4.4 Code for Multi-storey Residential Premises

PURPOSE

The purpose of this code is to provide for multi-unit residential premises at suitable coastal and larger centres where community and commercial facilities, and utility and transport infrastructure, is available to adequately support (and be supported by) higher concentrations of local and visitor population densities.

Multi-unit residential premises are to be developed:

- to a high architectural standard that enhances the appearance of these locations;
- in ways which take advantage of the climatic and scenic qualities enjoyed by the Shire;
- to be responsive to the Shire's climate, desired character and lifestyle; and
- to avoid unacceptable environmental and amenity impacts on surrounding housing types; and
- in keeping with the desired infrastructure capacity of the locality.

DEFINITIONS

The following definitions apply to this code:

- **Site context report** means an analysis of the overall setting surrounding a particular site which demonstrates how the proposed development addresses any opportunities and constraints. The report must contain a written description of the site and its surrounds and may be supported with information in any reproduceable medium (drawings, photographs, CAD sequencing, etc). The report shall demonstrate the suitability of the site and surrounding locality to accomodate the proposed development throught the satisfaction of performance criterion P2 of Element 2 of this code.
- **Site analysis report** means an analysis of the features of a particular site, which demonstrates how the proposed development addresses any opportunitites and constraints. The report must contain a written description of the site and its surrounds and may be supported with information in any reproduceable medium (drawings, photographs, CAD sequencing, etc). The report shall demonstrate the appropriateness of the location of the building on and its response to, the site, through the satisfaction of performance criterion P1 of Element 3 of this code.
- **Built form analysis report** means an analysis of the composition of the proposed building, which demonstrates how the built form satisfies the performance criterion P3 of Element 3 of this code. The report must contain a written description of the building form and may be supported with information in any reproducible medium (drawings, photographs, CAD sequencing, etc).

(1) Site Context Location

PURPOSE

To provide for multiple dwelling units to be located to take advantage of the significant features of the site and its surrounding area, including topography, orientation. and public transport networks. To be designed in keeping with the desired character and amenity of areas within the Shire which are available to adequately support (and be supported by) higher concentrations of local and visitor population densities.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Multi-storey premises must be limited to residential areas with close or convenient accessibility to: (a) village and/or town centres; and (b) community facilities; and (c) public open space; and (d) public transport and other infrastructure.	**A1** Multiple dwelling units are located in Multi-storey Residential, and Master Planned Community Precincts as outlined in Volume 3 of this Planning Scheme.

(2) Site Size and Density

PURPOSE

To provide for higher-rise, multi-residential units to be sited on lots having areas and dimensions, which meet user requirements, allow the design of pleasant, attractive and energy efficient living and recreational environments, respects the amenity of the surrounding area, and maintain the intended role and desired character of the precinct in which they are situated.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Lots used for high-rise, multi-storey residential purposes must have appropriate area and dimensions to enable the siting and construction of residential buildings and associated outbuildings, the provision of open space and vehicle access and parking in accordance with the other Elements of this Code, the desired character of the Precinct in which the site is situated, and other applicable codes.	**A1** A site having an area of at least 600 m² and with a minimum frontage of (a) 15 metres for land with a slope of less than 15%, or (b) 20 metres for land with a slope 15% or more, as identified on Regulatory Map 1.3 (Steep and Unstable Land Special Management Area).
P2 The number of dwelling and/or rooming units developed on the site must be consistent with the desired character of the precinct in which it is situated, and the site's physical conditions, environmental characteristics, setting and infrastructure provision.	**A2** The number of dwelling and/or rooming units on the site does not exceed the preferred maximum density stated for the precinct in which the site is situated (Volume 3 of this Planning Scheme refers).
P3 Landscaped and recreation areas must satisfy the requirements of Element 8 of this Code and be sufficient to allow for the provision of the following: • private open space for dwelling units situated at or near the ground level; • useable communal open space for the benefit of all on site users; and • vegetation for the purposes of providing amenity, visual interest, shading, buffering and screening which compliments the prevailing character of the surrounding area and satisfies the requirements of the Code for Landscaping Design.	**A3** The provision of landscaped and recreation area of not less than; (a) 30% of the area of the site, where the slope of the site is less than 15%, or (b) 40% of the area of the site, where the slope of the site is 15% or more but less than 20%; or (c) 50% of the area of the site, where the slope of the site is 20% or more, (as identified on Regulatory Map 1.3 - Steep and Unstable Land Special Management Area).

