Planning and Sustainability Local Planning Policy 4.7 - Uniform Fencing

1.0 CITATION

This Local Planning Policy (Policy) has been prepared under Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015. This Policy may be cited as Local Planning Policy 4.7 (LPP 4.7) – Uniform Fencing.

2.0 INTRODUCTION

The Policy establishes agreed standards of uniform fencing as required at the residential subdivision stage.

This Local Planning Policy forms part of the City of Wanneroo Local Planning Policy Framework, and should be read in conjunction with the Western Australian Planning Commission's Development Control Policy - Residential Subdivision (DC 2.2) (Clause 4.7 - Provision of Screen Fencing) and the City of Wanneroo Uniform Fencing Standards.

3.0 OBJECTIVES

The objectives of this Planning Policy are:

- To state the City's position regarding the provision of uniform fencing in new residential estates and developments in the City;
- To facilitate the consideration of uniform fencing at each stage of planning including road layout and location of public places;
- To eliminate or minimise the need for uniform fencing by incorporating alternative design measures;
- To enhance local character and add to 'sense of place'; and
- To set out the City's minimum requirements for uniform fencing and promote a consistent approach.

4.0 APPLICATIONS SUBJECT OF THIS POLICY

This Policy applies to all uniform fencing constructed within the City of Wanneroo.

Uniform fencing is required to be provided by developers and landowners where land directly abuts the public domain – Schools, Public Open Space (POS), Drainage Reserves, Pedestrian Access Ways (PAWs), Railway Reservations, Regional Roads, any other Category of Road with a 'Neighbourhood Connector A' or higher road classification, or any other public place.

5.0 APPLICATION REQUIREMENTS

The requirement for the construction of uniform fencing will be triggered through the development and/or subdivision of land.

The City shall impose a condition on planning approvals (where applicable) requiring the applicant/owner to construct uniform fencing in accordance with this policy.

The City will recommend to the Western Australian Planning Commission (WAPC) that a condition be imposed on subdivision approvals (where applicable) requiring the applicant/owner to construct uniform fencing in accordance with this policy.

In considering applications for structure plans, detailed engineering drawings or building permits, the City will apply the criteria and requirements of this policy.

6.0 POLICY STATEMENT

The criteria and requirements set out in this Planning Policy will be applied by the City of Wanneroo in the assessment and consideration of proposed structure plans, in providing advice and recommendations to the WAPC on subdivision of land, the assessment and consideration of development applications, and in the consideration of detailed engineering drawings and building permit applications.

1. Subdivision Design Requirements

1.1. Road Reserves:

In preparing a Structure Plan, Subdivision or Development Plan, the proponent shall endeavour to prevent lots from backing onto road reserves (other than local roads) through the use of internal service roads, controlled access places and the like. Where cul-de-sac heads and service roads are located immediately adjacent to regional roads or other roads of district importance, the City 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 post-development levels between the cul-de-sac/service road and major road, ongoing maintenance requirements and durability of the barrier fence.

The City acknowledges that there may be instances where lots cannot be provided with an internal service road or the like. Where development abuts a Primary or Other Regional Road, or any other Category of Road with a 'Neighbourhood Connector A' or higher road classification, and direct residential access is not permitted, the City will require the provision of uniform fencing with sufficient area for complementary landscaping in accordance with the requirements of this policy.

1.2. Public Open Space Reserves & School Sites:
In the interest of promoting visual and passive surveillance, POS reserves and School Sites should generally be bounded by streets on all frontages so that the adjacent lots overlook the street and POS / School Site. Consideration will only be given to lots abutting POS where it can be demonstrated that the fencing adjoining the common boundary is designed to provide visual surveillance of the POS from the adjoining development.

Where lots are proposed abutting POS or School Sites, uniform fencing shall be provided with visually permeable infill panels subject to Clause 1.4 and Clause 4 of the *City of Wanneroo Uniform Fencing Standards* to promote passive and visual surveillance of the POS / School.

