



LOCAL PLANNING POLICY 5.13: St Johns Wood Estate Fencing

CONTENTS

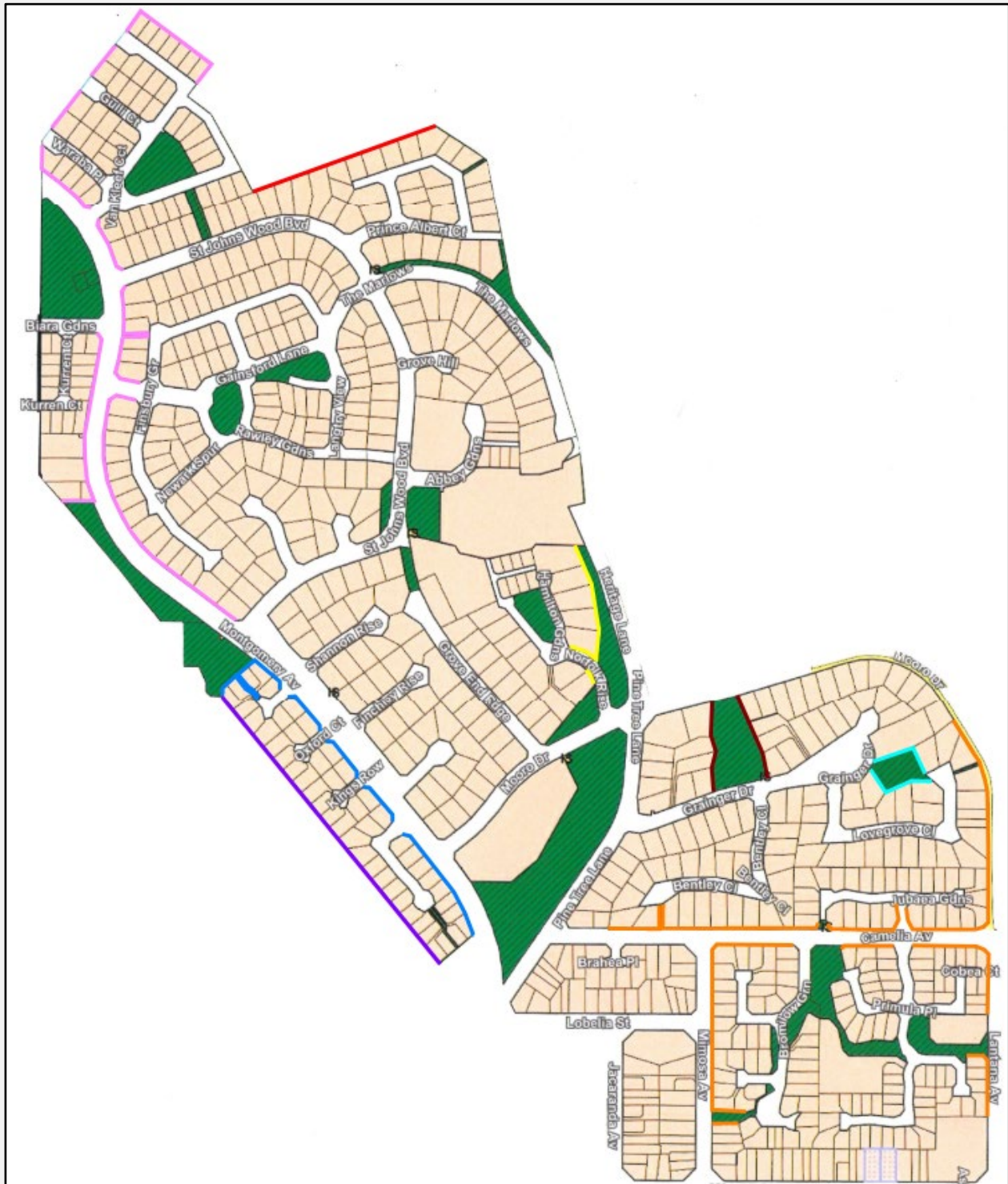
1	PURPOSE	2
2	APPLICATION OF POLICY	2
3	RELATIONSHIP TO OTHER POLICIES AND LEGISLATION	2
4	OBJECTIVES	2
5	LOCATION MAP	3
6	GENERAL PROVISIONS	4
7	DESIGN AND MATERIALS	5



