

P100608

TOWN PLANNING SCHEME NO. 3 – COLOUR INTERPRETATIONS

Objective

To clarify colour references contained within Town Planning Scheme no. 3 and various policy provisions subsequently providing direction to the community and Council Staff as to what colours are appropriate from a built form perspective.

Policy

Any reference to “natural earth”, “subtle earth”, “natural hues” OR “sympathetic” colour – all colour tones are appropriate;

Any reference to “vegetation” colour – all tones of green, brown, yellow, orange, shades of blue and red are appropriate;

Any references to “earth brown” colour or “brown toning” – all tones of brown, including limestone and red/terracotta colours are appropriate; and

Surfmist is not considered to be an “off-white” colour.

Responsible Officer

The Director of Planning & Sustainability is the responsible officer for implementing this policy.

ADDED by Res: 110611 / 26 June 2011

Extract from our BACKGROUND TO POLICY MANUAL:

‘Generally, policies evolve as issues come before Council and should continue to evolve through a process of review and refinement.’

**SHIRE OF DENMARK TOWN PLANNING SCHEME NO. 3,
PART V - GENERAL PROVISIONS 5.11 AMENITY**

‘No buildings shall be constructed of materials, design, colour or texture of which in the opinion of the Council is detrimental to the amenity or character of the locality.’

WHAT OTHER COUNCILS SAY ABOUT SURFMIST AND REFLECTIVE MATERIALS:**ALBANY -****Special Residential Zone Provisions**

Note: 1. Unpainted zincalume is considered a reflective material and colours similar to Colorbond Surfemist is considered white/off-white.

Rural Residential Zone Provisions

(c) In order to reduce glare from a building (including a water tank) and to protect visual amenity, the use of reflective materials and finishes and white/off-white colours shall not be permitted.

Note: 1. Unpainted zincalume is considered a reflective material and colours similar to Colorbond Surfemist is considered white/off-white.

NON-HABITABLE STRUCTURES

“Reflective Materials” includes factory applied finishes such as zincalume, galvabond and light colorbond colours such as white, off-white and surfemist.

REFLECTIVE ROOFS GOODE BEACH

Objectives:

- 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 only permit use of such materials where the relative visual impact can be mitigated.

COLOUR:	CONDITION	SOLAR REFLECTANCE VALUE
ZINCALUME®	New	76%
Surf Mist COLORBOND®	New	65%

CITY OF BUSSELTON -**Guide to the use of reflective building materials**

What is classified as reflective building materials?

Reflective building materials are any building materials with the potential to create specular glare or visual detraction of the scenic or landscape character of the City. The following materials are classified as reflective under the City’s Local Planning Policy (LPP) No.3

Special Character areas and Visual Management policy – Reflective Building Materials:

- ZINCALUME® (including any zinc or Zinc-Aluminium coated sheet or polished metal),
- Light and Very Light COLORBOND® materials as outlined Schedule 1 of the City’s LPP No.3 (shown below),

Light and Very Light COLORBOND® colours as classified under Schedule 1 of the City’s Local Planning Policy No.3 – Special Character areas and visual management policy

COLOUR	SOLAR ABSORBANCE	CLASSIFICATION
Surfmist®	0.318*	VL

'What if I want to use reflective roofing to help improve the energy efficiency of my house?'

Often people state that they wish to use reflective building materials as they believe they will reduce energy consumption of their house for cooling in the summer and heating in the winter. The Building Codes of Australia 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 City of Busselton.

Under the BCA the use of highly reflective building materials in temperate areas, such as the City of Busselton, 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..

SHIRE OF BRIDGETOWN-GREENBUSHES -

Policy Manual – Town Planning. Outbuildings in the Residential Zone

"Reflective materials" - include factory applied finishes such as Zinalume®, and light Colorbond® colours such as Surfemist® and Classic Cream TM .

SHIRE OF HARVEY -

Highly Reflective Materials Policy

4.0 Policy Requirements

Where development is proposed within any of the areas included in this Policy (refer to Clause 3.0), all development must consist of low reflective materials. The following colours or materials will not be permitted as an external cladding in any development covered under this Policy:

- Zinalume
- White
- Silver
- Metallic coatings
- Galvanized or polished steel
- Aluminium
- Colorbond Surfemist
- Highly reflective materials which have a reflective value greater than 50%

SHIRE OF JERRAMUNGUP -

1. 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 zinalume) 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. 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. 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. 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. 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. 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. 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.

Date adopted: 21st August 2013

Council Resolution: OC130810 Shire of Jerramungup

TOWN PLANNING SCHEME NO. 3 - references to white and/or off white

APPENDIX VI - SPECIAL RURAL ZONES:

MOUNT SHADFORTH SPECIAL RURAL ZONE Denmark Estate Lots 418 and 419 and Pt Denmark Estate Lots 432, 437 and 439 Mt Shadforth Road

Special Provision (xii)

'Buildings on Lot 1, 2 and 3 shall not be constructed of roof and external wall materials which are reflective such as unpainted zincalume, white or off-white colours.'

