

Local Planning Policy No. 3.1

REFLECTIVE BUILDING MATERIALS

1. HEAD OF POWER

This Policy has been adopted pursuant to *Planning and Development (Local Planning Schemes) Regulations 2015*, Schedule 2 (Deemed Provisions), Clause 4 and applies to development across the whole of the City.

2. PURPOSE

2.1 BACKGROUND

Council considers that ZINCALUME®, some COLORBOND® products and other building materials with reflective surfaces can create amenity problems arising from sunlight reflection and glare.

However, because most building materials are not rated by the amount of visible light that they emit, (i.e. their light reflectance value), policy measures which rely upon the control of the solar reflectance value of materials will be ineffective in controlling the extent to which the problem occurs. The earlier version of this policy was based solely on a solar reflectance value of 50% and only controlled metal roofing products within a very limited range.

Therefore these policy provisions seek, through the control of certain materials, to eliminate the risk of problems arising from the use of reflective building materials in the context of specular glare and potential nuisance for neighbouring properties and to preserve the scenic and landscape character attributes of the City.

The policy provisions also recognise that the use of reflective building materials may be permissible in some instances, where the proponent can demonstrate that the use of reflective materials, the specific design and the circumstances of the proposal will not result in a negative amenity or landscape impact.

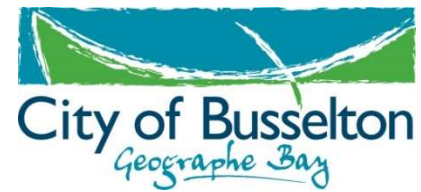
These provisions complement clauses within the Scheme which requires that development within the Landscape Value Area shall be assessed to determine whether the development shall significantly detract from the visual amenity of the area and whether conditions should be imposed in relation to the use of prescribed materials.

2.2 OBJECTIVES

- 1.1 To protect the amenity of residential living environments by controlling the use of reflective building materials.
- 1.2 To preserve the visual amenity and rural / scenic character of areas of landscape value from the potential visual detracting of reflective building materials.
- 1.3 To acknowledge that the Building Code of Australia (BCA) is the controlling legislation for matters of building energy efficiency, and that the use of lighter coloured roofing materials can contribute to improved building energy efficiency.
- 1.4 To ensure that in instances where discretion of the City is required to approve the use of reflective building materials, that this only occurs when an assessment has been undertaken in relation to the potential visual detracting and amenity impacts arising from sunlight reflection and glare.

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1.5 To assist in the determination of matters to be considered pursuant to clauses within the Scheme.

3. INTERPRETATION

Reflective Building Material - means any building material with the potential to create specular glare or visual detraction of the scenic or landscape character of the City when in-situ and includes:

- Zinalume[®] (including any zinc or Zinc-Aluminium coated sheet or polished metal),
- Light and Very Light building materials as outlined Schedule 1 of these provisions,
- Stainless steel,
- Copper (where sealed against oxidation),
- Glazed terra cotta tiles (irrespective of colour),
- High Gloss painted finishes with a light reflectance and/or chroma value exceeding 50%,
- Large expanses of tinted or clear glass or Perspex[®] (transparent and translucent acrylic).

Landscape Value Area - means the Landscape Value Areas depicted on the operative Town Planning Scheme Map.

Light Building Materials – means those proprietary products listed as such in Schedule 1, of these provisions.

Travel Route Corridor - means Land within 400m of any road identified as a 'Travel Route Corridor' pursuant to State Planning Policy No. 6.1: Leeuwin-Naturaliste Ridge Policy (LNRSP), including:

- Metricup Road
- Metricup Yelverton Road
- Wildwood Road
- Vasse Yallingup Siding Road
- Commonage Road
- Chain Avenue

(Note that the policy already applies where travel route corridors are included in a 'Landscape Value' Area pursuant to the Scheme. The above travel route corridors are listed as examples as they are wholly or partly excluded from this area designation).

Land within 200m of Bussell Highway (where outside the area of the LNRSP), Busselton Bypass or Vasse Highway.