1.3. Pedestrian Access Ways and Drainage Reserves:
Where pedestrian links between roadways are required and unavoidable, the design of the PAW should limit the opportunities for anti-social behaviour. In addition, where residential lots adjoin or abut drainage reserves, opportunities for passive surveillance should be provided. In this regard, the City will require PAW and Drainage Reserve fencing to be constructed to a uniform standard.

2. Uniform Fencing Standards

2.1. All uniform fencing within the City must comply with the *City of Wanneroo Uniform Fencing Standards*.

3. Complementary Landscaping

3.1. Where the WAPC has imposed the condition for uniform fencing and complementary landscaping on a subdivision approval, the City shall require the developer to submit a landscaping plan together with the uniform fencing plans.

3.2. The landscaping plan will include any details of any financial contribution to the City, or where a developer implements the landscape works, agrees to establish and maintain the landscaping works for a minimum period of 2-years.

4. Implementation

4.1. At the Structure Plan assessment stage, the City will require that the proponent suitably addresses the criteria and requirements of this policy.

4.2. Where uniform fencing is considered necessary, the City will recommend to the WAPC that, as a condition of its subdivision approval, the proponent is required to submit detailed engineering drawings of the proposed fencing in accordance with this policy for City approval.

4.3. Where uniform fencing is considered necessary, the City will require as a condition of development approval that the proponent submit detailed plans of

the proposed fencing in accordance with this policy for City approval.

4.4. Where uniform fencing is considered necessary, a Building Permit application will be required prior to construction commencing.

5. Maintenance

5.1. Uniform fencing is the responsibility of the landowner of the lot once constructed. In this regard, the landowner is responsible for maintaining the fence in a good condition and so as to not allow the fence to fall into a dangerous, dilapidated or unsightly state.

5.2. Where a uniform fence has become damaged, dilapidated or in need of repair, the owner shall repair or replace it with similar materials with which it was first constructed (and approved).

5.3. A uniform fence shall not be altered or replaced with materials other than with which it was first constructed, without the prior approval of the City.

5.4. Where non sacrificial graffiti protection has been applied to a uniform fence and it is required to be repaired or replaced, the landowner must treat it with the same non sacrificial graffiti protection as part of the repair or replacement.

5.5. The City's Fencing Local Law provides the head of power for compliance action in relation to acceptable materials, replacement, maintenance and anti-graffiti finishes for uniform fencing.

7.0 DEFINITIONS

For the purposes of this Planning Policy, the words and expressions of the policy have their normal and common meaning and as defined in the City of Wanneroo District Planning Scheme No.2, unless the context otherwise requires or as defined below.

Barrier Fence means a fence installed at the end of a cul-de-sac head and along the boundary between service road and District Distributor road.

City means the City of Wanneroo.

Complementary Landscaping means landscaping within the road reserve adjacent to the uniform fence.

Post-development levels means the levels approved and constructed as part of the Subdivision / Development process.

Proponent means any owner/s of land to which a proposed Structure Plan, Subdivision or Development relates.

Uniform fencing means:

(a) fencing located between a residential lot and a road reserve where, in the interests of amenity and public safety, the residential lot is not permitted to have, or cannot achieve, direct access/frontage to the road reserve;
(b) fencing located between a residential lot and a School, Public Open Space Reserve, Drainage Reserve or Pedestrian Access Way; and
(c) fencing located between a residential lot and a Railway Reservation, or a Primary or Other Regional Road Reservation, or any other Category of Road with a 'Neighbourhood Connector A' or higher road classification, or any other public place.

Owner	Planning and Sustainability	**Document Reference**	26/208707
Implementation	1 July 1999	**Next Review**	15 June 2030
VERSION	**DECISION TO ADOPT/AMEND**		
1 - 19/2090401	**COUNCIL RESOLUTION TO ADOPT ON 28 JULY 2020 (PS05-07/20)**		
2 - 26/208707	**POLICY REVIEW COMMITTEE 12 JUNE 2026 (PRC ITEM 5.6)**		