(3) Building Siting and Design

PURPOSE

To achieve an integrated approach to the building and site layout that takes advantage of the features of the site to create a pleasant, attractive and energy efficient living environment that, respects the character and amenity of the streetscape and surrounding area, and meets the requirements for accessibility, privacy and daylight by residents of the premises and adjoining premises.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 The premises are sited and designed to take into account the relationship with the buildings on adjacent premises, as well as the contextual relationship with the street and locality which establish the overall setting of the site, and including: (a) topography and site features including vegetation; (b) natural drainage lines, services and easements; (c) existing buildings; (d) the location and amenity of adjacent buildings and sites; (e) streetscape character, public open space and context; (f) items of natural conservation or heritage value; (g) orientation and micro-climate; (h) views and vistas; and (i) public transport network and local movement systems.	**A1** The premises are sited and designed to respond appropriately to site-specific conditions, and, for assessable development, in accordance with an approved Site Analysis Report which addresses the issues raised in the Performance Criteria.
P2 The site layout considers the overall character of the street and surrounding lands so that: (a) buildings face streets and on-site open spaces and residents are provided with a sense of address and privacy; (b) layout and design integrate well with surrounding premises by: (i) avoiding any excessive overlooking to and overshadowing of surrounding sites, and (ii) minimising loss of views from adjoining sites; (c) any existing buildings, vegetation and other site features which are of significance are retained;	**A2** The premises are sited and designed to respond appropriately to site-specific conditions and, for assessable development, in accordance with an approved Site Context Report which establishes the overall setting of the site and how the proposal relates to the street, adjacent sites and the locality, in satisfaction of the issues raised in the Performance Crtieria.

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
(d) pedestrian, cycle and vehicle access are integrated with movement networks in the locality, particularly for large developments; (e) stormwater overland flow paths are maintained, in accordance with Council's engineering and environmental requirements, so as to avoid causing ponding on neighbouring lands; (f) visual links to the street, views, or other features of significance are maintained or enhanced; (g) public, communal and private areas of the premises are clearly defined; and (h) where sited adjacent to existing public open space, the premises: (i) complement the character of the adjacent natural area/vegetation; and (ii) enhance surveillance of the open space; and (iii) avoid 'claiming' or privatising the park by residents' gardens or overflow uses from adjacent dwellings.	
P3 Buildings must be composed to express appropriately designed base, middle and top levels when viewed from the street or surrounding public open space as follows: (a) base levels of buildings must be designed to: (i) achieve interesting and welcoming facades along the frontages to public or semi-public streets or spaces, (ii) maintain or establish a pedestrian scale along such frontages, (iii) be enhanced by attractive soft landscaping of a nature, scale and density appropriate to the scale and nature of the premises and the street,	**A3** Measures appropriately addressing site-specific conditions for issues raised in the Performance Criteria, and clearly demonstrated to the Assessment Manager's satisfaction through a Built Form Analysis Report.

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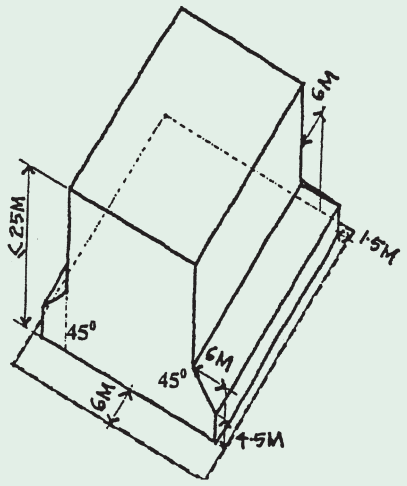
PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P3 continued. (iv) screen basement or semi-basement car parking areas and service areas from view from streets and other public and semi-public spaces, and (v) help conserve or create cohesive streetscapes by sympathetically responding to the height and composition of adjacent buildings where such buildings are considered to be attractive and likely to remain for some time; (b) middle levels of buildings must be designed to: (i) create sculptured yet functional architecture which facilitates a transition from a pedestrian scale at street level to a larger scale appropriate to the character of the Precinct and the scale of the premises, (ii) create visual interest and identify and avoid the dominating and oppressive nature of expansive areas of blank wall, and (iii) help protect buildings and their occupants from excessive impacts of sunlight, heat and glare and reduce reliance on air-conditioning; and (c) top levels of buildings must be designed to: (i) add visual interest and distinction to the skyline, (ii) create an appropriate termination of the building, and (iii) conceal, screen or incorporate mechanical plant in a sculptural and attractive manner.	
P4 Residential buildings are designed and sited to minimise the need for energy reliant clothes drying facilities.	A4 Each dwelling unit has a minimum of 7.5 metres of clothes line located directly adjacent to and accessible from the unit, open to breezes on at least two sides, screened from public view, protected from rain and open to filtered sunlight for at least 2 hours per day.

