

FRONT FENCING

Building Information Sheet #7

What Constitutes my Front Fence?

A front fence is the fence that extends across the front boundary line of the lot and returns down the side boundaries for the same distance as the front setback for the lot. Refer to Information Sheet 5 for front setback distances.

When do I need City Approval?

All front fences* that exceed 1.2m high (and are not 50% visually permeable over 1.2m) require approval in the form of a Building Permit and a Development application. Application forms can be obtained from the City's front counter or downloaded from our web site.

Design Elements that Require Consideration for Front Fences

Extracts from the City's Fence Local Law that applies to Front Fences: *(for full details refer to the City of Kalamunda Fencing Local Law 2008)*

- A person shall not without the written consent of the Building Surveyor erect a fence higher than 1.2m in the front setback of a residential lot which includes the front boundary.
- The maximum height of any part of a residential side/rear fence is to be 1.8m.
- Acceptable materials for fences and walls are set out in the City's Fencing Local Law's Schedules and depend upon the zoning of the lot.
- The height of a fence is defined as the vertical distance between:
 - the top of the fence at any point; and
 - the ground level or where the ground levels on each side of the fence are not the same the higher ground level immediately below that point.



Provisions of the Residential Design Codes that apply to Front Fences:

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

- Front walls and fences are to promote surveillance and enhance streetscape, taking account of:
 - the need to provide protection from noise and headlight glare where roads are designated as primary or district distributors or integrator arterials; or
 - necessary privacy or noise screening for outdoor living areas where the street is designated as a primary or district distributor or integrator arterial. This applies only if there is no other possible location for the outdoor living area.

- Walls, fences and other structures truncated or reduced to no higher than 0.75 m within 1.5 m of where walls, fences, other structures adjoin vehicle access points where a driveway meets a public street and where two streets intersect.

- Visually permeable means: in reference to a wall, gate, door or fence that the vertical surface has:
 - continuous vertical or horizontal gaps of at least 50 mm width occupying not less than one third of its face in aggregate of the entire surface or where narrower than 50 mm, 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.

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