

City of Albany

Policy

Local Planning Policy 4.2

Reflective Roofs

Goode Beach

Document Approval

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1.1	Coordinator Planning Services	Minor Administrative changes - Use of new policy template. Updated to align with Local Planning Scheme No.2 OCM: 23/07/2024 Item: DIS402	19/09/2024

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Objective

- 1) To preserve the amenity of urban areas from the potential visual detraction and nuisance of highly reflective roof materials within the locality of Goode Beach.
- 2) To preserve the visual amenity and General Agriculture and Priority Agriculture / scenic character of areas of landscape value from the potential visual detraction of highly reflective roof materials within the locality of Goode Beach.
- 3) To ensure that highly reflective roof materials are used only where an assessment has been undertaken in relation to the potential visual detraction and nuisance arising from sunlight reflection and glare.
- 4) To acknowledge the thermal energy efficiency of highly reflective roof materials, however permit use of such materials where the relative visual impact can be mitigated only

Policy Statement

- 5) This policy shall apply to the “Residential” and “Special Residential” areas within the locality of Goode Beach as defined by the map attached (Plan 1).
- 6) The use of highly reflective roof materials will not be supported in the areas to which this policy applies, however may be permitted (subject to submission of a formal development application) only where it is demonstrated by the applicant that the particular proposal satisfies all of the assessment criteria relevant to the specific areas below:
 - a) *The owners of those adjoining / surrounding lots that circumscribe the subject lot do not object to the use of the reflective roof material. (Where the comments of adjoining / surrounding landowners are not provided by the applicant, Council shall refer the application to such persons for a minimum period of 14 days. Any objections must be based on valid amenity grounds and supported by written explanation).*
 - b) The reflective roof material will not be overlooked from existing or future dwellings on adjoining land.
 - c) The reflective roof material will not be visually prominent from a main road or public place.
 - d) The reflective roof material will not create nuisance or hazard.
 - e) There is sufficient vegetation to screen the reflective material, so that it is obscured from view and will not be inconsistent with the above assessment criteria.
- 7) Council may use its discretion to permit the use of highly reflective roof materials on buildings where there is a need to maintain the architectural integrity of existing buildings that incorporate such materials.

Application Requirements

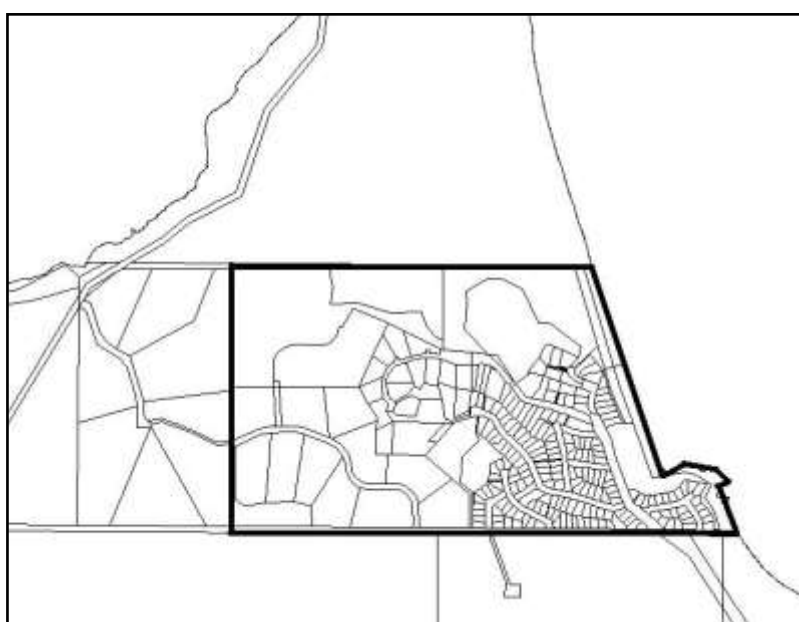
- 8) Applicants seeking to use highly reflective roof materials should support their application with a site plan, photographs from within the site and local view-scapes, architectural details and any other information necessary to address assessment criteria outlined in this policy.
- 9) Applicants should note that it is their responsibility to justify use of highly reflective roof materials in the circumstances of their particular case. Failure to submit supporting information may lead to automatic refusal of the application

Solar Reflectance Values

The table below was supplied by the makers of BHP Steel Ltd in 1989 and is reproduced by Council as a guide to the reflective values of materials and colours.

COLOUR	CONDITION	SOLAR REFLECTANCE VALUE
ZINCALUME®	New	76%
Surf Mist COLORBOND®	New	65%
ZINCALUME®	Weathered 1.5 years in a General	61%
Surf Mist COLORBOND®	Agriculture and Priority Agriculture site	59%
Gull Grey COLORBOND®	Weathered 1.5 years in a mild marine site	41%
Classic Cream COLORBOND®	New	29%
Mist Green COLORBOND®	New	22%
Decramastic Tiles	New	12%
	Weathered	

PLAN 1 - POLICY AREA



Legislative and Strategic Context

10) The policy operates within the following framework of legislation.

- *Planning and Development Act 2005*
- *Planning and Development (Local Planning Schemes) Regulations 2015*
- *City of Albany Local Planning Scheme No.2.*

Review Position and Date

This policy was adopted on 23 July 2024. This policy should be reviewed every two years, or earlier if required.

Definitions

Low reflective building material means any building material that has a solar reflectance value of 50% or less.

Highly reflective building material means any building material that has a solar reflectance value greater than 50%

Solar reflectance value represents the percentage of the total solar radiative energy falling onto a surface that is re-radiated. For the purpose of this policy the values are those provided by BHP Steel Ltd that are shown in Appendix 1 and which have been adopted by Council