(4) Building Envelope

PURPOSE

To facilitate the design and location of buildings in accordance with the desired precinct character such that all dwellings within the site and on adjacent sites can receive adequate daylight and ventilation, a generous amount of attractive, useable outdoor space is provided, and buildings that appropriately address the streetscape whilst avoiding any appearance of bulkiness or disproportionate length.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Premises must provide for: (a) the setback of dwellings from the street frontage appropriate to the efficient use of the site, the comfort of residents, and the desired appearance of the streetscape; (b) buildings designed and sited to ensure that there is no significant loss of amenity to residents on adjoining sites; (c) suitable height, bulk and design of buildings, and spacing between buildings, taking into account the potential development of adjacent sites and the impact of the development on the character of the area generally; (d) no significant reduction in daylight to private open space and habitable rooms in dwellings on adjacent sites; (e) adequate sunlight to the majority of useable open space within the premises; (f) as many dwellings as practicable oriented to obtain adequate winter sunshine to main living rooms; (g) no excessively long unbroken lengths of walls and roof lines; and (h) building forms which are articulated, textured and provide adequate shading in keeping with a sub-tropical climate.  **Figure: 4.4.4A** Building Envelope for Multi-Residential <25m high & <150m² Non Residential Component	**A1.1** Buildings have a height of not more than that stated are preferred for the relevant precinct (Volume 3 of this Planning Scheme refers); **AND** **A1.2** Multi-storey premises comprising residential uses only, or including a non-residential component no greater than 150m², have a minimum setback of: (a) 6 metres to the principal street frontage for buildings no greater than 6 storeys or 25 metres in height (whichever is lesser); or (b) 7.5 metres to the principal street frontage for buildings greater than 6 storeys or 37.5 metres in height (whichever is lesser); and (c) 4.5 metres from any side street frontage; and **OR** **A1.3** Multi-storey premises comprising residential uses and a non-residential component greater than 150m²: (a) built up to the road frontage at ground storey level; and (b) with the minimum setbacks for the building above ground storey level being the same as those described in Acceptable Measure A1.2 above. **AND** **A1.4** Buildings comprising residential uses only, or including a non-residential component no greater than 150m², are wholly sited within the building envelopes defined as follows: (a) where no part of the building is higher than 25 metres, planes projected at 45 degrees from a height of 4.5 metres above ground level at 1.5 metres from the side and rear boundaries of the site for a horizontal distance of 6 metres into the site from the boundary (see Figure 4.4.4A); or (b) for any higher building, the same planes projected for a horizontal distance of 9 metres into the site at a point 1.5 metres from the side or rear boundary (see Figure 4.4.4B) with no part of the building higher than 37.5 metres. **OR**

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES

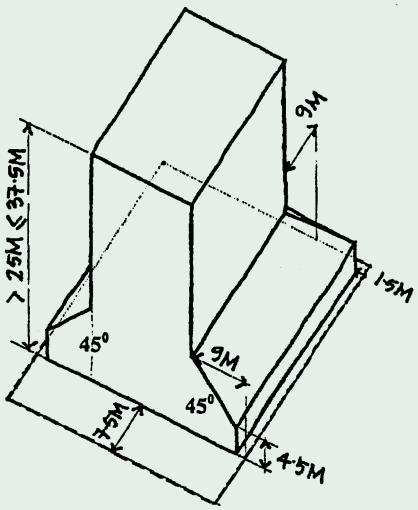

Figure: 4.4.4B Building Envelope for Multi-Residential >25m high <37.5m² with <150m² Non Residential Component

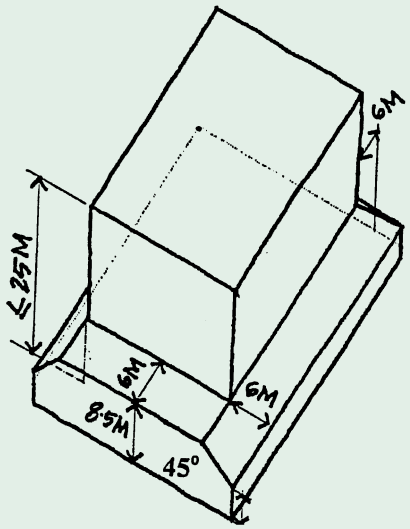

Figure: 4.4.4C Building Envelope for Multi-Residential <25m high & with >150m² Non Residential Component

A1.5 Buildings comprising of residential uses and including a non-residential component greater than 150m² wholly sited within the building envelopes defined as follows:

(a) where no part of the building is higher than 25 metres, planes projected at 45 degrees from a height of 4.5 metres above ground level at the front, side and rear boundaries of the site for a horizontal distance of 6 metres into the site from the boundaries (see Figure 4.4.4C); or

(b) for any higher building, the same planes projected for a horizontal distance of 9 metres into the site from the front, side or rear boundary (see Figure 4.4.4D), with no part of the building higher than 37.5 metres.

