

1. Policy purpose

The purpose of this policy is to provide guidance, and to establish development standards for all fences and walls within the *Swan Valley Planning Scheme No. 1* area.

The policy will identify the:

- a. types of fencing and walls that are capable of being considered and approved within all zones under the Swan Valley Planning Scheme area; and
- b. styles and types of fences and walls that are not supported within the *Swan Valley Planning Scheme No. 1* area.

The policy is intended to be read in conjunction with Part 9, Clause 56 (d) of the *Swan Valley Planning Scheme No. 1*.

2. Policy objectives

The objectives of this policy are to:

- a. list the types of fencing and walls that are suitable within the *Swan Valley Local Planning Scheme No. 1* area;
- b. prescribe development standards for fencing, walls, and entry statements to protect and enhance the rural character of the Swan Valley;
- c. encourage the use of traditional fencing materials and styles that are sympathetic to rural amenity and character within the rural zones of the *Swan Valley Planning Scheme No. 1*;

- d. minimise the visual impact of entry statements through regulating their scale and width and the use of natural materials such as stone or timber; and
- e. encourage permeability for fencing on rural zoned land and discourage fencing and wall styles that are visually dominant and obstruct views of the rural landscape.

- c. Pillars and piers are permitted to a height of 2.1 metres (including capping) and a maximum horizontal dimension of 400 millimetres x 400 millimetres.
- d. The vertical face of entry statements either side of the driveway, must not exceed square metres in area, with a maximum combined face area of 12 square metres.
- e. The maximum width of the entry statement wings either side of the driveway is 6 metres.
- f. A presumption of support will be given to entry statement fencing materials that are sympathetic to the rural character of the Swan Valley. These materials may consist of the following:
 - Rammed earth
 - Gabion and stone walls
 - Coffee rock
 - Masonry materials with either face brick or a light or cream rendered finish
 - Wrought iron and or decorative steel.

3. Legislative framework

This policy is prepared under *Swan Valley Planning Scheme No. 1* (the Scheme) and the *Swan Valley Planning Act 2020* (the Act). If there is any inconsistency between the Scheme and the policy, the Scheme shall prevail.

4. Policy scope

This policy applies to all development proposing a fence or wall in the *Swan Valley Planning Scheme No. 1* area.

5. Policy criteria

5.1 Entry statements

Entry statements located on rural zoned land are to comply with the following provisions:

- a. Entry statements are only permitted on lots with a minimum frontage of 50 metres.
- b. Entry statements must not exceed 1.8 metres in solid wall height as measured from natural ground level.

Entry statements for driveways must be truncated a minimum distance of 3 metres where the entry statement adjoins a driveway that intersects a road reserve. This is to allow for safe and adequate site lines and to reduce the visual impact of the entry statement. The Western Australian Planning Commission will support a maximum of one (1) entry statement per lot frontage.

5.2 Fencing and wall specifications

Priority Agriculture, Swan Valley Rural and Rural Residential zones:

- a. Except for entry statements designed in accordance with clause 5.1, above front fences and dividing fences located on a common lot boundary are to consist of visually permeable open style fencing constructed from post and wire or post and rail materials up to a maximum height of 1.8 metres.
- b. Solid walls and fences located on the primary street and common lot boundaries on rural zoned land are generally not supported.
- c. Garrison style fencing and pool fencing located on lot boundaries are generally not supported.

Residential and Village zones:

- a. Front fences are permitted to be solid up to 1.2 metres, and visually permeable (as defined in State Planning Policy 7.3: Residential Design Codes) to a maximum height of 1.8 metres.
- b. Front fences should be truncated or reduced to no higher than 0.75 metres within 1.5 metres where walls, fences or other structures adjoin:
 - a driveway that intersects a street, right of way or communal street;
 - a right of way or communal street that intersects a public street; and
 - two streets that intersect.

