

**Uniform Fencing – Subdivision**

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<b>Owner:</b>	Planning and Development
<b>Distribution:</b>	All Employees
<b>Implementation:</b>	01 July 1999
<b>Reviewed:</b>	14 December 2004
<b>Next Review:</b>	December 2006

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**Objective**

To provide a policy in respect of uniform fencing.

**Statement**

1. In the case of all subdivision applications where residential lots are proposed to directly abut Public Open Space, Drainage sites, Pedestrian Access Ways and Regional Roads or other roads of district importance, the Council shall request the Western Australian Planning Commission to impose as a condition of subdivision, a requirement that the applicant provides uniform fencing and landscaping.
2. Uniform fencing shall be a maximum height of 2100mm and can be constructed of timber, super six (painted and capped), brick or masonry, or other approved materials. Brick or masonry piers shall be a maximum of 300mm above the fence line and provided at any interval of not more than 7.5 metres for brick or masonry fences and 6.00 metres for all other fences.
3. Council shall require that in all applications for approval for uniform fencing, a condition is imposed requiring the treatment of such fencing with a non-sacrificial anti-graffiti coating upon or prior to its erection.
4. Ground levels are to be co-ordinated with the adjacent regional road to minimise the need for retaining walls. This is particularly critical in the case of service roads and cul-de-sac heads where satisfactory arrangements may need to be made for pedestrian access to be maintained between the subdivision and abutting road.
5. Where the Western Australian Planning Commission has imposed the condition for uniform fencing and landscaping on an approval to subdivide, the Council shall require the submission of a landscaping plan or alternatively, landscaping details being incorporated with the uniform fencing plans.
6. To reduce the extent of uniform fencing along major roads, the Council shall:

- (a) encourage the provision of service roads and the extension of cul-de-sac heads (to abut the major road);
- (b) encourage the creation of residential lots fronting public open space where in such cases the uniform fencing shall be of a predominantly open form;
- (c) where the integrity of a structure plan is not jeopardised, promote the provision of other non-residential land-uses adjacent to major roads.

Although the imposition of a maximum level of fencing is not considered appropriate, it is proposed that as a general guide, 50% of the residential component abutting regional roads should incorporate the design features outlined in Point (a) above.

- 7. Where direct lot access to internal subdivisional roads is prohibited under WAPC policy, the subdivision design should be modified to eliminate the need for uniform fencing.
- 8. Where cul-de-sac heads and service roads are located immediately adjacent to regional roads or other roads of district importance, Council shall require the provision of barrier fencing along the common boundaries of these road reserves. Such fencing shall consist of bollards, posts and rails or other low, open designs. In assessing applications for alternative designs of barrier fencing the City shall have regard to the provision of visual breaks to continuous sections of fencing, compatibility with adjacent uniform fencing, pedestrian/cycle access and relative land levels between the cul-de-sac/service road and the major road, ongoing maintenance requirements and durability of the barrier fencing.
- 9. Where application is received to replace existing barrier fencing with an alternative design, the applicant shall be responsible for the construction of, and all costs associated with, constructing any approved alternative barrier fencing.

### **Responsibility for Implementation**

Manager Planning Services