

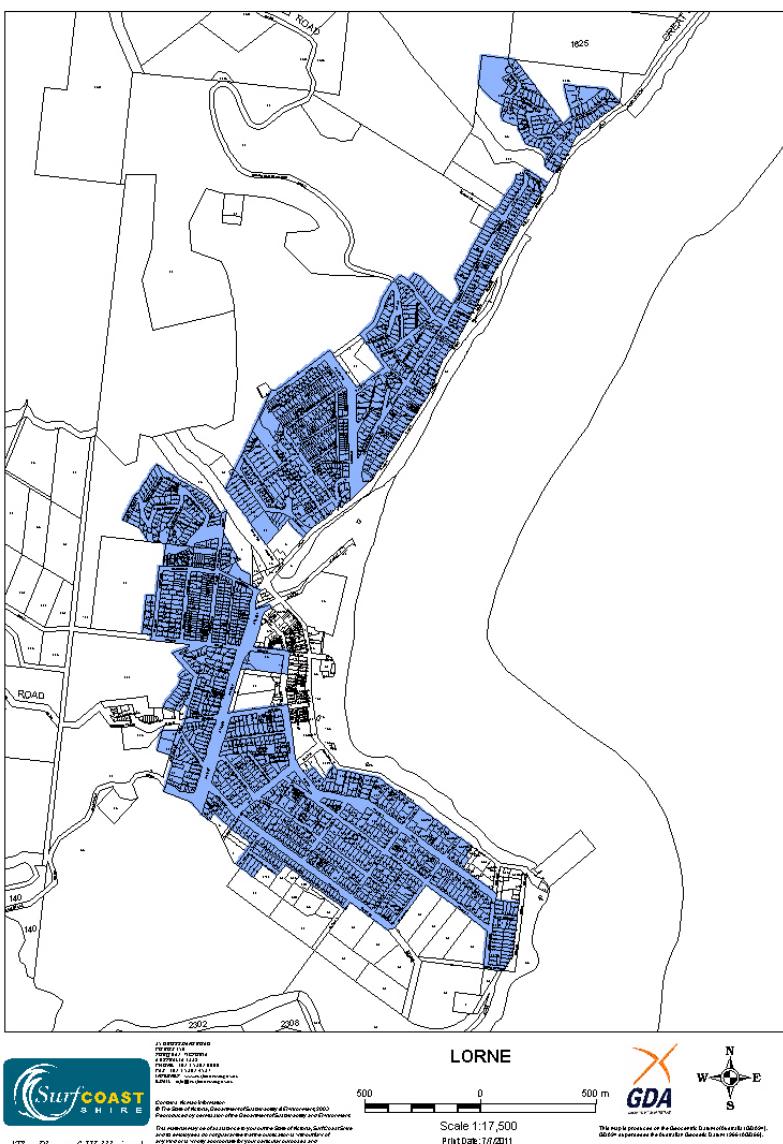
ResCode Assessment

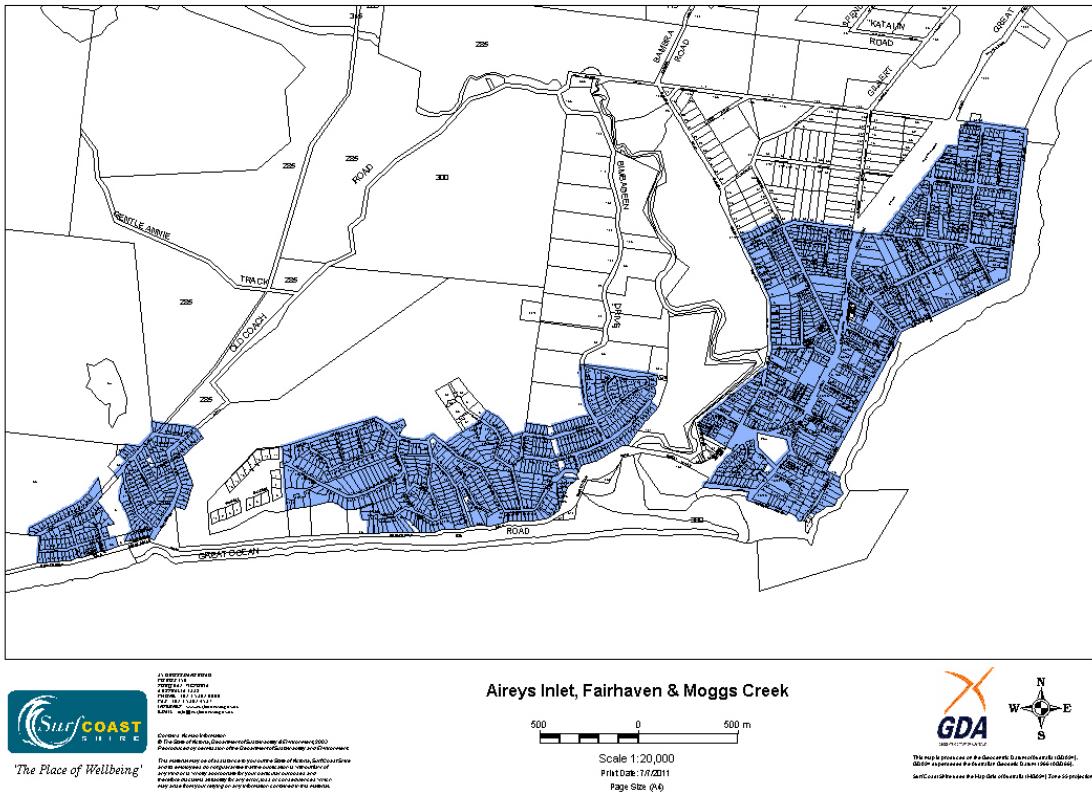
Part 4 of the Victorian Building Regulations and Clause 54 and 55 of the Surf Coast Planning Scheme provides for assessment of ResCode residential standards.

