

Front Fence

What is a front fence?

A front fence includes a wall, screen, barrier or the like located in the front setback area and/or abutting a street boundary.

What can I build?

A property's zoning dictates what type of front fencing is permitted and the different fencing options for each type of zoning are outlined in the Local Fencing Law 2011.

The City of Armadale (the City) applies the Local Fencing Law 2011 to regulate the erection and maintenance of fencing within the City. The Local Fencing Law 2011 provides detailed information regarding what constitutes as a sufficient fence, including height and material requirements

Residential / Urban Development

A front fence in a residential zone can be 1.8m overall in height from natural ground level, however it must be visually permeable above 1.2m. This includes a fence constructed anywhere in front of the building line.

Where a fence exceeds 0.75m in height, it must incorporate a 1.5m x 1.5m visual truncation each side of any driveway.

On a corner lot without the standard street corner truncation, a front fence that exceeds 0.75m in height is not permitted within the 6m x 6m corner truncation area. Please see over the page for a diagram showing the above.

Under no circumstances is barbed wire or electric fencing permitted within the City of Armadale's residential areas.

Local Development Plans (LDP's)

LDP's are adopted by the City and the MRA in accordance with the Town Planning Scheme No.4 to control development and vary specific Residential Design Code standards. Where front fence structures are located in LDP areas you will need to check the LDP to see whether there are additional requirements. <https://www.armadale.wa.gov.au/local-development-plans>

Special Residential / Rural Living / Land within Development Area No. 1

All fencing within these zones must be constructed using either post and wire or post and rail materials. Solid fencing (i.e. colorbond, masonry) is not permitted.

Commercial

Fences are not permitted to be erected forward of the building line on a commercial lot.

Industrial

A fence erected within the street setback area shall be visually permeable above 1200mm and not exceed a height of 2400mm.

Metropolitan Redevelopment Authority (MRA)

If your property is located in a MRA zoned area, you will need to consult with the MRA to find out what type of fencing you are permitted to erect.

Depositing Fencing Material on Public Place

A person shall not deposit or permit the deposit of any fencing materials on any thoroughfare, public place or local government property unless approval is granted by the City.

Fences across Rights-Of Way, Public Access Ways or Thoroughfares

A person must not, without approval from the City, erect or maintain a fence or obstruction across any right-of-way, public access way or thoroughfare (road reserve) so as to impede or prevent use of those facilities in the manner for which they are intended and constructed.

What is Visually Permeable?

Under the Residential Design Code visually permeable means the surface of a fence which has continuous vertical or horizontal gaps of at least 50mm width occupying not less than one third of its face in aggregate of the entire surface or where narrower than 50mm, occupying at least one half of the face in aggregate, as viewed directly from the street, or a surface offering equal or lesser obstruction to view.

Do I need a Building Permit?

A building permit is not required for the construction, erection or placement of a front fence, other than a private swimming pool safety barrier, if it is constructed in accordance with the City's *Local Fencing Law 2011*.

If you wish to construct a fence that does not comply with the *Local Fencing Law 2011* you can lodge an application to the City to vary the *Local Fencing Law*

2011. The application form will need to be completed, outlining your reason(s) as to why your proposed fence cannot be constructed in accordance with the *Local Fencing Law 2011*. A non-refundable fee is also payable at the time of lodgement.

For more information, refer to the City's *Local Fencing Law 2011* available on our website <https://www.armadale.wa.gov.au/local-laws>

In some situations, a front fence may also be a dividing fence between properties. If this is the case, the Dividing Fences Act 1961 may apply, and therefore you may need to discuss your proposed fence with your neighbour.

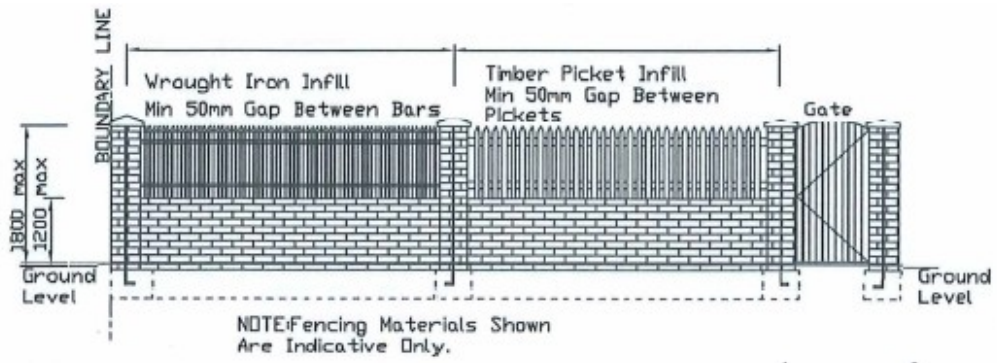
For more information regarding Dividing Fences, refer to the Building Commission's 'Dividing Fences Guide' booklet available on their website <https://www.commerce.wa.gov.au>

