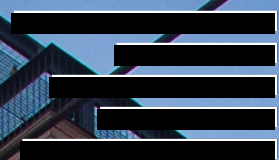


19.09.2016

BREATHE ARCHITECTURE



BETTER APARTMENTS DRAFT DESIGN STANDARDS

Breathe Architecture Response

Executive Summary

Breathe Architecture is largely supportive of the Better Apartments Draft Design Standards and understand the need for these regulations to ensure better quality apartments. However, there are a few key Design Standards that are of concern and we will these outline in more detail:

- Room depth
- Minimum balcony depths
- Accessibility

It is crucial that these regulations are specific to the Melbourne context. It's fine grain and narrow site profile is what makes Melbourne so great but some of the design standards do not consider these characteristics. The standards must promote not only sustainability but livability as well.

In addition to these existing Draft Design Standards, Breathe Architecture propose a design standard should be put in place for minimum bike parking. More specifically, for sites within a 10km radius from the Melbourne CBD there should be at least 1 bike park allocated per apartment. Bike parking should be accessible and should be distinct from storage space.

Building setback

We have no concerns for this design standard



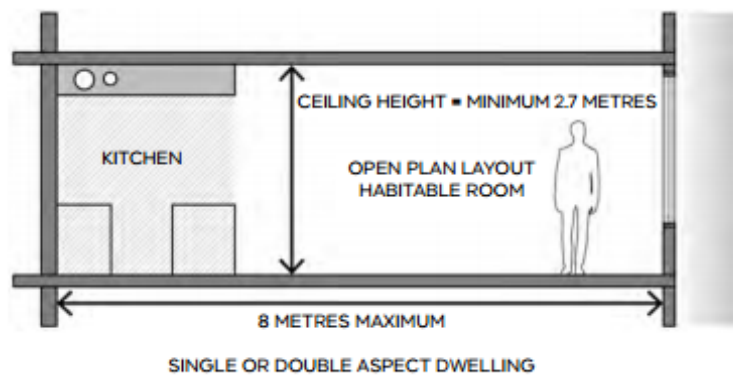
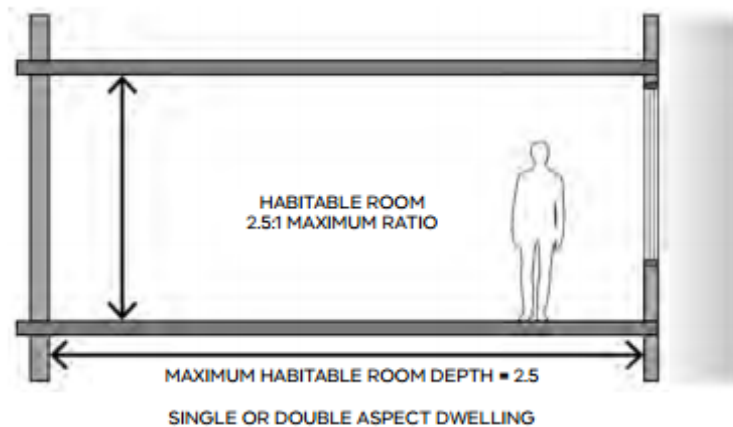
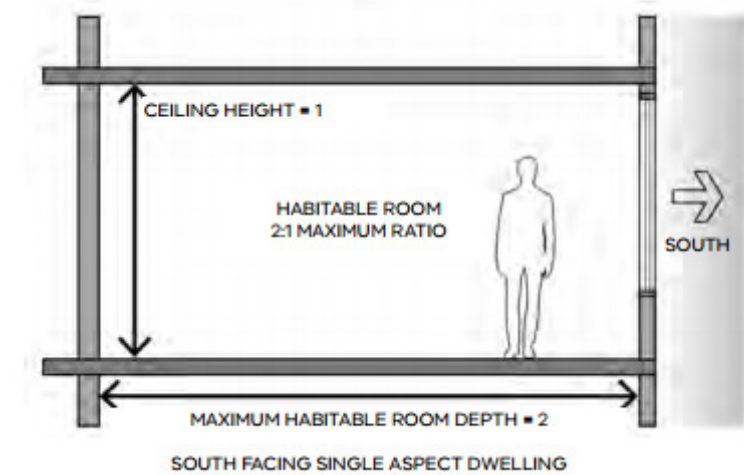
Light wells