Where ResCode assessment has occurred as part of a planning permit process then the relevant Building Surveyor does not need to consider Part 4 of the Victorian Building Regulations.

Planning permits for multi dwelling development will consider ResCode issues via Clause 55 however identifying whether ResCode has been assessed for single dwellings where a planning permit has been issued is more difficult.

Unfortunately the Victorian Planning Provisions do not allow for individual planning permits for dwellings (which can be triggered under a range of overlays) to always consider ResCode. However permits triggered for single dwellings under the Neighborhood Character overlay (NCO) are required to be assessed against ResCode. The locations where the NCO applies are in Aireys Inlet, Fairhaven, Moggs Creek (commencing 5/10/2006) and Lorne (commencing 16/10/2008). Maps showing the extent of the NCO coverage in these towns are detailed below.





Building Surveyors can be certain that ResCode has been considered for dwellings granted planning permits in these locations.

Generally formal assessment of ResCode will not occur for single dwellings granted via planning permits in Anglesea, Torquay/Jan Juc, Moriac, Deans Marsh, and Bellbrae as generally the permit triggers will be via overlays that do not trigger ResCode assessment. Building Surveyors are required to undertake assessment of Part of the Victorian Building Regulations in these instances. Building Surveyors are welcome to enquire with Council's Planning Department for each individual case.

Special consent – Oceans Acres, Frog Hollow and The Sands

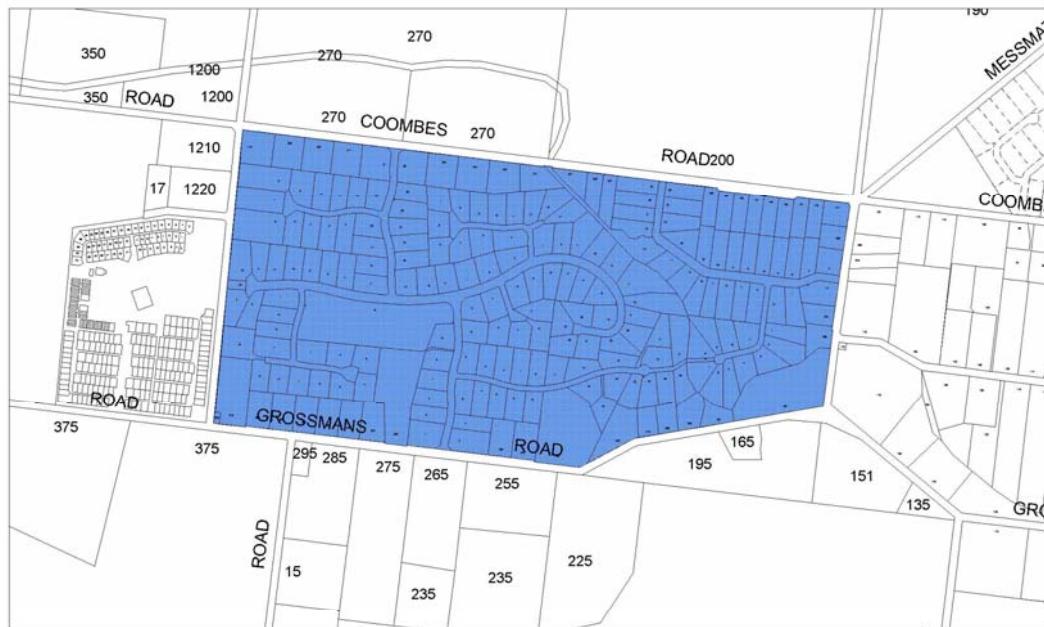
The estates described above do not generally require formal town planning permits however a form of approval is required per 173 agreements on the lots in these areas. The map below shows the location of the estates.

