



TOWN OF MOSMAN PARK

LOCAL PLANNING POLICY

POLICY NAME:	REFLECTIVE ROOF MATERIALS
POLICY NO.	LPP07
OLD POLICY NO:	3.1.4, DS13; LPP07 UNDER TPS2
ADOPTION DATE:	ORDINARY COUNCIL MEETING – 25 JULY 2017
EFFECTIVE FROM:	28 FEBRUARY 2018

1. POLICY STATEMENT

To encourage the use of a variety of roofing materials whilst minimising the potential for reflective roofing materials to adversely impact neighbourhood amenity.

2. RELATED LEGISLATION AND STATUTORY REQUIREMENTS

- *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations)
- Town of Mosman Park Local Planning Scheme No. 3 (LPS3)
- State Planning Policy 3.1 – Residential Design Codes (R-Codes)

This Local Planning Policy has been prepared and adopted pursuant to clause 5 of Schedule 2 of the Regulations. The policy augments the R-Codes in accordance with Clause 7.3.1(b).

3. DEFINITIONS

Words and expressions used in this policy have the same meaning as they have in LPS3, the R-Codes or other relevant legislation.

4. APPLICATION

Scheme area.

5. POLICY PROVISIONS

5.1 DEEMED-TO-COMPLY PROVISIONS

Nil.

5.2 DESIGN PRINCIPLES

Zincalume metal deck roof sheeting and roof sheeting white or off-white in colour, are deemed to be highly reflective and are generally discouraged.

Applications for reflective roofing shall be assessed in consideration of such factors as:

- The pitch, orientation and area of the roof, relative to the surrounding residences.
- The topography of the subject area.
- The location and presence of surround vegetation.
- The location and layout of windows and balconies to living areas in the affected residences and the location and layout of outdoor living areas.
- The proximity of other similar roofs.
- The opinions of affected landowners.
- Where the roof replacement/addition proposes to use the same colour as the previous or existing colour

The applicant should provide sufficient information to assist Council officers in making the above assessment.

The Town reserves discretion in identifying potentially adversely affected persons to be consulted. In the event of adverse comment from affected adjoining landowners regarding the roof reflection, the application shall be referred to Council for determination.

5.3 GENERAL PROVISIONS

Nil.

DOCUMENT CONTROL

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REVISION RECORD

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