

Street Walls and Fences

What is a street wall or fence?

A fence or wall, screen or barrier that abuts a street boundary or is located in the street setback area (normally anywhere in front of the house). This includes fencing on the side boundaries in the street setback area.

It does not relate to a dividing fence, which is the fencing along a shared lot boundary between two properties and is not within the street setback area.

All footings are to be located wholly within the property boundaries. Encroachments into the road reserve (e.g. verge) are not permitted.

Will I need a development (planning) application?

Street walls and fences on a residential property will require a Development (Planning) Application where it does not meet the requirements of the *Residential Design Codes (R-Codes)*, the City's *Residential Development Local Planning Policy (RDLPP)*, *Development in Housing Opportunity Areas Local Planning Policy (HOALPP)* or structure plan (if applicable).

Generally, for a single house or grouped dwelling a development (planning) application is not required for your street wall or fence if it complies with the following:

- The portions of solid wall meet the height requirements for your density code (see diagram on the right).
- The structural pillars have a maximum height of 1.8m from natural ground level and a maximum dimension of 400mm.
- Fence and walls within 1.5m of where the driveway meets the street boundary has a solid portion which is no higher than 750mm from natural ground level, excluding a pillar which can be a maximum height of 1.8 metres and a maximum dimension of 350mm x 350mm (see Figure 2 on the right).
- Infill panels 1.2m above natural ground level are visually permeable.
- Additional requirements may apply if you are within a structure plan area.

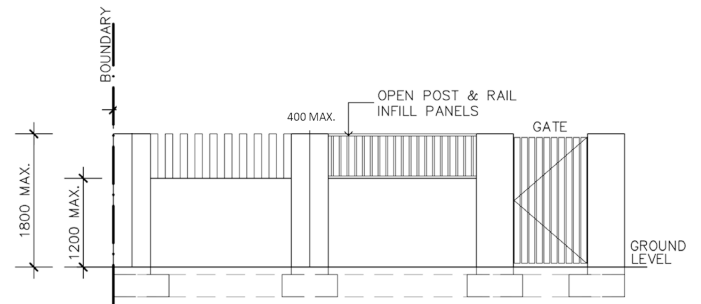


Figure 1: Typical front fence

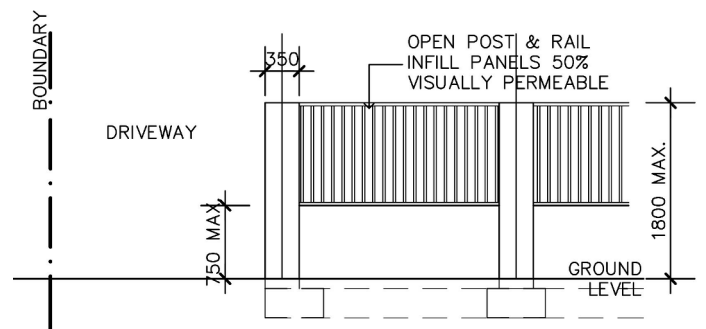


Figure 2: Typical front fence within truncation to provide vehicle sightlines

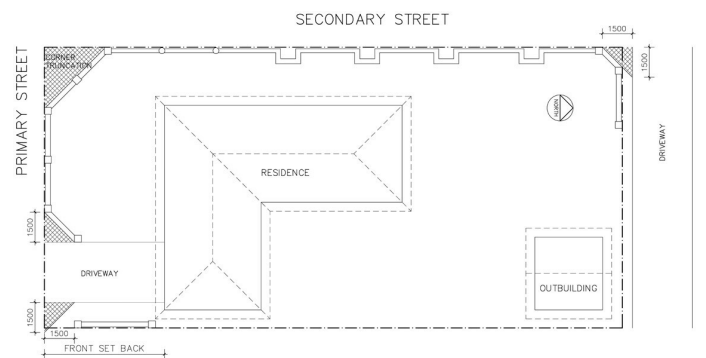


Figure 3: Typical fence truncations

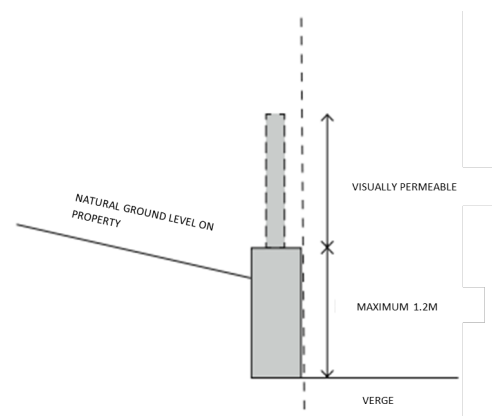


Figure 4: Solid fence and wall inclusive of retaining

What does visually permeable mean?

Fencing above 1.2m must be 'visually permeable'. The R-Codes define this as:

In reference to a wall, gate, door, screen or fence that the vertical surface when viewed directly from the street or public space 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.
- A surface offering equal or lesser obstruction to view.

How do I find out my R-Code density, if I am in a structure plan area or a Housing Opportunity Areas (HOA)?

The City provides an online mapping system which can be used to confirm if a local structure plan applies to your property, if it has a dual density code (i.e. located within a HOA), lot area, dimensions and recent aerial imagery. Access Online Maps on the City's website at joondalup.wa.gov.au

How do I make a Development (Planning) Application?

Generally, a development (planning) application requires application forms, building plans, a cover letter and application fee.

Please refer to the Development (Planning) Application Checklist: Retaining Walls and Street Fences for the specific requirements for a street fence application and how to lodge an application, available on the City's website joondalup.wa.gov.au

It is also recommended you speak to your neighbours that may be impacted by the street fence and have them sign the plans as a way of their consent to its development.

Will having a swimming pool between my house and the street affect the front fence?

Yes. In addition to the minimum planning and building requirements, you will need to comply with AS1926.1 Swimming Pool Safety.

Will I need a building permit?

A building permit is not required when a front fence complies with all of the following:

- The structure is constructed in accordance with the City's *Fencing Amendment Local Law 2021*.
- The structure, if constructed in masonry, is no more than 750mm in height.
- The structure, if constructed of a material other than masonry, is no more than 1.8 metres in height.

How do I make an application for a building permit?

Building permit application forms, application checklists and information on lodging an application are available on the City's website at joondalup.wa.gov.au

Further information

For further information visit joondalup.wa.gov.au, email info@joondalup.wa.gov.au or call **9400 4000**.

Visit the Customer Care desk during office hours
Monday - Friday, 8.30am - 5.00pm.

Table 1:

R-Code Density	Street the House Faces	Other Streets
R20	Solid walls within 6m of the street boundary: No higher than 1.2m measured from the midpoint of the verge, including the height of any retaining wall built or proposed. Any fencing above 1.2m to be visually permeable between the structural pillars.	Solid walls to a secondary street boundary (corner site), right of way or battleaxe leg: No higher than 1.2m for a minimum of 50% of the boundary length. Any fencing above 1.2m to be visually permeable between the structural pillars.
R20/25* R20/30* R20/40* R20/60*	Solid walls within 4m of the street boundary (2m for R20/60): No higher than 1.2m from natural ground level on the street side of the fence, including the height of any retaining wall built or proposed. Any fencing above 1.2m to be visually permeable between structural pillars.	Corner sites are required to address the street with equal importance as the street the house faces.

* For properties with a dual-density code (e.g. R20/40) the requirements only apply if the property is developed at the higher density (e.g. R40). If your property has not been built to the higher density, refer to R20 requirements.