AND

A1.6 Any projections may occur outside of the building envelopes on side and rear boundaries only, provided that;

(a) balconies projecting up to 1.5 metres within the setback area where no part of the balcony is closer than 5 metres to a site boundary and the amenity of neighbours is unlikely to be reduced; and

(a) a total length equal to 25% of the length of the relevant facade and project not more than 20% of the relevant boundary setback;

AND

A1.7 Any part of the building above a height of 8.5 metres or 3 2 storeys (whichever is the lesser):

(a) has no facade horizontal dimension exceeding 40 metres; and

(b) has a floor plan area of not more than 1000 m²;

AND

A1.8 Where private open space is provided, the depth of that space from any adjoining wall to the north is a minimum of (2 + 0.9H metres), where H is the height of the wall in metres.

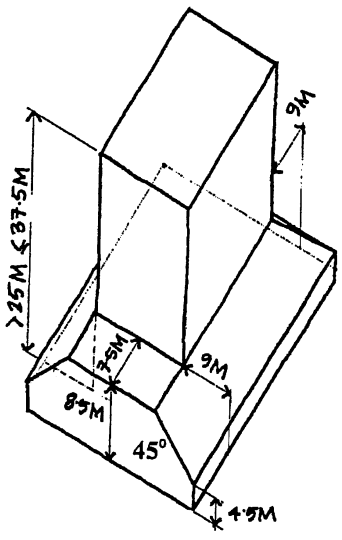

Figure: 4.4.4D Building Envelope for Multi-Residential >25m high <37.5m with <150m² Non Residential Component

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P2 Buildings must be composed to express appropriately designed base, middle and top levels when viewed from the street or surround-ing public open space as follows: (a) base levels of buildings must be designed to: (i) achieve interesting and welcoming facades along the frontages to public or semi-public streets or spaces, (ii) maintain or establish a pedestrian scale along such frontages, (iii) be enhanced by attractive soft landscaping of a nature, scale and density appropriate to the scale and nature of the premises and the street, (iv) screen basement or semi-basement car parking areas and service areas from view from streets and other public and semi-public spaces, and (v) help conserve or create cohesive streetscapes by sympathetically responding to the height and composition of adjacent buildings where such buildings are considered to be attractive and likely to remain for some time; (b) middle levels of buildings must be designed to: (i) create sculptured yet functional architecture which facilitates a transition from a pedestrian scale at street level to a larger scale appropriate to the character of the Precinct and the scale of the premises, (ii) create visual interest and identify and avoid the dominating and oppressive nature of expansive areas of blank wall, and (iii) help protect buildings and their occupants from excessive impacts of sunlight, heat and glare and reduce reliance on air-conditioning; and (c) top levels of buildings must be designed to: (i) add visual interest and distinction to the skyline, (ii) create an appropriate termination of the building, and (iii) conceal, screen or incorporate mechanical plant in a sculptural and attractive manner.	**A2** Measures appropriately addressing site-specific conditions for issues raised in the Performance Criterion, and clearly demonstrated to the Assessment Manager's satisfaction through a Built Form Analysis Report.

(5) On-Site Open Space

PURPOSE

To provide sufficient private open space for the recreational, service and storage needs of residents, with such open space designed and located to receive sunlight and well integrated with a living area of the dwelling, and to ensure that communal open space or recreational facilities provided for the use of residents is functional and can be economically and effectively maintained.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Dwellings must be provided with private open space (except where conversion of an existing building precludes such provision) in a form which facilitates: **(a) active use by residents;** **(b) adequate privacy;** **(c) access to some direct sunlight; and** **(d) convenient access from a main living area.**	**A1** Private open space is provided on the site consisting of: (a) a ground-level area of not less than 30 m^2 (having no dimension less than 4 metres) for each ground floor dwelling unit where such area is conveniently accessible from a living room within that unit; and (b) for each above-ground dwelling unit, a balcony having a minimum area of 15 m^2 with a minimum width of 2.5 metres, conveniently accessible from a living room in that unit, or a roof-top area (of the same minimum dimensions as for a balcony) directly connected to the dwelling.
P2 At least one part of the on-site open space area is provided as communal open space suitable for recreational activities such as barbeques, swimming, children's play and/or casual use.	**A2** Communal open space is provided with at least one continuous area of not less than 60 m^2 and having a minimum dimension of 5 metres, that is suitable and developed for any of swimming, barbeques, children's play and/or outdoor passive recreation.
P3 Appropriate fencing must be used adjacent to streets, walkways, laneways, alleyways, and the like, to define territory, protect privacy and amenity of private and communal open space, and provide for the casual surveillance of both properties and public thoroughfares.	**A3.1** Fencing of a carpark is erected so as to provide clear visibility into the site for the full height of the fence. **AND** **A3.2** Fencing of other sites/facilities is designed and erected so as to: • provide clear visibility into the site, through at least 50% of the surface of the fence above 1.2 metres in height; and • be located so that it does not inhibit views of entrances and exits to buildings; **AND** **A3.3** Solid front fences and walls to 1.8 metres high are limited to where; • the private/communal open space is in front of a building; or • traffic volumes exceed 6000 vehicles per day. **Provided that:** • the width is limited to a maximum of 50% of the frontage, where private open/communal space fronts the street; • some surveillance of the street is maintained from the building to satisfy Acceptable Measure A3.2 (as above), and • fences do not exceed 10 metres in length without some articulation or detailing to provide visual interest.

