City of
Bayswater

Fence Information Sheet

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Fence Approval Types

Type of Fence	Fence Specification		Type of Approval Required
Behind the Front Setback (Dividing Fence)	1800mm to 2100mm in height	Timber, Colour Bonded Material or Corrugated Fibre	No Approval or Permit required from the City of Bayswater (neighbours consent is required)
	Greater than 2100mm in height	Timber, Colour Bonded Material or Corrugated Fibre	Building Permit and Development Approval (neighbours consent is required)
	Brick, Stone, Concrete or Cement		Building Permit (neighbours consent is required)
Within the Front Setback (Front Fence)	Less than 750mm in height	Timber, Tubular Steel, Colour Bonded Material Brick, Stone, Concrete	No Approval or Permit required from the City of Bayswater
	Less than 1800mm in height	Timber, Tubular Steel	No Approval or Permit required from the City of Bayswater
	Greater than 750mm in height	Brick, Stone, Concrete etc	Building Permit

Fence Dimension Specifications

Dividing Fences

Any fences behind the front setback (as specified in the Residential Design Codes and based on the property's zoning) are considered as dividing fences. As defined in the City's *Fencing and Floodlighting Local Law* a sufficient dividing fence is to be 1800mm high. The City's Local Law permits a dividing fence to a height of up to 2100mm with the affected neighbour's written consent.

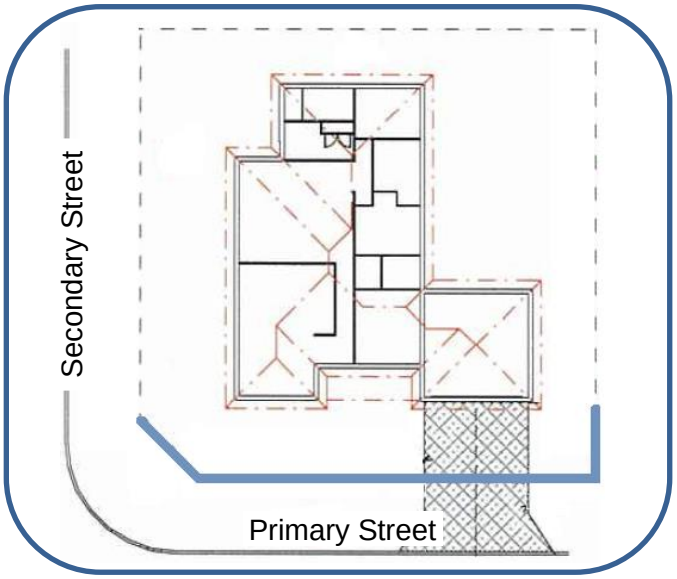
Notwithstanding any approvals issued by the City (i.e. Building Permit or Application for a Variation to the Local Law) neighbours consultation is still required.

It should be noted all dividing fence matters are of a civil nature and are required to be resolved by the affected landowners. For further information on all dividing fence matters please contact Building and Energy on 1300 489 099.

Front Fences

Front fences are defined to be any fencing within the front setback area (as specified in the Residential Design Codes and based on the property's zoning).

For corner street lots, the front setback area extends around any truncations of the lot. The secondary street frontage is considered a side boundary (i.e. dividing fence)



Corner Lots Front Fence Area
Dashed Lines: Dividing Fence
Solid Blue Lines: Front Fence