We have no concerns for this design standard



Room Depth

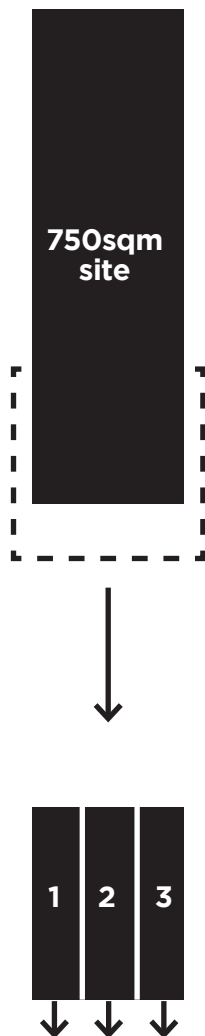
Design Standard: Maximum Habitable Room Depth Ratios



Concern: We understand the need for bringing in regulations for small apartments, however this should not apply to apartments with minimum sizes and ceiling heights over 2.8m.

We are trying to deliver a terrace housing model via a vertical village - spacious apartments (50sqm minimum for 1BR, 75sqm minimum for 2BR and 90sqm minimum for 3BR) that face outwards to the street.

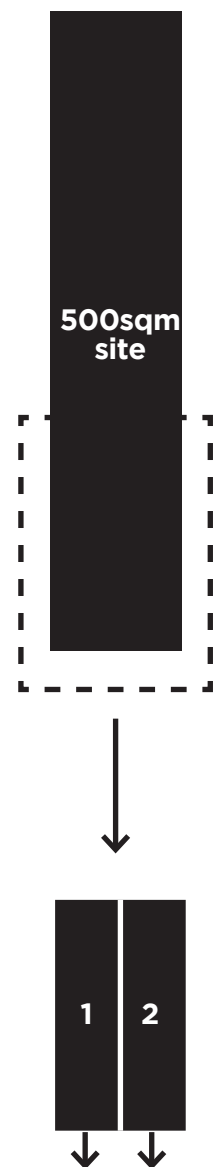
The Commons



Nightingale V1.0



Nightingale V3.0



Apartment orientation to the street for the narrow sites of
The Commons, NGV1.0 and NGV3.0



THE COMMONS.