Seaview Special Rural Zone Plantagenet Location 5089 South Coast Highway, Denmark
Special Provision xxiv)

'Roof and external building materials for all buildings and rainwater tanks shall be of a colour approved by Council and shall be earth brown or vegetation green colours. Any materials which in the opinion of Council could prejudice the landscape amenity of the area will not be permitted and this includes unpainted zincalum and white and off white colours.'

Limbourne Road Special Rural Zone Location 954 Limbourne Road, Denmark
Special Provision (viii) (b)

'Buildings shall be constructed of roof and external wall materials comprising earth brown or green vegetation colours on finishes. Unpainted zincalume or white or off-white colours shall not be permitted.'

APPENDIX XIII - SCHEDULE OF TOURIST ZONES:

Lot 6 of Plantagenet Locations 118 and 736 Ocean Beach Road
Special Provision 4.

'All buildings shall be designed to blend in with existing development and the landscape in terms of location, scale, height, building materials and colours. tones of green and brown are preferred and white and off-white colours are not permitted.'

Portion of Lot 550 Cnr. South Coast Hwy & Sunrise Road Denmark
Special Provision 17.

The use of pale, off white or reflective materials and finishes such as zincalume will not be permitted. Council shall require the use of tonings that blend into the landscape, vegetation and/or the structure's backdrop. Council shall prefer the use of natural materials such as stone, brick, rammed earth and/or timber and advocate green to brown tonings/natural hues.

Portion of Lot 411 South Coast Highway, Denmark
Special Provision iv)

'All buildings shall be constructed to be sympathetic to the existing landscape in terms of location, scale, height, building materials and colour. Unpainted zincalume, white and off white colours are not permitted and preference is for green and brown colours. Pole and split level construction is preferred on the steeper slopes, ie slopes of 1:5 or greater. Supplementary landscaping of the site may be required by Council as a condition of development approval.'

Pt Lot 14 & Lot 73 inlet Drive, Denmark

Special Provision v)

'All buildings shall be constructed to be sympathetic to the existing landscape in terms of location, scale, height, building materials and colour. Unpainted zincalume, white and off white roof colours are not permitted and preference is for green & brown colours.'

Portion of Plantagenet Loc 1935 South Coast Highway, Springdale Denmark.

Special Provision 20.

'The use of pale, white, off white or reflective materials and finishes such as zincalume will not be permitted. Council shall require the use of tonings that blend into the landscape, vegetation and/or the structure's backdrop. Council shall prefer the use of natural materials such as stone, brick, rammed earth and/or timber and advocate green to brown tonings/natural hues.'

Lot 5 South Coast Highway, Denmark

Special Provision 3.

'All buildings shall be constructed to be sympathetic to the existing landscape in terms of location, scale, height, building materials and colour. Unpainted zincalume, white and off white roof colours are not permitted and preference is for muted colours with south coast landscape hues.'

APPENDIX XIV - SPECIAL RESIDENTIAL ZONES:

SRes 6. SPRINGDALE BEACH SPECIAL RESIDENTIAL ZONE

Special Provision v) b)

'Buildings shall be constructed with roof and external wall materials and colours comprising natural earth or olive green colours. Reflective colours and materials such as zincalume, white and off white tones will not be permitted. Other roof and external wall materials which would, in the opinion of Council, prejudice the landscape amenity of the area, will not be permitted.'

SRes 7. WEEDON HILL SPECIAL RESIDENTIAL ZONE Lot 4 Ocean Beach Road, Weedon Hill

Special Provision viii) b)

'Buildings shall be constructed of roof and external wall materials comprising natural earth or olive green colours. Zincalume, white or off white or other similar cladding will not be permitted. Other roof and external wall materials which would, in the opinion of Council, prejudice the landscape amenity of the area, will not be permitted.'

SRes 9. Lot 369 Kearsley Street, Denmark (Cont'd) Lot 371 Horsley Road, Denmark

Special Provision v) b)

'Buildings shall be constructed with roof and external wall materials and colours comprising natural earth or olive green colours. Reflective colours and materials such as zincalume, white and off-white tones will not be permitted. Other roof and external wall materials which would, in the opinion of Council, prejudice the landscape amenity of the area, will not be permitted.'

SRes 11. CUSSONS ROAD SPECIAL RESIDENTIAL Lot 341 Cussons Road, West Denmark

Special Provision iv. a)

'Dwellings and outbuildings shall be designed and constructed of materials which allow them to blend into the landscape of the site. Council shall refuse to approve walls and roofs constructed of reflective materials such as unpainted zincalume, white and off-white colours. Council will be supportive of external walls and roofs with green or brown tonings in keeping with the amenity of the area.'

SRes 12 McLean's Mill Special Residential Pt Lot 5 Cussons Road, West Denmark
Special Provision v. (a)

'dwelling and outbuildings shall be designed and constructed of materials which allow them to blend into the land scape of the site. Council shall refuse to approve roofs constructed of reflective materials such as unpainted zincalume, white and off-white colours. Council will be supportive of external walls and roofs with green, brown, terra cotta or dark blue toning in keeping with the amenity of the area.'

