

Building Information Sheet:

Dividing Fences

Dividing Fence Includes a wall, screen, barrier, or the like, that separates properties located on or near a boundary.

Approvals Council approval is only required if the proposed fence height exceeds 1.8m behind the front setback line, or if the fence departs from the standard requirements (Standards).

Applicants must submit a completed Over Height Dividing Fence Application Form (BAF-06), available from the City of Canning website, plus one set of the following plans:

Site plan showing the location of the proposed fence on the property
Details of the proposed fence indicating height and materials
Adjoining neighbour's consent in writing

Fees Please refer to Application form – Request for Over Height Dividing Fence for the application fee

Standards

- A dividing fence may be constructed of brick, concrete, masonry, bound brushwood, timber, wrought iron, tubular steel, colorbond, corrugated fibre cement or any other material specified in the appropriate Schedule of the City's Consolidated Local Laws
- A dividing fence may only be constructed of pre-used material with the prior approval of Council

Notes

- A dividing fence between two properties should only be erected after consultation and agreement with the adjoining property owners
- Comments from adjoining property owners are required for applications to erect dividing fences between two properties that exceed standard height or type of material standards
- Concerns relating to fence height, fencing materials, dangerous and dilapidated fences form part of the City's responsibilities under the City's Consolidated Local Law. The City does not involve itself with issues relating the cost sharing, as this is a civil matter, pursuant to the Dividing Fences Act
- An approval by Council should not be construed as overriding the provisions contained in the Dividing Fences Act
- In the case of a dispute between adjoining landowners relating to a dividing fence, it is recommended that both owners attend an impartial mediation session. Please refer to "Mediators" in your Yellow Pages telephone directory

- Property owners are responsible for maintaining their fences so as to prevent them from becoming unsightly or prejudicial to the amenity of the neighbourhood. Suitable methods should be undertaken by owners to prevent/lessen the likelihood of graffiti attack on their fences e.g. painting the outer surface of the fence or coating it with an anti-graffiti finish

Disclaimer

This information sheet is provided as generalised information. While we aim to keep the content of this document current and accurate, we accept no responsibility or warranties for actions based on the information provided. The City of Canning encourages you to seek professional advice before acting on any information contained in this document. Please contact the City of Canning if you wish to comment on the forms provided and information contained within. Any reported errors will be amended.