

COMMENTS ON PROPOSED GREENFIELD HOUSING CODE

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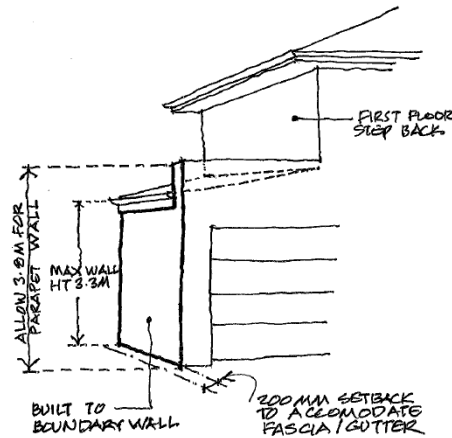
BACKGROUND PAPER

A Review of Complying Development in Greenfield Areas

TOPIC	COMMENT
<p>Table 1-Identified Barriers (page 9)</p> <p><i>Easements and other instruments under Conveyancing Act</i></p>	<ul style="list-style-type: none"> ● Clarity and consistency sought on building elements (eaves/fascia/gutter) overhang over access and maintenance easement for single and double storey dwellings ● Greenfield lot modules of 10/12.5m width x 25/28/30m depth are burdened with such easements (generally 900mm) ● Allow eave overhang on maintenance easements. The easement is meant to facilitate access to clean gutters, do painting or other minor repair works on the lot benefitted by the easement. It should not be treated as a normal easement for services which precludes cut/fill and eaves ● As the built to boundary wall is limited in length and the easement provided is either the full or half the length on the adjoining lot, access is additionally available at anywhere along this easement ● The current maximum offset of 150mm from boundary for a zero lot wall results in the fascia/gutter to be built over garage/habitable room resulting in unsightly façade and potential water penetration issue. This can be easily overcome by increasing the above maximum offset to 200mm which allow the fascia/gutter to be built within the lot boundary and also providing an offset to run services if required. <div data-bbox="564 1146 1436 1624"> <p>The composite image includes a photograph of a brick house with a gutter, a plan view diagram of a lot with a garage and dwelling, and a cross-section diagram of a garage showing a 200mm offset from the boundary line.</p> </div> <ul style="list-style-type: none"> ● A two storey eaves adjacent to a zero wall allow even greater accessibility <div data-bbox="619 1713 984 2072"> <p>The diagram shows a cross-section of a two-storey eaves adjacent to a zero wall. It includes a 200mm offset from the boundary line and a 900mm offset from the dwelling.</p> </div> <p>TYPICAL ZERO LOT DETAIL SCALE 1:50</p>

Height of Built to Boundary Walls

- 3.3m height restriction for wall from natural ground level
- The above height restriction works for most zero lot walls but an allowance is sought for higher parapet wall for up to 3.8m to conceal a tiled roof behind which is a better streetscape outcome (illustrated below)