(6) Privacy and Acoustic Environment Amenity

PURPOSE

To limit overlooking of private open space and views into neighbouring dwellings and to ensure an appropriate acoustic environment is maintained within the site and on nearby land, without significantly detracting from visual amenity, preferred character, livability or safety of the locality.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 The private open spaces and living rooms of adjacent dwellings must be protected from direct overlooking by means of dwelling layout, screening devices, distance or landscaping. **P2 Windows of one dwelling must not be located opposite the windows of another dwelling unless direct views are restricted or controlled by screening devices, distance or landscaping.**	(*in relation to P1 and P2*) **A1.1** Windows or balconies are screened or obscured where they face directly into the private open space of an existing adjoining dwelling. **Provided that:** (a) if screening is used, the view of the area overlooked is obscured within 9 metres or beyond a 45 degree angle from the plane of the wall containing the opening, measured from a height of 1.5 metres above floor level; (b) no visual screening is required for windows: • in bathrooms, toilets, laundries, storage rooms or other non-habitable rooms which have translucent glazing or sill heights of at least 1.5 metres; or • in habitable rooms which have sill heights 1.5 metres or greater above floor level or translucent glazing to any window less than 1.5 metres above floor level; or • in habitable rooms facing a property boundary where there is a visual barrier at least 1.5 metres high and the floor level of the room is less than 0.6 metres above the level of the ground at the boundary. This barrier may be a fence or screen, new landscape screening, or existing retained landscape. (c) no screening is required if balconies, terraces, verandah or decks: • have solid balustrades at least 1.5 metres high; • have translucent glazing at least 1.5 metres high; • if screening is used on balconies, terraces, verandahs or decks, it should extend from the floor to a minimum of 1.5 metres high, be not more than 25% transparent, and be constructed of durable material which is permanently fixed; • to habitable rooms facing a property boundary where there is a visual barrier at least 1.5 metres high and the floor level of the room is less than 0.6 metres above the level of the ground at the boundary. **AND** **A1.2** Windows and balconies of an upper-level dwelling designed to prevent overlooking of more than 50% of the private open space or a lower-level dwelling directly below and within the same development. **AND** **A1.3** Habitable room windows with a direct outlook to habitable windows in an adjacent dwelling within 9 metres: (a) have sill heights at least 1.5 metres above floor level; or (b) have fixed obscure glazing in any window pane which is less than 1.5 metres above floor level; or (c) are fitted with blinds, shutters or curtains.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P3 The exposure of dwellings to noise is minimised by maintenance of the EPP (noise) Environmental values of the acoustic environment[1].	**A3** Development and use achieves compliance with the noise limits specified for the relevant noise types, as identified in Table 3.1 of *Planning Scheme Policy No. 7 - Acoustic Environment Assessment.*
P4 Emissions of sound beyond the boundary of the site maintain the EPP (noise) Environmental values of the receiving acoustic environment of nearby residential land and other noise sensitive places[1].	**A4** Development and use achieves compliance with the noise limits specified for the relevant noise types, as identified in Table 3.1 of *Planning Scheme Policy No. 7 - Acoustic Environment Assessment.*
P5 Noise attenuation measures are compatible with the local streetscape, encourage the creation of active street frontages and are designed to discourage crime and anti-social behaviour having regard to: • aesthetic quality and compatibility; • physical accessibility; • provision for casual surveillance of public space from dwellings; and • opportunities for concealment or vandalism.	No Acceptable Measure nominated