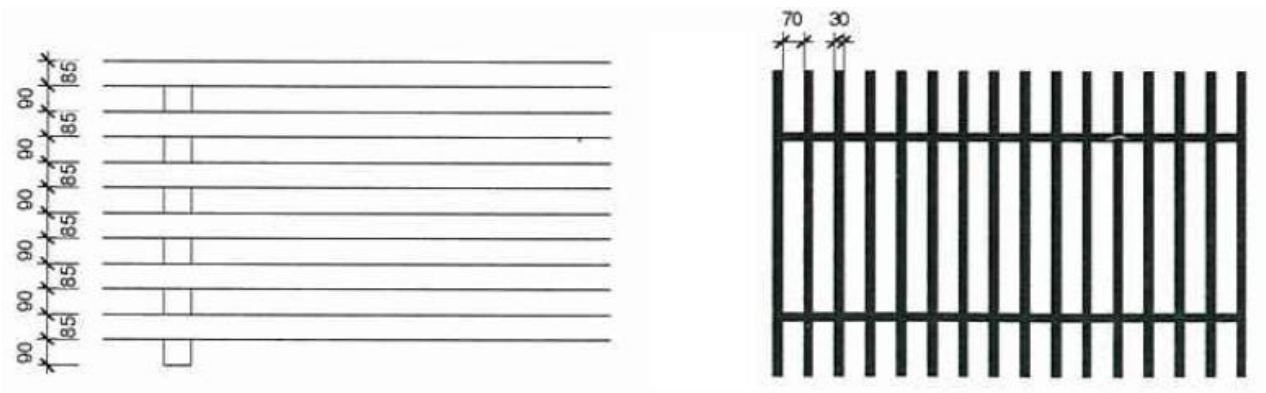
Front Fence Design

When approvals are required (i.e. Building Permit or an Application for a Variation to the Local Law) the design of the fence must meet the following requirements:

- Maximum overall height of 1800mm
- Maximum solid portion of the fence is 1200mm
- The area above the solid portion must achieve the requirements of *Visual Permeability.*
- Areas of fencing near driveways must achieve the requirements of *Truncation Areas.*

Visual Permeability

Visual Permeability is defined under the Residential Design Codes as Continuous vertical or horizontal gaps of at least 50mm width occupying not less than one third (1/3) of its face in aggregate of the entire surface or where narrower than 50mm, at least one half (1/2) of the face in aggregate as viewed directly from the street



Examples of Acceptable Visually Permeable Style Fencing

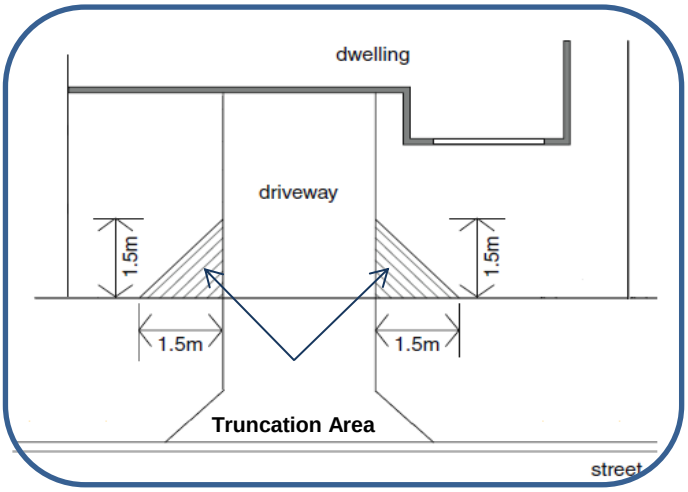
Designing Visually Permeable Style Fencing			
Gap Sizes based on Slat Sizes		Slat Sizes based on Gap Sizes	
Slat Size	**Gap size**	**Gap size**	**Slat Size**
Slats up to 50mm	Gap size equal to slat size or greater	Gap size less than 50mm	Slats would need to equal the gap size or be smaller
Slats up to 100mm	Gap size to 50mm or greater	Gap size of 50mm or greater	Slats may be double the gap size or smaller
Slats above 100mm	Gap size equal to half the slat size or greater		

Truncation Areas

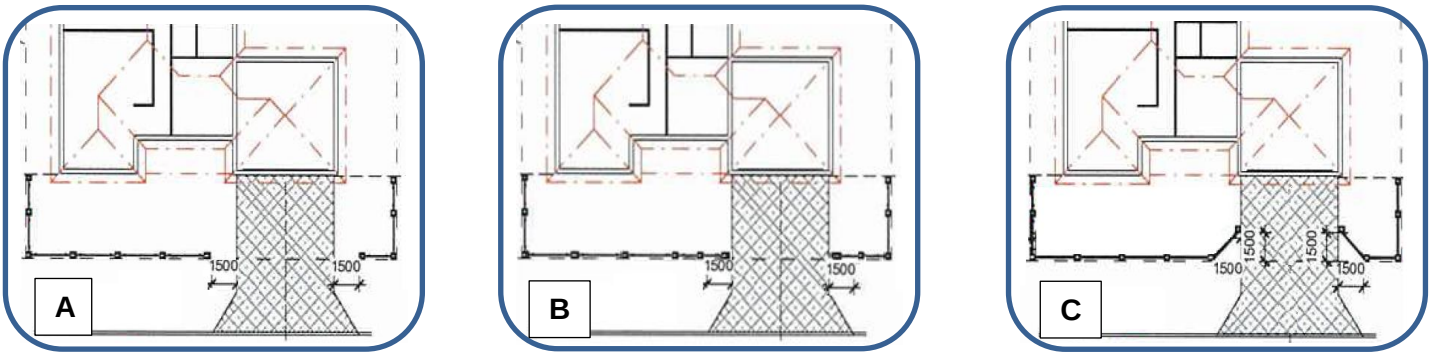
Areas near a driveway within 1.5m of where the driveway meets the front boundary are designated as the Truncation Area as per the Residential Design Codes. These Truncation Areas ensure safety by providing unobstructed sight lines at vehicle access points.

