



## **Local Planning Policy 4.1.11 – Reflective materials within a “place of landscape value”**

### **1. Introduction**

The Shire of Harvey’s District Planning Scheme No. 1 (the *Scheme*) designates certain areas as being within a “Place of Landscape Value”. Developments within a Place of Landscape Value have the potential to impact on the visual amenity of these areas depending on the location, design and materials of the development. This Policy provides guidance on the reflectivity of building materials, identifies which materials are considered to be inappropriate within a Place of Landscape Value and the matters that Council will take in account when considering the use of highly reflective materials.

### **2. Policy objective**

- To ensure that proposed development will not have a detrimental impact on the visual amenity in areas identified within a Place of Landscape Value by the Scheme.
- To preserve the scenic character of identified significant landscapes within a designated Place of Landscape Value, properties adjacent to or within view of designated scenic roads and other traffic routes of local and regional importance.
- To acknowledge the thermal energy efficiency of highly reflective materials, however only permit such use of materials where the visual impact can be mitigated or avoided.

### **3. Policy scope**

This Policy applies to all land and development within the following areas and/or circumstances:

- Located within a “Place of Landscape Value” as identified by Schedule 1 of the Scheme and shown on the Scheme Maps. Where the proposed development is within sight of a road designated under Part VIII of the Scheme as a “road of scenic value”.
- On land which may be sufficiently screened at the proposal stage in any of the aforementioned circumstances, however which may be visible once development has been completed.



## 4. Policy

1. Where development is proposed within any of the areas subject to this Policy, all development must consist of low reflective materials (as defined in this Policy). The following colours or materials will generally not be permitted as an external cladding in any development covered under this Policy:
  - Zinalume
  - White;
  - Silver
  - Metallic coatings
  - Galvanized or polished steel
  - Aluminium
  - Highly reflective materials which have a solar absorption value of less than 50%.
2. The use of highly reflective materials will only be considered by Council where the following criteria can be met:
  - The proposed development is considered by Council and approved by an absolute majority.
  - There is sufficient vegetation or other landscaping already in place that will ensure that any proposed development will not be seen from any public road or surrounding landholding(s) in perpetuity.
  - The reflective material will not create a nuisance or hazard.
  - The use of reflective material will not detrimentally affect the scenic character of an area, or impact on scenic vistas.
  - The use of reflective materials will not undermine or contravene this Policy or the provisions of the Scheme.
  - Where the aesthetic appearance of a heritage-protected place would be significantly impacted by a replacement material.
3. The onus will be on the applicant to demonstrate to the satisfaction of Council, that the use of any highly reflective material will comply with the exception criteria contained in Policy provision 2). The applicant must also justify the use of reflective materials in the proposed development and will be required to sufficiently address the Objectives of the Policy and the Scheme.
4. An exception based on the grounds that existing development on the same property or within near proximity of the proposal is clad in reflective materials is not considered appropriate for endorsing reflective materials associated with the proposed development.

5. Notwithstanding the above Policy provisions, if a development proposal complies with the definition of having “low reflective materials” for all external cladding and no discretion is exercised, a development approval is not required under this Policy.

## 5. Strategic objective

The policy aligns to the following strategic objective:

	<p><b>Protected natural environment</b> Adopting a range of management practices to protect, conserve and rehabilitate the biodiversity of the natural environment.</p>
	<p><b>Effective civic leadership</b> Effective civic leadership is visionary and influential. It means listening to the community, balancing competing demands, making fair decisions and acting with integrity.</p>

## 6. Definitions

The following definitions apply to this Policy:

**Low reflective material** – means any material that has a solar absorption value of more than 50%.

**Highly reflective material** – means any material that has a solar absorption value less than 50%.

## 7. Legislation

- *Planning and Development Act 2005*
- Planning and Development (Local Planning Schemes) Regulations 2015 – Schedule 2 Deemed Provisions (Part 2)
- Shire of Harvey’s District Planning Scheme No. 1.

## 8. Related documents

- Delegated Authority 9.1.2
- Former Council Policies 15.22 and 4.1.19.

Responsible officer	Director Sustainability
Responsible team	Planning
Responsible area	Planning Services

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