[1] *To demonstrate compliance with this performance criterion, applicants may need to prepare a noise impact assessment in accordance with Planning Scheme Policy No. 7 - Acoustic Environment Assessment.*

(7) Landscaping and Site Facilities

PURPOSE

To create a pleasant, safe and attractive living environment which is integrated into the streetscape and neighbourhood, and provides for suitably designed site facilities such as garbage bin enclosures, mail boxes, service meters, clothes drying areas, bike storage and external storage.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Landscaping provided to satisfy Element (2) P3 of this Code, must be designed, established and maintained to protect and enhance the amenity of residents, enhance the streetscape appearance of the development, and where practicable facilitate management and preserve significant vegetation features: (i) provides privacy between dwellings and for adjoining dwellings.	(*In relation to P1 and P2*) **A1** Site-specific measures apply to assessable development and are to be carried out in accordance with Council's Code for Landscaping (Design).
P2 On-site facilities must be designed to be physically convenient and not visually intrusive, blend with the development and street character, and require minimal maintenance, including: (a) open air clothes drying facilities screened from view from the street; (b) the number of television antennae and other receiving structures kept to a minimum, with, where appropriate, a receiver provided to serve all dwellings within a single building; (c) plumbing and drainage installations are concealed in enclosing ductwork so as not to be visually exposed; and	**A2** For assessable development site specific measures apply.
P3 Development must not cause unreasonable disturbance to any person, activity or fauna because of light emissions.	**A3** The vertical illumination resulting from direct, reflected or other incidental light emanating from the site does not exceed 1 lux when measured at any point 1.5 metres outside the boundary and at any level from Ground level.

(8) Waste Management[2]

PURPOSE

To ensure satisfactory waste management provisions are available to all residents.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
WASTE COLLECTION **P1 Premises must provide adequate methods for:** (i) the collection/disposal of waste which are hygienic, (ii) suitably located for use, (iii) easily serviced, (iv) work effectively, and (v) minimise impacts on the amenity of users, occupiers and neighbours of the premises.	WASTE CHUTES AND ACCESSORIES General **A1.1** Waste chutes and associated accessories are provided for the transport of waste from each floor level (used for residential purposes) to the waste storage area, which meet the following criteria: (a) are constructed of materials which are non combustible and non-corrosive or otherwise coated/treated with a non-corrosive compound and are of adequate strength for their purpose, and (b) the interior of the chute, any chute branch and joints have a smooth, impervious, non-corrosive surface and provide uninterrupted flow to the passage of waste, and (c) constructed to be insect and vermin proof, and (d) the whole of the waste disposal system, including all chutes, rooms, compartments and equipment, are constructed and installed so that the use and operation of the system does not at any time give rise to: • Transmission of vibration to the structure of the premises, or • Excessive odour - odour emissions do not cause a noticeable smell (in excess of 1 odour unit) beyond the disposal and storage points, or • Excessive noise. **AND** WASTE CHUTES **A1.2** Waste chutes meet the following criteria: (a) are cylindrical with a diameter of not less than 450mm, and (b) the bottom edge of the chute finishes at least 25mm below the level of the ceiling in the waste room with a maximum of 300mm between chute edge and any extension thereof and the top of the waste container, and (c) wherever possible, chutes are vertical throughout their length up to level of the highest hopper, and (d) discharge centrally above the waste container or compactor in the waste storage room, and (e) the chute shall be continued in full bore above the roof of the building, but not less than 600 mm above the level of the highest hopper, and (f) are fully supported at each floor level, and (g) are contained in fire rated shafts in compliance with the appropriate standards, and

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[2] *To demonstrate compliance with this element, Council may request the preparation of a Waste Management Plan in accordance with Planning Scheme Policy No 10 Preparation of Waste Management Plans.*

