

ACCA Committee Guideline for Approval of Sustainability Infrastructure

Background

In 2021 the ACCA Committee agreed to a guideline for its consent to the installation of solar panels due to the expected greater interest in their installation

The purpose of the guideline was to establish a standard approach and a number of requests for consent have subsequently been considered. In addition the guideline has been distributed to residents interested in exploring the option of installing solar panels.

Given the greater interest being expressed in other forms of sustainability infrastructure the committee has prepared this guideline to establish a standard approach for consent or approval of sustainability infrastructure. The guideline is in two parts:

- A. Sustainability Infrastructure contained on Community Property
- B. Sustainability Infrastructure within Strata and Neighbourhood Lots that are members of the Association

A. Sustainability Infrastructure contained within Community Property

Proposals to the Committee for sustainability infrastructure are required to include sufficient information to allow the financial and other costs and benefits to be understood.

When the works required are simple replacements or upgrades with more energy efficient or less carbon intensive products, a short statement of the expected costs, and financial and other benefits is sufficient.

Where the works have significant costs, or may have significant impacts on members of the community, a more detailed proposal will be required. (Examples in this category may include installation of solar arrays (non-rooftop), above or below ground water tanks for water harvesting, elimination of gas for pool heating via a battery charging facility). Proposals in this type should include the following information:

1. A description of the proposed infrastructure, including images and drawings so that the location and visual impact can be understood
2. A financial assessment including:
 - a. Estimate of capital cost including installation cost, and other preliminaries (e.g. design, supervision, project management)
 - b. Estimate of ongoing servicing & maintenance requirements, and future repair and replacement costs
 - c. Estimate of annual cost savings accruing to the Community

[Note: if the community receives no benefit it will not consider a proposal unless:

- suitable securities, and undertakings with respect to maintenance and replacement, insurance and liability in a form acceptable to the Association are provided
- any legal, engineering or other costs to be incurred by the Committee in assessing the proposal are borne by the applicant]

3. Non-financial assessment including:

- Sustainability benefit
- Construction impacts including noise, loss of parking, potential damage to parks and gardens
- Impacts on community residents during and post construction
 - Safety and security of residents or their property
 - Effects on the visual amenity, in particular, of adjacent strata or neighbourhood lots
 - Accessibility impacts e.g. road closures
 - Requirements to close community facilities or limit/prevent access to parts of the community property, and
 - To the extent that some strata/neighbourhood lots may be negatively impacted and other strata/neighbourhood obtain benefits the proposed method by which the negatively impacted neighbourhood lots would be compensated for their loss of amenity or value of their properties.

[Note: With respect to Items 3b. and 3c. the proposal should contain a statement from each adjacent strata/neighbourhood lot that they either:

- support the proposal, or
- do not support the proposal stating their reasons]

In determining whether to accept a proposal the Committee will consider:

- the overall costs and benefits of the proposal, and
- the adequacy of the compensation mechanism for negatively impacted owners

B. Sustainability Infrastructure within Strata and Neighbourhood Lots that are members of the Association

The Relevant term in the ACCA Management Statement is:

No owner or occupier shall make any external alteration or attach any external decoration or other thing to the external walls of building or to any wall or fence which may be capable of being seen from the community property unless consent of the Community Association has been applied for and obtained.

The following confirmations should be included with any request for consent to ACCA for the installation

- The strata manager is to confirm that the installation complies with the management statement, regulations and by-laws of the strata or neighbourhood lot

2. If any approvals or consents to the installation are required to be obtained from the strata/neighbourhood lot or from other owners, the strata manager is to confirm that these have been obtained for the installation

If the above confirmations are not provided the ACCA Committee will not provide a consent. If confirmations are provided then

3. The ACCA Committee will consider whether the sustainability infrastructure proposed is capable of being seen by other residents or the public. If not, consent shall be provided.
4. If the sustainability infrastructure is capable of being seen, the ACCA Committee will further consider the aesthetics of the proposed installation

If the installation aesthetics are considered in keeping with their surroundings, consent may be given.

The applicant should provide sufficient details including drawings and images which enable ACCA to properly consider Items 3 and 4 above. Drawings/Images should be in colour. Dimensions must be provided.

The ACCA response will only advise that consent is given or not given.

If the installation requires the use of community land this use must be separately requested.

Note: It is the responsibility of the strata, neighbourhood lot, and individual owner (as applicable) to:

- a. *ensure that the proposed installation complies with insurance policies, and*
- b. *consider the adequacy of the strength of the roof and any drainage problems which may result from the installation.*

The ACCA Committee's considerations are limited to visibility and aesthetics.