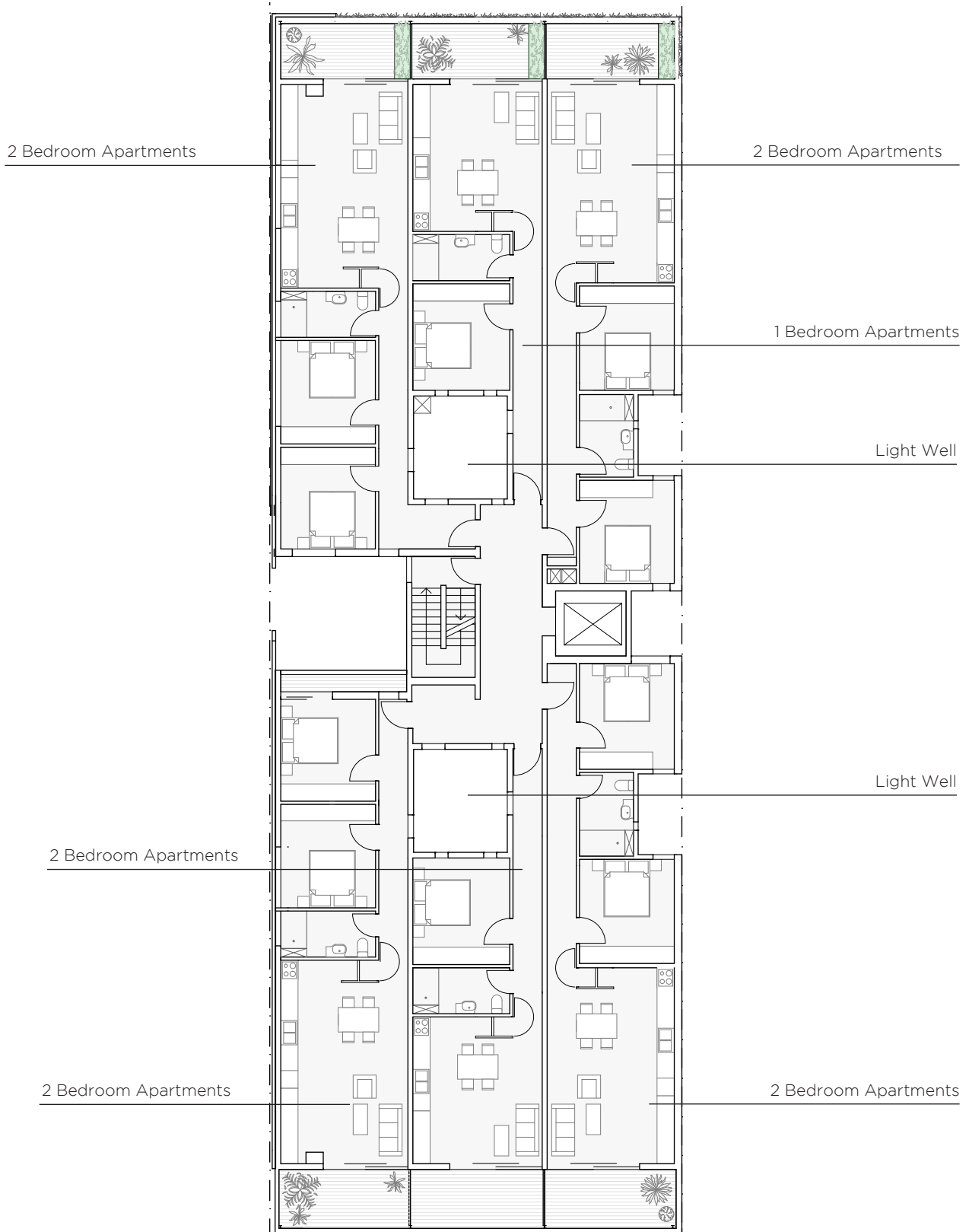
2.85m Ceiling Heights

Deep Plans

Functional Kitchen, Dining + Living

The Commons

Typical Floor Plan

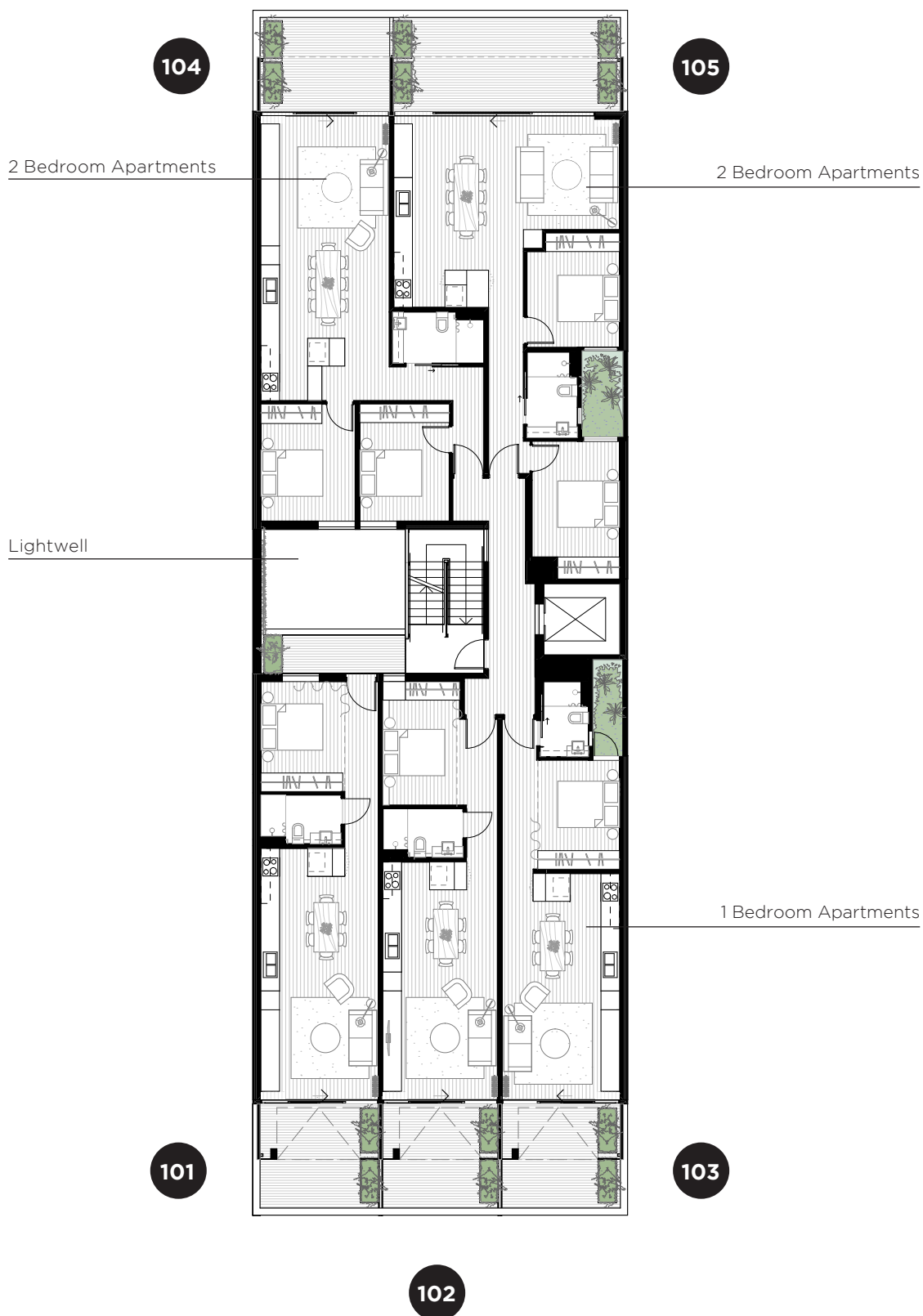


NORTH

1:200

Nightingale V1.0

Typical Floor Plan



NORTH

1:200

Please note that the material contained in this annexure has been produced prior to construction and is indicative only and does not constitute a representation by the developer in respect of the site, the dimensions of the building or the layout of an apartment, balcony or common property. Any representations of any furniture are included for illustrative purpose only and do not form part of the goods. The purchaser acknowledges that the vendor may, in accordance with the terms and conditions of the contract of sale, make changes to material contained in this annexure. Purchasers must make and rely on their own enquiries.

