



September 19, 2016

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**Re: RAID feedback Better Apartments Draft Design Standards**

RAiD applauds the proposed minimum standards as set out in the Better Apartments Draft Design Standards.

In general RAiD supports of the measures proposed in the Ministers Draft Standards, with the exception of the following:

1. RAiD believe s that developers should be bound by minimum sizes for units and flats unless they can demonstrate that the design meets the objectives of the standards in other ways.
2. We propose that minimum room sizes should be established and suggest that 12 square meters for a bedroom is not an unreasonable minimum, with 40 square meters allowed for a single bedroom flat, and 55 square meters for a 2 bedroom flat as reasonable minimums. At minimum we propose that all rooms and all designs be fit for purpose.
3. RAiD does not support the stipulation that only 60% Of dwellings with a finished floor level less than 35 meters in height: in our view ALL dwellings should have good natural ventilation.

Apart from these caveats RAID is supportive of the Ministers Proposed standards, and is anxious that they do not get watered down due to pressure from the housing and development industries.

Many of the buildings be designed and built today will be with us in 50 or 100 years time. The developers have shown that they have no lower limit as regards design quality and fitness for purpose- they are driven solely by profit.< standard such as are proposed by the Minister will help ensure that Melbourne remains truly liveable in to the future.

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