

Roller Shutters and Security Grills on Non-Residential Buildings



This information sheet is intended to provide guidance for business owners wishing to install roller shutters and security grills at their business premises.

The City acknowledges that the installation of roller shutters and security grills at business premises is often necessary to provide additional security and protection against criminal damage and anti-social behaviour. Equally, such devices also have the potential to impact the visual amenity and the perception of safety in an area if they are not installed in an appropriate manner. The City therefore requires planning approval where roller shutters possess certain characteristics.

The 'Supplemental Provisions to the Deemed Provisions' of Local Planning Scheme No. 15 (Clause 61(1)(r)) identify situations where roller shutters and security grills can be installed without obtaining planning approval (a building permit may still be required). In instances where roller shutters are outside those 'permitted' parameters, planning approval and a building permit will need to be sought. This information sheet clarifies the permitted development parameters as well as the requirements where approval is required to be sought.

Objectives

The objectives of the City's requirements in relation to roller shutters and security grills are:

1. To protect the quality of the streetscape and the amenity of non-residential areas by minimising the visual impact of solid security roller shutters and grills.
2. To encourage high quality security devices which enhance and activate streetscapes and the amenity of commercial areas, specifically between 7am to 10pm.
3. To provide opportunities to reduce criminal damage and anti-social behaviour in non-residential areas whilst ensuring high quality design principles that maximise natural surveillance from the street into the shop and from the shop to the street.

Roller Shutters and Security Grills exempt from Planning Approval

Roller shutters and security grills located on non-residential buildings within the Commercial, Mixed Use, Mixed Business and Town Centre Zones are permitted without planning approval subject to the following planning criteria being met:

1. The shutters or grills are visually permeable to a minimum of 50% when viewed from the public realm;
2. The shutters or grills are compatible with colours and materials of existing development on the lot;
3. The shutter box is fixed internally.

If any of the above requirements cannot be satisfied, a planning approval and building permit are required prior to the installation of any roller shutter or security grill.



Figure 1: Examples of Roller Shutters and Security Grills that do not require Planning Approval.

Planning Requirements for Solid Roller Shutter Applications

The City does understand the desire to provide additional security measures and is willing to issue planning approvals for solid roller shutters subject to:

- shop fronts being open between the hours of 7am and 10pm (provisions such as automatic timers are to be included as part of the application);

or

- the inclusion of a decorative graphic design on the roller shutter either relating directly to the business (does not include company logo) or an image that will promote the visual aesthetics of the area/business.



Figure 2: Examples of Roller Shutters that incorporate a decorative graphic design which relates directly to the business.

Should you have an alternate solution from those suggested above that still meet the City's objectives, these can be considered on a case by case basis.

The City does not support roller shutters that are closed during the day and/or constructed of a poor quality.



Figure 3: Example of Solid Roller Shutters that will not be supported by the City.

Business Security Assessment

A Business Security Assessment may identify opportunities for the incorporation of alternative or additional security devices into existing or new developments. Such devices can include:

internal/external lighting, strengthened glass, security mesh, appropriate signage, deadlocks, video surveillance and security alarms.

The City, through its Community Safety team, offers a Business Security Assessment free of charge to all businesses and residences within the City. If you are interested, please contact the City's Community Safety and Crime Prevention Officers on (08) 9477 7416 to arrange an appointment.