



# Better Apartments Draft Design Standards Building Setback Consequences

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# BUILDING SETBACK—DRAFT STANDARD

The standard seeks to ensure that new apartment buildings are setback an appropriate distance from **side and rear boundaries** to receive an adequate amount of daylight and privacy.

## Standard

A habitable room window or a balcony should be setback from a side or rear boundary at least the distance specified in Table 1.

A habitable room window or a balcony should be setback from another building within the site at least the distance specified in Table 1.

The setback is **measured from the external surface of the habitable room window or the open side of the balcony,** whichever ever is the lesser.

TABLE 1: BUILDING SETBACK

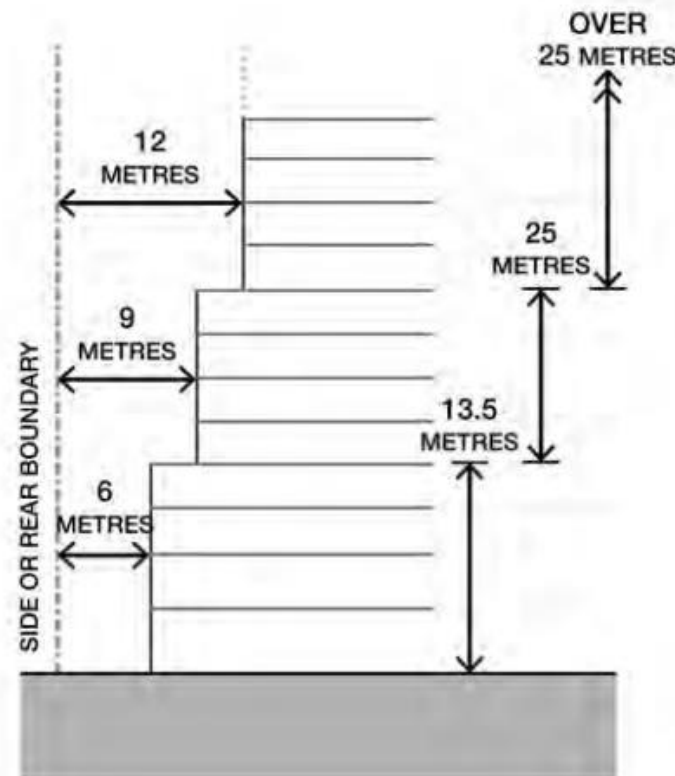
BUILDING HEIGHT	MINIMUM SETBACK FROM SIDE AND REAR BOUNDARIES	MINIMUM SETBACK FROM BUILDINGS WITHIN THE SITE
Up to 13.5 metres	6 metres	12 metres
13.5 to 25 metres	9 metres	18 metres
Over 25 metres	12 metres	24 metres

*Note: The building setback requirements **only apply to new apartment buildings of five or more storeys in height.** Clause 55.04-1 Side and rear setbacks objective and Standard B17 will continue to apply to an application to construct two or more dwellings on a lot in a development up to four storeys (excluding a basement).*

