

	<p>Local Planning Policy 120 Minimum Standards of Residential Buildings for Approval of Issue of Strata Plan Title</p>
<p>Key Focus Area Liveability</p>	<p>Responsible Directorate Planning and Development</p> <p>Relevant Council Delegation Nil</p>

Purpose

The purpose of this policy is:

- To promote the issue of strata title of developments which in Council's view are of sufficient standard
- To provide a sound basis for opposing the issue of strata title to developments which Council considers not being of sufficient standard, and
- To provide a guide to the standard Council deems to be desirable for strata title units.

This policy will apply to all residential developments, and Council will have due regard to this policy when determining an application for issue of strata title.

Policy

Subject to the provisions of Clause 4.1 (Strata Titles Act 1985), approval of an application to strata title will be conditional upon compliance with all of the policy provisions set out in this clause.

1. The external appearance of a residential building shall be of a sufficiently high standard as to conform to other buildings in the locality. For an application to receive approval all defective elements including gutters, downpipes, fascias, barges, doors are to be repaired. All fretted brickwork, cement render, plumbing fittings are to be made good. All peeling or faded painted surfaces are to be properly prepared and repainted.
2. All dilapidated and redundant laundries including external laundries and W.C. to be demolished.
3. All defective paving to car parks and access ways to be made good. All soak wells to be cleaned to maintain design efficiency. Volume of soak well to be a minimum of 0.015x area of catchment area.
4. Engineer designed retaining walls to be provided wherever there is a difference in soil levels between the adjoining property and the land the subject of the application for strata title.
5. All developments approved prior to 7 April 1967, shall provide a minimum of 1.25 car bays per dwelling. All developments approved after that day shall provide car parking space in accordance with the Local Planning Scheme under which the development was approved. All car parking bays shall

be clearly identified by painted outline, kerbed divisions or other approved method.

6. Where the number of dwelling units within the development exceed four, the density of the development shall:
 - a. Accord with density coding of Local Planning Scheme controlling development in the locality at the time the application for strata title is lodged, or
 - b. Reduce the number of dwelling units by at least 50% through amalgamation of units or partial demolition of the building.
7. All roofs constructed of asbestos cement sheeting to be replaced with an alternative material as approved by Council.
8. Each unit shall be provided with its own laundry facilities comprising:
 - a. Two wash troughs connected to an adequate water supply of hot and cold water, and each having a capacity of not less than 36 litres, or
 - b. Space for a washing machine, provided with a power point and one wash trough having a capacity of not less than 36 litres, connected to an adequate supply of hot and cold.

Appropriate portions of the policy are to be considered for incorporation in to the Local Planning Scheme during the Local Planning Scheme Review.

Document Control Box			
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