This information is provided to assist Building Surveyors to understand that a particular form of approval is still granted in these areas and to ensure building permit plans are consistent with these approvals per the opportunity outlined in Section 24 of the Building Act 1993 as a form of approval beyond a planning permit.

Oceans Acres and Frog Hollow estates

Generally no planning permission is required for the development of a dwelling in these Low Density (4000sqm lot) estates. However each lot is encumbered by a 173 agreement that requires a form of permission to be granted for dwellings to be consistent with agreed guidelines developed between the developers and Council. The guidelines for Ocean Acres and Frog Hollow are similar and a copy of the guidelines can be viewed at the link below:

http://www.surfcoast.vic.gov.au/Planning/Documents/Ocean_Acres.pdf



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Ocean Acres & Frog Hollows

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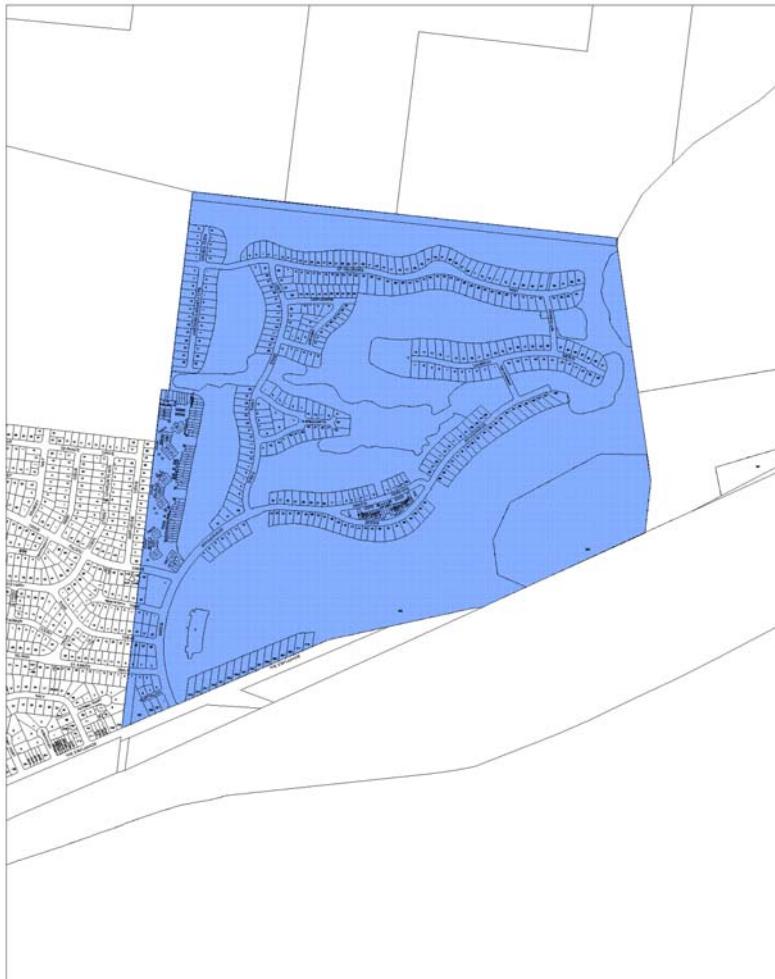
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The Sands

Generally no planning permits are required for development of dwellings at The Sands however each lot is encumbered by a 173 agreement that requires a form of approval to be obtained with assessment against guidelines. This process involves an Architectural Review Committee managed by The Sands and final sign off through Council town planners.

The Guidelines for dwellings at The Sands can be viewed via the link below:

<http://www.thesandstorquay.com/images/pdfs/Building%20Guidelines%20Sept%202010.pdf>



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The Sands

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