1	PURPOSE
1.1	To outline the design standards of estate fencing within the St Johns Wood Estate, Mt Claremont.
1.2	To ensure the implementation of uniform, high-quality fencing visible from the public realm.
1.3	To maintain the design standards and specifications for fencing as constructed in the original subdivision.
2	APPLICATION OF POLICY
2.1	This Policy applies to all fencing along the streets and reserves within the St Johns Wood Estate.
2.2	Zones of fencing illustrated in Figure 1 are to be designed to the specification of the provisions contained in Parts 6 and 7 of this Policy.
2.3	Fencing that is in keeping with the provisions of this Policy does not require lodgement of a development application.
2.4	Any fencing within the St Johns Wood Estate that is not specified in Figure 1 is to be replaced on a like for like basis in line with the Residential Design Codes Vol. 1.
3	RELATIONSHIP TO OTHER POLICIES AND LEGISLATION
3.1	This Policy has been prepared in accordance with Schedule 2 Part 2 Clause 4 of the Planning and Development (Local Planning Schemes) Regulations 2015.
3.2	This Policy is to be read in conjunction with the following legislative instruments and its requirements apply unless specifically stipulated elsewhere in any of the below: <ul style="list-style-type: none">• <i>Planning and Development Act 2005</i>• <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>• <i>City of Nedlands Local Planning Scheme No. 3</i>• <i>Residential Design Codes Volume 1 and 2 State Planning Policy 7.2 – Precinct Design</i>• <i>City of Nedlands Local Planning Policy 1.1 – Residential Design</i>
3.3	Where this Policy is inconsistent with a Local Development Plan or Structure Plan to a specific site, area, or density code, the provisions of that instrument shall prevail over this Policy.
3.4	Where this Policy is inconsistent with the provisions of another general Local Planning Policy, the provisions of this Policy shall prevail.
4	OBJECTIVES
4.1	Ensure new and replacement fencing built within the St Johns Wood Estate is appropriate and consistent with the character of the Estate.
4.2	Ensure fencing and limestone retaining within the St Johns Wood Estate maintains the amenity established with the original subdivision of the Estate.
4.3	Maintain the open streetscape of the St Johns Wood Estate.



5 LOCATION MAP



- | | |
|--|---|
|  Playing Fields |  Montgomery Ave (South) |
|  Montgomery Ave (North) |  Camelia Ave and Moor Dr |
|  Beecham Rd |  Grainger Reserve |
|  Heritage Lane |  Directors Gardens |

Figure 1: Fencing Location Map



6 GENERAL PROVISIONS

- 6.1** Where identified in Figure 1, all fencing is to be constructed and maintained to the specifications set out in Part 7 below.
- 6.2** Minor variations to fencing may be allowed by the local government where the variations are consistent with the objectives of this Policy and the immediately adjoining original fences.
- 6.3** Fences are to be constructed across the entirety of boundaries shown in Part 7 below with no gates permitting vehicle access.
- 6.4** Replacement of existing fences are to be on a like for like basis unless specified in this Policy or otherwise approved by the local government.
- 6.5** Vegetative screening or similar extending above the maximum fence line is permissible subject to the use of natural materials (i.e. timber lattice or trellis) and reasonable maintenance of vegetation.
- 6.6** Limestone retaining installed as part of the initial subdivision of the estate is to be maintained and, if required, replaced on a like for like basis.
- 6.7** Fencing visible from the public realm is to be maintained by the landowner to a standard acceptable to the City.
- 6.8** To maintain the open streetscape of the Estate, fencing within the primary street setback area is not permitted, including the side boundaries forward of the dwelling.



7 DESIGN AND MATERIALS

7.1 Beecham Road



Figure 2: Beecham Road Fencing

Design & Materials	<ul style="list-style-type: none">• Colorbond® fencing in Pale Eucalypt
Height	<ul style="list-style-type: none">• Maximum 1.8m from natural ground level as measured from the Beecham Road side.



Figure 3: Example of Colorbond® fencing



7.2 Montgomery Avenue (South)



Figure 4: Montgomery Ave (South) fencing location

Design & Materials	<ul style="list-style-type: none">• Unpainted pine timber lap panels atop limestone blocks with limestone block piers.• Limestone pyramid capping on piers• Entrances to cul-de-sacs shall be constructed of limestone blocks as illustrated in Figures 7 and 8.
Height	<ul style="list-style-type: none">• Wall: Maximum 1.8m above natural ground level as measured from Montgomery Avenue side.• Piers: Maximum 2.1m above natural ground level as measured from Montgomery Avenue side.