# BUILDING SETBACK—DRAFT STANDARD

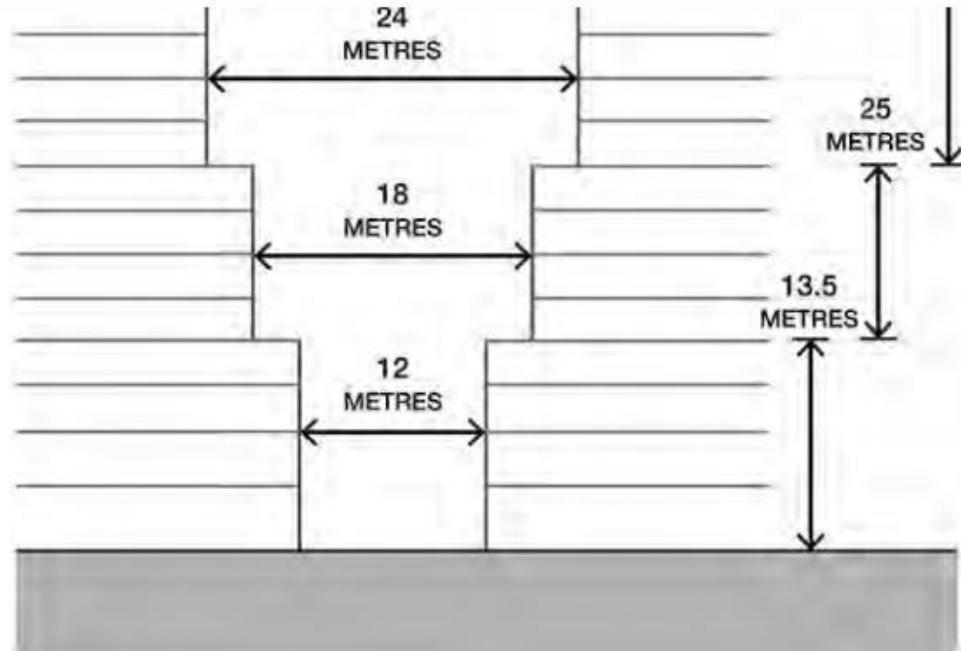
## Applying the standard

Setbacks are measured from side and rear boundaries and become greater as the height of a building increases.

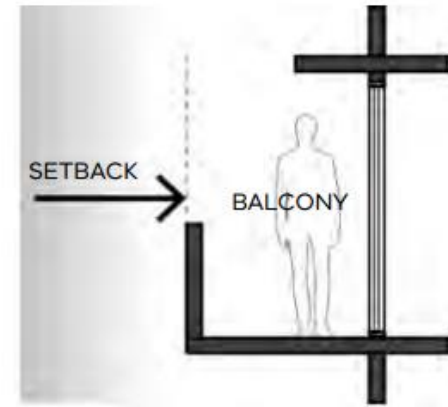
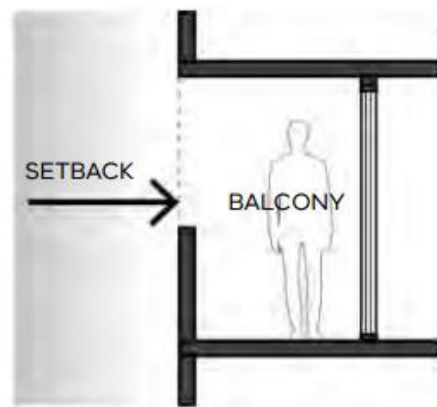
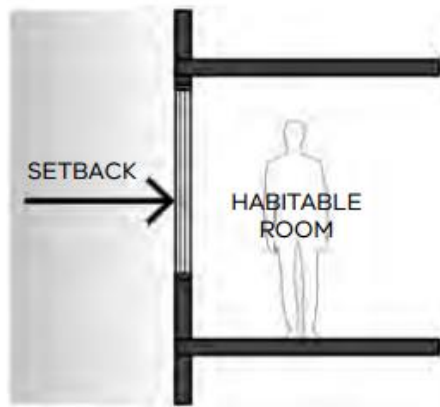


# BUILDING SETBACK—DRAFT STANDARD

The standard also provides minimum setbacks that apply between two or more buildings on a site. Setbacks are measured between buildings.



