

Reflective Building Materials Information Sheet

Important Links

[Local Planning Scheme No. 21](#)

[Local Planning Policy 3.1 - Reflective Building Materials](#)

What is classified as a Reflective Building Material?

“Reflective Building Materials” are considered to be any building material with the potential to create specular glare or visual detractor of the scenic or landscape character of the City. Reflective Building Materials are classified in the **Local Planning Policy 3.1 – Reflective Building Materials**, and include:

- Zinalume® (including any zinc or Zinc-Aluminum coated sheet or polished metal);
- Light and Very Light building materials as outlined Schedule 1 of LPP 3.1 (attached for reference);
- 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).

Where are Reflective Building Materials not permitted?

The City considers that Zinalume® and some Colorbond® products and other building materials with reflective surfaces can create visual amenity issues arising from sunlight reflection and glare. Therefore the use of reflective building materials is not permitted within certain locations including:

- Special Control Area (Landscape Value Area);
- 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
- Land within 200m of Bussell Highway (where outside the area of the LNRSP), Busselton Bypass or Vasse Highway.

Zinalume

The use of Zinalume® roofs is actively discouraged within all Residential, Tourism, Special Use or Rural Residential zones and not permitted without development approval.

How do I determine if I am not able to use Reflective Building Materials?

General property information is available on the City's website via the Mapping Service (GIS).

Follow these steps:

- Open the City's [Mapping Service \(GIS\)](#);
- Enter the property address details in the bottom search panel, then click 'Search';
- Under the Module select 'Local Planning Scheme';
- General property information relating to the property is provided on the right hand side selection bar (including zoning, Special Control Area(s) etc).

What if I would like to use Reflective Roofing to help improve the Energy Efficiency of my home?

Landowners may wish to use reflective building materials as they believe they will reduce energy consumption of their house for cooling in the summer and heating in the winter. The Building Code of Australia (BCA) is the overall regulation mandating Building Thermal Performance Assessments of residential buildings within Australia.

Although the BCA acknowledges that lighter roof colours can contribute to cooler homes during hot summer days (where no or inadequate insulation is installed) this is only within the hot tropics and northern extremities of Australia and not temperate areas such as the City of Busselton.

Under the BCA the use of highly reflective building materials in temperate areas, such as Busselton and the surrounds, does not make any improvements to thermal efficiency gains and does not award any "credits" towards energy efficiency for the use of reflective roofing materials in temperate areas.

The BCA regards a home which is 'designed for climate' through good design, orientation, thermal massing and proper insulation to be sufficient in achieving overall thermal targets and that any benefits gained from using highly reflective roofing products are only minimal.

The City considers the negative impacts from allowing the use of reflective building materials, such as possible glare and visual amenity issues, outweigh the relatively small energy and thermal efficiency advantage that could be gained.

Approval Requirements

The primary objective for new development within Landscape Value Areas and Travel Route Corridors is to preserve the visual amenity and scenic character of the area by discouraging the use of reflective building materials that have the potential to cause visual distraction, specular glare and potential nuisance for neighbouring properties from sunlight reflection and glare.

The City may exercise its discretion and permit the use of reflective building materials in these areas subject to the lodgement of a Development Application, only where it is demonstrated by the applicant that the proposal satisfies the assessment criteria below:

- The City may consult with owner/s of any surrounding/adjoining lots that may be affected by the use of the reflective material;
- The use of the reflective material will not:

- Detrimently affect the landscape value, visual amenity or rural / scenic character of the area;
- The colour choice will not be vivid or prominent but will be visually recessive in the landscape and the streetscape context;
- Detrimently affect, or be visually prominent from, the rural/scenic view-scapes of a travel route corridor or major highway (Bussell Highway and Vasse 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.

Enquiries

Contact Planning and Development Services staff on (08) 9781 1731, email city@busselton.wa.gov.au, or in person at the City Administration Building during office hours, Monday – Friday.

****Disclaimer****

This information sheet is a guide only. Verification with original Local Laws, Acts, the City's Local Planning Scheme and other relevant documents is recommended for detailed references. The City of Busselton accepts no responsibility for errors or omissions.