Nightingale V3.0

Typical Floor Plan

Light Well

1 Bedroom Apartments

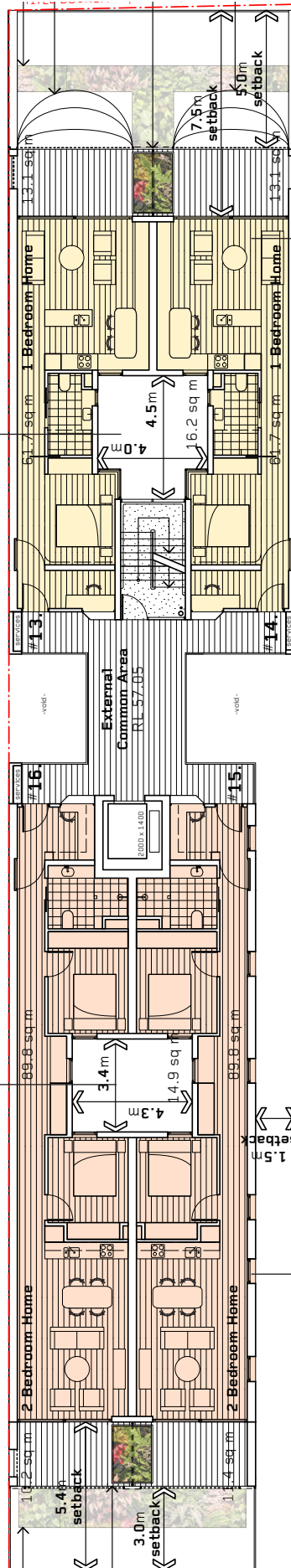
Light Well

2 Bedroom Apartments



NORTH

1:100 @ A3



Windows

We have no concerns for this design standard



Storage

We have no concerns for this design standard



Noise Impacts

We have no concerns for this design standard



Energy efficiency

We have no concerns for this design standard



Solar access to communal outdoor open space

We have no concerns for this design standard



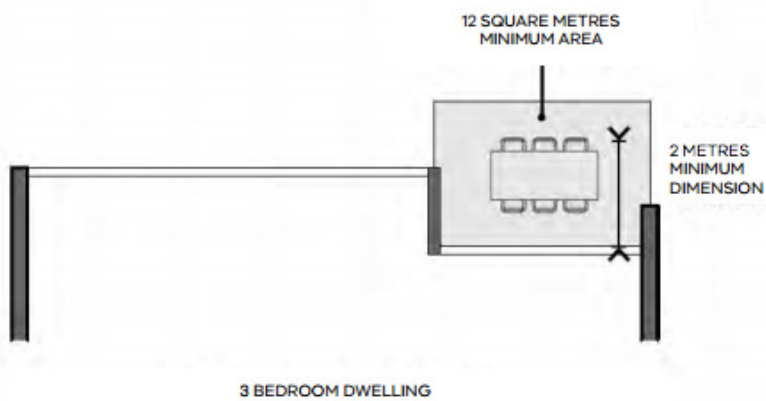
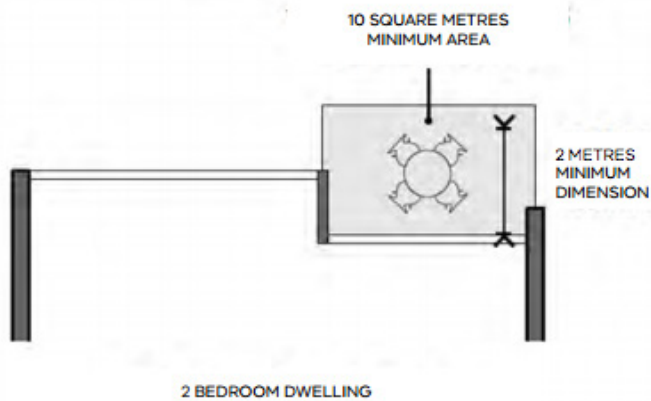
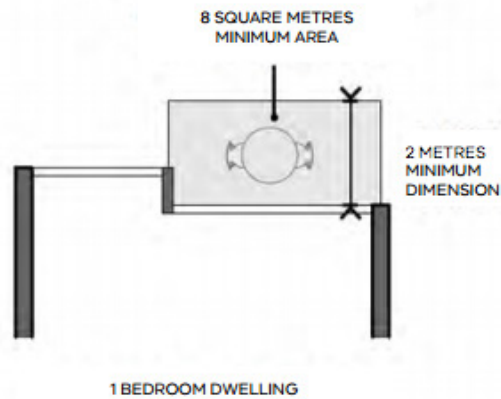
Natural Ventilation

