



Fence Approval requirements

Type of Fence	Fence Specification		Type of Approval Required
Behind the front setback (dividing fence)	1.8m in height	Timber, colour bonded material or corrugated fibre	No Approval or Permit required from the City of Bayswater (neighbours consent may be required)
	Up to 2.1m in height	Timber, colour bonded material or corrugated fibre	No Approval or Permit required from the City of Bayswater (neighbours consent is required)
	Brick, stone, concrete etc.		Building Permit (neighbours consent may be required)
Within the front setback	Up to 1.2m in height*	Timber, tubular steel, wrought iron	No Approval or Permit required from the City of Bayswater
		Colour bonded metal sheet or corrugated fibre cement sheet	Not permitted adjacent to the primary street boundary
	Brick, stone, concrete etc. over 0.75m		Building Permit (neighbours consent may be required)

***Fences within the front setback may be up to 1.8m in height providing that any portion above 1.2m is visually permeable as defined in the Residential Design Codes. If you are unsure what, if any approval are required, please contact the City's building officers.**

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 1.8m high up to a maximum of 2.1m where both adjoining landowners agree to the fence height.

Notwithstanding any approvals issued by the City, neighbours consultation is still required prior to any alteration, repair or replacement of a dividing fence as once installed, a dividing fence becomes joint property

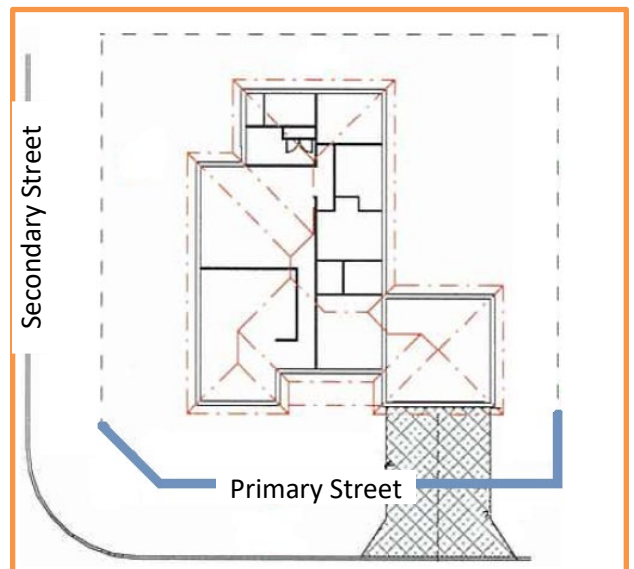
It should be noted all dividing fence matters are of a civil nature and are required to be resolved by the affected landowners. Please refer to the Dividing Fences Brochure published on the Building Commission website: <http://www.commerce.wa.gov.au/publications/dividing-fences-guide>

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





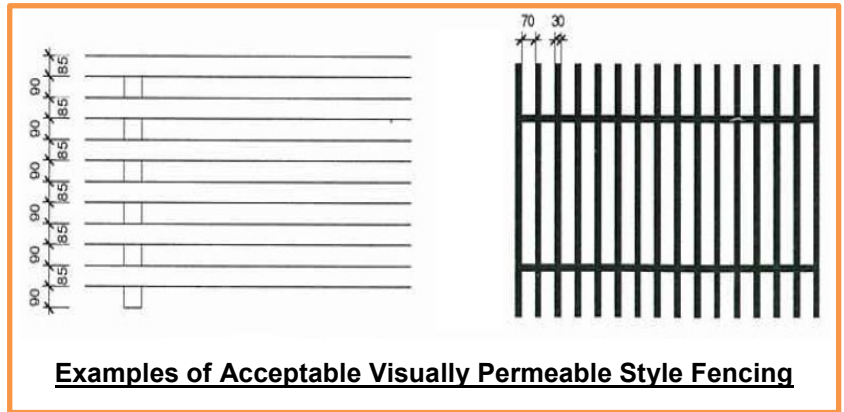
Front Fence Design

When approvals are required, the design of the fence must meet the following requirements:

- Maximum overall height of 1.8m
- Maximum solid portion of the fence is 1.2m
- 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.



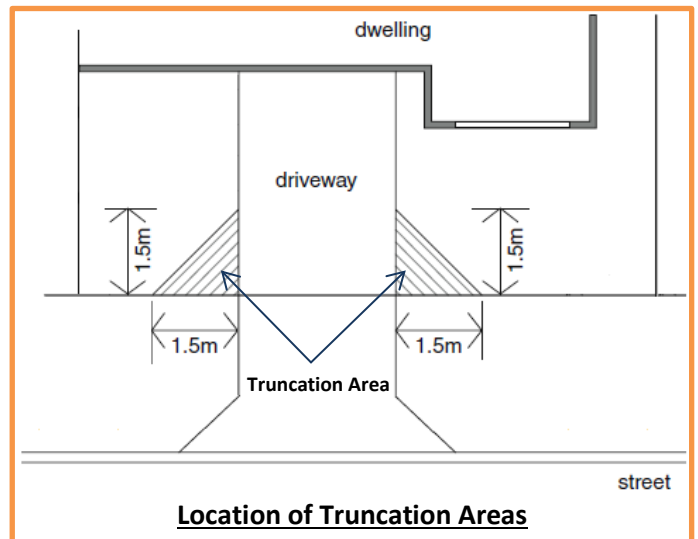
Designing Visually Permeable Style Fencing			
Gap Sizes based on Slat Sizes		Slat Sizes based on Gap Sizes	
Slat Size	Gap size	Gap size	Slat Size
Slats up to 50mm	Gap size equal to slat size or greater	Gap size less than 50mm	Slats would need to equal the gap size or be smaller
Slats up to 100mm	Gap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

