



Local Planning Policy 6.7.3 – Sustainable building materials and construction practices

1. Introduction

This is a Local Planning Policy prepared under Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015. This Policy may be cited as Local Planning Policy 6.7.3 – Sustainable building materials and construction practices, and LPP 6.7.3.

The Shire of Harvey recognises that significant benefits within the built environment result when the responsible selection of building materials is combined with improved construction methods and practices.

This Policy provides guidance on how resources must be used more effectively and efficiently and that materials should be durable, long lasting and sourced locally where possible.

Additionally, the design of buildings needs to become sustainable with greater efficiency and more flexible space configuration, which will allow for an easy adaptation of the building should the need arise.

2. Objectives

- Ensure urban form and development contribute to the sustainable use and development of land (economic, social and environmental), promote efficient resource use and minimise energy use and waste.
- Facilitate a strong, vibrant, diversified and sustainable local and regional economy with a range of business and employment opportunities.
- Ensure the use and development of land does not result in significant adverse impacts on the physical and social environment and public health.

3. Policy Scope

This Policy applies to all land and development within the Shire of Harvey.

4. Policy

- (1) In achieving the Objectives, the development industry when designing, selecting materials and undertaking construction should address the following Building Materials

and Construction Objectives:

- (a) Reduce the impact on the natural environment and biodiversity.
 - (b) Reduce the use of finite resources in accordance with achieving a sustainable eco- footprint.
 - (c) Promoting timber products from a renewable and sustainable source, capturing the environmental benefits of the resource.
 - (d) Resources should be used more effectively and efficiently, be durable, long lasting and where possible, sourced locally.
 - (e) Promote renewable, reusable, recycled and recyclable material content, that result in low maintenance, lower heat generation, thermal comfort and low cleaning requirements.
 - (f) Design and construction practices should consider more sustainable outcomes with greater energy efficient and more flexible space configuration, which will allow for an easy adaption of the buildings.
 - (g) Select materials and designs that enhance human health and contribute to healthy indoor air quality, circulation and passive solar access.
- (2) The onus will be on the applicant to demonstrate to the satisfaction of the Shire, that the Policy Objectives have been sufficiently addressed if requested.
- (3) A Statement of Sustainable Design may be required to be submitted with a Development Application that identifies proposed environmentally sustainable measures proposed where it is considered that the development does not meet the objectives of the Policy.

5. Strategic objective

The policy aligns to the following strategic objective:

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

6. Definitions

- Nil.

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 Local Planning Scheme No. 2.
- State Planning Policy 7.0 – Built Design

Responsible officer	Director Sustainable Development		
Responsible team	Planning		
Responsible area	Planning Services		
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