We have no concerns for this design standard

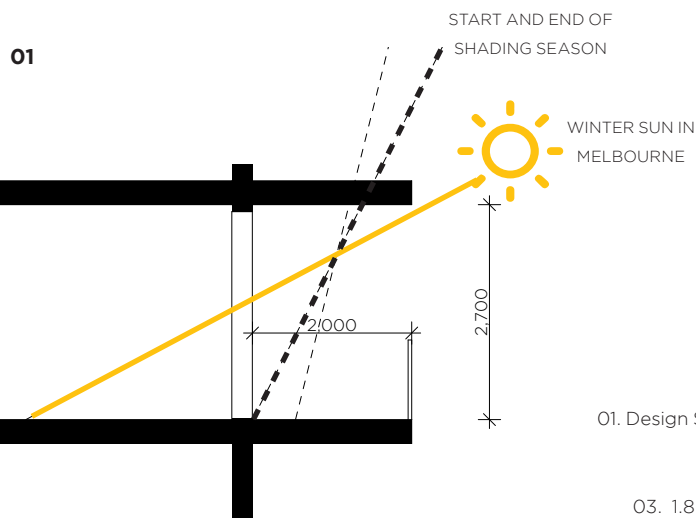


Private Open Space

Design Standard: Minimum depth of 2 metres for balconies

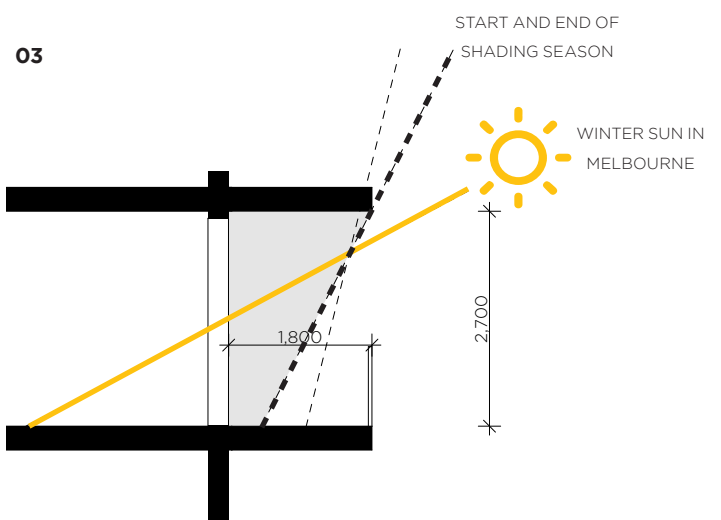
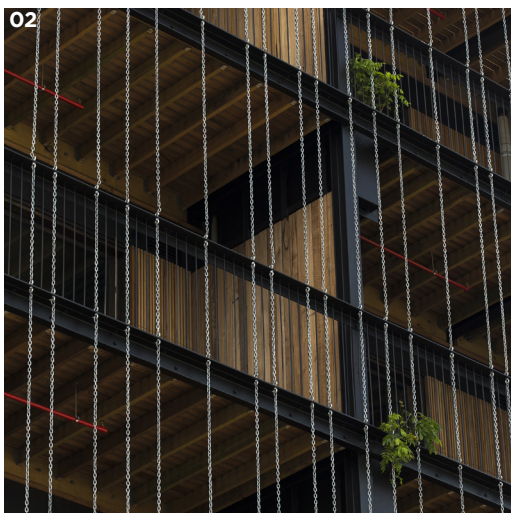


Concern: What this means for North facing balconies, specifically in regards to daylight and passive solar design to the affected living areas. The Commons north facing balconies consider and allow for basic passive solar design with 1.8m deep balconies. Balcony depths should be flexible, depending on location and orientation so that they allow for shade at the start and end of shading season and allow winter sun to penetrate into the affected living spaces.



- 01. Design Standard minimum balcony depth of 2m does not consider basic passive solar design
- 02. North facing balconies at The Commons
- 03. 1.8m deep balconies at The Commons considers basic passive solar design

X DOES NOT ACHIEVE
PASSIVE SOLAR DESIGN



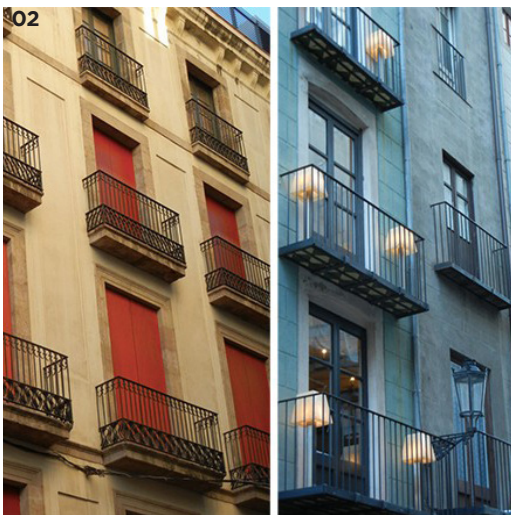
✓ ACHIEVES PASSIVE
SOLAR DESIGN

Juliet balconies

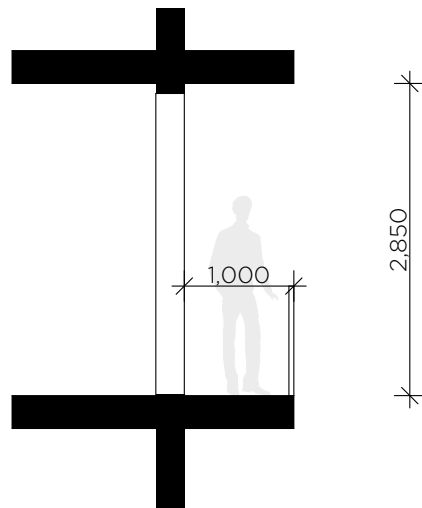
Depending on the orientation and location, Juliet balconies are sometimes best suited, particularly from an ESD and Thermal Comfort perspective. There is currently no mention of Juliet balconies in the Draft Design Standards and we believe that there should be flexibility to incorporate these types of balconies in scenarios where they are more suitable.



