

“DOES MY NEW FENCE NEED A BUILDING PERMIT”

Guideline for the installation of boundary fencing and the requirements of the Building Regulations 2018

This guideline is intended to provide advice to fencing contractors and residents who are planning to erect fences around the perimeter of an allotment.

Regulations 89 to 96 relate specifically to fences, Schedule 3 of the Building Regulations 2018 details which buildings or structures are exempt from needing a building permit. The diagram overleaf provides simple and easy to follow information showing the allowable maximum heights of fences, on a boundary, which do **not** need a building permit. All heights should be measured vertically above “natural ground level” or a footpath, if that is the case.

Fences on either front or side **street alignments** (the line between the allotment and a street/road) can be constructed to a maximum height of 1.5m before a building permit is required. The applicable Building Regulations that apply to fences are as follows:

- Fences on street alignments (front or side, greater than 1.5m high) - Reg. 89
- Fences within 9m of a point of intersection (front or side greater than 1m high) – Reg. 92 (The **Point of Intersection** is where the property boundary meets the road reserve and the **street alignment** is the line between the allotment and the street/road).
- Fences greater than 2m high between properties – Regs. 90, 91, 94, 95 & 96
- Fences/ screens greater than 2m high elsewhere on an allotment

Fences that exceed the heights shown on the diagram will require a Building Permit, which can be issued by private building surveyors or Council and, in most cases the Report and Consent of Council will also be required to approve an exemption to the relevant building regulation/s which relate to fence heights (front fences on a highway or arterial road is the exception to requiring a Consent, if constructed up to a maximum height of 2m).

Side fences within 3 metres of the front allotment boundary, which is not a corner block, can not exceed the maximum allowable **front** fence height for that allotment. Determination of “front” on a corner allotment, is the side that the front door or architectural frontage of the dwelling faces.

Brick or masonry fences on any street alignment, can only be constructed to a maximum height of 1.2 metres without a building permit, and a Consent required if it is within 9 metres of an intersection.

The colour coded map on the other side of this sheet provides a graphic representation of the requirements for various boundary fences.

If you are unsure about whether a fence requires a building permit or just need advice in relation to building works, please contact the Building and Property Department on 5434 6347 between 8.30am and 5.00pm. It is better to check before you start building work than risk the penalties that apply to unapproved works!

FENCE HEIGHT REQUIREMENTS

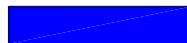
NO BUILDING PERMIT REQUIRED - TIMBER/COLOURBOND ETC



MAX HEIGHT OF FENCE ON
STREET ALIGNMENT - 1.5 m



MAX. HEIGHT BETWEEN ADJOINING
ALLOTMENTS - 2.0 M



MAX. HEIGHT WITHIN 9.0 M OF
POINT OF INTERSECTION - 1.0 M

BUILDING PERMIT REQUIRED FOR BRICK FENCE GREATER THAN 1.2 metres HIGH

DECLARED ROAD
(VICROADS CONTROL)

