



EMP-PLA-012 | Uniform & Secure Fencing

Strategic Context

Strategic Link	Policy Objective
☑ United ☑ Safe & Healthy ☑ Beautiful & Respected ☑ Prosperous & Equitable	The objective of this Policy is to provide a clear and consistent framework for the assessment and provision of fencing that is uniform, secure and appropriate to the relevant land use and locality, in order to support safety, privacy and property security while maintaining the amenity, appearance and orderly development of the Shire of Halls Creek.

Introduction

1. The Shire of Halls Creek recognises that fencing plays both a functional and visual role in the built environment. While fencing is often necessary to provide privacy, security and boundary definition, it must also be designed and located in a manner that is compatible with the character of the area, supports safety and sightlines, and contributes positively to the streetscape. This Policy has been adopted to guide the design, height, materials and appearance of fencing so that it remains secure and practical while supporting visual amenity and consistent development outcomes across the Shire.

Purpose

2. The purpose of this policy is to set out the application requirements for uniform and security fencing in the Shire of Halls Creek. This policy also provides development standards for fencing that requires development approval and to exempt certain fencing from the need to seek development approval. This policy is to establish the Shire’s position regarding the provision of uniform fencing in new residential estates and developments. This policy is set out the Shire’s minimum requirements for uniform and secure fencing.

Policy Scope

3. This Policy applies to all commercial, residential and industrial zones of the Shire of Halls Creek Local Planning Scheme No. 2.

Policy Statement

4. Uniform fencing is required to be provided by developers and landowners where land directly abuts the public domain, including: Schools, Public Open Space (POS), Drainage Reserves, Pedestrian Access Ways (PAWs), Railway Reservations, and roads.
5. The requirement for the construction of uniform fencing will be triggered through the development and/or subdivision of land.
6. The Shire may impose a condition on planning approvals (where applicable) requiring the applicant/owner to construct uniform fencing in accordance with this Policy.
7. 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.



8. In considering applications for structure plans, detailed engineering drawings or building permits, the Shire may apply the criteria and requirements of this Policy.

Principles Underpinning the Policy

Principle Name	Principle Definition
Community Safety and Security	Fencing should provide reasonable security for residents, businesses, and public spaces, helping to deter unauthorised access and improve community safety.
Consistent Streetscape and Visual Amenity	Fencing contributes to the visual character of neighbourhoods, and uniform, well-designed fencing supports attractive and cohesive streetscapes.
Suitability to Local Conditions	Fencing materials and designs must be durable and appropriate for Halls Creek's climatic conditions, including heat, dust, rainfall, and exposure.
Balance Between Security and Openness	Fencing standards will seek to balance security needs with passive surveillance, visibility, and community interaction.
Practical and Maintainable Solutions	Fencing requirements will reflect the practical realities of construction, cost, and long-term maintenance in a remote environment.
Protection of Public Land and Infrastructure	Fencing must not encroach on road reserves, drainage corridors, or public access ways, and must protect public assets from damage.
Fair and Consistent Application	Fencing standards will be applied consistently across residential, commercial, and industrial areas unless otherwise justified by site conditions.
Compliance with Planning and Building Frameworks	All fencing must comply with the Shire's Local Planning Scheme, relevant planning policies, and applicable building standards.
Respect for Cultural and Community Context	Implementation of fencing standards will consider local living patterns, cultural practices, and community expectations.

Definitions

Term	Meaning
Proponent	Means owner or owners of land to which a proposed Structure Plan, Subdivision or Development relates.



Policy Details

9. Fencing in Residential Areas

- 9.1 Fences within the primary street setback area as viewed from the street, and side fences abutting public open space reserves should be visually permeable above 1.0m within heritage areas and 1.2m in other areas to a maximum height of 1.8m, with piers not higher than 2.0m.
- 9.2 Fences within a secondary street setback area and outside of a primary street setback area should be solid to a maximum height of 1.8m.

