

## Front Fences in R-Coded Areas Information Sheet

### Important Links

[Residential Design Codes \(R-Codes\)](#)

### What is considered a Front Fence?

A “front fence” is any fence or wall located within the primary street setback area or located in the area between the street alignment and the street setback line as set out in the Residential Design Codes of WA (R-Codes).

This information sheet does **not apply** to Special Character Areas. For fencing within a Special Character Area, please refer to the applicable Special Character Area Local Planning Policy.

### Front Fencing Requirements

Clause 5.2.4 Street walls and fences and clause 5.2.5 Sight lines of the R-codes apply to front fences.

#### Clause 5.2.4 Street walls – Deemed-to-comply

Front fences within the primary street setback area that are visually permeable above 1.2m of natural ground level, measured from the primary street side of the front fence.

#### Clause 5.2.5 Sight lines – Deemed-to-comply

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.

Where the deemed-to-comply criteria is not met a development application will be required and the application will be assessed against, and required to meet, the relevant design principles.

### What is considered “Visually Permeable”?

The R-Codes defines visually permeable as:

*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.*

### Approval Requirements

A development application is required for a proposed front fence which does not meet the deemed-to-comply criteria of the R-Codes. Please refer to the [Residential Development Application Checklist](#) for detailed submission requirements.

## Other Requirements

### Building

A building permit may be required for a front fence. Please contact Building Services directly on 9781 1732 for further information regarding building permit applications.

### Dividing Fences

Any fencing which separates the land of different owners, whether the fence is on the common boundary of adjoining lands or on a line other than the common boundary, is considered a 'dividing fence.'

If the dividing fence is located within the primary street setback area, the R-codes apply in addition to the requirements of the [Dividing Fences Act 1961](#).

A booklet titled [Dividing fences: A Guide](#) from the Building Commission provides detailed information on owner responsibilities. This also contains the contact details for the Building Commission should you require further assistance.

### Enquiries

Contact Planning and Development Services staff on (08) 9781 1731, email [city@busselton.wa.gov.au](mailto:city@busselton.wa.gov.au), or in person at the City Administration Building during office hours, Monday – Friday.

**\*\*Disclaimer\*\***

*This information sheet is a guide only. Verification with original Local Laws, Acts, the City's Local Planning Scheme and other relevant documents is recommended for detailed references. The City of Busselton accepts no responsibility for errors or omissions.*