

INTERSECT

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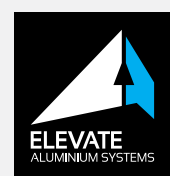


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01.

Cover Story — Passive Butterfly



— ONE OF THE FIRST AUSTRALIAN HOMES WITH HERITAGE PLANNING RESTRICTIONS TO BE RENOVATED ACCORDING TO PASSIVE DESIGN PRINCIPLE GOALS

— BUTTERFLY ROOF WAS SHAPED TO INCREASE SOLAR GAIN IN WINTER, AND PROTECT IT IN SUMMER

EME Design received a commendation in the BDAV's 2018 Building Design Awards in the Best Environmentally Sustainable Design-Residential category for their 'Passive Butterfly' project.

Amongst the recognition achieved for this exemplar retrofit project includes 'Best of the Best' as well as Single Dwelling (Alteration or Addition) in this year's recently announced Sustainability Awards, and Best Sustainable Design in the NABD 2018 Awards.

The Armadale (VIC) heritage house project — a south-facing extension transformed into a passive house — was named after the butterfly roof that was shaped to increase solar gain in winter, and protect it in summer.

Behind this traditional heritage weatherboard façade is a surprisingly sustainable renovation and addition. Bright and airtight, the Passive Butterfly opens its wings in a contemporary form that is as high-performing as it is handsome.

“ While achieving the clients' brief, this redevelopment employs sound environmentally sustainable principles with the use of natural materials, good building orientation, a compact built form, thermal mass for passive heating and the use of natural garden and wet areas which allow for passive cooling of the house. ”

DARREN COLE-SINCLAIR, BDAV JUDGING PANEL

With part-Scandinavian heritage, the clients were passionate about efficient building design, and sought the highest standard of passive build they could achieve on the site — no mean feat when working with an existing heritage home. Exacting insulation measures and passive design principles, including a heat recovery system, ensure the building's temperature fluctuates by just 1.5 degrees Celsius for 95 per cent of the year. This minimises the need for heating or

cooling, improves air quality, and ensures the building outperforms many high-rated Nationwide House Energy Rating Scheme (NatHERS) rated homes.

The asymmetrical butterfly roof form brings light to the rear living areas and heats the rammed earth internal walls — the backbone of the building's thermal mass — in winter. The slope of the rear roofline also creates optimal growing conditions in a once

Continued page 9....





sun-starved, south-facing backyard. Rainwater is captured too, and stored in two partially submerged 5,000 litre tanks hidden below the raised rear deck. This water is used for toilet flushing and for garden irrigation.

Natural materials of timber and rammed earth were chosen for internal construction and joinery, both for their neutral colour palette and for their durability and low embodied energy.

The building makes excellent use of a 430sqm site, allowing for three bedrooms (including a master bedroom with walk-in-robe and ensuite), a central bathroom, and a generous home office, in addition to the kitchen, separate dining and sunken living room.

Out front, the heritage building features have been preserved, with an upgrade to triple-glazed, airtight windows for the street-facing bedroom and home office. Here, the major changes have been reserved for landscaping. An oversized central tree was removed from its central position, making way for indigenous plantings of gums and native habitat surrounding a feature billabong. In practical terms, this small body of water supports overflow management, but it has also proved its magnetic appeal for neighbourhood kids, who regularly stop by in search of local wildlife. The indigenous landscaping choices have also broken the otherwise traditionally European-style plantings of the neighbouring gardens.

Luke Middleton of EME Design is thrilled with the outcome achieved for his clients: "This building is super-efficient, both in plan, in thermal qualities and in health."

"They've got a fantastic home that serves their family. It's adaptable and robust for the future and adds to the wildlife corridor," Luke says.

Designer: EME Design Pty Ltd
www.emedesign.com.au
Builder: Ridge Developments Pty Ltd
Photographer: Amorfo

ABOUT EME DESIGN

EME embodies the integrity of intelligent, efficient design. They create beautiful, sustainable buildings inspired by a process of dialogue and exchange. When EME looks at a space, they see the potential for a balanced relationship between innovation and function. For more than 15 years, they have been working closely with their clients to create award-winning projects that above all provide enjoyment, beauty and efficiency.





“ This building is super-efficient, both in plan, in thermal qualities and in health. The clients now have a fantastic home that serves their family, which is adaptable and robust for the future, and adds to the wildlife corridor. ”

—LUKE MIDDLETON, EME DESIGN

02.

InterVIEW



INTERVIEW

Jeremy Spencer filled a casual vacancy on the BDAV's Committee of Management following the BDAV's 2018 Annual General Meeting. He is a multi-award-winning building designer and builder of sustainable dwellings. He runs Positive Footprints with his wife, a business they set up in 2001, dedicated to making high performing sustainable homes and renovations easy to achieve and affordable. We thought it was timely to get to know him a little more....

Q: What is/are your favourite project/s that you have worked on, and why?

A: I really like our 'Solar Sollew' from our 9 star home range. We have done several variations, including for our own house. This is such a great design for north-to-rear blocks. It's bright, warm, highly energy efficient, and has that indoor-outdoor connection to the rear yard that really draws you out. In our own house, we have a large number of espaliered fruit trees, and a significant vegetable garden so, at this time of year, I find myself going outside a lot for yummy organic produce.

Q: To date, my biggest business/design challenge has been?

A: As a team, we have spent a fair bit of time reflecting on and refining our construction methods for building tighter, better insulated buildings, using conventional materials. Whilst always a focus and the topic of many a toolbox meeting, recent blower door testing and the addition of a thermal imaging camera for our Project Manager have given us insights for further improvement. These are technologies I would certainly recommend others use on their buildings if they get the chance, as they give great feedback on this area of performance.

Q: My favourite finish is?

A: Although I don't get to use it much, I love the rust finish of Corten Steel. Readily recyclable, organic feel and best of all, no maintenance.

Q: The architectural style of the home I grew up in?