The inclusion of land within 400m of a road identified as a travel route corridor is based on the scaled width of these corridors on the Landscape Classes Map pursuant to the LNRSP.

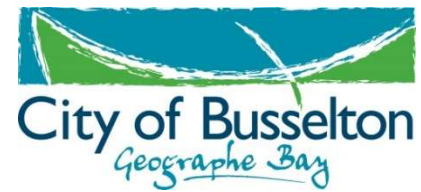
The inclusion of land within 200m of an important regional highway is half that applied to identified travel route corridors given that these are general rural character areas only.

Very Light Building Materials – means those proprietary products listed as such in Schedule 1, of these provisions.

Zinalume[®] - means the proprietary product produced by BlueScope Steel Australia and includes any Zinc or Zinc-Aluminium coated sheet or polished metal.

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4. POLICY STATEMENT

3.1 The control of reflective materials within Landscape Value Areas and Travel Route Corridors.

4.1.1 The use of the following reflective materials is not permitted within the Landscape Value Area and the Travel Route Corridors as defined by the Scheme and these provisions, unless their use is approved in accordance with clause 3.1.2 of these provisions or it is used in a vertical installation of no greater than 18m² in cumulative area:

- Zinalume[®] (including any zinc or Zinc-Aluminium coated sheet or polished metal),
- Light and Very Light building materials
- Stainless steel,
- Copper (where sealed against oxidation),
- Glazed terra cotta tiles (irrespective of colour),
- High Gloss painted finishes with a light reflectance and/or chroma value exceeding 50%,
- Large expanses of tinted or clear glass or Perspex[®] (transparent and translucent acrylic).

4.1.2 The use of any of the abovementioned reflective materials (clause 3.1.1) may be permitted at the discretion of the Council (subject to submission of a formal development application) only where it is demonstrated by the applicant that the particular proposal satisfies all of the assessment criteria relevant to the specific areas outlined below:

- The owner of any surrounding / adjoining lot that may be affected by the use of the reflective material has been consulted and their comments have been considered in the determination of the application.

(Where the comments of a potentially affected landowner are not provided by the applicant, Council shall refer the application to the landowners for a minimum period of 14 days. Any objections must be based on reasonable grounds and supported by written explanation).

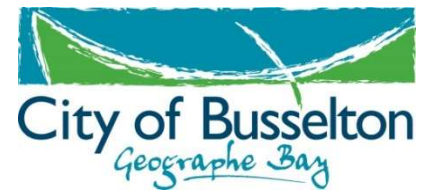
- The use of the reflective material will not detrimentally affect the landscape value, visual amenity or rural / scenic character of the area.
- The colour choice (including the chroma or brightness of the colour¹) and the light reflectance from the proposal is such that it will not be vivid or prominent but will be visually recessive in the landscape.
- Clause 6.4 of the Scheme (if applicable).
- The use of the reflective material will not detrimentally affect, or be visually prominent from, the rural / scenic view-scapes of a travel route corridor or major highway.
- There is sufficient vegetation (which is protected in perpetuity) or other natural feature to screen the reflective material, so that it is obscured from view and will not be inconsistent with the above assessment criteria.

4.2 The control of reflective roofing materials within the Residential, Tourist, Special Purpose and Rural Residential zones.

4.2.1 The use of Zinalume[®] roofs is not permitted within the Residential, Tourist, Special Purpose, or Rural Residential zones, as defined by the Scheme, unless their use is approved in accordance with clause 3.2.4 of these provisions.

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- 4.2.2 For the purposes of provision 3.2, the term Residential zones includes all land zoned/controlled under the Scheme for the purpose of residential development or use and includes those residential components of the Vasse Development Zone, Yalyalup Development zone and other Development Zones.
- 4.2.3 Provision 3.1 will prevail to the extent of any conflict between the requirements outlined in provision 3.1 and the requirements outlined in provision 3.2.
- 4.2.4 The use of any Zincolume® roof(s) within the zones described at 3.2.1, may be permitted at the discretion of the City ,only where it is demonstrated by the applicant that the particular proposal satisfies all of the assessment criteria relevant to the specific areas outlined below:

- The owner of any surrounding / adjoining lot that may be affected by the use of the reflective material has been consulted and their comments have been considered in the determination of the application.

