

### What Is Classified as a Reflective Building Material?

“Reflective Building Materials” are considered to be any building material with the potential to create glare or visual detractor of the scenic or landscape character of the Shire. Reflective Materials include:

- Zinalume® (including any zinc or Zinc-Aluminium coated sheet or polished metal);
- Some Colorbond® products;
- Stainless steel;
- Copper (where sealed against oxidation);
- Glazed terracotta tiles (irrespective of colour);
- High Gloss painted finishes with a light reflective and/or chroma value exceeding 50%;
- Large expanses of tinted or clear glass or Perspex® (transparent and translucent acrylic).

### Where Reflective Building Materials are Not Permitted?

The Shire considers that Zinalume® and some Colorbond® product and other building material with reflective surfaces can create visual amenity issues arising from sunlight reflection and glare. Therefore, the use of reflective building materials is not permitted within certain locations including:

- Land Zoned Rural Residential;
- Land Zoned Rural;
- Land Zoned Priority Agriculture.

#### Zinalume®

The use of Zinalume® roofs are discouraged within all Residential, Special Use, Rural Residential, Priority Agriculture and Rural zones and is not permitted without Development Approval.

### How do I determine if I am not able to use Reflective Building Materials?

General property information is available on the Shire’s website via the Mapping Service.

Follow these steps:

- Open the Shire’s [Mapping Service](#);
- Enter the property address details in the bottom search panel, the click ‘Search’;
- Under the module ‘Planning’;
- General property information relating to the property is provided on the right-hand side selection bar (including zoning, special control area(s) etc).

## What if I would like to use Reflective Roofing to help improve the Energy Efficiency of my house?

Landowners may wish to use reflective building materials as they will reduce energy consumption of their house for cooling in the summer and heating in the winter. The Building Code of Australia (BCA) is the overall regulation mandating Building Thermal Performance Assessments of residential buildings within Australia.

Although the BCA acknowledges that lighter roof colours can contribute to cooler homes during hot summer days (where no or inadequate insulation is installed) this is only within the hot tropics and northern extremities of Australia and not temperate areas such as the Shire of Capel.

Under the BCA the use of highly reflective building materials in temperate areas, such as Capel and the surrounds, does not make any improvements to thermal efficiency gains and does not award any “credits” towards energy efficiency for the use of reflective roofing materials in temperate areas.

The BCA regards a home which is ‘designed for climate’ through good design, orientation, thermal massing and proper insulation to be sufficient in achieving overall thermal targets and that any benefits gained from using highly reflective roofing products are only minimal.

The Shire considers the negative impacts from allowing the installation of reflective building materials, such as possible glare and visual amenity issues, outweigh the relatively small energy and thermal efficiency advantage that could be gained.

## Approval Requirements

Consideration for new development within the Shire is to preserve the visual amenity and scenic character of the area by discouraging the use of reflective building materials that have the potential to cause visual distraction, glare, and potential nuisance for neighbouring properties from sunlight reflection and glare.

The Shire may exercise its discretion and permit the use of reflective building materials in these areas subject to the lodgement of a Development Application only where it is demonstrated by the applicant that the proposal satisfies the assessment criteria below. [The<sub>\[NM1\]</sub>](#) following may be considered by the Council were deemed appropriate:

- The Shire may consult with owner/s of any surrounding / adjoining lots that may be affected by the use of reflective material;
- The use of the reflective material will not:
  - Detrimentially affect the landscape value, visual amenity or rural / scenic character of the area;
  - The colour choice will not be vivid or prominent but will be visually unobtrusive to the landscape and the streetscape context;
  - Detrimentially affect, or be visually prominent from, the rural / scenic view-scapes of a travel route corridor or major highway.
- There is sufficient vegetation (which is protected in perpetuity) or other natural feature to screen the reflective material, so that it is obscured from view and will not be inconsistent with the above assessment criteria.

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