

SHIRE OF DALWALLINU
LOCAL PLANNING SCHEME No. 2
(District Scheme)

The Dalwallinu Shire under and by virtue of the provisions and powers conferred upon it in that behalf by Local Planning Scheme No. 2, more particularly Clause 2.2, hereby adopts the following Policy.

LOCAL PLANNING SCHEME No.2 POLICY No. 2

FENCES

DATE ADVERTISED: 29 April 2014

DATE FINALLY ADOPTED: 03 June 2014

DEFINITION

For the purposes of this policy a fence shall include a fence, wall, barrier, barricade or any other construction that defines an alignment or protects an area. A boundary fence includes a fence constructed on the boundary of a property.

BACKGROUND

In most developed areas there is a desire, and sometimes a need, to fence a property or part of a property. The desire comes from a wish to define ones ownership, or exaggerate a boundary for maintenance reasons, aesthetics, privacy or amenity. The need comes from security or safety point of view where it may be necessary to preclude trespassers or criminals.

The two results can vary considerably. The amenity aspect will often produce an symbolic boundary definition that may look aesthetically pleasing or will be consistent with traditional and common materials compatible with the urban environment.

The need to protect a property for security reasons requires a more serious attempt to prevent criminals entering the property. This may often entail the construction of security measures considered incompatible with the existing residential and commercial fabric.

OBJECTIVES

The objectives of this policy are:

- a) To protect the residential and commercial amenity from fences that are incompatible with the scale and visual amenity of an area normally frequented by residents, shoppers and pedestrians.
- b) To protect the visual amenity of areas that may have a direct view of fences that the Council deems to be incompatible with a reasonable expectation from a residential or

commercial area. This includes the development of fences on land that abuts, adjoins or faces residential and commercial areas.

- c) To control the type of material used in the construction of fences to ensure some degree of integration and to minimise the creation of potential nuisance factors such as reflection, heat or noise.

POLICY

- a) All fencing within the Townsites of the Shire shall require the Council's Planning Consent, except where;
 - i) the fence meets the provisions of the Residential Design Codes of Western Australian Planning Commission.

- b) The Council will only grant its Planning Consent for fences over 1.8 metres where it considers that circumstances justify a departure from this policy. These circumstances may include;
 - i) areas where a potential danger exists;
 - ii) areas where plant and equipment are required to be protected;
 - iii) areas where a desire for privacy can be justified
 - iv) situations where the materials and scale of the fence are considered appropriate for the circumstances by the Council.

In these cases the Council may impose conditions relating to the style and appearance of the fence.