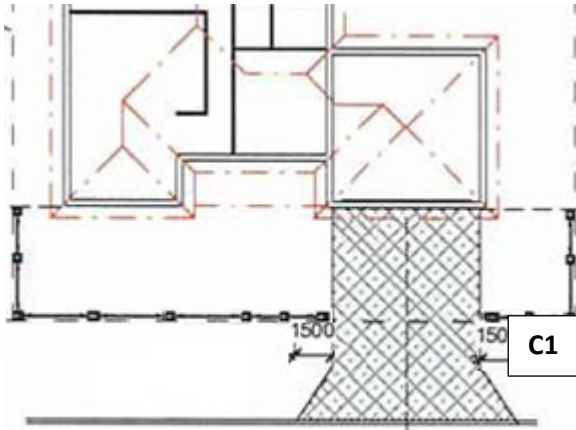
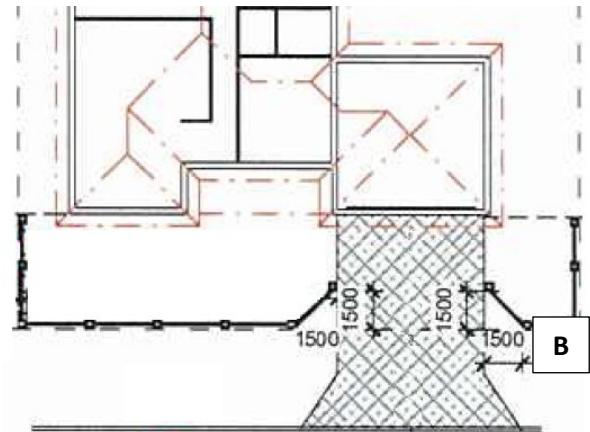
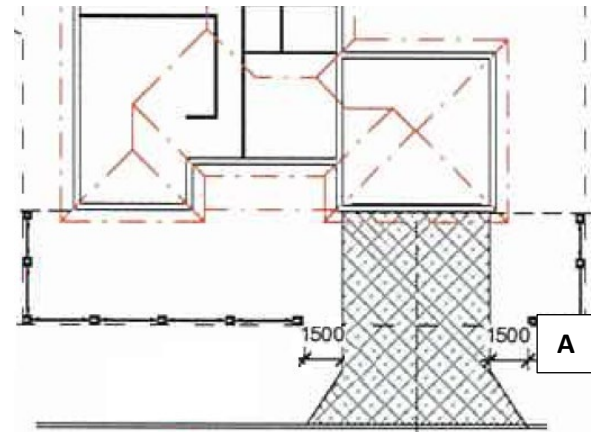
Truncation Areas

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:

- more than one pier equal to or greater than 350mm by 350mm and
- Solid portions of wall higher than 0.75m





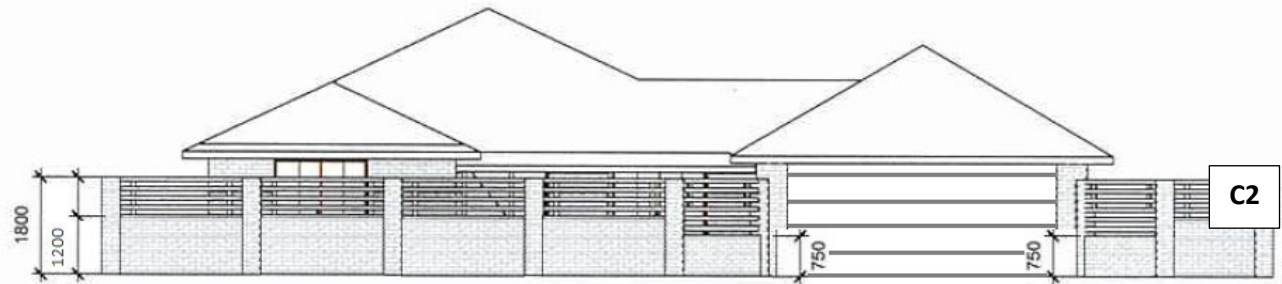
Examples of Acceptable Truncation Areas

A: shows the fence being setback away from the truncation area

B: shows the fence being built around the truncation area

C1: shows the fence extending inside the truncation area with a 350mm by 350mm pier

C2: a front on view of C1 showing the solid portion at a maximum height of 750mm within the truncation area



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) or BA2 (uncertified) from are to be provided. Fees are payable for Building Permit Applications.
- **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** – Continued on next page



Structural Specifications/Details for Residential Fencing

Structural specifications/details are required for all fence applications. 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.