



### BUILDING CONTROL COMMISSION

#### Subordinate Legislation Act 1994

#### REGULATORY IMPACT STATEMENT

#### Building (Amendment) Regulations 1999

Notice is given in accordance with section 11 of the **Subordinate Legislation Act 1994**, that a Regulatory Impact Statement (RIS) has been prepared in relation to the Building (Amendment) Regulations 1999.

The **Building Act 1993** introduced reforms to the system of building regulation. The Building Regulations 1994 which came into operation on 1 July 1994, supported the implementation of the Act.

As a result of four years of experience in the operation of the regulations and continuing efforts for national uniformity, a number of practical problems and opportunities for improved operation of the regulations have become apparent. These have arisen as concerns relating to uncertainties created by the regulations have been expressed by industry practitioners and the public.

The regulations have the objective of:

- (a) prescribing matters relating to the use and maintenance of buildings and places of public entertainment; and
- (b) prescribing matters relating to the construction of buildings; and
- (c) generally improving the operation of the Building Regulations 1994 (as amended).

They as such promote nationally uniform construction standards and enhance the safety of buildings and aim to improve the consistency, efficiency and effectiveness of building control within the spirit of the **Building Act 1993**.

The proposed amendments have been classified into three categories:

- incorporating changes brought about by amendment of the **Building Act 1993**; and
- improving the administration and enforcement of the maintenance of

essential services provisions in the regulations; and

- generally improving the operation and understanding of the regulations (declaratory and machinery changes).

In themselves the amendments do not represent fundamental changes to the principles currently underpinning the existing regulations. What they do is to seek to facilitate the flexibility and consistency of the Act so that the regulations reflect efficient and effective building control.

The majority of the amendments amount to 'fine tuning' of well-accepted regulatory framework and do not impose any significant additional costs on the building owner or the public.

Costs consist of a cost on relevant building surveyors to send a copy of the building permit to owners in certain circumstances, cost of display of building (demolition) permits on the allotment and additional costs which apply to building owners for the amended essential services provisions. These costs have been assessed as being of net benefit to the community.

The RIS concluded that the analysis demonstrates that the proposed regulatory amendments are necessary and yield a net benefit to the community. In themselves, the proposed changes give further support to the spirit of the **Building Act 1993** and the regulations. The amendments represent improvements to a building control system that already has the goal of promoting efficiency, effectiveness and the adoption of practical measures.

Public comments are invited on the RIS and accompanying Regulations. Copies may be obtained by contacting Iolanda Fazzari on 9285 6447.

Written submissions will be received at the following address up to 5.00 p.m. on 29/1/99: Building Control Commission, 27th Floor, 2 Lonsdale Street, Melbourne 3000 or by Fax on (03) 9285 6464.

MAX CROXFORD  
COMMISSIONER

**Planning and Environment Act 1987**  
**MELBOURNE PLANNING SCHEME**  
Notice of Approval of Amendment  
Amendment L308

The Minister for Planning and Local Government has approved Amendment L308 to the Melbourne Planning Scheme.

The amendment comes into operation on the date this notice is published in the Government Gazette.

The amendment replaces Incorporated Document Number 42, dated 26 October 1998, with a new Incorporated Document Number 43, dated 16 December 1998, to insert a Landscape Sketch Design Plan in Condition 1 of the Incorporated Document which forms part of Clause 325-16 of the Melbourne Planning Scheme - Non Central City Specific Site Controls.

A copy of the amendment can be inspected, free of charge, during office hours, at the Department of Infrastructure, Customer Service Centre, Upper Plaza, Nauru House, 80 Collins Street, Melbourne and at the offices of the Melbourne City Council, Development Planning, 6th Floor, 200 Little Collins Street, Melbourne 3000.

LEIGH PHILLIPS  
Director, Planning Operations  
Local Government, Planning and  
Market Information Services Division  
Department of Infrastructure

**Planning and Environment Act 1987**  
**MELBOURNE PLANNING SCHEME**  
Notice of Approval of Amendment  
Amendment L324

The Minister for Planning and Local Government has approved Amendment L324 to the Melbourne Planning Scheme.

The amendment comes into operation on the date this notice is published in the Government Gazette.

The amendment changes the local section of the scheme by inserting an Incorporated Document into Part 3 of the Local Section of the Melbourne Planning Scheme which allows the

development and use of four new buildings around University Square Carlton, and development of a car park under University Square, for the purpose of Education centre, Residential Hotel, Dwellings, Shop, Food and drink premises and Car park.

A copy of the amendment can be inspected, free of charge, during office hours, at the Department of Infrastructure, Customer Service Centre, Upper Plaza, Nauru House, 80 Collins Street, Melbourne and at the offices of the Melbourne City Council, Council House, 6th Floor, 200 Little Collins Street, Melbourne 3000.