A: Californian Bungalow. Lots of good memories; but alas the house is gone now....

Q: I joined the BDAV because?

A: I joined for a range of reasons. Great information sheets for practitioners. Someone on the phone if you have issues. A reliable feed for current industry information. And a great way to promote my business through competitions and professional association. Once I joined I was also excited to find an association that really understood the importance of sustainability as a design imperative for the future.

Q: My favourite Australian building is?

A: I think our Parliament house is one of the best in the world. Now there's an impressive grass roof!

Q: My favourite international building is?

A: The pyramids for sheer extreme durability.

Q: My words of wisdom for a student building designer are?

A: Follow your passion. And if you fall down 9 times, get up 10.

Q: When I was a child I wanted to be?

A: A garbage truck man. Up early, getting a lot of exercise running after the truck (remember the small round bins loaded by hand?), and workday over by lunchtime! Unfortunately truck automation ruined my dream...

Q: Outside of work, I am passionate about?

A: My family, closely followed by ultra running.

Q: At the moment I am reading?

A: I hardly read any more, but I listen to a lot of books as I run and relax. Mostly fantasy and Sci-Fi. Anything by Brandon Sanderson is good, and I just re-listened to most of David Gemmell's books, that were a favourite in my youth.

Q: My life in four words?

A: Suck the marrow from life!



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03.

Planning Topics

Little bits that can make a big difference to your town planning outcomes

SANTA CLAUS IS COMING

The team at Clause:1 hope that you managed to stay off his 'naughty list' this year. We wish you a joy-filled holiday season with those you love. Thank you to all who have supported us over the past 12 months. Merry Christmas!

RESIDENTIAL AGED-CARE FACILITIES GET A BOOST IN RESIDENTIAL ZONES

In late October the State Government introduced amendment VC152, which incorporates substantial changes into the planning scheme and effects how Residential Aged Care Facilities (RACFs) are defined and assessed under Victorian Planning provisions.

The changes simplify and clarify the assessment of aged-care facilities, remove the need to consider 'use' parameters and provide a more flexible approach to mandatory height and garden-area limits and some other residential amenity considerations.

The most significant changes to the planning scheme include:

A new definition specifically dedicated to RACF within Clause 73.03 Land use Terms as follows:

Land used to provide accommodation and personal or nursing care for the aged. It may include recreational, health or laundry facilities and services for residents of the facility.

Changes to a number of zones including GRZ and NRZ that now sees RACF moved to a Section 1, which removes the need for planning permit for the use. However, the changes also incorporate the following:

A permit is required to construct a building or construct or carry out works for a residential aged care facility.

A development must meet the requirements of Clause 53.17 - Residential aged care facility

Perhaps most significantly a new Clause that provides clear guidance on how an application of this sort should be assessed is provided at Clause 53.17. The purpose of Clause 53.17 includes:

To facilitate the development of well-designed residential aged care facilities to meet existing and future needs.

To recognise that residential aged care facilities have a different scale and built form to the surrounding neighbourhood.

To ensure residential aged care facilities do not unreasonably impact on the amenity of adjoining dwellings.

Clause 53.17 has been designed to trump other conflicting planning considerations, as noted at Clause 53.17-3:

If there is any inconsistency between a requirement in this clause and a requirement in another provision of this planning scheme, this clause prevails.

The new Clause 53.17 goes on to:

- Provide for a maximum mandatory building height within GRZ, NRZ and Township Zones of up to 16m;
- Provide for a non-mandatory maximum building height in the Mixed Use and Residential Growth Zones of 16m;
- List several performance standards (derived from ResCode) that are relevant to the assessment of a new residential aged-care building, some of which have been altered including the standards relating to:

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- 'Site coverage' which notes footprints should not exceed 80% of the site area, compared 60% normally specified for dwellings and;
- 'Overlooking' that requires screening to only 1.2m above FFL, compared to 1.7m above FFL for residential building developments.

Clause 53.17 also incorporates the following decision guidelines:

- Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:
- The Municipal Planning Strategy and the Planning Policy Framework.
- How the proposed development responds to the site and context description.
- Where the requirements of this clause are not met, the impact on the amenity of the adjoining dwellings.
- The proposed amenity for future residents of the residential aged care facility.
- The effect of overshadowing on an appropriately located existing rooftop solar energy facility on an adjoining lot.

The wording of the above Decision Guidelines, when read in conjunction with the purpose of Clause 53.17 and the increased height and site coverage provisions appear to provide a substantial advantage to applications for development of Residential Aged Care Facilities over apartment buildings and other residential development (such as dwellings) in similar locations.

These tidbits are part of the regular contribution made by Clause:1 Planning to Intersect. For more information visit www.clause1.com.au

Permit applicants should be aware of the benefit Clause 53.17 now provides for the provision of Residential aged care facilities.

As is the case with all new provisions, we expect there to be some teething problems as applicants seek to take advantage of these changes. Stay tuned — we will update you as we learn more about how Councils and the Tribunal interpret VC152.

ACCURACY OF PLANS AND CALCULATING OVERSHADOWING

Tika v Yarra CC [2018] VCAT 894 highlights the importance of accurate information to properly assess off-site impacts, including overshadowing of neighbouring secluded private open space (SPOS) under Standard B21 of Clause 55.04-5. This was a proposal for two 3-storey dwellings on a 235sqm lot in Richmond. Errors were identified in the plans relating to the conditions of the neighbours' land and therefore the extent of shadow proposed to the neighbours' SPOS.

The applicant had significantly over-estimated the SPOS on both the application site and the neighbours' site; habitable room windows and glazed doors were incorrectly shown, neighbours' dwellings were labelled as outbuildings, tree details were incorrect and the footprint of neighbours' buildings was wrong.

In its decision, the Tribunal noted:

- the absence of accurate information makes it very difficult to undertake an accurate and properly informed assessment of a proposal's impacts;

Continued page 18....



