

Fence Approval requirements

Type of Fence	Fence Specification		Type of Approval Required
Behind the Front Setback (Dividing Fence)	1800mm in height	Timber, Colour Bonded Material or Corrugated Fibre	No Approval or Permit required from the City of Busselton, neighbours consultation must be carried out as required under the Dividing Fences Act.
	Brick, Stone, Concrete or Cement		Building Permit and neighbours consultation must be carried out as required under the Dividing Fences Act.
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 Busselton
	Greater than 750mm in height	Timber, Tubular Steel, Steel Sheeting or Corrugated Fibre	Application for a Codes Variation (Development Application) is required where the proposed fence is over 1200mm high.
		Brick, Stone, Concrete etc	Application for a Codes Variation (Development Application) and a Building Permit application

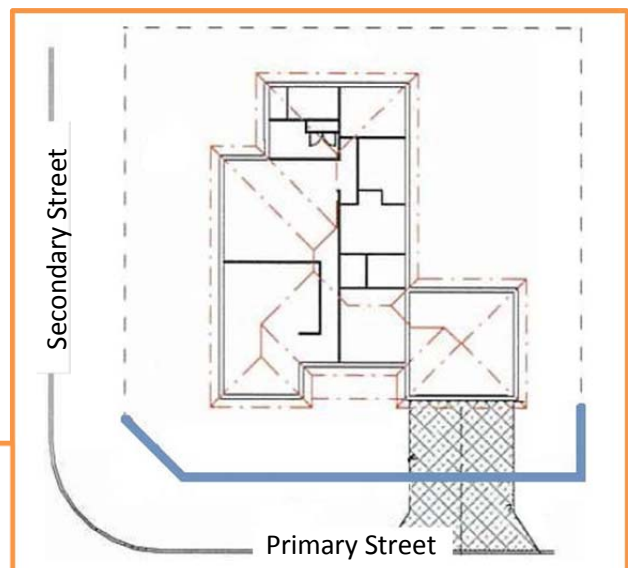
*If you are unsure or the material is not listed please contact the City's Building Services on 97810444

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 and a dividing fence should be 1800mm high. Notwithstanding any approvals issued by the City (i.e. Building Permit or Application for a Variation to the R-Codes) and neighbours consultation must be carried as required under the Dividing Fences Act.

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>



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 an R-Codes Variation):

- 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.

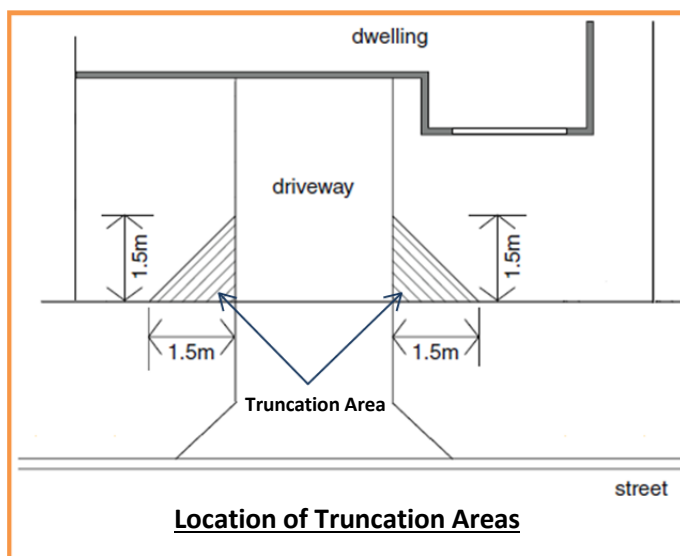
Designing Visually Permeable Style Fencing			
Gap Sizes based on Slat Sizes		ap Sizes	
Slat Size	Gap size	Gap size	Slat Size
Slats up to 50mm	Gap size equal to slat size or greater	Gap size less than 50mm	Slats would need to equal the gap size or be smaller
Slats up to 100mm	Gap size to 50mm or greater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

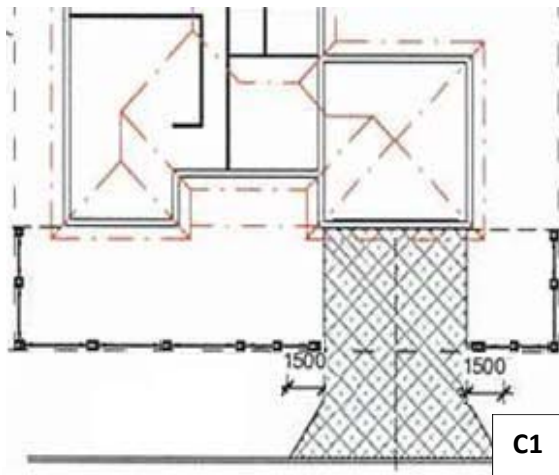
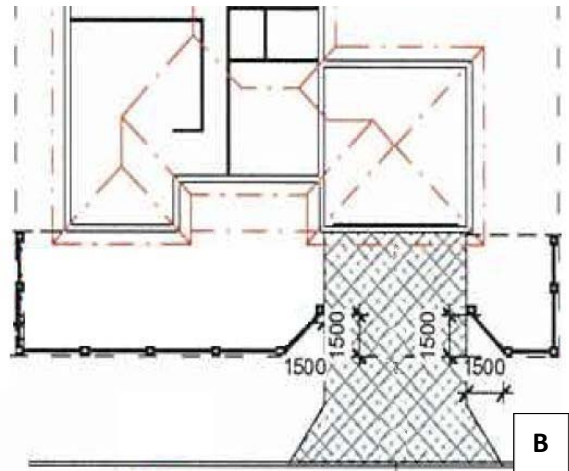
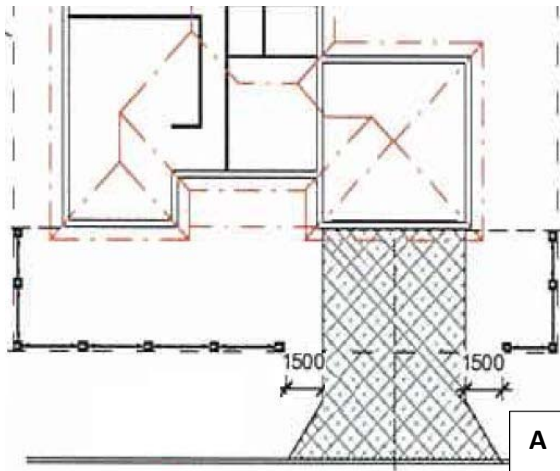
Areas near a driveway within 1.5m of where the driveway meets the front boundary are designated as the Truncation Area as per the Residential Design Codes. These Truncation Areas ensure safety by providing unobstructed sight lines at vehicle access points.

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 750mm



Please note that these requirements are for R-Coded areas only that are not subject to any other planning requirement. Planning approval for fences may be required in certain areas that may have different requirements in design, or in some areas they may be precluded altogether.



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

