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## Building Services Information Sheet

# FENCES



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### 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 Local Planning Policy 5.8 Fences.

### 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 WA Building Act 2011 requires that a Building Permit be taken out for a building, prior to commencing any work on site. The BCA, the Residential Design Codes and the Local Town Planning Scheme set out the minimum requirements applicable to the location and construction of fences.

### Is a Building Permit required for a fence?

**Yes.** A Building Permit approval is required for all applicable fences as set out in the WA Building Regulations 2012.

In some situations a fence may not need a building permit. This is when a fence does not obstruct wind movement at all, such as a cyclone fence. You must contact the Shire of enquire whether the fence you are building is exempt.

### 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 Permit?

One copy 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: The structural elements of a timber fence will need to be constructed of stress graded & termite treated timber.

### **Fees**

The fees for obtaining a Permit 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 Permit for a fence is an offence under the WA Building Act 2011. The Shire may choose to prosecute for failure to obtain a Building Permit. The maximum penalty for this offence is \$100,000. 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 Permit is required before commencing any work;
- ☐ A Building Permit 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 Permit 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.