
Building Services Information Sheet

FENCES



Introduction

Fences erected within the Town Site of Broome need to be safely constructed and designed to be suitable for wind loadings, seismic activity and the soil type found within Broome; the structure and fixings need to be suitable to avoid damage to property or life.

Refer to Building Policy 4.3.4 and Local Planning Policy 8.12.

Definition

A Fence is any barrier, railing, wall or other upright structure intended to enclose an area of land, irrespective of material content, located on or near a common boundary of adjoining land or on a line other than the common boundary, and includes a front fence to a property but does not include any privacy screen, trellis or the like.

A Fence is a Class 10B building under Part 1.3 Building Code of Australia (BCA).

Information and Advice

The Local Government (Miscellaneous Provisions) Act 1960 and the Building Regulations 1989 require that a Building Licence be taken out for a building, prior to commencing any work on site. The Building Code of Australia, the Residential Design Codes and the Town Planning Scheme set out the minimum requirements applicable to the location and construction of fences.

Is A Building Licence Required For A Fence?

Yes. A Building Licence approval is required for all applicable fences as set out in the Building Policy 4.3.4 since 01.02.2011.

Who Submits The Application?

Either the property owner or the party contracted to construct the fence must submit the application.

What Plans And Specifications Do I Need To Submit With My Application For A Building Licence?

Three copies of the following plans and details are required:

- A full site plan is to be submitted, showing the location of the fence, in relation to the property boundaries and existing buildings on the property. This plan is to be drawn to a minimum scale of 1:200;
- Structural drawings and elevations to scale not less than 1:100 detailing all materials, fixings and heights of the fence are to be shown on the plans.

What Materials Must Be Used To Construct A Fence?

A Fence is to be constructed to withstand Region C, Terrain Category 2 cyclonic conditions and, as such, a durable material must be used. Masonry, Concrete, Sheet Clad Fencing, Timber Board Clad Fencing or any other fencing which may adversely affect the safety of persons and/or property in the event of failure in High Wind scenarios are subject to approval. Note: masonry fences must also comply with soil type and seismic requirements.

Do I Need A Structural Engineers Design For The Fence?

Yes. You will need to have the design of the fence checked and certified by a professional Structural Engineer. The Engineer needs to state on the drawings that the design is suitable for erection in Region C, Terrain Category 2 with regards wind loadings, and for masonry fences the soil type found on site and Seismic Activity Coefficient of 0.12. This will cover any proposed posts, rails, footings and all fixings.

Timber Fencing - Note that although timber palings are not a "Primary Building Element" and as such do not need to be termite resistant nor stress graded it is strongly suggested that you use materials that are both stress graded and termite resistant.

Fees

The fees for obtaining a Licence to build a fence are as follows:

- Please see your Local Shire for an update of schedule of fees.

Fines and Penalties

Failure to obtain a Building Licence for a fence is an offence under the Local Government (Miscellaneous Provisions) Act 1960. The Shire may choose to prosecute for failure to obtain a Building Licence. The maximum penalty for this offence is \$50,000. The Shire may also serve a Notice on the owner or builder to remove the structure. If you object to the local government's order you may have a right of review to the State Administrative Tribunal.

Additional Information

For detailed advice about fences, please call the Shire of Broome Building Services on 9191 3456.

Requirement Checklist Notes

- A Building Licence is required before commencing any work;
- A Building Licence is required for all fences;
- A Practising Structural Engineer's certified detail is required;
- A full site plan, drawn to a scale of 1:200 minimum, is to be submitted with the Building Licence Application, showing the heights and material proposed.

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 Shire of Broome encourages you to seek professional advice before acting on any information contained within this document. Please contact the Shire of Broome if you wish to comment on the forms provided and information contained within. Any reported errors will be amended.