

Constructing or Altering a Commercial Fence

Application

Any person intending to construct or alter a fence must check to ensure an approval is not required prior to the works being carried out. The Town's Local Law Relating to Fencing sets out guidelines for fences that can be erected as a deemed right, not requiring the approval of the Town. When a variation to these provisions is proposed an application must be lodged and approval granted before the works proceed.

What to provide with your application

To obtain a Fence Approval, applicants must provide Council's Development Services with two sets of plans, including:

- Site plan to a preferred scale of 1:200 showing the placement of the fence as well as the location of driveways on the subject lot and the adjoining properties;
- Elevation/cross section plan, showing the height of the fence, spacing of piers/columns/posts and the size of the infill between piers/columns/posts;
- Structural details including footing sizes, provision of reinforcing to footings and masonry piers/columns, sizes of piers/columns/posts and the sizes and methods of connecting frame members.

** see overleaf for example plans.*

In addition to the provision of the plans and specifications outlined above, applicants must provide a completed application form for Fence Approval (form can be found overleaf). A Fence Approval is a non-fee based application. Applicants are reminded that they are responsible for ensuring the full scope of the proposed works are outlined in the details provided with their submission. The approval will only be valid for, and cover, works that are clearly documented.

Notes

The following is an extract from the Town's Local Law and should be used as a guide only. A full copy of the Local Law can be obtained from the Council's Customer Service or the Town of Bassendean website. In most cases a fence that complies with the following provisions relating to design and materials of use will not require approval.

Fencing Materials

- (1) A person shall not, without the prior approval of the Building Surveyor in writing, erect or commence to erect a fence constructed of a material other than timber, fibre-cement, brick, painted or coloured concrete, masonry, wrought iron, tubular steel, powder coated profiled metal sheeting, bound brushwood or, any other material specified in the First, Second or Third Schedule, but restricted to the property type that each Schedule relates to.



- (2) A person shall not use pre-used materials unless the prior written approval of the Building Surveyor has been given. Approval shall be conditional on the applicant painting or treating the pre-used materials, with or without further condition, as directed by the Building Surveyor.
- (3) A person shall not erect a fence constructed of sheet metal unless all protruding edges are adequately capped to the satisfaction of the Building Surveyor.

Fencing in Front Setback Areas (street frontages)

- (1) Fences in the front setback area shall be constructed with piers, columns, posts and other intermittent components as approved by the Building Surveyor, at a spacing no greater than 4m, to break up the continuous appearance of the fence. The intermittent component must be visible on the elevation facing away from the property on which the fence is erected and be of a sufficient size or contrasting colour to delineate it.
- (2) Fibre-cement sheeting and sheet metal shall not be used in an area located between a street frontage boundary and a point 1m behind the building line, or, a front setback area, whichever is the greater.

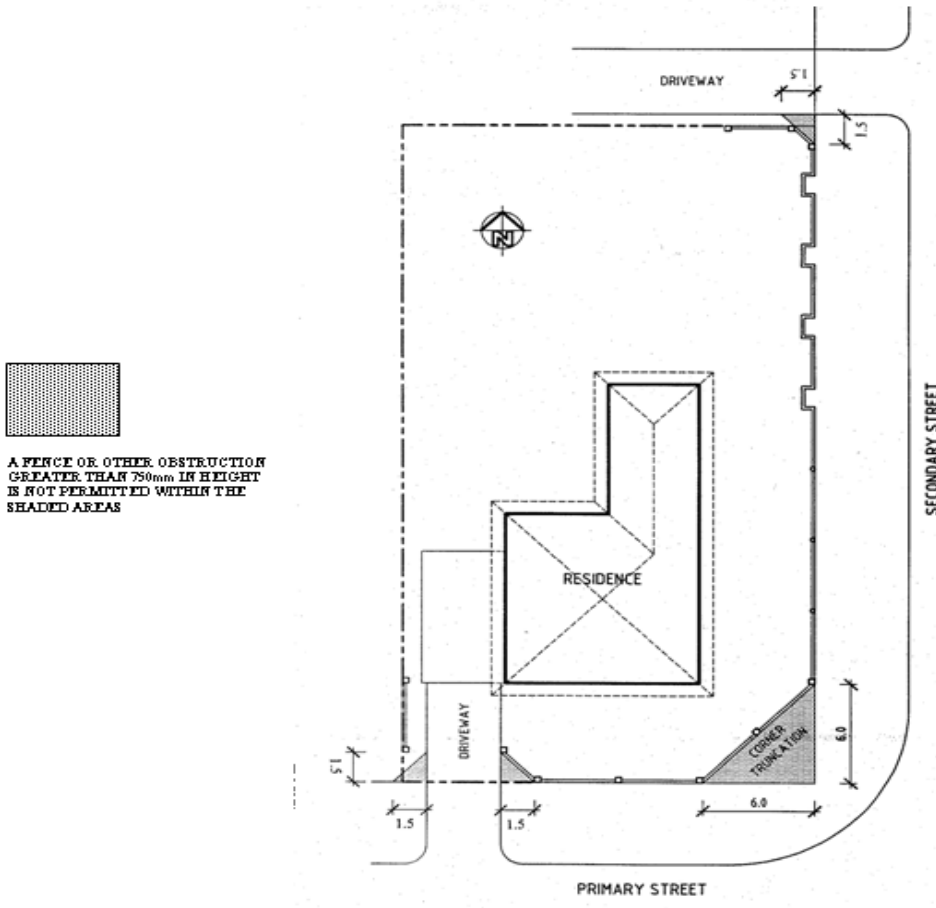
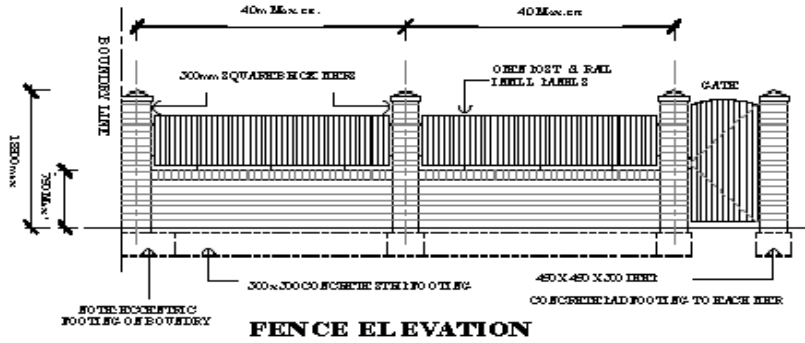
General Design Guidelines for Fences on Commercial or Industrial Lots