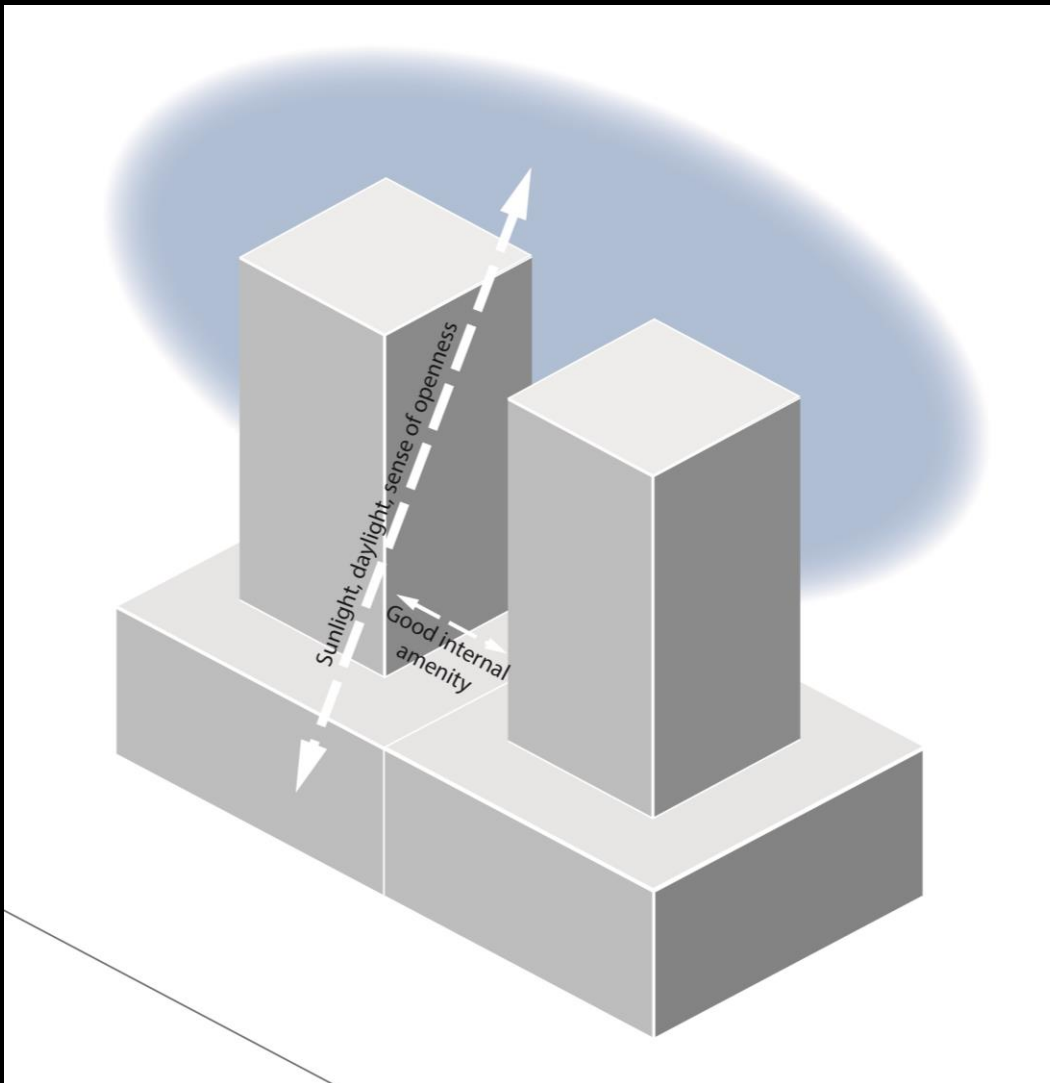
# BUILDING SETBACK—DRAFT STANDARD



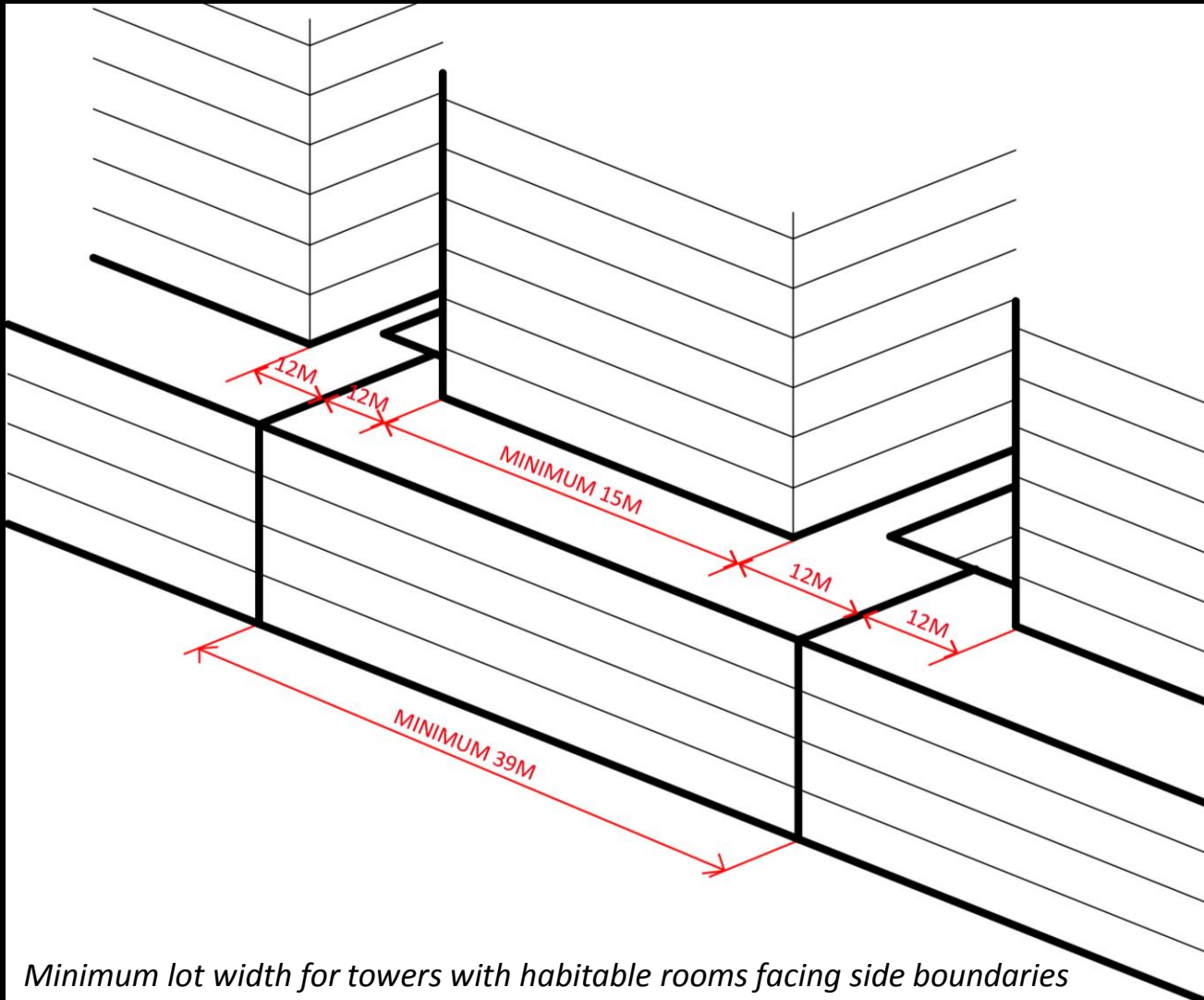
The setback is measured from glazing line to glazing line or the open edge of a balcony.

