



LOCAL PLANNING SCHEME NO. 10

LOCAL PLANNING POLICY NO 10 WINDOW SECURITY FOR NON-RESIDENTIAL PROPERTY FACADES

The Town of Bassendean recognises that window security for non-residential property requires careful design consideration to ensure the character and visual amenity of the building is maintained and at the same time providing a level of protection.

OBJECTIVE

The Town of Bassendean's objective for the Window Security for Non-Residential Property Facades Policy are as follows:

- To encourage high quality urban design in window security for non-residential areas;
- To ensure that window security is visually permeable to allow activation, social interaction, provide commercial exposure, facilitate the provision of natural lighting and be compatible with other facades
- To ensure that internal or external roller shutters allow for surveillance into premises or out onto the street.
- To provide clear direction for applicants in preparing proposals and for Council staff in the assessment of applications.

STRATEGY

The Town of Bassendean will achieve these objectives by:

Security

1. Security is desirable for any non residential building, but not at the expense of the character of the building or the visual amenity of the surrounding locality. Therefore all security measures should be discreet in nature;
2. All new designs, alterations or additions are required to include provisions for security features as part of the overall design, to allow for the incorporation of security measures on existing facades;

3. The application of security film to the outside of the window to limit window scratching, the installation of toughened laminated security glass and the provision of lighting to shop fronts and security alarms are encouraged as security measures;
4. The following security measures are also encouraged to provide an attractive street environment at all hours:
 - External and internal open grilles;
 - Concertina lattice or 75 per cent visually permeable shutters raised during the day and lowered at night;
 - Open mesh grills in a dark colour finish, these allow goods to be seen without detracting from the appearance of the building.

Design

1. Visually impermeable roller shutters (external and internal), doors, grilles and security bars are not permitted in the Town of Bassendean;
2. Interest should be created at street level by high quality design and detail, active frontages with windows and doors opening into activities. These measures will provide passive surveillance both into businesses and out onto the street;
3. The solid portion of the shopfront measured vertically from the adjacent footpath is to be no greater than 800 millimetres;
4. Façade windows are to provide passive surveillance from inside and outside of the building, therefore infill of shopfronts or painting glass windows / facades is not encouraged;
5. Security grilles and visually permeable shutters are to be discrete in nature, have minimal impact on the visual amenity of the area and not dominate the appearance of the shopfront; and
6. Shopfronts and front facades to non-residential buildings may be assessed in conjunction with Crime Prevention through Environmental Design (CPTED) principles.

Typical example of an acceptable form of security for retail shopfront shown with one portion closed, and a detail showing visibility of display.



Authority

Building Code of Australia – Access and Egress Requirements

The Building Code of Australia stipulates that a roller shutter or tilt door must not be fitted on a doorway serving as a required exit, or forming part of a required exit, which serves a retail premises unless it is the only required exit, it is held open while the premises is lawfully occupied and the premises does not exceed 200 square metres in area.

Application

Any application for a new or upgraded shopfront must be accompanied by a Form 1 Development Application form, scaled plans and the required fee.

Administration of this Policy

The Chief Executive Officer has delegated authority to approve building window facades that comply with the provisions of this Policy, as well as the power to on-delegate this authority to the Manager Development Services.