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 WASTE COLLECTION Continued	(h) each chute pipe shall have provision for: • access at appropriate levels to assist in clearing obstructions and cleaning, and • a nylon brush or similar appliance on a pulley system to allow cleaning of the chute, and (i) waste chutes shall be ventilated in a manner that ensures: • air does not flow from the chute through service openings, and • flow of air in the chute does not impede the downward movement of waste, and • where the chute is not continued to the full height of the building, a vent formed of non-combustible material having a minimum diameter of 150mm shall be provided. Such vent to be carried to a point of at least 2.0 metres above the eaves of the building or the eaves of any building within 10.0 metres. **AND** **A1.3** A shutter is fitted for closing off the chute in the case of fire or when the waste container is withdrawn, which is: (a) self closing, and (b) constructed of galvanised steel sheet or other approved metal, and (c) assembled with bolts, hinges or rollers of non-corrosive material so that it can be dismounted and re-assembled instantly if necessary, and (d) fitted with a fusible link for automatic operation in the case of a fire in the waste container or waste room, which is selected to operate at a temperature at least 5 degrees Celsius above the operating temperature of the automatic fire control system installed. **AND** **WASTE DISPOSAL POINTS** **A1.4** Hoppers for disposal of waste into waste chutes are provided on each residential floor and are located : (a) in a freely ventilated position in the open air, for example sheltered balconies or in a dedicated room (waste disposal room) (b) to be easily accessed by the occupants of each unit (c) separate from any habitable room or place used in connection with food preparation or living areas. **AND** **A1.5** Hoppers are designed and constructed: (a) to close off the service opening in the chute when the device is open for loading, and (b) between 1.0 metre and 1.5 metres above floor level, and (c) to automatically return to the closed position after use, and (d) to permit free flow of waste into the chute, and (e) not to project into the chute, and (f) for easy cleaning of the device and the connection between the service opening and the chute, and

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 WASTE COLLECTION Continued	(g) so that the largest dimension of the service opening (the diagonal of a rectangular opening) does not exceed .75 diameter of the chute with which the hopper is to be connected, and (h) with a surround on the wall around the hopper at least 300mm wide, made of glazed tiling or other impervious material which can be easily cleaned, and (i) so that the floor adjacent to the hopper is paved with a hard impervious material with a smooth finished surface. AND **A1.6** Each waste disposal room has the floor and walls finished with impervious material coved at all angles. AND **A1.7** Waste disposal rooms shall be ventilated.
WASTE STORAGE **P2 Premises must provide adequate areas:** (i) for the storage of waste items, (ii) in appropriate containers, (iii) which are suitably located for use, servicing and to minimise impacts on the amenity of users, occupiers and neighbours of the premises.	WASTE STORAGE AREAS (WASTE ROOMS) General **A2.1** Waste rooms are provided for the storage of waste in standard waste containers at the bottom of each waste chute which meet the following criteria: (a) are located at vehicle access level, preferably away from the main entrance to the building, and (b) waste containers are easily accessed for the direct disposal of bulky items to the waste container or a separate accessible enclosed area is provided at ground level for the disposal of bulky wastes, and (c) permit unobstructed access for removal of the containers to the service point and for positioning of the containers correctly in relation to the waste chute, and (d) are designed to be the service point or are located within 40 metres of the service point, and (e) are not located adjacent to or within any habitable room or place used in connection with food preparation or living areas, and (f) is of sufficient size to fully contain the required number of waste containers, and (g) all equipment in a fixed position in a waste room is located clear of walls and floors and shall be supported on suitable plinths or impervious legs, and (h) where container storage and drainage racks are provided, they are constructed of galvanised metal or other durable, impervious material. AND **A2.2** Waste rooms are designed and constructed to meet the following provisions: (a) doors are close fitting, self closing and not less than 820 mm wide, and (b) walls, doors and roof of each waste room are constructed of and lined with non-combustible and impervious material with a smooth finish and a fire resistance rating of one hour, and (c) the junctions of the walls with the floors shall be covered and the covering so formed to prevent damage to walls by containers, and

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P2 WASTE STORAGE Continued	(d) door frames are made of metal, hardwood or metal clad softwood, situated in an external wall, and (e) door frames are rebated with a lock capable of being activated from within the room without a key at all times, and (f) a hose cock and an adequate length of hand hose of a minimum internal diameter of 12 mm is provided immediately outside the room, and (g) unless refrigerated to below 4 degrees Celsius, the room has an approved mechanical exhaust system for ventilation or permanent, unobstructed natural ventilation openings direct to the external air not less than one-twentieth (1/20th) of the floor area. One half of such openings shall be situated at or near the floor level, and one half at or near the ceiling level, and (h) automatic sprinklers or other system for control of fire in the waste room which meets Australian Standards on Sprinkler Installations, and (i) the waste room is fly and vermin proof, and (j) the floor of the waste room is graded to fall to a drain located outside and adjacent to the waste room as close as practicable to the doorway, and (k) drainage is by means of a trapped gully connected to the sewer, and (l) gullies are positioned to avoid the track of waste container wheels, and (m) rainfall and other surface water can not flow into the waste room, and (n) artificial lighting is provided within the waste room, and (o) refrigerated rooms are fitted with an approved alarm device, located outside, but controllable only from within the room, and (p) All conduits are concealed in the floor, walls or ceiling. **AND** **WASTE CONTAINER WASH-DOWN** **A2.3** A waste wash-down area is provided for the regular cleaning of waste containers. This waste wash-down area meets the following criteria: (a) is incorporated into the waste storage area, or Is located such that waste containers can be easily moved to the waste wash-down area, and (b) is not located adjacent to or underneath the eating or living areas of any unit or neighbouring property, and (c) the floor is graded to fall to a drainage point located within the wash-down area, and (d) drainage is by means of a trapped gully connected to the sewer, and (e) rainfall and other surface water can not flow into the wash-down area, and (f) A hosecock is located in the vicinity of the wash-down area.