LEIGH PHILLIPS  
Director, Planning Operations  
Local Government, Planning and  
Market Information Services Division  
Department of Infrastructure

**DIRECTION UNDER SECTION 62G OF THE**  
**GAS INDUSTRY ACT 1994**

Pursuant to sub-section 62G(5) of the **Gas Industry Act 1994** ("the Act") I, Alan R Stockdale, being the Minister responsible for the Act, hereby Direct that the direction dated 25 September 1998 and published as the first direction on page 1 of the Victoria Government Gazette No. S99 ("the VENCORP Direction") be amended by inserting before the words "Dated 25 September 1998" appearing therein, the following words:

"This Direction takes effect at and from 10.45 pm on 25 September 1998."

The VENCORP Direction is deemed pursuant to sub-section 62G(5A) of the Act to have been made as so amended.

Dated 23 December 1998.

ALAN R STOCKDALE  
Minister responsible for the  
**Gas Industry Act 1994**

**DIRECTION UNDER SECTION 62G OF THE**  
**GAS INDUSTRY ACT 1994**

Pursuant to sub-section 62G(5) of the **Gas Industry Act 1994** ("the Act") I, Alan R Stockdale, being the Minister responsible for the Act, hereby Direct that the direction dated 26 September 1998 and expressed to take effect at and from 1.00 pm on 26 September 1998,

which direction was published as the second direction on page 1 of the Victoria Government Gazette No. S99 ("the VENCORP Direction") be amended by deleting after Roman numeral (ii) therein the words "ENERGY 21 PTY LTD, KINETIK ENERGY PTY LTD, IKON ENERGY PTY LTD, STRATUS NETWORKS PTY LTD, MULTINET GAS PTY LTD, WESTAR PTY LTD, GASCOR and TRANSMISSION PIPELINES AUSTRALIA PTY LTD, CFA and STATE EMERGENCY SERVICES and their servants, agents and persons authorised to act on their behalf," and substituting for those words, the following:

"ENERGY 21 PTY LTD, KINETIK ENERGY PTY LTD, IKON ENERGY PTY LTD, STRATUS NETWORKS PTY LTD, MULTINET GAS PTY LTD, WESTAR PTY LTD, GASCOR, TRANSMISSION PIPELINES AUSTRALIA PTY LTD, COUNTRY FIRE AUTHORITY and their servants, agents and persons authorised to act on their behalf, and all persons duly authorised to perform duties pursuant to the **Victoria State Emergency Act 1987** and their servants, agents and persons authorised to act on their behalf,"

The VENCORP Direction is deemed pursuant to sub-section 62G(5A) of the Act to have been made as so amended.

Dated 23 December 1998.

ALAN R STOCKDALE  
Minister responsible for the  
**Gas Industry Act 1994**

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**DIRECTION UNDER SECTION 62G OF THE  
GAS INDUSTRY ACT 1994**

Pursuant to sub-section 62G(5) of the **Gas Industry Act 1994** ("the Act") I, Alan R Stockdale, being the Minister responsible for the Act, hereby Direct that the direction dated 26 September 1998 and expressed to take effect of and from 5.30 pm on 26 September 1998, which direction was published commencing on page 2 of the Victoria Government Gazette No. S99 ("the VENCORP Direction") be amended by deleting after Roman numeral (ii) therein the words "ENERGY 21 PTY LTD, KINETIK ENERGY PTY LTD, IKON ENERGY PTY LTD, STRATUS NETWORKS PTY LTD, MULTINET GAS PTY LTD, WESTAR PTY LTD, GASCOR and TRANSMISSION

PIPELINES AUSTRALIA PTY LTD, CFA, STATE EMERGENCY SERVICES, VICTORIA POLICE and their servants, agents and persons authorised to act on their behalf," and substituting for those words, the following:

"ENERGY 21 PTY LTD, KINETIK ENERGY PTY LTD, IKON ENERGY PTY LTD, STRATUS NETWORKS PTY LTD, MULTINET GAS PTY LTD, WESTAR PTY LTD, GASCOR, TRANSMISSION PIPELINES AUSTRALIA PTY LTD, COUNTRY FIRE AUTHORITY and their servants, agents and persons authorised to act on their behalf, officers and other members of the Police Force of Victoria appointed pursuant to the **Police Regulation Act 1958** and their servants, agents and persons authorised to act on their behalf, and all persons duly authorised to perform duties pursuant to the **Victoria State Emergency Act 1987** and their servants, agents and persons authorised to act on their behalf,"

The VENCORP Direction is deemed pursuant to sub-section 62G(5A) of the Act to have been made as so amended.

Dated 23 December 1998.