- for decision makers, the provision of accurate information is an essential element on the path to making the correct or preferable decision. It is appropriate and necessary for the responsible authority and Tribunal on review to critically assess with some rigour whether the information provided is accurate before accepting that material and subsequently applying it during the decision-making process.

This case refers to *Monarco Nominees Pty Ltd v Glen Eira CC [2015] VCAT 1403* in which the Tribunal sought to clarify the operation and implementation of Clause 55.04-5 *Overshadowing open space objective*, and found:

- It needs to be determined whether at least 75% or 40 square metres with a minimum dimension of 3 metres, whichever is the lesser area, of the neighbouring secluded private open space currently receives a minimum of five hours of sunlight between 9.00am and 3.00pm on 22 September.
- the assessment must consider the shadows cast on the open space area by existing structures, including the dwelling on that land.

- the question which needs to be asked is whether at each hour, does the open space currently receive sunlight, if so, how much, and does the area equate to 40 square metres or 75% of the open space with a minimum dimension of 3 metres, whichever is lesser?
- Only when an assessment of the amount of sunlight received by the adjoining secluded private open space is undertaken in this manner can it be determined whether the requirements of the Standard will be met. If the assessment of the existing shadows reveals that the amount of sunlight received is less than the requirements of the Standard (that is, that a 40 square metre area [or the alternative lesser reference area] does not receive sunlight for 5 hours between 9.00am and 3.00pm), then, in order to meet the Standard, the sunlight should not be further reduced.

In *Tika v Yarra CC*, the Tribunal considered that the case raised too many unresolved issues and could not be fairly and efficiently remedied at that stage, and subsequently refused the appeal.

It is important that proposals provide correct information regarding the layout and conditions of neighbouring properties, ideally prepared by a surveyor and including heights to AHD of structures and ground levels (so that neighbours' existing shadows can be accurately calculated). Shadow diagrams should include the total area of neighbouring open spaces as well as illustrations and annotations that confirm: the area of existing shadows, the area of the proposed shadows with any increase or decrease clearly highlighted. In addition, the impact on any windows overshadowed should be explained via sectional diagrams. Failure to appropriately provide relevant information can be grounds for refusal.

NEW STATEWIDE INTEGRATED WATER MANAGEMENT POLICY

Until recently, the planning permit application requirements for managing stormwater within development and subdivision approvals has varied from Council to Council, largely dependent on the local planning scheme policy and whether it has or hasn't provided for stormwater management.

On 26 October 2018, the Victorian State Government gazetted Planning Scheme Amendment VC154, modifying all of Victoria's Planning Schemes to implement initiatives from Plan Melbourne 2017-2050 and Water for Victoria - Water Plan to enable the planning system to better manage water, stormwater and drainage in urban development.

The aim of the amendment is to improve water quality and reduce nutrient quantities in the water cycle. Specifically, the amendment:

- Renames and updates State and regional planning policy for catchment management, water conservation, water supply, sewerage and drainage;



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PLANNING TIDBITS (CONTINUED)

- Inserts a new particular provision at Clause 53.18 Stormwater management in urban development which is now a new regulatory tool;
- Provides transitional provisions in Clause 55 (ResCode) so that applications lodged prior to 26 October 2018 are assessed under the previous planning scheme provisions;
- Amends Clause 55.03-4 (Permeability) to rename the standard 'Permeability and stormwater management' and to include a new stormwater purpose, application requirements and decision guidelines;
- Amends Clause 55.07 (apartment developments), Clause 56.07 (Integrated water management in subdivision) and Clause 58.03 (Site layout for apartment developments) to generally align with the new particular provision; and
- Amends Clause 73.01 (General terms) to insert a new general term and definition for 'stormwater':

The net increase in run-off from urban development due to water not being able to seep into the ground because of impervious surfaces, such as roofs and roads.

Practitioners will likely be most interested in the new particular provision at Clause 53.18 and changes to Clauses 55, 56 and 58 (dwellings/subdivision/apartments development objectives and standards).

The purpose of new Clause 53.18 Stormwater Management in Urban Development is:

To ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.

These provisions relate to development proposals other than in the Farming Zone, Green Wedge Zone, Green Wedge A Zone, Low Density Residential Zone, Public Conservation and Resource Zone, Road Zone, Rural Activity Zone, Rural Conservation Zone, Rural Living Zone, Urban Floodway Zone or Urban Growth Zone, and also do not apply to:

- VicSmart applications;
- Constructing or extending one dwelling in a residential zone;
- Changes to existing buildings which create not more than 50 square metres gross floor area;
- Building or works not exceeding 50 square metres in gross floor area;
- Subdividing existing buildings;
- And a number of other exemptions...

These tidbits are part of the regular contribution made by Clause:1 Planning to Intersect. For more information visit www.clause1.com.au

The full list of exemptions is set out in Clause 52.18-1 and it is worthwhile checking the exemptions to understand whether or not the new provisions apply to your proposal. The new provisions will apply to a large proportion of applications for development, including numerous residential, commercial and industrial proposals.

For zones to which Clause 52.18 applies, objectives (must be met) and standards (should be met) are provided.

The Clause 52.18 objectives for subdivision are:

- To minimise damage to properties and inconvenience to the public from stormwater.
- To ensure that the street operates adequately during major storm events and provides for public safety.
- To minimise increases in stormwater and protect the environmental values and physical characteristics of receiving waters from degradation by stormwater.
- To encourage stormwater management that maximises the retention and reuse of stormwater.
- To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.

The Clause 52.18 subdivision standards require a stormwater management system to be included in the development proposal, including (but not limited to):

- to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999).
- to ensure that flows downstream of the subdivision site are restricted to pre-development levels unless increased flows are approved by the relevant drainage authority and there are no detrimental downstream impacts.
- Designed to contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.

The clause then sets out a number of engineering standards.

Continued page 20....