- (1) A fence on a commercial or industrial lot that complies with the requirements in subclauses (a) to (e) inclusive, notwithstanding the application of other relevant provisions of this local law, does not require the approval of Council prior to its construction;
 - (a) A fence shall not be erected between a street frontage boundary and a point 1m behind the building line, or, within a front setback area, whichever is the greater, on a commercial lot;
 - (b) A fence shall not exceed a maximum height of 2.1m when located between a street frontage boundary and a point 1m behind the building line, or, a front setback area, whichever is the greater. A fence in any other location must not exceed a maximum height of 2.4m, measured from ground level;
 - (c) A fence shall be visually permeable above a height of 600mm, measured from ground level;
 - (d) A fence shall not exceed a height of 600mm when placed within 6m of the intersection of two streets unless it is visually permeable; and
 - (e) When there is a variation in ground levels at either side of a boundary where a fence is to be placed the height of the fence will be measured from the lower of the two levels unless the fence is visually permeable.
- (2) Where a proposed fence on a commercial or industrial lot does not comply with the requirements in subclauses (1)(a)-(e), the proposed fence may only be constructed once a fence application, including an application form, plans and specifications has been made to Council and the approval of Council has been granted in respect of such application.

Note: A retaining wall may not be constructed without the owner first having obtained a Building Permit under the Building Act 2011. Retaining walls exceeding 500mm in height may also require Development Approval under the Local Planning Scheme.

Assessment Turnaround Times

The Town intends to have all assessments for works of this type completed within **10 working days** from the date of submission. On completion of the assessment the Town will either issue a Fence Approval or contact the applicant by way of correspondence and notify them of the issues preventing an approval being issued. The most common issue that arises preventing an approval being issued is the need for additional information. As the Council’s Building Service cannot influence this matter the Town cannot give a commitment for the turnaround time for an approval to be issued. Turnarounds are limited to assessment times only.



NOTE: EXAMPLE COPY ONLY

SITE PLAN 1:200



TOWN OF BASSENDEAN

35 Old Perth Road
Bassendean WA 6054
PO Box 87, Bassendean WA 6934
Telephone (08) 9377 8000 Facsimile (08) 9279 4257

DEVELOPMENT SERVICES

FENCE APPLICATION FORM

TO: The Principal Building Surveyor

Application is hereby made for permission to erect a fence, under the Local Laws Relating to Fencing, within the Municipality of the Town of Bassendean.

SITE DETAILS

ADDRESS OF PROPOSED FENCING

Street No: _____ Lot No: _____ Street Name: _____

Suburb: _____

Owner's Name: _____

Contact Person: _____ Daytime Contact Telephone No. _____

Return Postal Address: _____

Owner's Signature: _____ Date: _____

In addition, please supply two copies of the following:

- A site plan identifying boundaries to be fenced, at a minimum scale of 1:200.
- Elevations and a section at a minimum scale of 1:200.
- The materials and finish to be used, and a footing detail.

NOTE: An information sheet is available from the Council Offices outlining the Policy Relating to Front Fences.

OFFICE USE ONLY

Date Site Inspected: _____ Officer (satisfactory for approval) _____

Comments:

Principal Building Surveyor: _____ Date: _____