



# Dwarf Walls Policy

## 1 Document Information

<b>Version Date</b> <i>(Draft or Council Meeting date)</i>	[22 May 2018]
<b>Author</b>	Manager Building and Environment
<b>Owner</b> <i>(Relevant director)</i>	Director of Environmental Services
<b>Status –</b> <i>Draft, Approved, Adopted by Council, Superseded or Withdrawn</i>	Adopted by Council
<b>Next Review Date</b>	Within 12 months of Council being elected
<b>Minute number</b> <i>(once adopted by Council)</i>	18/05/20

## 2 Summary

All dwellings erected within town or village areas are to have a dwarf wall totally enclosing the sub-floor area.

## 3 Approvals

Title	Date Approved	Signature
Director of Environmental Services		

## 4 History

Minute No.	Summary of Changes	New Version Date
99/9/99	Reviewed by Director of Environmental Services	20/09/99
10/11/11	Adopted by Council at November Meeting	15 November 2010
13/09/30	Readopted as per s165(4)	17 September 2013
18/05/20	Readopted as per s165(4)	22 May 2018

## 5 Reason

Details Council's specifications relating to dwarf wall requirements in specific areas.

## 6 Scope

Applies to all dwellings erected within town or village areas.

## 7 Associated Legislation

## 8 Definitions

## 9 Responsibilities

### 9.1 General Manager

The General Manager is responsible for the overall control and implementation of the policy.

### 9.2 Directors and Managers

Directors and Managers are responsible for the control of the policy and procedures within their area of responsibility.

## 10 Related Documents

Document Name	Document Location

## 11 Policy Statement

All dwellings erected within town or village areas have a dwarf wall totally enclosing the sub-floor area and constructed from material subject to approval by the Director of Environmental Services, generally in accordance with:

- a. All dwelling erected within village or rural 1(c) zones are to be provided with a sub-floor enclosure, totalling enclosing the sub-floor area, constructed from weather resistant materials approved by the building surveyor. Timber slats and lattice be permitted as sub-floor enclosing materials only in areas other than village or rural 1(c) zones.

Note: timber boarding or baseboards may enclose the sub-floor front + two sides in village and 1(c) zones provided masonry, fibro or similar be placed behind the timber boarding.