PLANNING TIDBITS (CONTINUED)

The Clause 52.18 buildings and works objectives are:

- To encourage stormwater management that maximises the retention and reuse of stormwater.
- To encourage development that reduces the impact of stormwater on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.
- To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.
- To ensure that industrial and commercial chemical pollutants and other toxicants do not enter the stormwater system.

The Clause 52.18 buildings and works standards require a stormwater management system to be included in the development proposal, including:

- Meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999).
- Minimise the impact of chemical pollutants and other toxicants including by, but not limited to, bunding and covering or roofing of storage, loading and work areas.
- Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.

Stormwater management objectives and standards are also provided for site management of land including during construction, to control site runoff and contamination of land and water.

Similar to ResCode, the Standards may be varied where it can be proven to the satisfaction of the responsible authority that the objectives are met.

Changes to Clause 55.03-4 (now titled Permeability and stormwater management objectives) include objectives and standards which seek to meet the current best practice performance objectives for stormwater quality, to retain and reuse stormwater on site and absorb runoff.

Clause 55.07-5 (now titled Integrated water and stormwater management objectives) applies to apartment developments less than 5 storeys in height, and includes standards to:

- collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use.
- connect to a non-potable dual pipe reticulated water supply, where available from the water authority.
- meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999).
- maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas.

Changes to Clause 58.03-8 (also titled Integrated water and stormwater management objectives) applies to apartment developments greater than four storeys in height. The standards of this clause are:

Buildings should be designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use.

- Buildings should be connected to a non-potable dual pipe reticulated water supply, where available from the water authority.



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PLANNING TIDBITS (CONTINUED)

- The stormwater management system should be:
- Designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999).
- Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas.

Amendment VC154 provides consistency across the state in the policy, objectives and standards for stormwater and integrated water management in development and subdivision proposals.

There are a number of Councils who already have local planning policy for stormwater management, including policy “triggers” for various stormwater assessments, depending on the development scale.

For example, Moreland Planning Scheme has local planning policy at Clause 22.08 which, for a development of 2-9 dwellings, expects a Sustainable Design Assessment to be submitted including a STORM assessment (Melbourne Water’s online tool for managing stormwater impacts within a development proposal). This local policy also has an expiry clause, stating:

22.08-8 Expiry

This policy will expire on 30 June 2019, or earlier if it is superseded by an equivalent provision of the Victoria Planning Provisions.

The Stonnington Planning Scheme has local planning policy at Clause 22.18 Stormwater Management (Water Sensitive Urban Design) which applies to new buildings, extensions to existing buildings which are 50 square metres in floor area or greater, and subdivisions in a commercial zone. The policy includes Application Requirements, to describe what measures the proposal incorporates for water retention and reuse, water quality treatment measures, infiltration and passive irrigation measures. This policy also has an expiry clause which states:

22.18-7 Expiry

This policy will expire when superseded (as determined by the Minister for Planning) by Water Sensitive Urban Design provisions in the Victoria Planning Provisions or the Building Code of Australia Regulations, whichever happens first.

The changes to the Victoria Planning Provisions in Planning Scheme Amendment VC154 provide a strong policy framework and a statutory tool for ensuring stormwater

These tidbits are part of the regular contribution made by Clause:1 Planning to Intersect. For more information visit www.clause1.com.au

management is considered in new proposals (where relevant). It does not appear to refer to specific assessment tools which existing local planning policies does, and has different assessment criteria for when stormwater assessments should be included in development proposals. It is arguable whether the changes in Planning Scheme Amendment VC154 have fully superseded existing local provisions such as the two policy clauses noted above, although there is undoubtedly significant overlap.

However, the Amendment has provided certainty across the state that relevant applications will require an assessment of stormwater impacts and measures, whereas previously a number of Planning Schemes did not have strong (or any) stormwater and water integration policy.

Ideally, individual local planning policy such as the Moreland, Stonnington (examples above), Yarra, Moonee Valley, Port Phillip etc would now be amended to delete their overlapping WSUD policies, so that the state-wide policy can be implemented ‘consistently’ across all municipalities — fingers crossed.



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Technology

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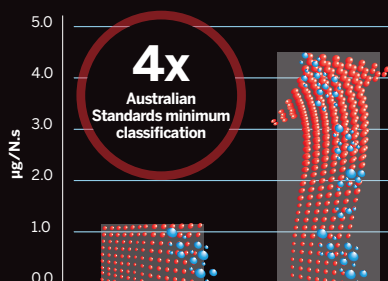
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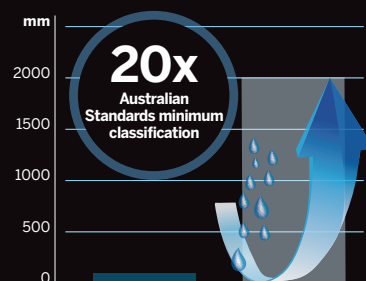
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A monthly review of must have, worthy of looking or just plain interesting apps that are relevant to the design industry. Compiled by Todd Pearce, MBDV.

'ONE PASS' AND LAST PASS

As we head towards the end of the year, perhaps this is the right time to remind everyone of the importance of protecting your privacy. It simply is so important to maintain a vigilant approach to passwords. With all the connected devices that are available, subscriptions for apps and cloud services etc. it is impossible to keep coming up with and remembering different and difficult passwords. Many of you will have the same password for many things, this is really not a good idea. Any one of the places you use your email and the same passwords, if their systems are compromised means a diligent hacker could get access to this information and start to do some research and just try it on your Facebook account or your email and may just get lucky.

The best way to do this is by having both strong and different passwords for every

account you have. Doing this without help is a mission and I'm not sure it's practical or sensible to try. So what's the answer then? A password manager. These apps have a single password which then opens up your password vault — they can often generate random and very complex passwords when requested and automatically fill them in when signing in and whenever you need to use it to log in. You will then only need to remember the one password but have an infinite number of unique and strong passwords. Some of these programs even have databases of all passwords it sniffs out on the dark web and will let you know if it's found one of yours, so you can quickly change it before anything untoward occurs. I've done a bit of research... I think the pick of the bunch is either One Password or Last Pass. Do yourselves a favour and put something in place; we all take privacy for granted but it's not much fun when we lose it.

