



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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The Sands



Scale 1:10,000

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