The main building structure (including walls, balconies and other building appurtenances) should not encroach within the setback.

# BENEFITS: BETTER PUBLIC AND PRIVATE REALM AMENITY



# COST: DEVELOPMENT CAPACITY



*Minimum lot width for towers with habitable rooms facing side boundaries*

## COST: DEVELOPMENT CAPACITY

Proposed standard divides development opportunities into 3 categories:

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Properties < 33m wide	Unlikely to be developed above 4 storeys (13.5m)
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Properties 33-39m wide	Unlikely to be developed above 8 storeys (25m)
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Properties > 39m wide	Can be developed above 8 storeys (25m)
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# COST: DEVELOPMENT CAPACITY



Montague East – development capacity

## COST: DEVELOPMENT CAPACITY

Montague East development capacity:

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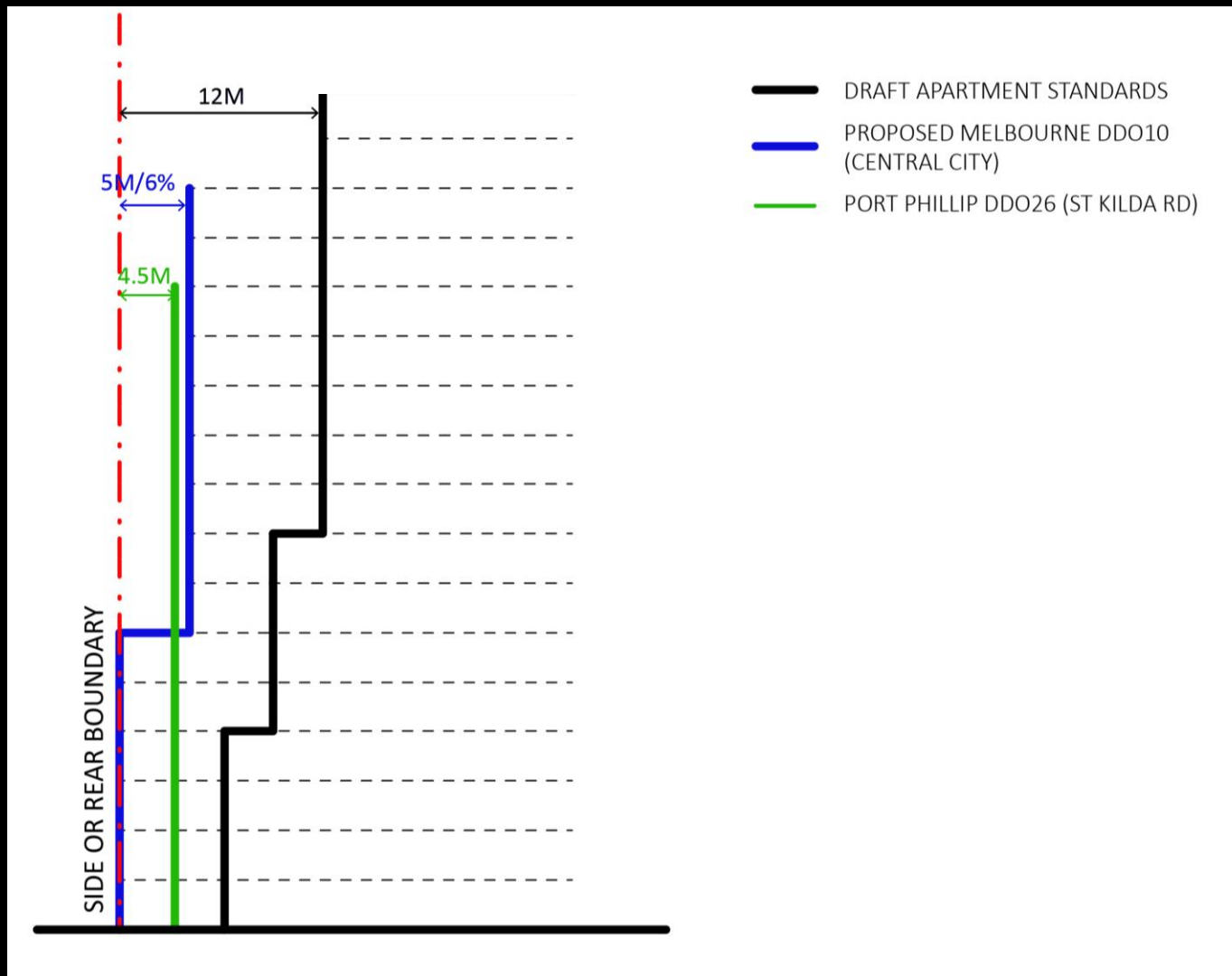
Properties < 33m	Up to 4 storeys	79%	31 properties
Properties 33-39m wide	5-8 storeys	8%	3 properties
Properties > 39m wide	9+ storeys	13%	5 properties