TRIG SOLVER

OK if you're sitting at your CAD machine, this app will never get turned on. However if you just need a quick and simple triangle solver when away from your machine and can't remember SohCahToa or Pythagoras' theorem — then this is a low rent handy little app to get you out of a pickle. Simply add in the angles and dimensions that you know, hit calculate, and the triangle is solved for you. Handy for working out all sorts of grades, pitches or positions of things on site or when looking at some plans.

If any other members use or know any new or interesting websites, tech or apps, please feel free to drop me a line to info@bdav.org.au and I'll share it with the other members.

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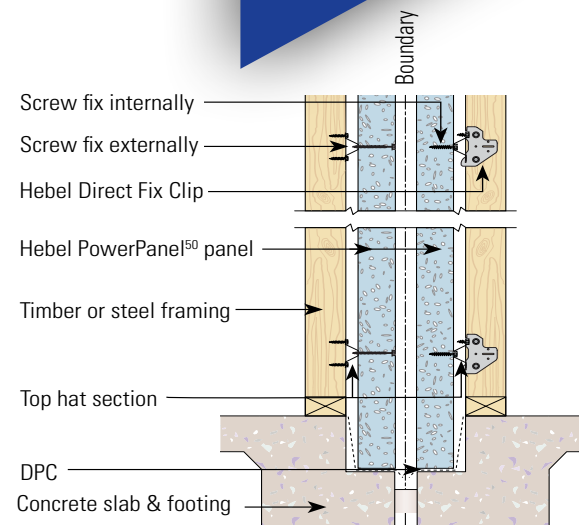


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05.

Product Profile



ASHFORD HOUSE

Located on broad acreage in Upper Beaconsfield, Victoria, Ashford House exudes contemporary design, inspired by the traditional farm-style Colorbond shed.

Utilising minimalistic architecture, the home emanates luxury and quality craftsmanship. The floor plan consists of four bedrooms, three bathrooms, a gym, butler's pantry and a spacious kitchen, dining and living room — forming part of the entertaining and alfresco area.

Built by owners Steve and Donna Bright from construction company Excelcon, alongside Graham Jones Design, the design brief for the former BDAV Member was to frame the home and provide spectacular open rural views. "We wanted to incorporate floor-to-ceiling windows that could run seamlessly along the length of the house," says Steve.

Excelcon worked closely with Stegbar to customise windows to the specifications required.

"At the time, Stegbar was developing a new innovative range called Alumiére, which became an integral part of the design — both aesthetically and structurally," explains Steve. "We wanted the windows to provide vast open living spaces, while maintaining minimal visual impact from structural elements."

The Stegbar Alumiére range was a perfect fit, offering the look of bespoke joinery; with black bold framing that complements prestigious residential homes, where the emphasis is on ample windows and open plan living.

To seamlessly bring the outdoors in, Stegbar Alumiére Stacking Doors were specified, allowing Steve and Donna to take advantage of the alfresco space all year round.

"In winter, we can keep the doors closed and still feel connected to the outside due to the large panes of glass and unobstructed views. During the warmer months, we can completely open them up and create a cohesive transition from inside out," says Steve.

Working collaboratively with Stegbar, a method was developed specifically for the Ashford House project, in which the Alumiére windows and doors could provide lateral and cross-sectional strength to the home's structure — appearing as if they're holding up the home's entire structure.

In addition to structural integrity, the Alumiére window and door suite provides superior acoustic performance and is manufactured to resist the elements and high winds, creating a leak and rattle-free solution.

"The design of Ashford House was always going to provide a challenge to window manufacturers. With a longstanding working relationship and a cohesive approach to construction, Stegbar's Alumiére range has enabled us to achieve a final overall look that is true to our design brief, and creates an extraordinary home," concludes Steve.

For further information about the Alumiére range, visit www.stegbar.com.au.





MAXIMISE LIVING SPACE WITH CAREFUL DOOR DESIGN

With increasing numbers of Australians opting for medium to high-density apartments for convenience and lifestyle requirements, the amount of available living space is shrinking.

According to *Domain*, the average apartment from 2004 to 2009 was 140 sqm, while in 2017 it was 130 sqm — a decrease of 10 sqm in under a decade.

Shrinking living spaces pose a difficult challenge for the architecture and design industry, as Australians' expectations of their living spaces remain high.

End users continue to demand functionality, comfort and style, without compromise. "In multi-residential projects, designers and specifiers are looking for innovative and creative solutions that meet these three requirements at an affordable price, and without taking up too much valuable living space. This includes selecting a door system ideal for small-space living," said Peter Doyle, Business Development Manager, Cowdroy.

It's important to examine how conventional door systems impact occupants in small living spaces. The traditional hinged door that swings open and closed is common, although they take up significant floor space, can pose as a safety risk (to both occupants and interior damage) and if not maintained, can become stiff and difficult to operate.

"For the ideal solution, designers should opt for a track system such as Cowdroy's Sliding Barn Door, Triumph Sliding Door or Overlay Bi-Fold Door," advised Mr Doyle. Since 1980,

Cowdroy has been the pioneer of the most innovative track and seal products in Australia, delivering high quality, and long lasting solutions for the multi-residential sector.

Cowdroy Sliding Barn Door Track System Ideal for internal applications on timber doors including timber framed glass doors, with a matte black finish for that industrial look. It has an outstanding feature — a two-piece jigsaw-join track — making up a two metre overall length. In addition, there's an optional track extension kit with a length of 1.2 metres to cater for wider doors.

COWDROY TRIUMPH SLIDING DOOR TRACK SYSTEM

This system delivers a high quality door solution available in two configurations — wall mount or top mount rack. With its sleek, streamlined and contemporary design, the Triumph system features a lubricated slimline nylon door guide that results in smooth, quiet operation.

