

Local Planning Policy 12

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Front Fences



Local Planning Policy 12 – Front Fences

Shire of Peppermint Grove

Statutory Authority

- Planning and Development Act 2005
- Planning and Development (Local Planning Schemes) Regulations 2015
- Shire of Peppermint Grove Local Planning Scheme No. 4 (2017) as amended.

State Policy

Local Planning Policy

This local policy shall apply to all matters considered pursuant to Local Planning Scheme No.4 (LPS 4) and where the Council may exercise its discretion to vary Scheme requirements, to advise and direct on matters of land subdivision and amalgamation, site and building design, and/or processes associated with the assessment and implementation of development and matters related to its implementation.

The Policy Statement intends to provide clear direction and explanation as to the justification and basis for Council preferences in design and planning. It intends to influence the design of proposals and to achieve consistency of deliberation on matters which call for judgement and consideration of site characteristics and merit of design proposals.

All Policy will apply to each case prescribed to achieve a balance between consistency and appropriate site related design.

Local Planning Policy - 12

Policy Reference	Formal Description	Service Line
LPP 12	Front Fences	Development Services
Implementation:		Planning and Building
Adoption and Modification	2020	
Strategic Community Plan		
Review Date		

Planning Objectives (LPS):

- *To provide design guidelines for screen fencing along the front boundary of a residential property that would exceed the 1.2-metres maximum permitted under the Deemed-to-comply provisions of the R-Codes.*
- *To encourage a high-quality standard of front fencing within the Shire of Peppermint Grove that allows houses to visually contribute to the streetscape.*
- *To ensure front fencing to heritage places is of a complementary design, scale and materiality.*
- *To ensure that adequate physical security is available, while maintaining an open visual aspect between the houses and the street for the purpose of passive surveillance.*

Context

Peppermint Grove is principally a neighbourhood of houses with large front gardens and predominantly open views between houses and with the street. A number of streets have several (adjoining) houses which have been placed on the heritage list, and their co-relationship and collective value is enhanced due to their:-

- Open views between the street and houses;
- Front garden landscaping of lawns, bedding and trees;
- Ability to view and read the architectural form from the footpath.

This quality makes up the residential character of our suburb.

Recent trends with residential development elsewhere in Perth have promoted high and impermeable front fencing for security and privacy. This type of front fencing, whilst considered necessary by the home occupant, may also lead to a confinement of view along a street, an interruption to the green corridor of front gardens and diminish the 'eyes-on-the street' element of crime prevention (CPTED).

In the case of Peppermint Grove and given the value for heritage and green landscaped front gardens, boundary fencing in front of the building line is therefore something to be carefully considered on merit and to be justified with regard to the cumulative impact on streetscape.

The Shire policy will identify the circumstances and parameters whereby front fencing is able to be approved without causing detriment to the streetscape of the character of the neighbourhood or the loss of visibility of valued properties from the street such as heritage listed properties.

Statutory Basis

This Local Planning Policy is made under the provision of the Planning and Development (Local Planning Schemes) 2015 Regulations.

Clause 7.3.1 of the R-Codes allows Council to vary the R-Code provisions relating to street walls and fences through a Local Planning Policy.

Policy

Primary Street Frontage

1. A front boundary fence is to be of an appropriate height and open aspect design and construction in order that there is strong visual relationship between the street, the front setback area and the front of the house;
2. For all walls along the front boundary, where the lower portion of the wall is solid, the height shall not exceed 900mm;
3. Columns, piers or posts forming the structural support shall;
 - a. Not exceed 2.1 metres in height above the mean natural ground level on the street side of the fence; and
 - b. Not exceed 600mm in either depth or width; and
 - c. Not be less than 1.8 metres clear of any other column.
4. Infill panels (where necessary above the lower wall and between any columns, piers or posts) shall be designed for permeability of at least 50% open view with a minimum gap of 50mm between pickets.
5. Blade fencing, where the depth of the infill picket is, proportionally more than the profile section facing the street, there shall be sufficient width so that views to the house are not obscured. This can be achieved where the gap between blades is a minimum of twice the depth. For instance, 25mm deep blades shall be spaced 50mm apart.

Note: - As a design principle the ratio of depth to width shall be no more than 3: 1 with spacing of no less than double the width dimension of the upright blades

With the exception of places on the Shire's Heritage List, fences that meet the above criteria are exempt from requiring planning approval.

Heritage Places

Compatible front fencing is an important design element that frames a site of cultural heritage significance.

When new or replacement fences are proposed, a planning application will be required by the Shire for either a new or replacement front fence. Where there is no evidence of any original fencing with the Local History Collection, a design typical of the era in which the house was built and being complementary in terms of materials, should be submitted to Council for development approval.

Variations to this Policy

A lesser distance than 1.8-metres between columns and/or piers, may be considered on merit by Council given the particulars of a site.

Council may also consider permitting a section solid to 1.8-metres for part of a front wall for the provision of utility meters.