10. Fencing in All Zones Subject to this Policy

- 10.1 Except as provided for at clause 6.1, uniform fencing should generally be a minimum height of 1800mm to a maximum height of 2400mm above the interfacing finished levels (i.e. above the height of the retaining walls where extensive fill is required). Where uniform fencing is constructed above a retaining wall, the maximum combined height should generally not exceed 3 metres above post-development levels. The Shire support combined retaining walls and uniform fencing heights more than 3 metres where it can be demonstrated that the subdivision / development necessitates a higher wall for engineering or design purposes.
- 10.2 Uniform fencing should generally be constructed of limestone, brick, masonry or other durable materials approved by the Shire. Uniform fencing using modular construction may be considered provided that the wall presents a rendered or similar finish and it can be demonstrated that the repair and maintenance requirements of such a wall is satisfactory to the Shire.
- 10.3 Colorbond® steel (or similar), timber-lap, ring-lock/cyclone, super-six/fibro cement and twin-side post and panel fencing are not acceptable materials where uniform fencing is required.
- 10.4 Uniform fencing, where visually permeable infill panels are required should generally be constructed of wrought iron, steel, aluminium or other similar durable material to the satisfaction of the Shire. Timber infill panels are generally not supported due to its high maintenance and low durability compared to metal products. Infill panels should be constructed above 900mm in height above natural ground level and should be visually permeable in accordance with the definition contained in the Residential Design Codes of Western Australia (R-Codes).
- 10.5 Where uniform fencing is required on a corner lot, such fencing should also be provided on the lot truncation and should be visually permeable for the truncation and for a length extending 3 metres along the adjoining side boundary.
- 10.6 Approval for the subsequent removal and/or modification of uniform fencing will not be granted unless it is demonstrated by the proponent that the alternative maintains the Shire's objectives of achieving a high level of visual amenity, high durability and adequate passive surveillance, where appropriate.
- 10.7 All solid portions of uniform fencing should generally be treated with non-sacrificial graffiti protection which is to be applied to the manufacturer's specifications and to the Shire's satisfaction.
- 10.8 Complementary landscaping is to be provided by the proponent / landowner adjacent to uniform fencing and the adjoining road reserve where it is considered appropriate by the Shire.
- 10.9 Uniform fencing is to be located entirely on the private property which abuts the public area.
- 10.10 Where more than one proponent is undertaking subdivision or development on adjoining lots, the Shire will require that any uniform fencing be constructed in a coordinated manner of the same materials, colours and finishes to achieve a consistent streetscape. The Shire will have regard to existing uniform fencing when assessing subsequent fencing applications.



10.11 Development or subdivision estate branding or logos will generally not be permitted to be affixed or attached to any portions of uniform fencing.

11. Discretion

11.1 Council may exercise discretion to vary the height of fences in the primary and/or secondary street setback area(s) where any of the following apply:

- a) the proposed fence height is consistent with the established pattern of fences within the streetscape.
- b) minor variations are made necessary by virtue of the sloping topography of the site
- c) chain link, mesh, garrison fences or security fencing on a lot with non-residential land use and that are greater than 1.8m in height may be permitted where in the opinion of Council, it is necessary to provide security to a commercial or industrial property and are consistent with the established pattern of fences within the streetscape.

11.2 The Shire may permit solid fencing for a portion of the total length of the boundary within the primary street setback area, where surveillance between a habitable room window of the dwelling and the street and approach to the dwelling is available, and either of the following criteria is satisfied:

- d) where it is necessary to provide privacy screening where there is no alternative outdoor living area to the front setback
- e) where it is consistent with the prevailing streetscape.

Accountability

12. Council is responsible for adopting this policy and providing strategic oversight of fencing standards within the Shire of Halls Creek.
13. The Chief Executive Officer is accountable for ensuring the effective implementation of this policy and may delegate operational responsibilities to relevant officers.
14. Planning officers are responsible for assessing development and building applications involving fencing to ensure compliance with this policy and the Shire's Local Planning Scheme, and for providing advice to applicants.
15. Compliance officers are responsible for investigating unauthorised or non-compliant fencing and undertaking enforcement action where necessary.
16. Property owners and occupiers are responsible for obtaining required approvals prior to installing fencing and for maintaining fences in a safe and compliant condition.
17. Community members may report concerns regarding fencing or non-compliance through established Shire channels.

Related Documentation / Legislation

Legislation	Shire of Halls Creek Documentation
a. Planning and Development Act 2005 (WA)	a. Shire of Halls Creek Strategic Community Plan
b. Planning and Development (Local Planning Schemes) Regulations 2015 (WA)	b. Shire of Halls Creek Corporate Business Plan
c. State Planning Policy Framework	



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| d. Relevant State Planning Policies (SPPs) | c. Shire of Halls Creek Local Planning Strategy |
| e. Local Government Act 1995 (WA) | d. Shire of Halls Creek Risk Management Framework |
| f. Local Government (Administration) Regulations 1996 (WA) | e. Shire of Halls Creek Compliance and Enforcement Procedures |

Policy Review

18. This Policy will be reviewed every four (4) years from the date of endorsement, or earlier in the event of legislative change, audit findings or a resolution of Council.

Document Control

Relevant delegations	Nil		
Risk Evaluation	Moderate		
Council adoption	27 March 2025	Resolution	2025/029
Next review due	March 2029		