This advanced door solution also includes four nylon tyred wheels and a fully sealed ZZ ball bearing carriage that are incorporated into a wrap-around track with an anti-bounce end stop. Maximum operational comfort, easy access and sophisticated design combine to deliver the ideal space-saving residential door system.

COWDROY OVERLAY BI-FOLD DOOR TRACK SYSTEM

With a focus on subtlety and performance, the Overlay Bi-Fold Door Track System has been specifically designed for wardrobe/large cupboard doors, pantries, closets and concealed rooms. Featuring a compact and sturdy construction with double wheel assemblies, this folding door system can support door leaves up to 25kg in weight. Dual side rollers prevent doors from skipping off the track and have been cycle tested to 15,000 cycles — ensuring a product that delivers long-lasting, high quality performance and peace of mind. Providing significant design versatility, the Overlay system is suitable for full timber, timber framed and aluminium framed doors, and incorporates reversible components for left and right hand openings.

COWDROY ROBEMAKER

When it comes to wardrobes and space saving, the Robemaker is an advanced wardrobe solution with a sleek, streamlined finish.

Designed for two, three and four door wardrobe applications, the Robemaker system includes fully integrated componentry, and a patented bottom track that eliminates the need for concealed wheels and unattractive track fixing screws.

The Robemaker system is customisable with slimline aluminium extrusions that are available in gloss white and clear anodised finishes. This solution is also compatible with an optional soft-close adaptor kit.

For further information visit www.cowdroy.com.au.

Holiday Closure

The BDAV's office will close for annual holidays at 12 noon on Friday, 21 December 2018, and will re-open on **Monday, 14 January 2019.**

We wish all Members and sponsors, your staff and families, all the best for the festive season, and a successful year in 2019.



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CODEMARK APPROVED CLADDING SYSTEMS FOR HIGH-RISE FAÇADE APPLICATIONS

Following the Grenfell Tower fire in London in 2017, there has been industry-wide review of standards related to façade products and cladding systems to ensure the tragic event does not occur in Australia.

While CodeMark standards have been tightened on fire compliance requirements of external cladding materials for high-rise façades in Australia, Brickworks is proud to confirm that INEX BOARDS™ and Terraçade cladding systems remain approved for use.

Combustible, polyethylene core aluminium composite panels used as external cladding have been under scrutiny after the Grenfell Tower fire in London last year and as part of a Senate enquiry into non-conforming building products that began in 2015. Comprehensive measures have since been taken to address fire safety in high-rise buildings, particularly the use of acceptable materials that ensure fire resistance.

In Australia, almost all states and territories have initiated investigations to assess the use of aluminium composite panels in existing buildings. The Queensland Government undertook a year-long audit into the extent of combustible cladding and has made recommendations for stronger laws to prevent combustible façades being installed on new buildings, as well making existing buildings safer. The Victorian Government has implemented rules to prevent aluminium composite panels with a polyethylene core of more than 30 per cent being used on multi-storey buildings. Across the Tasman, New Zealand has suspended six CodeMark certificates for composite panel systems.

At a national level, the Australian Building Codes Board amended the National Construction Code in March 2018 and is implementing the improved CodeMark Australia Certification Scheme, which commenced in August 2017. These changes focus on cladding and non-combustibility requirements for multi-residential buildings greater than two storeys and commercial buildings greater than three storeys. INEX BOARDS™ and Terraçade systems remain CodeMark approved for high-rise façades.

“Rigorous testing has been taken to ensure INEX BOARDS™ and Terraçade systems comply with building standards and pass fire testing for cladding materials. These products demonstrate suitability due to their very nature and proven history of performance, and when used as part of an approved system, meet the non-combustibility requirements for cladding materials,” says Brett Ward, General Manager Marketing, Brickworks Building Products.

The Terraçade system combines fired extruded clay tiles with galvanised steel rails and aluminium trims. INEX BOARDS™ is made from low-carbon magnesium oxide and employs fibre-reinforced Engineered Cementitious Composite (ECC) technology. Following the Grenfell Tower fire, Brickworks undertook an intensive 30-minute fire-propagation test of INEX BOARDS™ to ensure it could withstand bushfire attack level BAL-FZ. The test found that INEX BOARDS™ both limited the spread of fire and protected the structure of a building.

The INEX BOARDS™ range meets Australian Standard AS3959-2009 Construction of buildings in bushfire prone areas Section 9, via testing to AS1530.4-2005 Fire resistance tests of elements of building construction.



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06.

Design Trend

Workplaces: Wellness + Wood = Productivity

“Until recently, we’ve really not had a whole lot of evidence to support that common hypothesis that having things like wooden surfaces in the office would be good for your wellbeing.”*

“What I found and got really excited about was that there’s a really strong association between the presence of wood and wellbeing. I’ve rarely seen a data set or a study which has shown such a clear link.”*



“If you’re a worker and you could see no wooden surfaces at all from your workplace, 53% of that type of worker was satisfied with what was going on in their workplace. When you move that up to having eight or more wooden surfaces - we’re talking things here like wooden chairs, wooden panelling on the walls, wooden floorboards, even quite small wooden items- but if you get to eight or more, then 82% of people were satisfied with their work.”*



“Having wooden surfaces in your workplace is strongly associated with: improved worker wellbeing, workplace satisfaction, and with all the positive things that can flow from that like improved productivity.”*

Download the free report - *Workplaces: Wellness + Wood = Productivity* at woodsolutions.com.au/wood-at-work

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GREENWALLS — THE BIGGEST BATHROOM DESIGN TREND OF 2019

Greenwalls have grown significantly in popularity this year and, as a result, are more readily available in a variety of designs for bathrooms. There are a number of benefits to greening your clients' bathrooms including improved wellbeing and home air quality, absorption of pollutants and noise, and guaranteed aesthetic impact. Now home improvement shows are driving the greenwall trend.

