

POL	UNIFORM FENCING	LPP 5.7
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DIRECTORATE:	Planning and Development
BUSINESS UNIT:	Planning and Development
SERVICE UNIT:	Statutory Planning Services
RESPONSIBLE OFFICER:	Manager, Statutory Planning
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BACKGROUND:

Uniform fencing is generally required where development of land abuts the public domain including roads and public open space. Uniform fencing is specified as a condition of subdivision and/or development approval. It is imperative that any uniform fencing installed is visually appealing, constructed of durable materials and provides adequate passive surveillance (where required).

PURPOSE:

To provide guidance for the installation of uniform fencing.

POLICY:

(1) Scope

1. This policy applies to all uniform fencing constructed within the City of Cockburn.
2. Uniform fencing is required to be provided by developers and landowners where land abuts public open space, drainage sites, pedestrian access

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ways, regional roads, other roads of district importance or any other public place.

3. The requirement for the construction of uniform fencing shall be triggered through the development and/or subdivision of land.
4. The City shall impose a condition on planning approvals (where applicable) requiring the applicant/owner to construct uniform fencing in accordance with this policy.
5. The City shall 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.

(2) General Uniform Fencing Standards

1. Uniform fencing shall generally be a minimum height of 1800mm 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.
2. Uniform fencing shall be constructed of limestone, brick, masonry 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.
3. Colorbond® steel (or similar), ring-lock/cyclone, super-six/fibro cement and twin-side post and panel fencing are not acceptable materials where uniform fencing is required.
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 1.2m 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). Visually permeable infill panels below 1.2m may also be considered for approval.
5. Uniform fencing piers shall be a maximum of 300mm above the fence line and provided at any interval of not more than 7.5m for limestone, brick or masonry and 6m for all other fences.

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6. Approval for the subsequent removal and/or modification of uniform fencing will not be granted unless it is demonstrated by the applicant that the alternative maintains Council's objectives of achieving a high level of visual amenity, high durability and adequate passive surveillance (where appropriate).
7. Fencing which may impede visual sightlines and pedestrian /or vehicular movement is required to be no higher than 750mm within 1.5m of a vehicle crossover.
8. Any solid uniform fencing shall be treated with non-sacrificial graffiti protection to the City's satisfaction.
9. Full elevation and site plans are required to be submitted to the City's Statutory Planning Services for its endorsement prior to the installation of any uniform fencing.

(3) Uniform Fencing abutting Primary & Other Regional Roads and Railway Reserves

1. Uniform fencing abutting regional roads and railway reserves may be required to provide additional elements to satisfy noise attenuation measures in order to comply with *State Planning Policy 5.4 'Road and Rail Transport Noise and Freight Considerations in Land Use Planning*.
2. Uniform fencing abutting regional roads and rail reserves shall generally be of solid construction without visually permeable infill panels.
3. Extensive portions of solid uniform fencing shall be suitably broken up with different materials/textures/landscaping to provide visual relief.

(4) Uniform Fencing abutting all other roads

1. Uniform fencing abutting local roads shall generally be of solid construction but may in some instances be required to provide visually permeable infill panels to promote passive surveillance depending on the location and traffic associated with the road.

(5) Uniform Fencing abutting Public Open Space (POS)

1. Uniform fencing abutting POS shall provide visually permeable infill panels to promote passive surveillance.
2. Minor portions of solid uniform fencing may be permitted to screen some areas of residential land including drying areas.

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3. Pedestrian access gates (and stairs if required) are encouraged to be constructed as part of the uniform fencing between residential lots and POS to encourage use of the POS by the adjoining residents.

(6) Uniform Fencing abutting Pedestrian Access Ways (PAWs)

1. Uniform fencing abutting PAWs shall generally be required to provide visually permeable infill panels to promote passive surveillance of the PAW.
2. Minor portions of solid uniform fencing may be permitted to screen some areas of residential land including drying areas.