

OUR FILE: AST BYF

18 March 2011

Mr P Varelis
Serpentine Jarrahdale Shire
6 Paterson Street
MUNDIJONG WA 6123

Dear Peter

LOT 220 ABERNETHY ROAD, BYFORD (KALIMNA) – AMENDED DETAILED AREA PLANS 1-4

Roberts Day acts on behalf of Australand Holdings in submitting amended Detailed Area Plans 1-4 for Kalimna estate for your consideration and approval.

Please find enclosed five copies of the amended Detailed Area Plans and a cheque for \$500, being the application fee.

Statutory Planning Framework

The subject site is zoned 'Urban' and 'Urban Deferred' under the Metropolitan Region Scheme and 'Urban Development' under the Shire of Serpentine Jarrahdale Town Planning Scheme No. 2.

The Kalimna estate is currently being developed in accordance with the approved Local Structure Plan (former Lot 9 Abernethy Road, Byford) and subdivision.

The Local Structure Plan identifies all housing lots as 'Residential', with a range of density codes across the site, including R20, R25 and R30 throughout the majority of the estate, R5 and R10 coded lots adjacent the Tonkin Highway reserve to the west and R5 lots as a transition to the Byford Trotting Complex to the east.

Council has previously approved Detailed Area Plans to guide housing design on lots coded R5 and R30, and some R20 lots abutting laneways.

The Shire's Fences Local Law identifies 'sufficient fence' requirements, which include steel fencing in a Residential Zone, except R5 coded areas. The local law states that boundary fencing on land coded R5 should generally be post and rail or post and wire, *unless otherwise approved by Council*. The primary purpose of this amended Detail Area Plan proposal is to seek Council's approval to an alternative form of fencing on R5 coded lots within the Kalimna estate.

Proposal

The proposal involves introducing provisions to clarify the requirements for boundary fencing for R5 coded lots and forward of the building line for all lots.

Australand will be providing uniform boundary fencing to all lots within Kalimna to ensure consistency of materials and finishes. Fence panels on all lots will be Colorbond steel in Teatree colour (a type of green), with Grey Ridge colour rails and capping, as shown in the attached images. This fencing has been selected to reflect the rural character of the Byford area. The Colorbond fencing is intended to be used on all lots, including the R5 lots.

The proposed fencing complies with the Shire’s Fences Local Law requirements for ‘sufficient fences’ on all lots within a Residential Zone, except for R5 coded lots. It is therefore proposed that condition 18 of Detailed Area Plan 2 and condition 5 of Detailed Area Plan 4 are amended to permit the selected Colorbond fencing on R5 lots.

It is also proposed to amend the wording of conditions of Detailed Area Plans 1-4 to clarify the requirement for dividing fences forward of the minimum front setback line.

The following table summarises the proposed revisions.

Detailed Area Plan 1		
	Current wording	Proposed Wording
Condition 11	Solid dividing fencing is not permitted forward of the building line.	Dividing fencing forward of the minimum front setback line must be visually permeable above 1.2 metres in height.
Detailed Area Plan 2		
	Current wording	Proposed Wording
Condition 11	Solid dividing fencing is not permitted forward of the building line.	Dividing fencing forward of the minimum front setback line must be visually permeable above 1.2 metres in height.
Condition 18	The fencing between Lot 443 and the Multiple Use Corridor public open space is to be visually permeable above 1.2 metres in height for at least the front third of the northern boundary of the lot to allow for passive surveillance of the public open space.	For Lots 443 to 446, solid fencing is permitted on rear and side boundaries. Fencing forward of the minimum front setback line must comply with Condition 11. The fencing between Lot 443 and the Multiple Use Corridor public open space is to be visually permeable above 1.2 metres in height for at least the front third of the northern boundary of the lot, measured from the front boundary , to allow for passive surveillance of the public open space.
Detailed Area Plan 3		
	Current wording	Proposed Wording
Condition 11	Solid dividing fencing is not permitted forward of the building line.	Dividing fencing forward of the minimum front setback line must be visually permeable above 1.2 metres in height.
Detailed Area Plan 4		
	Current wording	Proposed Wording
Condition 5	The fencing between Lot 498 and the district open space is to be visually	For Lots 487 to 498, solid fencing is permitted on rear and side boundaries.

	permeable above 1.2 metres in height for at least the front third of the southern boundary of the lot to allow for passive surveillance of the public open space.	Fencing forward of the minimum front setback line must comply with Condition 6. The fencing between Lot 498 and the district open space is to be visually permeable above 1.2 metres in height for at least the front third of the southern boundary of the lot, measured from the front boundary , to allow for passive surveillance of the public open space.
Condition 6	Solid dividing fencing is not permitted forward of the building line.	Dividing fencing forward of the minimum front setback line must be visually permeable above 1.2 metres in height.

Justification

R5 lots

The subject R5 lots provide a transition between the Byford Trotting Complex and the smaller residential lots of Kalimna estate. Post and rail/wire fencing is considered inappropriate in this context; this type of fencing is more suited to larger properties in rural or semi-rural areas.

The proposed green Colorbond fencing reflects the rural character of the Byford area and is appropriate for a residential estate. Solid fencing will provide benefits of privacy, safety and security for residents of the R5 lots.

The Colorbond fencing is proposed along the rear boundaries of the R5 lots, abutting the future bridle trail along the site's eastern boundary. Five lots within the Byford Trotting Complex area back onto the other side of the bridle trail. The solid fencing will screen views from these trotting complex lots into the backyards of the R5 lots and through to the school site.

The existing approved Detailed Area Plans 2 and 4 provisions include requirements for visually permeable fencing on R5 lots abutting public open space (these provisions are to be retained). This implies that solid fencing was considered acceptable elsewhere on R5 lots. The proposal seeks to clarify any inconsistency between the Detailed Area Plans and the Fences Local Law.

Fencing forward of the building line

The proposal involves:

- a) permitting solid dividing fencing up to a height of 1.2m forward of the minimum front setback line, consistent with the requirements of the Residential Design Codes;
- b) clarifying the point at which this requirement applies, being the minimum front setback line identified in the Detailed Area Plan, given that fencing is to be supplied by Australand and the actual building line could vary from site to site.

The revised condition will allow for the clear demarcation of property boundaries, whilst also ensuring that dwellings are visually accessible from the street and ensuring the streetscape is not compromised by high solid fences.

We look forward to the Shire's endorsement of the amended Detailed Area Plans. Should you have any queries or require further information, please do not hesitate to contact me on 9218 8700.

Yours sincerely
ROBERTS DAY

A handwritten signature in black ink, appearing to read 'Anthony Morcombe', written in a cursive style.

ANTHONY MORCOMBE
SENIOR URBAN PLANNER

cc David Rowe, Australand Holdings

COLORBOND® steel Colour Centre [Online Visualiser](#)

Image Area:

Selected Information

Fence

COLORBOND® steel in Teatree®

Rails

COLORBOND® steel in Grey Ridge®



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COLORBOND® steel Colour
Centre \[Online Visualiser\]\(#\)](#)

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