EXPLANATION OF INTENDED EFFECT

Proposed Greenfield Housing Code

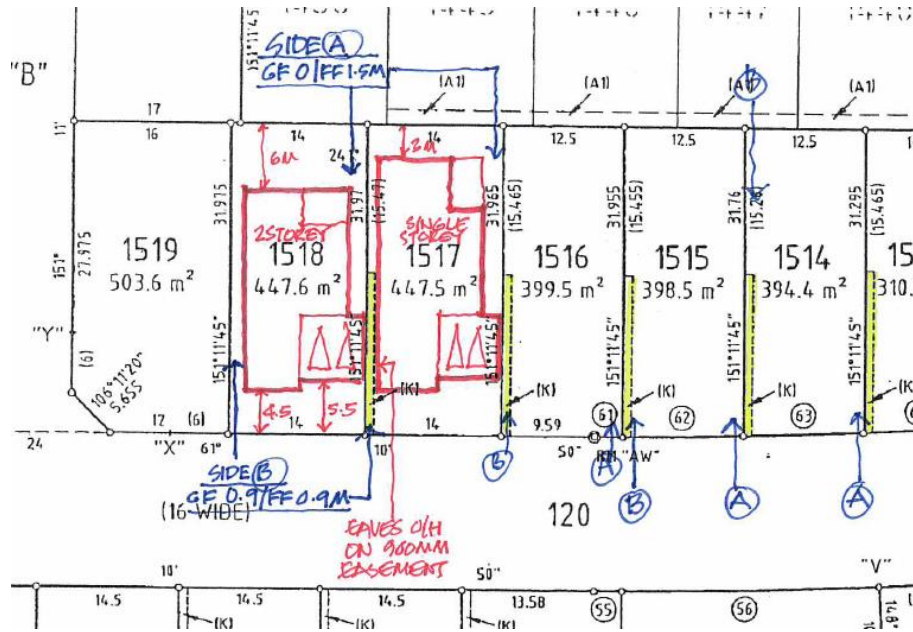
TOPIC	COMMENT
Transition Period <i>The Department proposes to allow a transition period of three years between the application of the existing policies for residential complying development (General Housing Code, soon to be Simplified Housing Code) and the introduction of the new Greenfield Housing Code for new release areas.</i>	<ul style="list-style-type: none"> • When is the current General Housing Code likely to be replaced by the new Simplified Housing Code • Is draft copy of the Simplified Housing Code available for review by the industry and stakeholders • Does the three year transition period start from the release date of the Simplified Housing Code • A time line indicating above implementation dates would be helpful
Figure 5: Four different lot conditions (page 8)	<ul style="list-style-type: none"> • Include irregular lot configurations (eg. trapezoidal, lots abutting cul-de-sac)

Example of subdivision at Willowdale

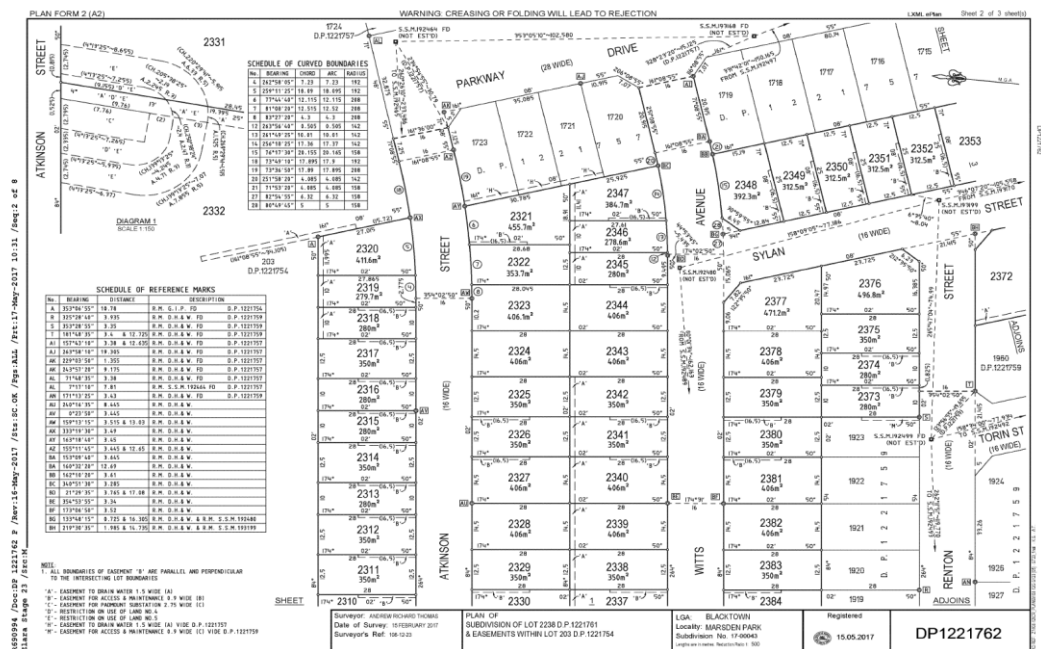
2.5 The Proposed Development Standards: Table 1 – Summary of Proposed Built Form Standards