01. Juliet Balconies in Rome
02. Juliet Balconies in Barcelona
03. Juliet Balcony diagram



03



Communal Open Space

We have no concerns for this design standard



Landscaping

We have no concerns for this design standard

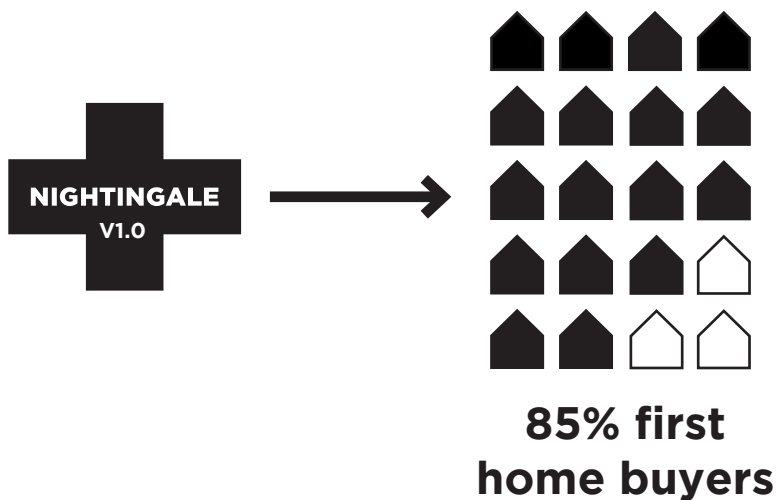


Accessibility

Design Standard: All dwellings to comply with minimum dimensions and design requirements for entrances, corridors, doorways, bedroom and bathroom spaces

Concern: Whilst we applaud the intent of the design standard, it should be waived for deliberative developments. I.e. Apartments that are pre-allocated and are not speculative. This is the case for Nightingale, whereby apartments are pre-allocated and the developer knows the purchasers.

It is also crucial to think of accessibility in terms of ensuring apartments are more affordable and therefore more accessible, not only for first home buyers but for anybody.



By applying this standard to deliberative developments, apartments become less accessible and less affordable for first home buyers



Dwelling entry and internal circulation

We have no concerns for this design standard



Waste

We have no concerns for this design standard



Water management

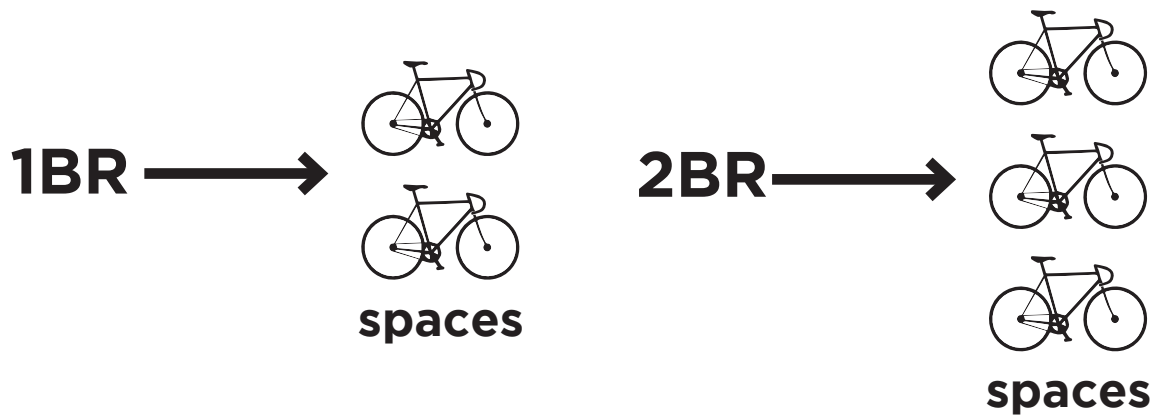
We have no concerns for this design standard



Bike Parking

A standard should be set in relation to minimum bike parking. For sites within a 10km radius of the CBD, there should be a minimum of 1 bike park per apartment. This bike parking should be accessible and distinct from storage spaces.

01



01. Bike parking allocation per apartment at
The Commons
02. Bike Parking at the Commons

BREATHE
ARCHITECTURE