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
WASTE SERVICING **P3 Waste service points and associated vehicle access must be suited to the method of collection and be appropriately located to ensure safe and efficient servicing of containers, and minimise movement of containers for servicing, with minimal impacts on the amenity of users, occupiers and neighbours of the premises.**	**A3.1** A hardstand area is constructed on the property at or adjacent to the service point as a temporary waste storage area for waste containers awaiting servicing. This area is: (a) not located adjacent to or underneath the eating or living areas of any unit or neighbouring property, and (b) located or screened such that the containers are not visible from neighbouring properties or passing vehicle and pedestrian traffic, and (c) of sufficient area to fully contain the required number of waste containers. AND **A3.2** Access from the waste room to the temporary storage area/ service point is paved and allows adequate space and unobstructed access for containers to be manoeuvred. AND **A3.3** Waste service points which are accessed by entering the property are located so that: (a) traffic flow during servicing is not impeded, and (b) the collection vehicle remains entirely on the property during servicing, and (c) they are clearly separated from car parking bays, loading bays and any other similar areas, and (d) noise associated with servicing is minimal at living areas on the property and neighbouring properties, and (e) sufficient height is allowed for servicing, and (f) clear unimpeded vision is provided for the collection driver during all vehicle manoeuvres, particularly if required to reverse out of the property. AND **A3.4** Where the service point is accessed by a private access roadway or entry to the property, this roadway: (a) is constructed to allow unobstructed access to the service point, and (b) is constructed to withstand the fully loaded weight of the waste collection vehicles, and (c) incorporates a turn-around area suited to the waste collection vehicle, meeting the minimum design requirements or is a complete thoroughfare, and (d) is clear of overhanging branches, roofs, balconies, awnings, signs or similar structures at or below the height of the collection vehicle, and (e) minimises the need for reversing (maximum 40m), and (f) provides clear unimpeded vision for the driver for all vehicle manoeuvres. AND **A3.5** The kerbside is used as the service point, only for wheelie bin services (for recycling) and where sufficient space is provided on the kerbside, in the vicinity of the premises, to place the required number of containers, such that when the containers are placed for servicing they are:

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P3 WASTE SERVICING Continued	(a) clearly separated from car parking bays, loading bays and any other similar areas, and (b) clear of overhanging branches, awnings and other such hindrances to servicing by a lifter arm, and (c) clear of footpaths and pedestrian access, and (d) not in front of shop entrances or residential premises, and (e) not blocking the vision of vehicles using the roadway or entering and exiting the property, and (f) capable of being serviced safely without the collection vehicle impeding traffic flow during servicing, and (g) capable of being serviced while the collection vehicle travels forward (ie without the vehicle needing to reverse, and (h) serviced a maximum frequency of twice per week.
WASTE MINIMISATION **P4 Accommodate source separation and segregation of wastes by providing convenient access to recycling provisions, which are adequate, easily recognised and are appropriate to the wastes generated.**	**A4.1** Each waste disposal point includes recycling provisions for the separate collection of recyclable items which are: (a) of sufficient capacity to cater to the amount of material generated, (b) marked appropriately to distinguish the recycling containers, and (c) located on a hard, impervious and surface with a smooth finish. **AND** **A4.2.1** Sufficient space is provided in the temporary waste storage area for recycling bins to be placed awaiting servicing. **OR** **A4.2.2** Provision of a recycling area is made for the storage of an adequate number of standard recycling containers to cater to the number of units proposed. Each such recycling area: (a) is easily accessed and convenient to use, and (b) has unobstructed access provided for removal of the containers to the roadside/service point for servicing, and (c)` is located within 40 metres of the servicing point and for steep properties is located adjacent to the service point, and (d) is not located adjacent to or underneath living areas or food preparation areas, and (e) is located or screened such that the containers are not visible from neighbouring properties or passing vehicle and pedestrian traffic, and (f) is of sufficient area to fully contain the required number of containers, and (g) is a constructed hardstand area with screening, where the area permanently contains more than 2 standard wheelie bins or any other waste container. **OR** **A4.2.3** recycling provisions are in accordance with an approved Waste Management Plan, developed in accordance with Planning Policy No. 11, and which demonstrates the proposals satisfaction of the Performance Criteria.