Figure 5: Example of fencing abutting Mount Claremont Reserve



Figure 6: Example of fencing along Montgomery Avenue

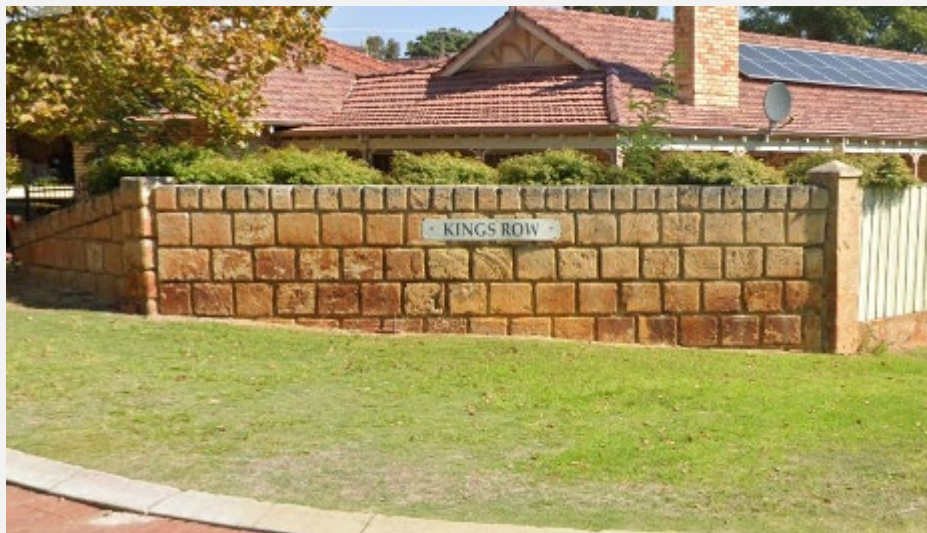


Figure 7 and 8: Example of fencing at the entrance to a cul-de-sac



7.3 Montgomery Avenue (North)



Figure 9: Montgomery Avenue (north) fencing location

Design & Materials	<ul style="list-style-type: none">• Traditional red brick piers and decorative horizontal courses, with limestone blocks atop limestone retaining. See Figures 10 to 12 below.
Height	<ul style="list-style-type: none">• Wall: Maximum 1.8m from natural ground level as measured from within property boundaries.• Piers: Maximum 2.1m from natural ground level as measured from within property boundaries.



Figure 10: Example of fencing along Montgomery Avenue



Figure 11: Example of entry statement wall along Montgomery Avenue

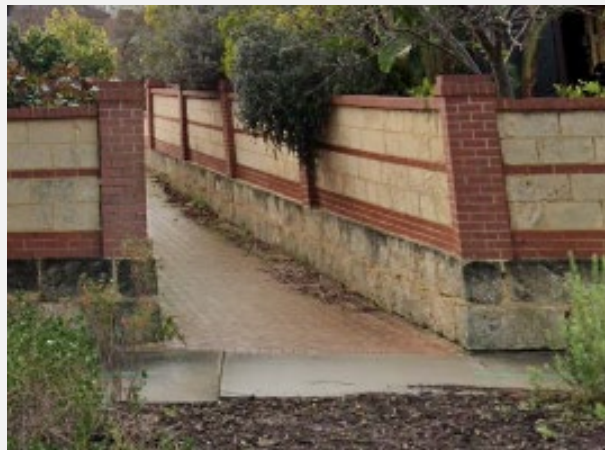


Figure 12: Fencing to pedestrian access between Montgomery Avenue and Ashbridge Retreat



7.4 Playing Fields



Figure 13: Playing fields fencing location

Design & Materials	<ul style="list-style-type: none">• Traditional red brick piers and wall atop limestone retaining.• Visually permeable wrought iron infill panels.
Height	<ul style="list-style-type: none">• Wall: Four courses of red brick below infill panels to a maximum height of 1.8m above natural ground level as measured from within the property boundaries.• Piers: Maximum 2.1m above natural ground level as measured from within the property boundaries.



Figure 14: Example of fencing abutting the playing fields.



