



Local Planning Policy 6.8.1 – Reflective Materials within a Landscape Protection Area

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 6.8.1 – Reflective Materials within a Landscape Protection Area, and LPP 6.8.1.

The Shire of Harvey's Local Planning Scheme No. 2 (the Scheme) designates certain areas as a Special Control Area as a 'Landscape Protection Area'. Developments within a Landscape Protection Area have the potential to impact on the scenic value and 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 highly reflective and the matters that the local government will take in account when considering the use of reflective materials.

2. Objectives

- To ensure that proposed development will not have a detrimental impact on the scenic value or visual amenity in areas identified within a Landscape Protection Area by the Scheme.
- 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 land:

- Located within a Landscape Protection Area as identified by Schedule 6 – Special Control Areas of the Scheme and shown on the Scheme Maps.
- Which may be sufficiently screened at the proposal stage in any of the aforementioned circumstance, however which may be visible once development has been completed.

4. Application requirements

The onus will be on the applicant to demonstrate to the local government that the use of any highly reflective material will comply clause 6.2 and to justify the use of any highly reflective materials against the objectives of this Policy and the Scheme.

5. Policy

5.1 Acceptable development provisions

- (1) Development within a Landscape Protection Area that proposes the use of low reflective materials on the external façade, is considered acceptable and the use of such material is exempt from requiring development approval.
- (2) Despite clause (1) above, there may be other provisions in the Scheme requiring development approval to be obtained.

5.2 Variations

- (1) The use of highly reflective materials on the external façade of development within a Landscape Protection Area may be considered by the local government giving due regard to the following:
 - (a) There is sufficient vegetation or other landscaping already in place that will ensure that the proposed development will not be visible from any public road or surrounding landholding(s) in perpetuity.
 - (b) Use of the highly reflective material will not create a nuisance or hazard.
 - (c) The use of the highly reflective material will not detrimentally affect the scenic value or visual amenity of the area.
 - (d) The use of the highly reflective material on a heritage-protected place would significantly impact the aesthetic appearance of the place if an alternative low reflective material was utilised.
- (2) An exception based on the grounds that existing development on the same property or within near proximity of the proposal is clad in highly reflective materials is not considered appropriate for endorsing highly reflective materials associated with the proposed development.

6. 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.

7. Definitions

Highly reflective materials – materials that have a solar absorption value of less than 50%.

Low reflective materials – materials that have a solar absorption value of 50% or more.

8. 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.

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