APPENDIX XVI – LANDSCAPE PROTECTION ZONES:

LP1. Lapko Road Landscape Protection Zone Lot 1 Lapko Road, Denmark
Special Provision viii. c)

'The use of pale, off white or reflective materials and finishes such as zincalume will not be permitted. Council shall require the use of tonings that blend into the landscape, vegetation and/or the structure's backdrop. Council shall prefer the use of natural materials such as stone, brick, rammed earth and/or timber and advocate green to brown tonings/ natural hues.'

LP2. Sunrise Road Landscape Protection Zone Portion Lot 550 Sunrise Road, Denmark
Special Provision viii. d)

'The use of pale, off white or reflective materials and finishes such as zincalume will not be permitted. Council shall require the use of tonings that blend into the landscape, vegetation and/or the structure's backdrop. Council shall prefer the use of natural materials such as stone, brick, rammed earth and/or timber and advocate green to brown tonings/natural hues.'

LP3. Peace Street Landscape Protection Zone Lot 2 Peace Street, West Denmark
Special Provision vii. c)

'The use of pale, white/off white or reflective materials and finishes such as unpainted zincalume will not be permitted. Council shall require the use of tonings that blend into the landscape, vegetation and/or the structure's backdrop. Council shall prefer the use of natural materials such as stone, brick, rammed earth and/or timber and advocate green to brown tonings/natural hues.'

LP4. Lot 2 Pt 4328 Lights Road, Denmark
Special Provision 9.

'The use of pale, off-white or reflective materials and finishes such as zincalume will not be permitted. Council shall require the use of tonings that blend into the landscape, vegetation and/or the structure's backdrop. Council shall prefer the use of natural materials such as stone, brick, rammed earth and/or timber, and advocate green to brown tonings.'

LPS5. Howe Road Landscape Protection Zone Lots 101 & 103 Howe Road, Denmark
Special Provision 3.8

'The use of pale, off white or reflective materials and finishes such as zincalume will not be permitted. Council shall require the use of tonings that blend into the landscape, vegetation and/or the structure's backdrop. Council shall prefer the use of natural materials such as stone, brick, rammed earth and/or timber and colours such as slate grey, dark green, brown and blue.'



Shire of Denmark

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Email: enquiries@denmark.wa.gov.au

Website: www.denmark.wa.gov.au

INFORMATION SHEET: COLOUR REQUIREMENTS

The Shire of Denmark has specific areas that are subject to exterior building material and colour requirements as stipulated in various Town Planning Scheme No. 3 and policy provisions. In order to provide direction as to what colours are appropriate the following interpretations apply:

- Any reference to “natural earth”, “subtle earth” or “natural hues” colour – all colour tones are appropriate;
- Any reference to “vegetation” colour excluding the specific reference to “green vegetation” colour – all tones of green, brown, yellow, orange and red are appropriate;
- Any references to “earth brown” colour or “brown toning” – all tones of brown, including limestone and red/terracotta colours are appropriate; and
- ‘Surfmist’ is not considered to be an “off-white” colour.

Colour requirement provisions regularly apply to the Shire’s Special Residential and Special Rural zones.

Note there are no colour restrictions in the rural zone, nor the residential zone.

Refer to the following link on the Shires website for maps of the particular areas:

<http://www.denmark.wa.gov.au/councilservices/planning/policies>

For more information in relation to colour requirements, please do not hesitate to contact Planning Services:

 (08) 9848 0313

Email: enquiries@denmark.wa.gov.au



Surfmist as described by Colorbond....

"Surfmist® embodies qualities of freshness, purity timelessness and independency. Snow, the mist from the sea and surf, pure white sand, and the billowing sails of yachts all remind us of this colour."



----- Original message -----

From: [REDACTED]

Date: 24/02/2017 15:59 (GMT+08:00)

To: jclewis@overbridgefarm.com.au

Subject: Surf Mist

Hi Jan

Just a follow up on our phone conversation regarding the Position Shire takes on roof colours. I live in Springdale so the surf mist beacon is a dazzle for my daily walk with the dog. The roof colours are requested to be dark in the conditions outlined by our developer. There are a number of lighter colours springing up with recent builds, but the surf mist is the OMO of colour bond. Whiter than white is a joy in a cloud, on the beach or with your washed sheets on the line, but as a non reflective roof, it is a bright blight.

White, light, reflective roofing may well reflect heat in summer, but in Denmark we would have 3 days of 40 degrees a year. Perhaps another weeks worth in the 30 degree range and the rest in the blissful 20 degree range. Summer cooling is a very minor issue for Denmark. A dark roof may absorb more heat, but any extra heat penetrating the insulation will be a blessing on most days. The most effective methods of heating and cooling are found in house orientation, insulation and air flow.

I commend the Shire pursue a policy against bright reflective roofing thus surfing them into a mist of extinction.

Regards

[REDACTED]