ALAN R STOCKDALE  
Minister responsible for the  
**Gas Industry Act 1994**

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**DIRECTION UNDER SECTION 62G OF THE  
GAS INDUSTRY ACT 1994**

Pursuant to sub-section 62G(5) of the **Gas Industry Act 1994** ("the Act") I, Alan R Stockdale, being the Minister responsible for the Act, hereby Direct that the direction dated 26 September 1998 and expressed to take effect at and from 10.15 pm on 26 September 1998, which direction was published commencing on page 3 of the Victoria Government Gazette No. S99 ("the VENCORP Direction") be amended by deleting after Roman numeral (ii) therein the words "ENERGY 21 PTY LTD, KINETIK ENERGY PTY LTD, IKON ENERGY PTY LTD, STRATUS NETWORKS PTY LTD, MULTINET GAS PTY LTD, WESTAR PTY LTD, GASCOR and TRANSMISSION PIPELINES AUSTRALIA PTY LTD, CFA, STATE EMERGENCY SERVICES, VICTORIA POLICE and their servants, agents and persons authorised to act on their behalf," and substituting for those words, the following:

“ENERGY 21 PTY LTD, KINETIK ENERGY PTY LTD, IKON ENERGY PTY LTD, STRATUS NETWORKS PTY LTD, MULTINET GAS PTY LTD, WESTAR PTY LTD, GASCOR, TRANSMISSION PIPELINES AUSTRALIA PTY LTD, COUNTRY FIRE AUTHORITY and their servants, agents and persons authorised to act on their behalf, officers and other members of the Police Force of Victoria appointed pursuant to the **Police Regulation Act 1958** and their servants, agents and persons authorised to act on their behalf, and all persons duly authorised to perform duties pursuant to the **Victoria State Emergency Act 1987** and their servants, agents and persons authorised to act on their behalf,”

The VENCORP Direction is deemed pursuant to sub-section 62G(5A) of the Act to have been made as so amended.

Dated 23 December 1998.

ALAN R STOCKDALE  
Minister responsible for the  
**Gas Industry Act 1994**

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#### DIRECTION UNDER SECTION 62G OF THE GAS INDUSTRY ACT 1994

Pursuant to sub-section 62G(5) of the **Gas Industry Act 1994** (“the Act”) I, Alan R Stockdale, being the Minister responsible for the Act, hereby Direct that the direction dated 28 September 1998 and expressed to take effect at and from 2.30 pm on 28 September 1998, which direction was published on page 1 of the Victoria Government Gazette No. S102 (“the VENCORP Direction”) be amended by deleting after Roman numeral (ii) therein the words “KINETIK ENERGY PTY LTD, WESTAR PTY LTD, CFA, STATE EMERGENCY SERVICES, VICTORIA POLICE and their servants, agents and persons authorised to act on their behalf,” and substituting for those words, the following:

“KINETIK ENERGY PTY LTD, WESTAR PTY LTD, COUNTRY FIRE AUTHORITY and their servants, agents and persons authorised to act on their behalf, officers and other members of the Police Force of Victoria appointed pursuant to the **Police Regulation Act 1958** and their servants, agents and persons authorised to act on their behalf, and all persons duly authorised to perform duties pursuant to the **Victoria State Emergency Act 1987** and their servants, agents and persons authorised to act on their behalf,”

The VENCORP Direction is deemed pursuant

to sub-section 62G(5A) of the Act to have been made as so amended.

Dated 23 December 1998.

ALAN R STOCKDALE  
Minister responsible for the  
**Gas Industry Act 1994**

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#### DIRECTION UNDER SECTION 62G OF THE GAS INDUSTRY ACT 1994

Pursuant to sub-section 62G(5) of the **Gas Industry Act 1994** (“the Act”) I, Alan R Stockdale, being the Minister responsible for the Act, hereby Direct that the direction dated 30 September 1998 and expressed to take effect at and from 9.15 pm on 30 September 1998, which direction was published commencing on page 1 of the Victoria Government Gazette No. S104 (“the VENCORP Direction”) be amended by deleting after Roman numeral (ii) therein the words “ENERGY 21 PTY LTD, KINETIK ENERGY PTY LTD, IKON ENERGY PTY LTD, STRATUS NETWORKS PTY LTD, MULTINET GAS PTY LTD, WESTAR PTY LTD, GASCOR, TRANSMISSION PIPELINES AUSTRALIA PTY LTD, CFA, STATE EMERGENCY SERVICES, VICTORIA POLICE and their servants, agents and persons authorised to act on their behalf,” and substituting for those words, the following:

“ENERGY 21 PTY LTD, KINETIK ENERGY PTY LTD, IKON ENERGY PTY LTD, STRATUS NETWORKS PTY LTD, MULTINET GAS PTY LTD, WESTAR PTY LTD, GASCOR, TRANSMISSION PIPELINES AUSTRALIA PTY LTD, COUNTRY FIRE AUTHORITY and their servants, agents and persons authorised to act on their behalf, officers and other members of the Police Force of Victoria appointed pursuant to the **Police Regulation Act 1958** and their servants, agents and persons authorised to act on their behalf, and all persons duly authorised to perform duties pursuant to the **Victoria State Emergency Act 1987** and their servants, agents and persons authorised to act on their behalf.”

The VENCORP Direction is deemed pursuant to sub-section 62G(5A) of the Act to have been made as so amended.

Dated 23 December 1998.

ALAN R STOCKDALE  
Minister responsible for the  
**Gas Industry Act 1994**

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