- c. Dividing fences located on a common lot boundary should be a maximum of 1.8 metres in height located behind the front setback.
- d. The Commission may approve a dividing fence behind the front setback up to a maximum of 2.1 metres in height, providing both adjoining landowners agree to the fence height.
- e. The horizontal dimension of pillars and piers must not exceed 400 millimetres x 400 millimetres.

Enterprise zone:

- a. Front boundary fencing should be visually permeable to a maximum height of 2.1 metres and consist of either garrison style fencing or chain link fencing.
- b. Dividing fences located on a common lot boundary may be constructed to a maximum height of 2.1 metres and constructed from garrison style fencing or chain link fencing within the front setback area. Solid materials such as brick, fibre cement and steel may be considered behind the front setback area.

5.3 Fencing materials

Acceptable fencing materials are as follows:

- a. Open form fencing such as post and wire, post and rail and timber slats is encouraged in all zones except the Residential zone.

- b. Fences along the boundary lines in all zones except the Residential zone, should be permeable and not obscure open views of the landscape.
- c. Fibre cement or Colorbond fencing is not supported in all zones except the Residential zone and the Enterprise zone.
- d. Masonry, metal and timber slats (maintaining permeability up to a minimum of 50 per cent of the surface area) may be considered in the Residential zone.

5.4 Pool and spa fencing

If the proposed fence forms part of a private swimming and spa pool barrier, it must comply with Australian Standard 1962.1-2012, the *Building Act 2011* and the Building Regulations 2012.

5.5 Examples

Refer to Appendix for visual examples of appropriate entry statement, fencing, and wall designs.

6. Variations to the policy

Any variations to development requirements will require the applicant/landowner to provide additional justification demonstrating how the proposal will not adversely affect adjoining property owners, the streetscape or the amenity of the locality, with particular reference to the objectives of this policy and the objectives of the zone. In considering applications which vary the provisions listed in the Policy, the Commission may resolve to advertise the

proposal to surrounding landowners in accordance with Clause 64 (7) of the deemed provisions of the Planning and Development (Local Planning Schemes) Regulations 2015.

In considering applications which vary the policy requirements, the Commission may refer applications to the Swan Valley Statutory Planning Committee for determination.

Definitions

The following definitions apply to this policy:

Dividing fence means a fence or wall that separates the lands of different owners whether the fence is on the common boundary of adjoining lands or on a line other than the common boundary.

Entry statement means a partial boundary fence or wall located on a property that identifies the entrance and/or vehicle access to the property.

Fence means any structure, excluding masonry structures, used or functioning as a barrier, irrespective of where it is located and includes any gate.

Front boundary means the boundary line between a lot and the thoroughfare upon which that lot abuts, or in the case of a lot abutting on more than one frontage, the boundary line between the lot and the primary frontage.

Height means the maximum vertical distance between the natural ground level and the extent of the fence immediately above that point, and for the purpose of establishing height includes the height above natural ground level of any retaining wall.

Retaining wall means any structure which prevents the movement of soil to allow ground levels of different elevations to exist adjacent to one another.

Wall means any masonry structure (brick, stone or concrete) including a retaining wall more than 1m above natural ground level.

Visually permeable has the meaning given in the *State Planning Policy 7.3 - Residential Design Codes*, Appendix 1.

Version control

Version 1 (to be considered at SVPC for advertising)

Date of coming into effect:

Review Date:

Modifications/amendments to policy:

Appendix - Examples of appropriate entry statements/fencing/walls



Example 1 - Entry statement



Example 2 - Entry statement



Example 3 - Entry statement



Example 4 - Open style front boundary fencing



Source: Google Street View

Example 5 - Open style front boundary fencing



Example 6 - Open style fencing (post and wire)



Source: Google Street View

Example 7 - Open style fencing



Source: Google Street View

Example 8 - Open style fencing (post and rail)



Example 9 - Open style fencing



Example 10 - Entry statement with open style fencing