Uniform Fencing Standards

1. General Requirements

The Uniform Fencing Standards apply to all uniform fencing within the City. Specific requirements outlined in Clauses 2 – 5 will apply in addition to these standards where appropriate to the development and design being considered.

1.1. Uniform fencing shall generally be a minimum height of 1800mm to a maximum height of 2400mm above natural ground level. This does not include retaining walls. Uniform fencing below 1800mm in height may be considered appropriate for specific locations, including where it is required to be installed above a retaining wall. Where uniform fencing is constructed above a retaining wall, the maximum combined height should generally not exceed 3-meters above post-development levels. The City may support combined retaining walls and uniform fencing heights in excess of 3-metres where it can be demonstrated that the subdivision / development necessitates a higher wall for engineering or design purposes.

1.2. Uniform fencing shall be constructed of reconstituted stone block, brick, masonry, concrete panel & pier or other durable materials approved by the City. Uniform fencing using modular construction may be considered provided that the wall presents a rendered or similar finish and it can be demonstrated that the repair and maintenance requirements of such a wall is satisfactory to the City.

1.3. Colorbond® steel (or similar), ring-lock/cyclone and super-six/fibro cement fencing are not acceptable materials where uniform fencing is required.

1.4. Uniform fencing, where visually permeable infill panels are required shall be constructed of wrought iron, steel, aluminium or other similar durable material to the satisfaction of the City. Timber infill panels are generally not supported due to its high maintenance and low durability compared to metal products. Infill panels shall be constructed above 900mm in height above natural ground level and shall be visually permeable in accordance with the definition contained in the Residential Design Codes of Western Australia (R-Codes). Where uniform fencing is required on a corner lot, such fencing shall also be provided on the lot truncation, and shall be visually permeable for the truncation and for a length extending 3-metres along the adjoining side boundary.

1.5. Approval for the subsequent removal and/or modification of uniform fencing will not be granted unless it is demonstrated by the proponent that the alternative maintains the City's objectives of achieving a high level of visual amenity, high durability and adequate passive surveillance, where appropriate.

1.6. All solid portions of uniform fencing shall be treated with non-sacrificial graffiti protection which is to be applied to the manufacturer's specifications to the City's satisfaction.

1.7. Complementary landscaping is to be provided by the proponent / land owner adjacent to uniform fencing and the adjoining road reserve where it is considered appropriate by the City.

1.8. Uniform fencing is to be located entirely on the private property which abuts the adjoining Road Reserve, POS or Railways Reserve.

1.9. Where more than one proponent is undertaking subdivision or development on adjoining lots, the City will require that any uniform fencing be constructed in a coordinated manner of the same materials, colours and finishes to achieve a consistent streetscape. The City will have regard to existing uniform fencing when assessing subsequent fencing applications.

1.10. Development or subdivision estate branding or logos will not be permitted to be affixed or attached to any portions of uniform fencing.

2. Uniform Fencing adjoining Primary & Other Regional Roads, Railway Reserves, or any Road subject to assessment under State Planning Policy 5.4 – Road and Rail Transport Noise and Freight Considerations in Land Use Planning

2.1. A proponent required to provide uniform fencing adjoining Regional Roads, Railway Reserves, or any other category of Road subject to assessment under *State Planning Policy 5.4 – Road and Rail Noise* (SPP 5.4), will be required to submit to the City, for approval, an Acoustic Assessment Report prepared by a suitably qualified and experienced Acoustic Consultant demonstrating compliance with SPP 5.4. Uniform fencing shall be installed in accordance with the recommendations of the approved Acoustic Assessment Report.

2.2. Uniform fencing adjoining Regional Roads and Railway Reserves should generally be of solid construction without visually permeable infill panels.

2.3. Large or extensive portions of solid fencing shall be suitably broken up through the use of different materials, textures, patterns and landscaping to provide visual relief. Public art pieces may be incorporated and considered under special circumstances in accordance with the City's Arts Management and Development Policy.

3. Uniform Fencing adjoining all other Road Categories

3.1. Uniform fencing is required to be constructed by the proponent for all residential properties with any boundary that abuts any road with a 'Neighbourhood Connector A' or higher classification and direct vehicle access is not permitted or achievable. Where laneway lots are proposed, uniform fencing shall be provided on the primary street boundary. Such fencing shall be of masonry construction and may in certain circumstances be required to provide visually permeable infill panels depending on the location and traffic volumes associated with the road, and the boundary to which the uniform fencing is required.

4. Uniform Fencing adjoining Public Open Space

4.1. Uniform fencing adjoining POS shall be designed to incorporate visually permeable infill panels to provide for passive surveillance.

4.2. Minor portions of solid uniform / subdivision fencing may be permitted to screen some areas of residential land including drying areas.

4.3. Pedestrian access gates (and stairs where required) should be constructed to integrate as part of the uniform / subdivision fencing between residential lots and POS to encourage use of the adjoining POS by the adjoining residents.

5. Uniform Fencing adjoining Pedestrian Access Ways (PAWs) and Drainage Reserves

5.1. Uniform fencing adjoining PAWs and Drainage Reserves shall be constructed to include visually permeable infill panels to provide for passive surveillance of the PAW / Drainage Reserve.

5.2. Minor portions of solid fencing may be permitted to screen some areas of the residential land including clothes drying areas.

Version	Date	EDMS Reference
1	30 June 2019	19/322776
2	12 June 2020	