

Building Information Sheet - 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. It is a class 10b structure.

Do I need a Building Permit?

No, 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 *Fencing Local Law 2011*. To view the City's *Fencing Local Law 2011*, please visit <https://www.armadale.wa.gov.au/local-laws>.

If you wish to construct a fence that does not comply with the *Local Fencing Law 2011* you can lodge a Fencing Local Law Variation application. For further information, please see <https://my.armadale.wa.gov.au/service/what-can-i-build>.

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 WA Government's webpage <https://www.wa.gov.au/government/multi-step-guides/dividing-fences>

What kind of front fence can I build?

The zoning of your property, in conjunction with the *Fencing Local Law 2011*, determines the type of front fence you can build. Residential, Industrial and Rural properties have different requirements as to:

- What constitutes a sufficient fence,
- Requirements within a front setback area,
- Types of materials that can be used.

To view the City's *Fencing Local Law 2011*, please visit <https://www.armadale.wa.gov.au/local-laws>.

Your property may also have, depending on where you live, a Local Development Plan (LDP) or Detailed Area Plan (DAP) in place, as Property Developers may have set other restrictions as to what type of fencing you can have. View the City's Online Mapping webpage to determine whether there is a LDP or DAP in place for your property. <https://www.armadale.wa.gov.au/online-mapping-intramaps>

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**.

22/02/2025