

Local Planning Policy 4.25 Uniform Fencing – Schedule of Modifications			
No.	Section	Modification	Justification
1.	Scope	<p>Amend the wording of the Scope to state:</p> <p>Scope</p> <p>This Policy applies in any of the following instances:</p> <ul style="list-style-type: none"> To all uniform fencing within the Shire of Serpentine Jarrahdale required by State Planning Policy 5.4 Road and Rail Noise (SPP5.4). To all uniform fencing constructed within the urban areas of the Shire of Serpentine Jarrahdale, with the exception of residential areas with density codes between R2 – R5, unless uniform fencing is required by SPP5.4, where in such instances the policy applies to residential areas with density codes between R2 – R5. This policy only applies to rural and rural living areas in instances where uniform fencing is required by SPP5.4. <p>The Shire requires uniform fencing in the following instances:</p> <ul style="list-style-type: none"> Uniform fencing is required to be provided by developers and landowners where land directly abuts the public domain – Schools, Public Open Space (POS), Drainage Reserves, Pedestrian Access Ways (PAWs), Railway Reservations, Regional Roads, any other Category of Road with a 'Neighbourhood Connector A' or higher road classification, or any other public place. The requirement for the construction of uniform fencing will be triggered through the development and/or subdivision of land. The Shire may impose a condition on planning approvals (where applicable) requiring the applicant/owner to construct uniform fencing in accordance with this Policy. 	<p>To clearly specify where Local Planning Policy 4.25 Uniform Fencing applies and to ensure that the Policy is only applied to Urban areas, excluding R2 – R5 except where SPP5.4 applies.</p>

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		<ul style="list-style-type: none"> The Shire may recommend to the Western Australian Planning Commission (WAPC) that a condition be imposed on subdivision approvals (where applicable) requiring the applicant/owner to construct uniform fencing in accordance with this Policy. In considering applications for structure plans, detailed engineering drawings or building permits, the Shire may apply the criteria and requirements of this Policy. 	
2.	2. Uniform Fencing Standards	<p>Insert the following text into the 2. Uniform Fencing Standards section:</p> <p><i>The Uniform Fencing Standards outlined in this Clause apply to all uniform fencing where outlined within the scope of this Policy. Specific requirements outlined in Clauses 3 – 6 inclusive will apply in addition to these standards where appropriate to the development and design being considered.</i></p>	As above. To ensure clarity of where the Policy applies.
3.	3. Uniform Fencing adjoining Primary & Other Regional Roads, Railway Reserves, or any Road subject to assessment under State Planning Policy 5.4 – Road and Rail Transport Noise and Freight Considerations in Land Use Planning	Amend all references to State Planning Policy 5.4 – Road and Rail Transport Noise and Freight Considerations in Land Use Planning to State Planning Policy 5.4 Road and Rail Noise.	To refer to the correct title of SPP 5.4.

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4.	8. Deferment of Construction	Delete Section 8. Deferment of Construction.	If uniform fencing has been required under a condition of approval, the condition is required to be fulfilled to the satisfaction of the Shire and/or the WAPC. The Shire does not accept the deferment of subdivisional works where a condition specifically requires work to be undertaken. Additionally, the Shire does not accept bonds for works required to be undertaken within private lots.