Minimum side setback
(ground level)

Lots >7m to 15m



- Example of application of proposed side setback controls assuming zero boundary as Side A and opposite side as Side B
- Side B setback (in above example) nominated as 0.9m is reliant on allowance of eaves encroachment to easement for both single and double storey dwellings.
- Side A and B can be shown on Figure 10
- Major current greenfield subdivisions (Willowdale, Elara, Emerald Hills, Box Hill) comprise of 60-75% of lots under 15m width.



Example of Stage 23 in Willowdale

Maximum built to
boundary wall for all
development of site

- Greenfield lot depths are decreasing from 30m to 28 and 25m. Maximum built to boundary should be derived from the total length required for garage setback, garage depth and minimum room width, ie 5.5+6+3= 14.5m
- Length of built to boundary to take into consideration these evolving lot depths and allow for a garage and room to be zero lotted.

Table 2- Additional Controls for Rear Garages

Maximum Building Height (dwelling)	<ul style="list-style-type: none"> ● Allowance for greater height (two storey) on specific lots (corner lots) to accommodate Fonzie flat/accommodation resulting in passive surveillance, affordability and better urban design outcome to laneways
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Table 3- Additional Controls for Front Garages

Maximum driveway width (at front of property boundary)	Lots >7m to 10m and >10m to 15m <ul style="list-style-type: none"> ● In addition to providing for on-site parking, driveway is used as an access to the front porch/door. Increase driveway width at boundary to 3.5m for single garage
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Table 4- Landscape Controls

Landscape area (min 1.5m wide)
>7m to 10m
 Lot areas
 200-300sqm = 15% lot area
 >300sqm = 50% lot area- 100sqm
>10m to 15m
 Lot areas
 200-300sqm = 15% lot area
 >300sqm = 50% lot area- 100sqm

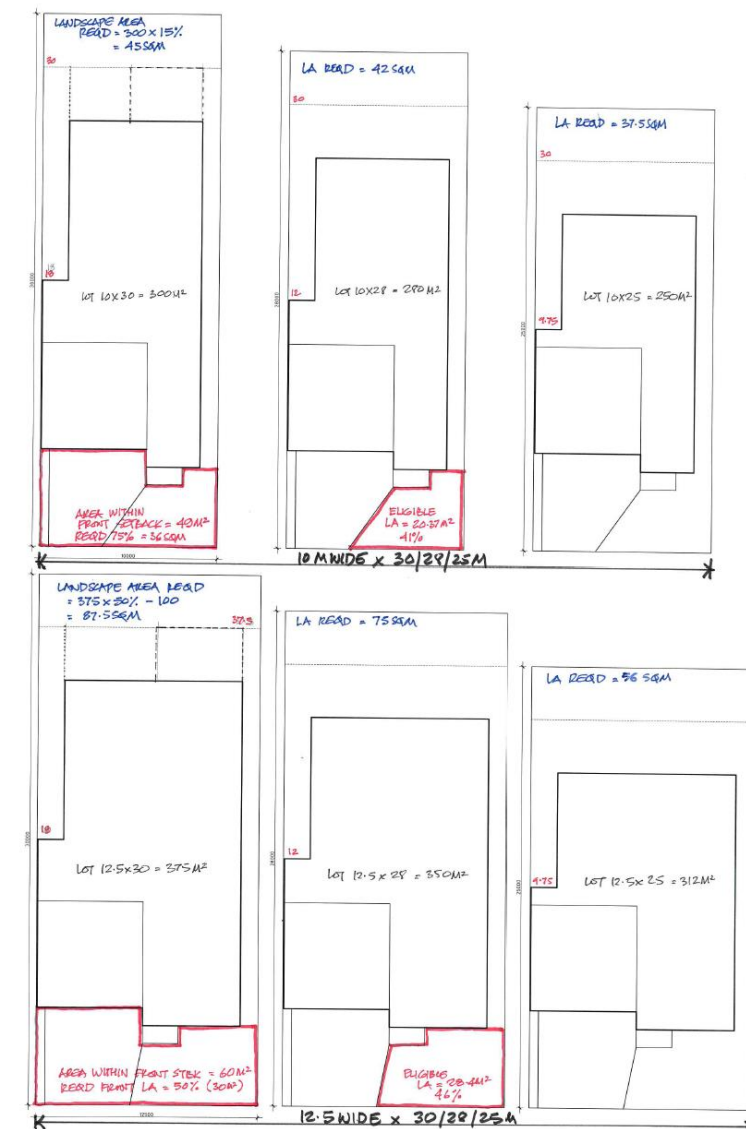
Landscape area (min 1.5m wide)
 within front setback
>7m to 10m
 75% of area of the front setback (excluding articulation elements)
>10m to 15m
 50% of area of the front setback (excluding articulation elements)

