

Residential Fence Information Checklist

DResidential Fence Information Checklist REV0

RESIDENTIAL FENCE INFORMATION

This information sheet and checklist should be read in conjunction with the Shire of Irwin's Local Planning Policy – Dividing Fences.

Approval:

A building permit is required where a proposed dividing fence or front fence is

- Constructed of masonry that exceeds 0.75m in height and/ or
- Constructed of a material other than masonry that exceeds 1.8m in height

Please note:

- Development approval is required for front fence that exceeds 1.2m in height and impermeable or 0.75m in height where it is located within 1.5m of any driveway; and should be obtained prior to submitting a building permit application.

Fees:

There is a minimum fee of \$166.65 payable upon submission of a building permit application, consisting of a \$105.00 application fee and a \$61.65 Building Services Levy. Additional fees are payable when the estimated value of the proposed building works exceeds \$20,000.

All fees are payable at the time of lodging the application

Checklist:

1. Forms, Supporting Documents & Fees Payable

- BA2 form** - Application for Building Permit Uncertified or
- BA1 form** - Application for Building Permit Certified
- Certificate of Design Compliance** (for certified application only)
- Owner builder** certificate from the Building Commission if estimated value of building work is over \$20,000
- BA20 or BA20A Form** Consent from adjoining owner where proposed works may encroach or adversely affect neighbouring properties and adjoining land
- Water Corporation approval** for serviced lots is the responsibility of the builder and is to be obtained prior to commencement of works <https://www.watercorporation.com.au/moving-buying-and-building>
- Development Approval** - Provide proof of development approval e.g. Planning Approval, Planning Assessment, Pro-Forma Statement on Planning, or completion of relevant planning assessment sheet.

2. Plans

General note: Two (2) complete sets of plans, details and specifications must be submitted with your application. All plans and details must be legible, drawn to scale and include the Lot address and owner details.

- Site Plan (minimum scale 1:200)**
 - Clearly indicate all property boundaries, boundary dimensions and existing buildings
 - Existing ground level and proposed finished floor and ground levels relative to nominated datum point or AHD (where applicable)
 - Heights of wall along entire length
 - Height and extent of any proposed earthworks
 - North point

- Elevation/Section (minimum scale 1:200)**
 - Front elevation or section showing heights of wall along entire length
 - Footing size / material
 - Specification of materials and finishes

3. Structural Details

- Engineer Certification**
 - The City requires that masonry wall greater than 750mm in height are designed and certified by a structural engineer. Signed original copy of documentations to be submitted.

Notwithstanding the above, it is at the discretion of the Building Surveyor assessing the plans as to whether more details will be required to be submitted in order to achieve the performance requirements relating to the relevant parts of the National Construction Code and the Western Australia Building Act 2011.

Disclaimer: This information checklist is produced by the Shire of Irwin in good faith and is correct at the date of publication. The Shire of Irwin accepts no responsibility for any ramifications or repercussions in providing this information. The material contained in this document is intended to provide general information to assist the understanding of requirements and regulations.