Mark Paul, founder of The Greenwall Company says: "With so many benefits to green living and design, the trend is evolving and becoming more popular. Greenwalls in the bathroom are low maintenance — they eliminate unwanted pollutants and toxic fumes from the bathroom and only need to be maintained a few times a year.

"30 years ago I built what is believed to be the very first greenwall in Australia — now today with green design being an influential part of the public domain, design interest has progressed and I have seen a significant increase in demand over the past 12 months. Adding a greenwall to your client's bathroom will give amenity, and help regulate the temperature, and increase relative humidity and air oxygenation in the home," says Mark.

Mark's top five plants for bathroom greenwalls:

- Boston Fern [*Nephrolepis*]: A popular variety of fern with cascading fronds, the Boston fern has pantropical to subtropical distribution.

- Bromeliads: Incredible plants that release oxygen and removes air pollutants during the night.
- Aroids: With beautiful foliage, amazing flowers and berries, they perform well indoors and in lower-light conditions.
- Gesneriads: African violet family, repeat flowering tremendously beautiful and eye-catching. It's a perfect design feature for the bathroom.
- Peperomias: Peperomias clean the air with sympatric soil flora associations that bind and breakdown chemicals, such as formaldehyde or other indoor toxins associated with building construction and fitout.

ABOUT THE GREENWALL COMPANY:

The Greenwall Company is the premier producer of modular and custom designed greenwalls in Australia. An unequalled product, Greenwall can be used like cladding to produce instant 'greenspace' both inside and out. The system developed by Mark Paul at The Greenwall Company over 30 years presents an innovative system based on inorganic media and adjustable substrate depth that retains moisture and simulates conditions resembling natural soil. In addition, by using plants adapted to impoverished environments and seasonal drought, The Greenwall Company achieves water-efficient planting that is resilient to inevitable short-term human and mechanical failures. For more information, go to www.greenwall.com.au.



07.

Job Market

JOB MARKET

FULL-TIME DRAFTSPERSON REQUIRED

Well-established design firm in Albury (on the Vic/NSW border) seeks an experienced Draftsperson for a full-time role. Must be competent in using Revit, and must have minimum of two years' experience in the industry. Salary to be negotiated based on ability and level of experience. Please send your resume to mark@insightbdg.com.au.

CONTRACT BUILDING DESIGNER/ DRAFTSPERSON REQUIRED

This opportunity would allow you to work from your own home unsupervised and provide you with flexible hours to fit into your own schedule. You will need your own version of Revit 2016 or 18 to be compatible with our systems. I am looking for flexible and skilled staff that can offer potentially 1 to 2 days work a week on a contract basis, with the potential for growth. Ideally you would have excellent Revit knowledge and technical skills for town planning/building permit documentation. Written applications to Jason Gloz at admin@rnbdesign.com.au

NATIONAL SALES & BRANDING REP

Seeking National Sales & Branding representative for designer European fireplaces to building/architectural/dealership markets. Mornington based, but will travel metropolitan, interstate and overseas when required. A high understanding of technical, structural drawings and components. Polished communicator, efficient time manager and marketplace penetrator. Email: info@sculptfireplaces.com.au.

THERMAL PERFORMANCE ASSESSOR SEEKS PART-TIME/FULL-TIME WORK

Qualified Thermal Performance Assessor seeks part-time/full-time work; BDAV + NatHERS accredited. Experienced in FirstRate5 software and works remotely. If interested please email dan@cubethermal.com.au.

RMIT UNIVERSITY VE TEACHER — ADVANCED DIPLOMA OF BUILDING DESIGN (ARCHITECTURAL)

RMIT is seeking two continuing VE Teachers for Building Design. Position 1 is for the highly regarded Advanced Diploma of Building Design (Architectural) in the School of Vocational Education, Design and Social Context which is growing and requires energetic, motivated people to undertake a range of teaching roles. For more information, go to <http://www.bdav.org.au/job-market>.

RMIT UNIVERSITY VE TEACHER — ADVANCED DIPLOMA OF BUILDING DESIGN (ARCHITECTURAL)

Position 2 at RMIT is also for the highly regarded Advanced Diploma of Building Design (Architectural) in the School of Vocational Education, Design and Social Context, which is seeking expressions of interest for sessional VE Teachers for Building Design. For more information, go to <http://www.bdav.org.au/job-market>.

STUDENT MEMBER SEEKS WORK

Architecture Graduate (MArch, Deakin 2016), currently undertaking Advanced Diploma in Building Design part-time at Box Hill Institute to improve drafting skills, is looking for a full-time position. Has 18 months' industry experience: site plans, joinery, amenities, finishes and fixtures schedules, plus skills in Revit, AutoCAD, Sketchup, and Adobe Suite. Please contact Rod on 0412 39 2621, or email sutch.as@gmail.com.

STUDENT MEMBER SEEKS WORK EXPERIENCE

Mature student, halfway through an Advanced Diploma in Building Design at Swinburne, seeks work experience now, with potential to work part-time as a junior during her second year. While working part-time, has averaged over 90% in all subjects. Please call Elaine on 0417 943 174 or email elainesilver@optusnet.com.au.

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08.

Industry News

NCC SEMINARS

The 2019 NCC Seminars will be presented by the ABCB and Standards Australia in February and March 2019. Registration is now open!

Representing the culmination of the first three year amendment cycle, the Seminars will inform practitioners involved with designing, approving or constructing buildings about important changes included in the latest edition of the NCC. Presentations will be held in all capital cities and this is your opportunity to hear about BCA focussed changes — don't miss out!

Standards Australia will also outline details of changes to Australian Standards that are referenced in the NCC.

At the conclusion of the Seminars, two webcasts will be available; one covering amendments to the BCA and the other on amendments to the PCA.

Dates and venues for the 2019 Seminars are summarised in the adjacent table. To register, go to <https://www.ivvy.com.au/event/NCC19/to-register.html>.

