

Building Information Sheet:

Front Fences

Front Fence Includes a wall, screen, barrier or the like abutting a street boundary or located in the front setback area.

Front Setback The front setback area is the area between the street alignment and the front setback line which is determined by the zoning of the property.

- In areas zoned R15 to R25 the front setback line is 6m.
- In areas zoned R30 to R40 the front setback line is 4m.

Approvals Approval from the City is required if the proposed front fence height exceeds 750mm in a Residential Zone or if the fence differs from the standard requirements as described on this information sheet.

Checklist Applicants must submit a completed Fence Application Form, available from the City of Canning Civic and Administration Office, 1317 Albany Highway, Cannington, or from our website www.canning.wa.gov.au plus one set of the following plans:

- Site plan showing the location of the proposed fence on the property to a minimum scale of 1:200
- Elevations of the proposed fence indicating height, materials, connections, ground anchorage details, pier spacing, foundations sizes and ground levels (min scale 1:100)

In addition to a Fencing Application, an application for Development Approval must be submitted in the following instances:

- Where solid fences exceed 1.2m in height.
- Where a solid fence exceeds 750mm in height located within 1.5m of any driveway

(Note that full height front fences can only be approved where the street is designated as a primary or district distributor or integrator arterial road)

Fees For application fees please refer to the “building fees schedule” on The City’s website.

Standards

- Where a front fence exceeds 750mm in height it must incorporate a 1.5m x 1.5m visual truncation to one side of any driveway and 0.5m where it abuts an adjoining Property Boundary.(see diagram)
- On corner lots without the standard street corner truncation, a front fence that exceeds 750mm in height is not permitted within the 6m x 6m corner truncation area (see diagram)
- Front fences must be visually permeable 1.2m above the natural ground level
- A front fence may be constructed of brick, masonry, timber, wrought iron or tubular steel.
- Front fences are not to be constructed in cement fibre (super six) or metal sheeting.

Notes

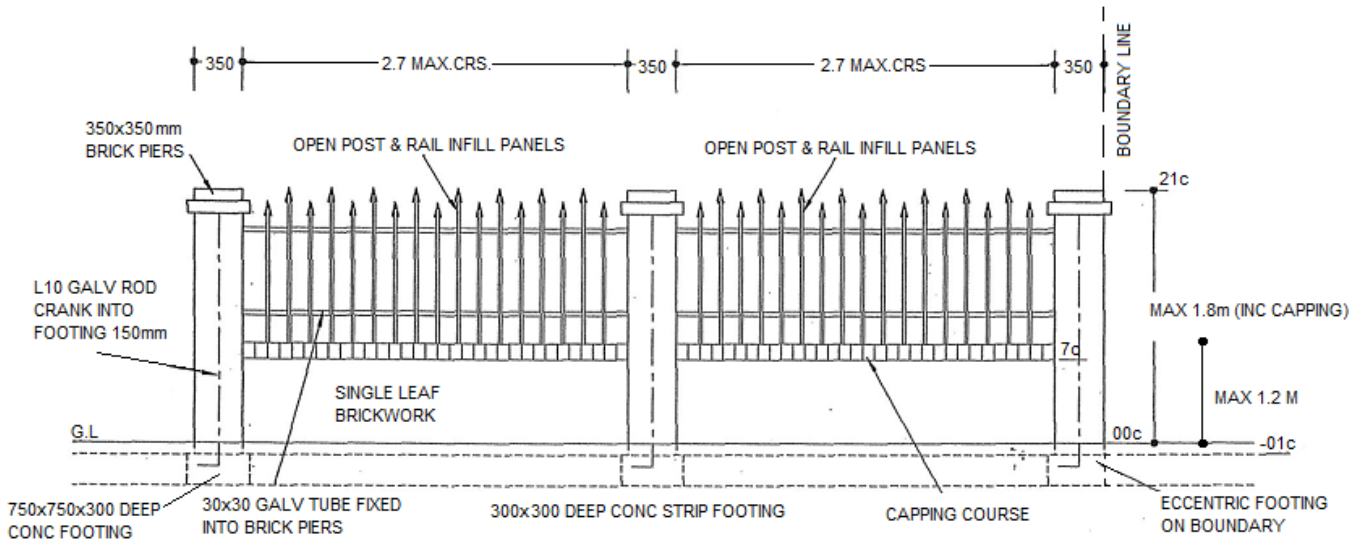
Property owners are responsible for maintaining their fences so as to prevent them from becoming unsightly or prejudicial to the amenity of the neighbourhood. Suitable methods should be undertaken by owners to prevent/lessen the likelihood of graffiti attack on their fences e.g. painting the outer surface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

An approval by Council should not be construed as overriding the provisions contained in the Dividing Fences Act or section 80 of the Building Act 2011.

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.

TYPICAL EXAMPLE OF PLANS TO BE SUBMITTED WITH AN APPLICATION



Note that the balustrade infill panels must comply with the Residential Design Codes definition of “visually permeable”. i.e. ‘continuous vertical or horizontal gaps of at least 50mm width occupying not less than one third its face in aggregate of the entire surface

Note that, as a minimum requirement, one L10 galvanized rod must be located in the centre of each of the proposed masonry pier constructions. In order to provide the required lateral stability, the galvanized rod must be cranked (bent at 90°) 150mm into the mass concrete footing and extend to the full height of each pier.

