

Construction Materials Policy

Responsible Division	Community and Development
Responsible Business Unit/s	Development Approvals
Responsible Officer	Manager Development Approvals
Affected Business Unit/s	Development Approvals

Purpose

The purpose of this policy is to provide guidance on the use of building materials other than brick, stone or concrete.

Objectives

The objectives of this policy are to:

1. Facilitate the use of alternative building materials.
2. Ensure that buildings are finished to a high standard.
3. Ensure that development is consistent with, and will not detract from established and future residential character and amenity.

Introduction

The City's town planning scheme requires the ground floor level of all residential buildings, other than outbuildings, to be constructed of brick, stone or concrete. Where a proposal has included the use of materials other than brick, stone or concrete for the ground floor, the application requires development approval. However, the use of building materials other than brick, stone or concrete is becoming more common due to the increasing need to build environmentally sustainable and affordable houses and buildings. The Building Code of Australia (BCA) requires housing to be designed to energy efficiency requirements and this has required home designs focusing on energy efficiency and led to the introduction of new building materials.

Scope

This policy applies to the erection of all buildings, other than outbuildings, in Residential zones within the City of Bayswater.

Requirements

1. The use of alternative building materials is permitted provided that they:
 - (a) Are finished to a high standard
 - (b) Enhance the character of the streetscape and the amenity of the locality.

2. Alternative building materials that can be considered for approval on all floors include, but are not limited to:
- (a) Cast fibreglass reinforced panels (such as Rapid Wall)
 - (b) Aerated, reinforced concrete panels
 - (c) Fibre cement / compressed sheeting
 - (d) Colorbond, aluminium and zincalume sheeting
 - (e) Weatherboard / linearboard.

Related legislation

This policy is adopted under City of Bayswater Town Planning Scheme No. 24, in accordance with Schedule 2, Part 2, clause 4 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Relevant Delegations	TP-D01
Council Adoption	25 November 2008
Reviewed / Modified	1 March 2016
Reviewed / Modified	22 September 2020