(Where the comments of a potentially affected landowner are not provided by the applicant, Council shall refer the application to the landowners for a minimum period of 14 days. Any objections must be based on reasonable grounds and supported by written explanation).

- The reflective material will not cause a specular glare impact on adjoining or adjacent “Residential Zoned” land.
- The reflective material will not be visually prominent from a main road or public place of public use or congregation.
- The reflective material will not be detrimental to the natural amenity of the surrounding area particularly where the proposal adjoins or could be prominent from any estuary, wetland or natural reserve area.
- The reflective material will not create a problem of specular glare or hazard for an adjoining property at particular times of the day or year, particularly for property located to the south of the proposal.
- There is sufficient vegetation, shade sails, buildings, or other structures to screen the reflective material, so that it is obscured from view and will not be inconsistent with the above assessment criteria; or
- The building roof design either incorporates a very small area of reflective roofing material or is a flat, very low slope or skillion design which due to its design and context will not create a problem of specular glare for an adjoining property(s).

- 4.3 The City may exercise its discretion to permit the use of reflective building materials on buildings of State and local heritage significance (i.e. buildings listed on the State Heritage Register or City of Busselton Municipal Inventory of Heritage Places), or otherwise where there is a need to maintain the architectural integrity of existing buildings that incorporate such materials.

4.4 APPLICATION REQUIREMENTS

Applicants seeking to use reflective materials under 4.1.2 or 4.2.4 should support their application with a site plan, photographs from within the site and local view-scapes, architectural details and any other information necessary to address assessment criteria outlined in these provisions.

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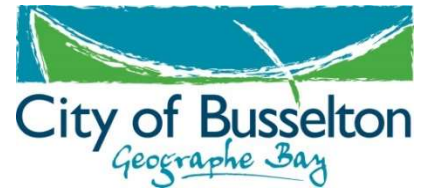
Applicants should note that it is their responsibility to justify use of reflective building materials in the circumstances of their particular case. Failure to submit appropriate supporting information will disadvantage the proper assessment of the application.

5. REVIEW DETAILS

Review Frequency	2 yearly		
Council Adoption	28/4/2010		C1004/134
Previous Adoption	10/3/2010		C1003/069

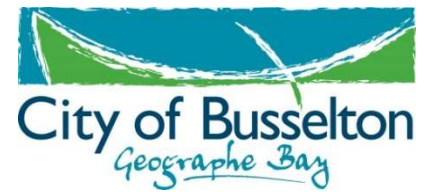
** Policy number changed from LPP 3F to LPP 3.1 on the 11th May 2020. The change is administrative only, no resolution by Council required.*

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APPENDIX 1

Colour Classification in Accordance with the BCA

The Building Code of Australia (BCA) has classified roof colour on the basis of their solar absorptance, referred herein as very light, light and dark.

Colour	Solar Absorptance	Classification
Classic Cream™	0.31*	VL
Surfmist®	0.318*	VL
Paperbark®	0.421	L
Evening Haze®	0.427	L
Shale Grey™	0.433	L
Sandbank®	0.455	L
Dune®	0.466	L
Windspray®	0.584	D
Pale Eucalypt®	0.597	D
Bushland®	0.619	D
Headland®	0.632	D
Wilderness®	0.651	D
Jasper®	0.682	D
Manor Red®	0.688	D
Woodland Grey®	0.706	D
Loft®	0.711	D
Monument®	0.732	D
Ironstone®	0.743	D
Cottage Green®	0.746	D
Deep Ocean®	0.749	D

Key: VL-Very Light: L-Light: D-Dark

Note: These values do not relate to the COLORBOND® Ultra or Stainless steel ranges. Please note, these readings are for standard COLORBOND® colours incorporating Thermatech® technology.

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APPENDIX 2