Truncation areas shall not have within them:

- Solid portions of wall, piers, columns or infill panelling higher than 750mm



Example of Truncation Areas



A: shows the fence being setback away from the truncation area
B: shows the fence extending inside the truncation area with no infills or piers above 750mm
C: shows the fence being built around the truncation area

Further to the above-mentioned requirements, any proposed fence located within 1500mm of an adjoining neighbouring property driveway is subject to the same requirements.

Notwithstanding, designs that vary from the above-mentioned may require Development Approval.

How to lodge a Fence Approval

The following documentation/particulars are to be provided for a Fence Approval:

- **Application form** - Either a Building Permit Application BA1 (certified) / BA2 (uncertified) or an Application for Variation to the Local Law Form.
    - Fees are payable for Building Permit Applications only
- **Site Plan** - an overhead diagram of the site (to scale) indicating boundaries, driveways, and the dimensions of the fence (brick pier spacing, truncation dimensions and pier sizes).
- **Elevations** - Front on diagram indicating the dimensions of the brick fence (heights and visual permeable specifications)
- **Structural Specifications/Details**

Structural Specifications/Details for Residential Fencing

Structural Specifications/details are required for all fence applications. You may use the City's approved details (addenda) / specifications (below) but any change or methods of construction outside of the City's details/specifications will require Engineer's Certification of that specification/detail.

In circumstances where the product comes as a manufactured kit form i.e. Colorbond® Fencing or Modwalls® System, the City **may** consider accepting manufacturer's specifications provided the details submitted, identify all relevant structural requirements to erect the wall and the site is suitable for the system.

Approved Specifications for Fencing

Picket Timber Fence

- corner posts to be 125mm x 125mm x 2400mm and intermediate posts to be 125mm x 75mm x 2400mm spaced at 2400mm centres;
- corner posts to be strutted two ways with 100mm x 50mm x 450mm sole plates and 75mm x 50mm struts;
- intermediate posts to be doubled yankee strutted with 150mm x 25mm x 450mm struts;
- all posts to have tops with a 60mm weather cut and to be sunk at least 600mm into the ground;
- rails to be 75mm x 50mm with each rail spanning two bays of fencing double railed or bolted to each post with joints staggered;
- the fence to be covered with 75mm x 20mm sawn pickets, 1800mm in height placed 75mm apart and doubled nailed to each rail; and
- the height of the fence to be 1800mm; and

Corrugated fibre

- a minimum in-ground length of 25 per cent of the total length of the sheet, but in any case shall have a minimum in ground depth of 600mm;
- the total height and depth of the fence to consist of a single continuous fibre reinforced cement sheet;
- the sheets to be lapped and capped with extruded “snap-fit” type capping in accordance with the manufacturers written instructions; and

- the height of the fence to be 1800mm.

Composite fence the minimum specifications for brick construction are:

- Brick Piers at maximum 1800mm high: 230mm x 230mm at 1800mm maximum centres or 230mm x 350mm at maximum 2700mm centres and bonded to a base wall at minimum 514mm high wall
- Reinforcing Rod - R10 Galvanised Rod: 1500mm high with a 250mm horizontal leg set 65mm above base of footing. Two rods shall be provided for 230mm x 350mm piers
- Footings strengths at 20MPA: at a minimum size of 500mm long and 200mm height minimum embedment of 86mm below ground. The ground is to be compacted to 6 blows per 300mm with a penetrometer
- Mortar for brickwork shall be 1 cement 1 lime 6 sand mix