

Councillor Martin - MoN - Roller Shutters on Business Frontages

Tuesday, 14 October 2025
Council

Council Member
Councillor Phillip Martin

Public

Contact Officer:
Jo Podoliak, Director City
Community

MOTION ON NOTICE

Councillor Phillip Martin will move a motion and seek a seconder for the matter shown below to facilitate consideration by the Council:

‘That Administration prepare a report on when and where it is acceptable to install roller shutters to business frontages and opportunities to improve current practice and streetscape amenity.’

ADMINISTRATION COMMENT

1. Roller shutters constitute development under the *Planning, Development and Infrastructure Act 2016* (the Act) and therefore require development approval (DA).
2. However, the installation of roller shutters is classed as a ‘building alteration’ within the Planning & Development Code (the Code) and is listed as an Accepted Development throughout the city unless proposed on a heritage place.
3. An ‘Accepted Development’ within the Code means that while approval is needed, a planning assessment cannot be undertaken, which limits Council’s ability to control roller shutters via the DA process.
4. Administration works with applicants to achieve improved roller shutter outcomes when proposed as part of a broader development, particularly in terms of visual permeability beyond Code requirements to encourage light spill, particularly during night hours to improve safety.
5. While there are many instances of negotiating better outcomes, this is achieved via the Administration’s relationships with applicants rather than an ability to decline roller shutters via formal assessment against the Code.
6. There are several provisions of the Code which refer to roller shutters that could be used to manage their installation, such as:
 - 6.1. Capital City Zone PO 2.4
Shopfronts incorporating security features such as security grilles and shutters are designed to allow visual permeability into the premises, allow for light spill onto the street, and complement the appearance of the building’s frontage.
 - 6.2. City Main Street Zone PO 2.7
Shopfront security features are designed to allow visual permeability into the shop, allow for the spill of light from the shopfront onto the street, and complement the appearance of the frontage.

7. Whilst these provisions exist, they can rarely be used given roller shutters are usually Accepted Development and therefore no planning assessment can be conducted.
8. Should Council resolve to support the proposed motion, a report will be prepared outlining options to progress the matter.
9. Subject to more detailed research, options may include:
 - 9.1. Progression of a minor Code amendment which refers to visually permeable roller shutters as being 'accepted development'. This would mean other types of shutters, such as solid shutters, would require a planning assessment whereby the Code provisions above could be considered.
 - 9.2. Development of Council Policy to guide applicants on best practice and preference, noting a Policy would be advisory only and have no impact on the DA process.
 - 9.3. Consideration of by-law changes across the city or in certain precincts, such as Rundle Mall.
10. Regardless of which option is progressed, it is anticipated Council's ability to manage roller shutters will be limited to guidance on which types of roller shutters are acceptable in which locations rather than precluding the installation of roller shutters altogether.

Should the motion be carried, the following implications of this motion should be considered. Note any costs provided are estimates only – no quotes or prices have been obtained:	
Public consultation	Not as a result of this report
External consultant advice	Not as a result of this report
Legal advice / litigation (eg contract breach)	Not as a result of this report
Impacts on existing projects	Not as a result of this report
Budget reallocation	Not as a result of this report
Capital investment	Not as a result of this report
Staff time in preparing the workshop / report requested in the motion	Not as a result of this report
Other	
Staff time in receiving and preparing this administration comment	To prepare this administration comment in response to the motion on notice took approximately 5 hours.

- END OF REPORT -