

POLICY 3.1.6 - UNIFORM FENCING - SUBDIVISION

OBJECTIVE

To provide a policy in respect of new and replacement uniform fencing. Such fences shall be designed and erected to be sympathetic to the amenity and aesthetics of the locality.

DEFINITIONS

“amenity” shall have the same meaning provided within the City’s District Planning Scheme No 2.

“height” means the vertical distance from the natural ground level to the top of the wall.

“lot” shall have the same meaning provided within the City’s District Planning Scheme No 2.

“natural ground level” shall have the same meaning provided within the Residential Design Codes of Western Australia.

“non sacrificial graffiti protection” means a coating applied to a fence or wall that is not removed in the process of removing graffiti.

“private property” means any real property, parcel of land or lot that has a separate certificate of title, which is in private ownership or subject of a lease or agreement with a company or person enabling its use for private purposes and includes any building or structure thereon.

“public place” means any place to which the public has access.

“reserve” includes parklands, reserves, foreshores and other lands included in or adjoining the district, and set apart for the use and enjoyment of the public and includes parks and other lands acquired for public purposes, and vested in or under the care, control and management of the local government.

“uniform fencing ” means a fence of uniform style erected upon the external boundary of a subdivision of land and/or on boundaries abutting public open space, drainage sites, pedestrian accessways and major roads.

POLICY AREA

This policy applies to the whole of the City of Joondalup.

POLICY STATEMENT

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In the case of all subdivision applications, where residential lots are proposed to directly abut public open space, drainage sites, pedestrian accessways and major roads, the City shall request the Western Australian Planning Commission (WAPC) to impose, as a condition of subdivision approval, that the applicant provides uniform fencing and landscaping.

For the purposes of this policy, subdivision includes the creation of a new lot or lots, the amalgamation of existing lots and any other land dealings that require the approval of the WAPC, including the creation of strata lots.

Construction Requirements

1. Uniform fences shall be impermeable (solid) and constructed to a maximum height of 1.8 metres above natural ground level.
2. Where extensive lengths of uniform fencing are proposed, these shall be articulated in the form of planting recesses, combination of materials, colours, textures and/or other similar detailing to reduce the vertical mass and provide visual interest.
3. Uniform fences must be constructed of materials or finished treatments to give a long lasting, aesthetically pleasing appearance, low-maintenance and complemented, where appropriate, with landscaping native to the locality.
4. Uniform fencing construction materials may include brick, masonry, or other materials as approved by the City. Brick or masonry piers shall project a maximum of 300mm above the fence line and provided at intervals of not more than 7.5 metres for brick or masonry fences and 6.0 metres for all other fences.
5. Where subdivision conditions require the construction of uniform fencing, it shall be constructed prior to seeking subdivision clearance from the City.
6. The construction of uniform fencing adjoining areas of public space must comply with specific requirements outlined within the City's Policy 3.2.6 Subdivision and Development Adjoining Areas of Public Space and 3.2.7 Pedestrian Accessways.

Uniform fencing abutting major road reserves

1. To reduce the extent of uniform fencing along major roads, subdivision and structure plans shall:
 - require the provision of other complimentary non-residential land-uses adjacent to major roads;

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- eliminate the need for uniform fencing by incorporating alternative design measures such as culs-de-sac head extensions to major roads, CAPS and Boulevard treatments, where direct lot access to internal subdivisional roads is prohibited under WAPC policy.
2. Where cul-de-sac heads and service roads are located immediately adjacent to major roads, 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 as approved by the City.
 3. Where culs-de-sac heads abut major roads, any solid wall infill of these open sections between walls is prohibited in order to minimize the creation of ‘walled estates’, which is an undesirable urban design outcome.

Landscaping

Where the WAPC has imposed the condition for uniform fencing and landscaping on a subdivision approval, the City shall require the developer to submit a landscaping plan together with the uniform fencing plans. The landscaping plan will include details of any financial contribution to the City, or a written undertaking of the developer’s preparedness to meet future costs for ongoing maintenance of the landscaping for a negotiated period (desired minimum of 2 years).

Maintenance and Replacement of Uniform Fencing

Refer to Part 4 of the City’s Private Property Local Law 1998 relating to estate fences. The provisions contained within Clauses 24 and 25(1) to 25(3) relate to replacement, maintenance and anti graffiti finishes and shall apply to uniform fencing.

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Related Documentation:	Delegated Authority Manual