron, steel, link mesh, and corrugated fibro cement, although Council may consider approving the use of other materials. However, sharp objects such as glass, nails, barbed wire, steel spikes or the like must not be used unless the specific written permission of Council is obtained prior to any construction.

Construction requirements

- Fences generally must not exceed 1.8 metres in height.
- Front fences and fences on boundaries to public spaces should not have solid panels exceeding 750mm in height and the overall height is not to exceed 1.8m.
- Council will only consider front walls with solid panels between 750mm and 1400mm in height for approval where homes face roads classified as District Distributor or higher in the Functional Road Hierarchy or the property adjoins incompatible land uses.
- Council will only consider applications for solid walls above 1400mm and up to 1800mm for acoustic mitigation and, where at the front of a dwelling, such fence should be set back from the front boundary and take up as little of the property width as practicable. This clause relates specifically to noise mitigation of habitable rooms.

Fences on corner lots

Walls or fences on corner lots are to be truncated (standard 8m truncation) or reduced to no higher than 650mm to ensure adequate sight lines are provided for vehicular traffic.

Fences on secondary streets

Fences or walls to secondary streets between the primary street alignment and front setback are treated as though facing the primary street to maintain the streetscape.

A formal building permit is generally not required for the construction of a fence within the Brookton Shire unless:

1. The fence is part of a retaining wall that could affect the structural integrity of the building.
2. The location of the fence impacts on the requirements of the Building Code of Australia's access, egress, ventilation or lighting requirements.
3. The lot on which the fence is proposed is a public building as defined under the Health Act 1911 and Health (Public Building) Regulations 1992.
4. The fence is part of a development proposal to satisfy the provisions of the Town Planning Scheme and Residential Planning Codes.

APPLICATIONS FOR PLANNING APPROVAL TO CONSTRUCT A FENCE

All fencing proposals not in general accordance with the fencing requirements set out under this Policy shall be subject to Council's Planning Approval. All applications must be accompanied by 2 copies of the site plan indicating the position of the proposed fence, its height, the proposed materials to be used and its proximity to access ways on the lot and adjoining lots.

For fences of masonry construction: drawings, specifications and structural details must accompany the application and may require a building licence.