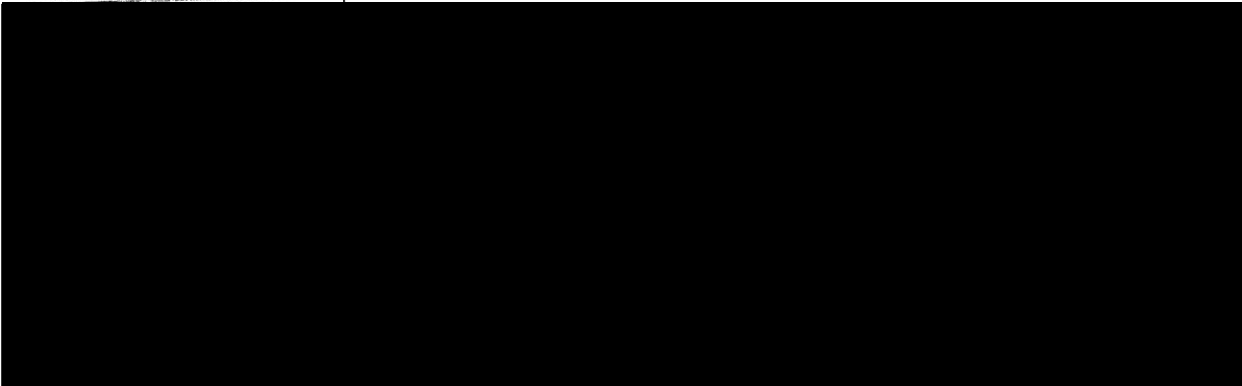


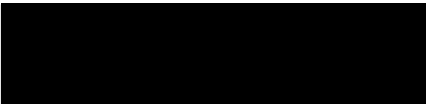


Apartments Draft Design Standards...September 2016

Introduction

 supports the development of minimum standards for apartment design but we do not believe that the recent document is adequate. Developers will still be able to build the smallest apartments they believe the market will accept. The issue of minimum floor sizes was raised in 2014 and the development lobby started a campaign to stop it then. In 2015 when Minister Wynne floated the idea the campaign heated up and the "union for developers" commonly known as the Property Council expressed relief that this vital element of reasonable design has been omitted from the draft. It is, in our opinion, a huge mistake for the Minister not to mandate the sizes suggested by Moreland Council and which operate in NSW.

We make comments on the following elements of the Draft Standards documents on the understanding that they won't produce a better quality of product without mandated minimum sizes and without ANY mandatory requirements. To achieve something that even remotely resembles decent living quarters developers will have to lower their profits.



Building setbacks	Stated requirements acceptable if minimum apt. size provided.
Light Wells	Agree that light wells should not be primary source of light to dwelling and that buildings above 36m should not include light wells.
Room Depth	No room should have a ceiling height of less than 2.4m and we prefer a minimum height of 2.8m. Minimum apt. size required.
Windows	Agree that 'borrowed light' to habitable rooms is not acceptable.
Storage	Agree with stated storage proposals.
Noise Impacts.	Agree with stated requirements with certain reservations. Internal noise impacts are not dealt with at all. The vital element that is missing is internal insulation in walls and ceilings.

Energy Efficiency	Details of this element should be covered via existing energy ratings.
Solar Access to space	Agree with stated requirements but minimum apartment size required
Natural Ventilation	Agree with stated requirements
Private Open Space	Agree with stated requirements.
Communal Open Space	Agree with stated requirements.
Landscaping	'Moonscaping' of sites must cease. Bldgs must be designed around existing significant trees. Trees must be retained. Given the destruction of thousands of trees in Melbourne for a number of infrastructure projects we cannot afford to further moonscaping of sites by developers. Where no significant trees exist on site a mandatory requirement must be the planting of mature canopy trees. (Ban the ubiquitous planter boxes with dead things in them!)
Accessibility	Disabled Access must comply with the relevant Federal Act.
Dwelling Entry and internal circulation	Agree with stated requirements.
Waste	Apply existing standards.