



MASTERS OF OUR INDUSTRY

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Ms Wendy Clancy
Statutory Planning Systems Reform
Department of Planning and Community Development
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MELBOURNE VIC 3001

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Dear Ms Clancy

AMENDING THE WALLS ON BOUNDARIES STANDARD

Master Builders strongly supports the current proposal to amend the walls on boundaries standard contained in the Victorian Planning Provisions.

As a peak industry body representing around 7500 builders, including nearly 3000 registered housing builders, our members welcome moves to:

- Amend requirements for a wall on a boundary from on or within 150mm of a side or rear boundary of a lot to 200mm; and
- Amend the average height of a wall on a boundary from 3 metres to 3.2 metres.

Our members believe these proposed amendments will help meet current industry building practices.

As noted in your amendments proposal dated February 2012, the current 150mm walls on boundary standard fails to accommodate the most common and cost effective form of residential guttering. The proposal will aid builders to provide the current typical fascia and gutter attached to a wall on a boundary.

Changing the average height of a wall on a boundary will also deliver benefits for homebuilders and homeowners, as it will better accommodate the provision of waffle pods in concrete slabs, consumer-preferred ceiling heights and garage roof lines.

These changes, proposed through the Building Regulatory Advisory Committee, will cut bureaucratic red tape for domestic builders. By reducing the regulatory and financial burdens faced by builders will allow our industry to do what it does best – build the quality houses, workplaces and infrastructure Victorians rely on.

Master Builders urges government to implement the proposed changes to standards and building regulations as soon as possible.

We also call on government to look at further ways regulations, standards and planning provisions can be modernised to meet best practices in the Victorian building and construction industry.

Thank you for the opportunity to put forward the views of builders regarding the current proposed amendments.

Yours sincerely


Brian Welch
Executive Director