

# CONSTRUCTION MATERIALS POLICY



Responsible Division	Planning and Development Services
Responsible Business Unit/s	Planning Services
Responsible Officer	Planning Manager
Affected Business Unit/s	Planning Services

## PURPOSE:

To provide direction and clarity to developers and the community on the use of building materials other than brick, stone or concrete.

To facilitate the use of alternative building materials that:

- Comply with the Building Codes of Australia;
- Comply with all other legislative requirements and standards; and
- Have no adverse impact on the amenity of the locality.

## POLICY STATEMENT:

Clause 8.5.6 of Town Planning Scheme No.24 requires that the ground floor level of all buildings, other than outbuildings, shall be constructed of brick, stone or concrete. Where a proposal included the use of materials other than brick, stone or concrete for the ground floor, the application has been referred to Council for determination.

The use of building materials other than brick stone or concrete is becoming common because of 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. This has made both designers and builders look at home designs focusing on energy efficiency and led to the introduction of new building materials.

The purpose of this policy is to provide direction and clarity to developers and the community on the use of building materials other than brick, stone or concrete.

1. The use of alternative building materials is permitted provided that they:

- Comply with the Building Codes of Australia;
- Comply with all other legislative requirements and standards;
- Are finished to a high quality standard; and
- Enhance the character of the streetscape and the amenity of the locality to the satisfaction of the City of Bayswater.

Alternative building materials that can be considered for approval include, but are not limited to:

- a) Cast fibreglass reinforced panels (like Rapid Wall);
- b) Aerated, reinforced concrete panels;
- c) Fibre cement / compressed sheeting;
- d) Colourbond, aluminium and zincalume sheeting; and
- e) Weatherboard / linearboard.

**DEFINITIONS:**

*Nil*

**RELATED LEGISLATION:**

Clause 2.6.1 of the City of Bayswater Town Planning Scheme No. 24

Clause 8.5.6 of the City of Bayswater Town Planning Scheme No. 24

Clause 3.1 of the City of Bayswater Town Planning Scheme No. 23

**RELATED DOCUMENTATION:**

*Nil*

Relevant Delegations		
Risk Evaluation		
Council Adoption	Date	25 November 2008
Reviewed / Modified	Date	1 March 2016
Reviewed / Modified	Date	
Reviewed / Modified	Date	