

**Maribyrnong Planning Scheme
Incorporated Document
23 Frederick Street Yarraville**

Introduction

This document is an incorporated document pursuant to Section 6(2)(j) of the Planning and Environment Act 1987 in the schedule to Clause 81 of the Maribyrnong Planning Scheme (the Planning Scheme).

The document includes specific conditions to allow the land at 23 Frederick Street Yarraville to be used as a dwelling.

Specific site control

Land at 23 Frederick Street, Yarraville may be used as a dwelling subject to the following conditions;

1. Use of the site for the purposes of a dwelling shall lapse if use of the site stops for a continuous period of 2 years, or has stopped for two or more periods which together total two years in any period of three years.
2. A permit is required for any change of use or any buildings or works. A permit will not be granted unless the buildings or works comply with any other buildings or works requirements of the Planning Scheme.

IMPORTANT INFORMATION FOR ALL HOME BUYERS ON SELF CONTAINED SMOKE ALARMS

Since 1st February 1997 all Dwelling as described below will be required to have smoke detectors installed by 31 January, 1999 or if the property is sold any time prior to 31 January 1999 then compliance must occur within (30) days after settlement of the property.

The mandatory requirements for smoke alarms (devices that combine both smoke detection and alarm facilities in a single unit) are specified in the Building code of Australia (BCA) clause E1.7 and regulation 707 of the Building Regulations 2006. These provisions require self contained smoke alarms that comply with AS3786.

A practice note setting out requirements for installation of smoke alarms which was prepared by the Building control commission is available from the council Building Surveyors office.

Existing Class 1,2,3&4 buildings (dwellings)

Smoke alarms installed in existing buildings (or parts) may have an internal battery power supply.

Location of smoke alarms

When deciding on the position of smoke alarms it is important to remember that they are intended to detect smoke before it reaches the sleeping occupants of a building. The ensuing alarm is designed to wake the occupants and give them time to evacuate the building.

Protection of sleeping areas

The regulation requires that a smoke alarm be located "between each area containing bedrooms and the remainder of the dwelling. "In some dwellings the bedrooms are located in a common area and connected by a hallway.

Maintenance of smoke alarms

For smoke alarms to be effective it is important that they are adequately maintained. The operation of most smoke alarms can be readily checked by depressing a button on the outside of the alarm.

The battery in most smoke alarms will need to be renewed on an annual basis (lithium batteries lasting up to seven years are also available). Smoke alarms should emit a warning sound when the battery needs replacement. Also the alarm should also be cleaned annually. This usually involves carefully vacuuming to remove dust particles that may affect the operation of the unit.