



SHIRE OF JERRAMUNGUP LOCAL PLANNING POLICY NO 5 – USE OF REFLECTIVE BUILDING MATERIALS

1.0 BACKGROUND

Under the Shire of Jerramungup Local Planning Scheme No 2 (“the Scheme”) there are provisions relating to the appearance of buildings.

It is recognised that the use of reflective building materials (such as zinculume) or light colours can negatively impact on the amenity of surrounding areas by causing nuisance and glare.

The purpose of this Policy is to provide guidance for landowners, developers, designers, key stakeholders and Council when dealing with reflective materials.

Note: This Policy does not apply to the Rural Residential zone as the Scheme requires all buildings in that zone to be constructed out of non reflective materials - refer Clause 5.25.3 (i).

2.0 POLICY BASIS

Clauses 2.2 and 2.4 of the Scheme provide for the preparation of Local Planning Policies. This Policy has been prepared in accordance with the Scheme.

3.0 SCHEME REQUIREMENTS

Under Clause 5.13 of the Scheme Council has the ability to consider whether a proposed building will have a detrimental affect on the local amenity. Council can also consider a number of planning matters under Clause 10.2 of the Scheme, including the preservation of the amenity of the locality.

4.0 POLICY STATEMENT

This Policy will apply to all residential development in the Townsite zone, Town Centre zone, and all Residential zones under the Shire of Jerramungup Local Planning Scheme Town No 2.

5.0 POLICY OBJECTIVES

To preserve the amenity of urban and residential areas from the potential visual impact and nuisance of highly reflective building materials.

To preserve and protect the visual amenity and character of areas which have significant landscape or scenic value.

To ensure that highly reflective building materials are only used where the applicant demonstrates to the satisfaction of Council that there will be no adverse glare, nuisance or potential impact on amenity.

6.0 POLICY REQUIREMENTS

Reflective materials will only be considered by Council where the applicant demonstrates that;

- The reflective material cannot be overlooked from adjacent or nearby properties.
- The reflective material will not be visually prominent from a main road or public place.
- The reflective material will not cause any nuisance or glare to surrounding residents.
- The use of reflective material will not detrimentally affect the rural/scenic character of the area, or impact on scenic vistas.
- The use of reflective materials will not undermine or contravene the objectives of this Local Planning Policy or provisions of the Shire of Jerramungup Local Planning Scheme.

7.0 INFORMATION TO BE PROVIDED BY THE APPLICANT

The onus will be on the applicant to demonstrate to the satisfaction of Council that any proposed use of reflective materials will not adversely impact on the amenity of the area.

The applicant will be required to provide a written submission with any application addressing the Policy objectives, and the criteria listed in point 6 above.

In addition to the written submission, Council may require additional information necessary to assess the proposal including but not limited to;

- Photographs of the site relevant to the Policy criteria (eg view of site from relevant surrounding areas, roads, public spaces etc)
- A site plan showing the contours and topography beyond the development site;
- A sample of the proposed 'reflective' material;
- Information such as the location of effective screening vegetation that may reduce the impact of the proposed material.