City	Dates	Venue
Canberra	12 February 2019	National Convention Centre
Perth	19 & 20 February	Perth Convention and Exhibition Centre
Darwin	26 February	Darwin Convention and Exhibition Centre
Brisbane	28 February & 1 March	Brisbane Convention and Exhibition Centre
Sydney	5 & 6 March (two sessions on 6 March)	International Convention Centre Sydney
Hobart	8 March	Hotel Grand Chancellor
Melbourne	13 & 14 March (two sessions on 13 March)	Melbourne Convention and Exhibition Centre
Adelaide	15 March	Adelaide Convention Centre

FIRE PROTECTION WORK

The Victorian Building Authority advises that the Plumbing Regulations 2018 came into effect on 18 November 2018. The VBA states that these regulations provide clarity regarding the regulatory requirements for those who undertake routine servicing activities on fire protection equipment.

A clarification to the definition of fire protection work makes it absolutely clear that this work falls within this class of plumbing work and must only be carried out by persons holding the appropriate registration or licence.

The VBA goes on to state that this is not a change to the regulatory requirements, but removes the ambiguity that existed in this area under the previous Plumbing Regulations 2008. While there will be some questions on how this might impact the industry, the commencement of the Plumbing Regulations 2018 is not expected to cause disruption to industry's work in this sector as the status quo is being maintained.

The VBA is considering all options for those already working in the sector who are unregistered and unlicensed, with a view towards transitioning competent practitioners into the appropriate class of registration or licence.

To enable this transition, the VBA is close to finalising details of several interim restricted classes of registration/licensing covering routine servicing tasks on fire protection equipment.

During this interim period, the VBA will undertake a detailed study into the effect of various positions on the industry and the capacity of the market to do the work. This study will inform final transition arrangements.

The VBA added that it will continue to consult with key stakeholders on all aspects of the transition arrangements.



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FBT AND CHRISTMAS PARTIES

With Christmas approaching, employers should be aware of the tax consequences of hosting Christmas parties for their staff.

Employers must pay fringe benefits tax (FBT) - at a rate of 47% on the grossed-up taxable value when certain non-cash benefits (called fringe benefits) are supplied to their employees or their associates (i.e. past, future and current employees and their spouses and children) instead of paying salary or wages.

However, certain non-cash benefits will not be subject to FBT. While the FBT law does not specifically deal with Christmas parties, the following types of FBT exempt benefits are particularly relevant when determining an employer's FBT liability when hosting a Christmas party:

1. Exempt minor and infrequent benefit valued at less than \$300 (e.g. a catch-all exemption available for current employees and their associates for low value benefits provided on an "infrequent" or "irregular" basis);
2. Exempt property benefit (e.g. all Christmas party food and drink provided by the employer that is consumed by a current employee at a party, provided the party is held at the employer's premises on a business day); and
3. Exempt transport benefits (e.g. a current employee's employer pays for a taxi ride home if the Christmas party is held at the employer's premises).

Please note that the \$300 minor and infrequent benefit exemption applies separately on a per benefit basis (i.e. minor benefit exemption can apply if one present of \$250 is provided to an employee and another present of \$290 is provided to the employee's spouse).

As you can see from the above, the amount of FBT payable can be influenced by:

- When the party will be held (i.e. for the minor and infrequent benefit exemption, the cost of the benefit provided must be less than \$300 per head and not provided regularly or frequently);
- Where the party will be held (i.e. for the property fringe benefit exemption to apply, the food and drink must be provided and consumed by current employees on the employer's premises on a business day);
- For whom the party will be held (i.e. the tax consequences are different depending on whether the benefits are provided to employees, their associates or clients).

This brief overview gives a broad outline of the application of the FBT law to Christmas time activities. A variety of benefits may be supplied to employees at Christmas time with each containing their own valuation, deduction and exemption rules.

Source: Nexia Australia

For more information on BDAV News, Events, CPD Courses and Awards, visit news.bdav.org.au.

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EDITOR

Giselle Grynbaum

BDAV PODCASTS

The BDAV has launched our new three-part podcast series: Designing Business. Designers are expected to balance two careers – talented designer and relentless entrepreneur – and we understand that's challenging. In this three-part podcast series, BDAV CEO, Kate Bell, dives into tips from three special guests on how to solve challenging business problems. Be one of our first listeners and tune into our new series at

<https://soundcloud.com/user-802129602>

BDAV membership is the ultimate designers 'must have'.



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Being a BDAV Member is a sound investment for your business – especially for sole-practitioners, who often work 'in a vacuum' and value peer support for advice and guidance.

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**Advice is of an elementary nature. Anything significantly complex should be referred to an appropriate professional advisor.*

BDAV is an approved CPD Provider for the Victorian building industry, as administered by Victoria's Building Commission.

Membership Benefits include:

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 - Annual **Awarded** Magazine
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 - Continuing Professional Development: comprehensive program of seminars, workshops, webinars, and regional meetings
 - Documents for building projects:
 - project specifications
 - engagement agreements
 - indemnity documents
 - standard form contracts for residential and non-residential projects
 - Reference material, including a great suite of Practice Notes, Advisory Notes, and much more
 - Free* advice on matters including copyright, contracts, wages and conditions, legislative and regulatory requirements, etc
 - Access to Professional Indemnity Insurance through our preferred insurance agent
 - Accreditation for Thermal Performance Assessors
 - Lobbying and Representation
 - Annual Building Design Awards to promote your skills as a designer
 - Annual 10 Star Sustainable Design Challenge to promote knowledge of energy efficiency principles
 - Free website listing to generate referrals for your business in *Find a Building Designer/Energy Rater*
 - Free Job Listings for Members seeking staff or Members looking for work
 - Student Scholarships/Grants/Awards
 - Help Desk
 - Online Member Forum
 - Access to latest information from the nation's leading suppliers
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- and much more!**



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