7.5 Heritage Lane



Figure 15: Heritage Lane fencing location

Materials	<ul style="list-style-type: none">• Limestone block piers atop limestone retaining.• Visually permeable infill panels.
Height	<ul style="list-style-type: none">• Wall: Maximum 1.8m above natural ground level as measured from within the property boundaries. Visually permeable above 1.2m above natural ground level as measured from within the property boundaries.• Piers: Maximum 2.1m above natural ground level as measured from within the property boundaries.



Figure 16: Example of fencing facing Heritage Lane and Norfolk Rise



7.6 Camelia Avenue and Mooro Drive



Figure 17: Camelia Avenue & Mooro Drive zone fencing locations

Design & Materials	<ul style="list-style-type: none"> • Salmon coloured brick piers as shown in Figure 18. • Unpainted pine timber lap panels atop salmon coloured brick retaining. • Entrances to Jubaea Gardens shall be constructed of cream rendered brick as illustrated in Figure 19.
Height	<ul style="list-style-type: none"> • Wall: Maximum 1.8m above natural ground level as measured from within the property boundaries. • Piers: Maximum 2.1m above natural ground level as measured from within the property boundaries.



Figure 18: Example of fencing along Mimosa Avenue & Camelia Avenue



Figure 19: Entry statement at corner of Camelia Avenue and Jubaea Gardens



7.7 Grainger Reserve



Figure 20: Grainger Reserve fencing location

Design & Materials	<ul style="list-style-type: none">• Open style fencing to allow for passive surveillance of the park.• Limestone block or rendered masonry wall in neutral colours.• Visually permeable infill panels.
Height	<ul style="list-style-type: none">• Wall: Maximum 1.8m above natural ground level as measured from within the property boundaries. Visually permeable above 1.2m above natural ground level as measured from within the property boundaries.• Piers: Maximum 2.1m above natural ground level as measured from within the property boundaries.



Figure 21 and 22: Examples of fencing adjoining Grainger Reserve



7.8 Directors Gardens

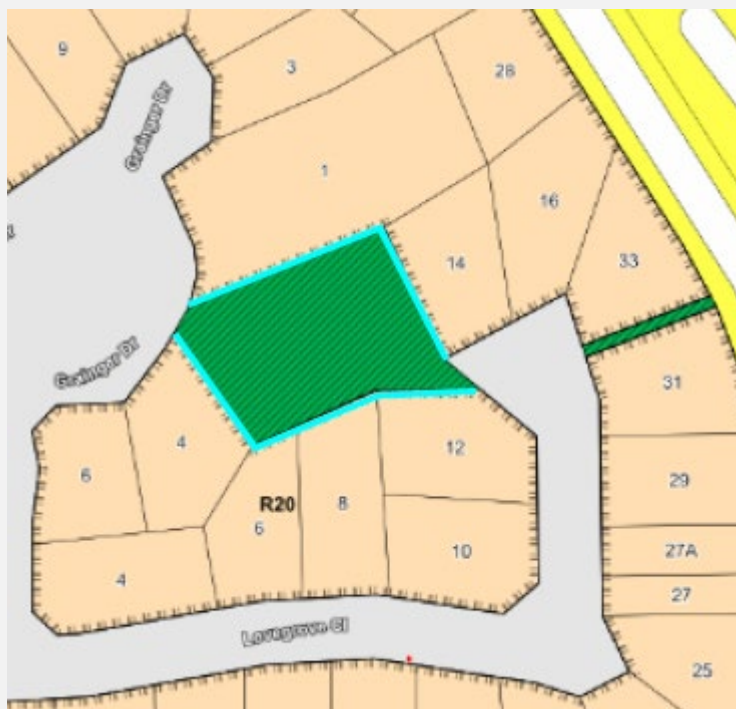


Figure 23: Directors Gardens zone fencing location

Design & Materials	<ul style="list-style-type: none">• Limestone blocks and unpainted pine timber lap panels.
Height	<ul style="list-style-type: none">• Wall: Maximum 1.8m above natural ground level as measured from within the property boundaries.• Piers: Maximum 2.1m above natural ground level as measured from within the property boundaries.





Figure 24 and 25: Examples of fencing adjoining the Directors Gardens

Council Resolution Number	PD48.07.24
Adoption Date	23 July 2024
Date Reviewed/Modified	