Lots >7m to 10m and >10m to 15m

- Proposed landscape area under Greenfield CDC have increased from 20% under current General Housing Code to 30% (example below):

General Housing Code_ Landscape Area	Greenfield Housing Code_ Landscape Area
Lot 460sqm 20% x 460 = 92sqm	Lot 460sqm 50% x 460 – 100 = 130sqm or 28% of lot
Lot 500sqm 20% x 500 = 100sqm	Lot 500sqm 50% x 500 – 100 = 150sqm or 30% of lot

- Size of a standard 4 bed single storey dwelling severely restricted



- Above diagrams of typical greenfield lot modules indicate it is NOT possible to achieve 75% of landscape area within the front setback. General Housing Code requirement is 25%

Table 5- Amenity Controls

*Minimum ceiling heights
Living Rooms – 2.7m*

- Increased ceiling heights for living areas result in increased cost due to extra brickworks, lining, painting, door/window heights, etc.
- Living area can be on both levels in two storey homes thus compounding affordability issue
- Increased ceiling heights on two storey homes can also impact maximum building height
- BCA standards to be adopted as minimum standards

PART 3.8.2 ROOM HEIGHTS

Appropriate *Performance Requirements*:

Where an alternative room height is proposed as a *Performance Solution* to that described in **Part 3.8.2**, that proposal must comply with—

- (a) *Performance Requirement P2.4.2*; and
- (b) the relevant *Performance Requirements* determined in accordance with **1.0.7**.

Acceptable construction practice

3.8.2.1 Application

Compliance with this acceptable construction practice satisfies *Performance Requirement P2.4.2* for room heights.

3.8.2.2 Height of rooms and other spaces

Heights of rooms and other spaces (see **Figure 3.8.2.1**) must be not less than—

- (a) in a *habitable room* excluding a kitchen — 2.4 m; and
- (b) in a kitchen — 2.1 m; and
- (c) in a corridor, passageway or the like — 2.1 m; and
- (d) in a bathroom, shower room, laundry, *sanitary compartment*, airlock, pantry, storeroom, garage, car parking area or the like — 2.1 m; and
- (e) in a room or space with a sloping ceiling or projections below the ceiling line within—
 - (i) a *habitable room*—
 - (A) in an attic — a height of not less than 2.2 m for at least two-thirds of the *floor area* of the room or space; and
 - (B) in other rooms — a height of not less than 2.4 m over two-thirds of the *floor area* of the room or space; and
 - (ii) a *non-habitable room* — a height of not less than 2.1 m for at least two-thirds of the *floor area* of the room or space,

and when calculating the *floor area* of a room or space, any part that has a ceiling height of less than 1.5 m is not included; and