7 Orchard Avenue Armadale
Western Australia 6112
Locked Bag 2 Armadale
Western Australia 6992

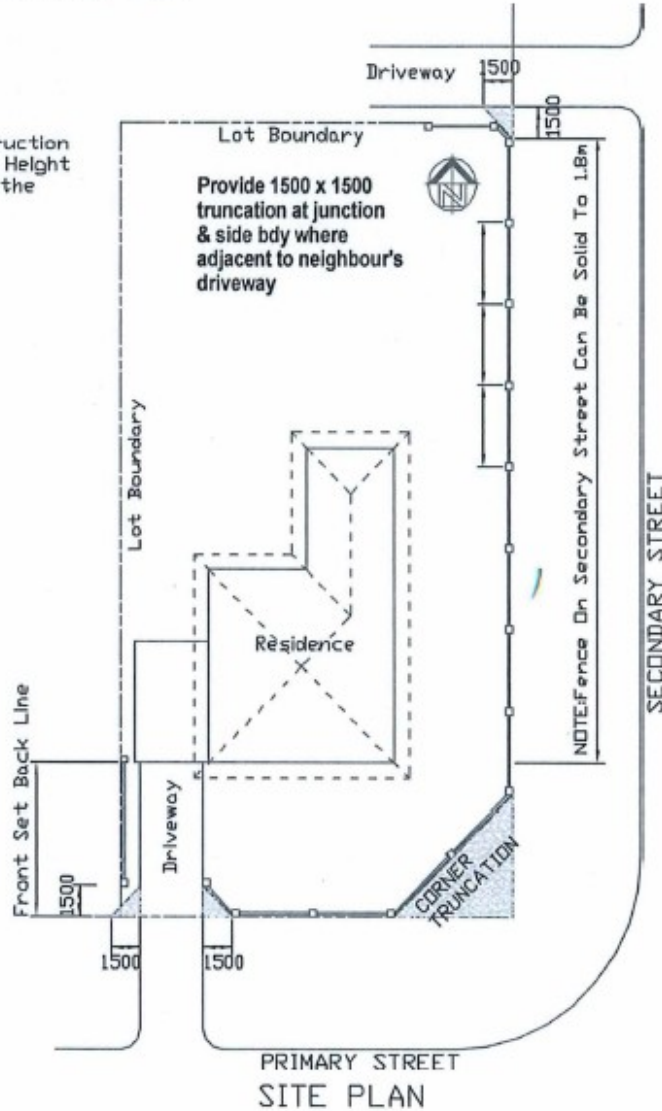
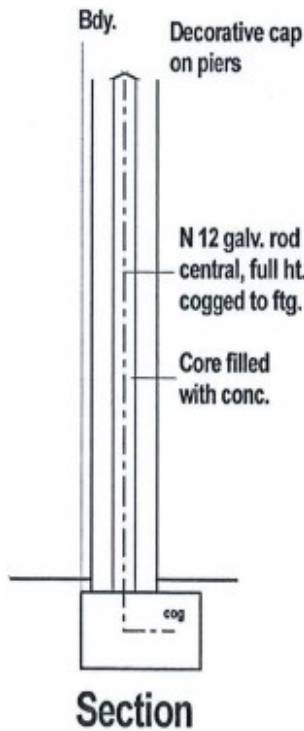
T: (08) 9394 5000
F: (08) 9394 5184
info@armadale.wa.gov.au
www.armadale.wa.gov.au



CITY OF **Armadale**



A Fence or Other Obstruction Greater Than 750 mm In Height is Not Permitted Within the Shaded Areas



This information sheet is intended as a guide only. The City disclaims any liability for any damages sustained by a person acting on the basis of this information. For further information contact **Building Services** on 9394 5000.