

Landscape Value Areas Information Sheet

Important Links

[Local Planning Scheme No. 21](#)

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

What is a Landscape Value Area?

A Landscape Value Area is land identified as a 'Special Control Area' in the City of Busselton Local Planning Scheme No. 21 (the Scheme). Landscape Value Areas have a high level of natural and visual amenity and therefore additional provisions under Clause 5.4 of the Scheme apply to ensure proposed development does not compromise the amenity or scenic character of the area.

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).

Approval Requirements

Development Approval is required for all proposed development and/or clearing of vegetation on land identified within a Landscape Value Area to ensure rural and scenic character is not compromised by future development. Please refer to the [Residential Development Application Checklist](#) to ensure the submitted application is complete.

Additional Provisions to Consider in Landscape Value Areas

Development in Landscape Value Areas shall satisfy the provisions of clause 5.4 of the Scheme and **Local Planning Policy 3.1 – Reflective Building Materials (LPP 3.1)**.

Clause 5.4 – Landscape Value Areas of the Scheme

The primary objective of development within Landscape Value Areas is to preserve the visual amenity and rural scenic character of the area by minimising disturbance to the natural environment, and discouraging the use of reflective building materials that have the potential to cause visual distraction and amenity impact arising from sunlight reflection and glare.

When assessing an application for development on land identified within a Landscape Value Area, the City will consider the following:

- Whether the development is compatible with the rural and scenic character of the locality;
- Whether the development will materially affect wildlife, wetlands and coastal environment, aboriginal sites;
- Disturbance to the natural environment, including visual effects of clearing, maintenance of rural character and habitat disturbance.

Local Planning Policy 3.1 – Reflective Building Materials

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, and therefore the use of reflective building materials is generally not permitted within Landscape Value Areas.

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

Colour	Solar Absorbance	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

Dark tones of low reflective quality classified as ‘D’ are permitted within Landscape Value Areas.

Colours classified as ‘VL’ and ‘L’ are discouraged within Landscape Value Areas. Applicants seeking to use reflective building materials contradictory to the policy must provide supporting documentation for consideration by the City.

Bushfire Prone Areas

If the proposed development is located within a [bushfire prone area](#), additional requirements may apply. In accordance with [State Planning Policy 3.7](#), a Bushfire Attack Level Assessment, prepared by an [Accredited Bushfire Practitioner](#) may be required to be submitted with the development application, dependent on the type of development proposed. For further information, please contact the City via the telephone number below.

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.