



Street Walls & Front Fences in Kalbarri Residential Areas Local Planning Policy

Version 3

Scheme Provisions:

Other References:

Shire of Northampton Local
Planning Scheme No. 10
Shire of Northampton Local
Planning Scheme No. 11
Planning and Development Act
2005

Special procedural considerations:

RESPONSIBILITY	Chief Executive Officer as per the Delegations Policy and Register.		
ADOPTION	22 October 2004	Advertising	Minute 10.7.6
	17 December 2004	Final Approval	Minute 12.9.2
	V3 17 August 2018	Advertising / Final Approval	

1.0 CITATION

This is a local planning policy prepared under the *Planning and Development (Local Planning Schemes) Regulations 2015* and the *Shire of Northampton Local Planning Schemes: No. 10 - Northampton District; and No. 11 - Kalbarri Townsite* ('the Scheme'). It may be cited as the Street Walls and Front Fences in Kalbarri Residential Areas local planning policy.

The local government may prepare a local planning policy in respect of any matter related to the planning and development of the Scheme area. In making a determination under the Scheme the local government must have regard to each relevant local planning policy to the extent that the policy is consistent with the Scheme.

2.0 OBJECTIVE

- 2.1 To provide clear direction as to circumstances under which Council may approve street walls and fences in accordance with Clause 5.2.4, Design Principle P4 of the Residential Design Codes of Western Australia.

3.0 POLICY STATEMENT

3.1 Definitions

For the purpose of this Policy:

“Frontage”	the width of a lot at the primary street setback line, provided that in the case of a battleaxe or other irregular shaped lot, it shall be as determined by the local government.
“Natural Ground Level”	means the levels on a site which precede the proposed development, excluding any site works unless approved by the local government or established as part of subdivision of the land preceding development.
“Primary Street”	the sole or principal public road that provides access to the major entry (front door) to the dwelling.
“Setback”	the horizontal distance between a wall at any point and an adjacent lot boundary, measured at right angles (90 degrees) to the boundary.
“Street Setback Area”	the area between the street alignment and the street setback line as set out in Tables 1 and 4 or as established in a particular case in accordance with the provisions of design element 5.2 or 6.2.
“Visually Permeable”	in reference to a wall, gate door or fence, that the vertical surface has: <ul style="list-style-type: none">• continuous vertical or horizontal gaps of 50mm or greater width occupying not less than one third of the total surface area;• continuous vertical or horizontal gaps less than 50mm in width, occupying at least one half of the total surface area in aggregate; or• a surface offering equal or lesser obstruction to view; as viewed directly from the street.

3.2 Application of Policy

This policy applies to the residential land contained within the Scheme Area of the Kalbarri Local Planning Scheme No. 11, and is further broken into 3 areas as detailed below (see Annexure A for map).

3.3 Established Northern Residential Areas

- 4.1.1 This residential area is located to the north and west of Nanda Drive and is the more established part of Kalbarri. High walls or fences have affected the streetscape.
- 4.1.3 The local government will allow a street wall or fence up to 1.8m high provided the wall or fence:
- (a) has contrasting forms of construction (eg. brick piers with contrasting infill or landscaping recesses) or be finished in a colour acceptable to the local government so that in the opinion of the local government the wall or fence enhances (or at the very least does not detract) from the streetscape;
 - (b) has a length of no more than 50% of the total frontage of the lot and is located from one side only (ie. no 'middle' fencing);
 - (c) is located so that at least one habitable room window of the dwelling has a clear view of the street; and
 - (d) has a truncation of 1.5m where it adjoins a driveway.

4.2 Brownes Farm R5 (2,000m²) Residential Area

- 4.2.1 Given the location of this area near the coastal portions of the Kalbarri National Park, and the general sense of openness that is associated with 'larger' lot sizes, it is considered inappropriate that front walls and fences should be built higher than 1.2m.
- 4.2.2 Protection from noise and headlight glare is not applicable in this area and the size of the lots ensures that there will always be alternatives for outdoor living areas not to be located in the front setback.

4.3 Other Residential Areas

- 4.3.1 In all other residential areas the "deemed to comply" standards of the Residential Design Codes shall apply.
- 4.3.2 In assessing applications under the design principles of the Residential Design Codes, the applicant will need to demonstrate the merits of the application and establish that there is no alternative (rather than simply state it is preference).

Annexure A

