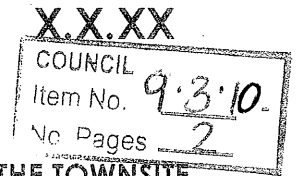


# DEVELOPMENT SERVICES

## Building



**TITLE:** BUILDING REQUIREMENTS FOR FENCES WITHIN THE TOWNSITE OF BROOME

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**ASSOCIATED LEGISLATION:** Local Government (Miscellaneous Provisions) Act 1960, Building Regulations 1989 & Building Code of Australia

### ASSOCIATED DOCUMENTS:

**REVIEW RESPONSIBILITY:** Manager Building Services

**DELEGATION:** Chief Executive Officer

Previous Policy Number 5.1.4

### Objective:

To ensure that fences erected within the Town site of Broome are safely constructed and designed to be suitable for wind loadings, seismic activity and the soil type found within Broome, to ensure that the structure and fixings are suitable to avoid damage to property or life.

This policy applies to the Town Planning Scheme Area only.

### Definitions:

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

### Policy:

#### Approval of Council.

- The following types of fencing are to be approved by the Shire in the form of a Building Licence in accordance with the Building Regulations 1989.

Masonry, Concrete, Sheet Clad Fencing, Timber Board Clad Fencing or any other fencing which in the opinion of the Chief Executive Officer, will adversely affect the safety of persons and or property in the event of failure in High Wind scenarios.

- The application for a Building Licence must include sufficient information as required by Part 4 of the Building Regulations 1989 or by the Building Surveyor.
- This information will include but is not limited to Structural Certification from a Structural Engineer stating that the design is suitable for erection in Region C Terrain Category 2 with regards wind loadings, the soil type found on site and Seismic Activity Coefficient of 0.12. This will cover any proposed posts, footings and all fixings.
- A site plan showing the exact location of the proposed fence relative to any site boundaries and buildings must be supplied together with the Structural Engineering drawings.
- Dimensioned elevations or sufficient information in another format stipulating the proposed heights and materials proposed must be supplied.