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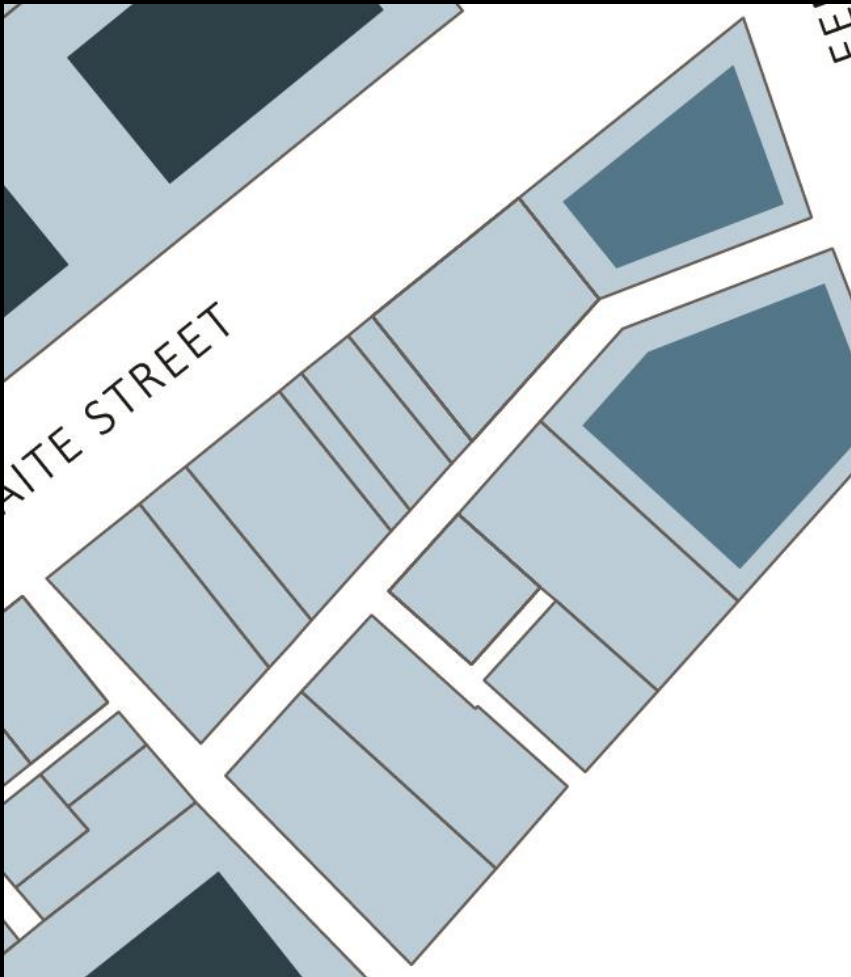
# BENEFIT – COST ANALYSIS

*Is the balance right?*

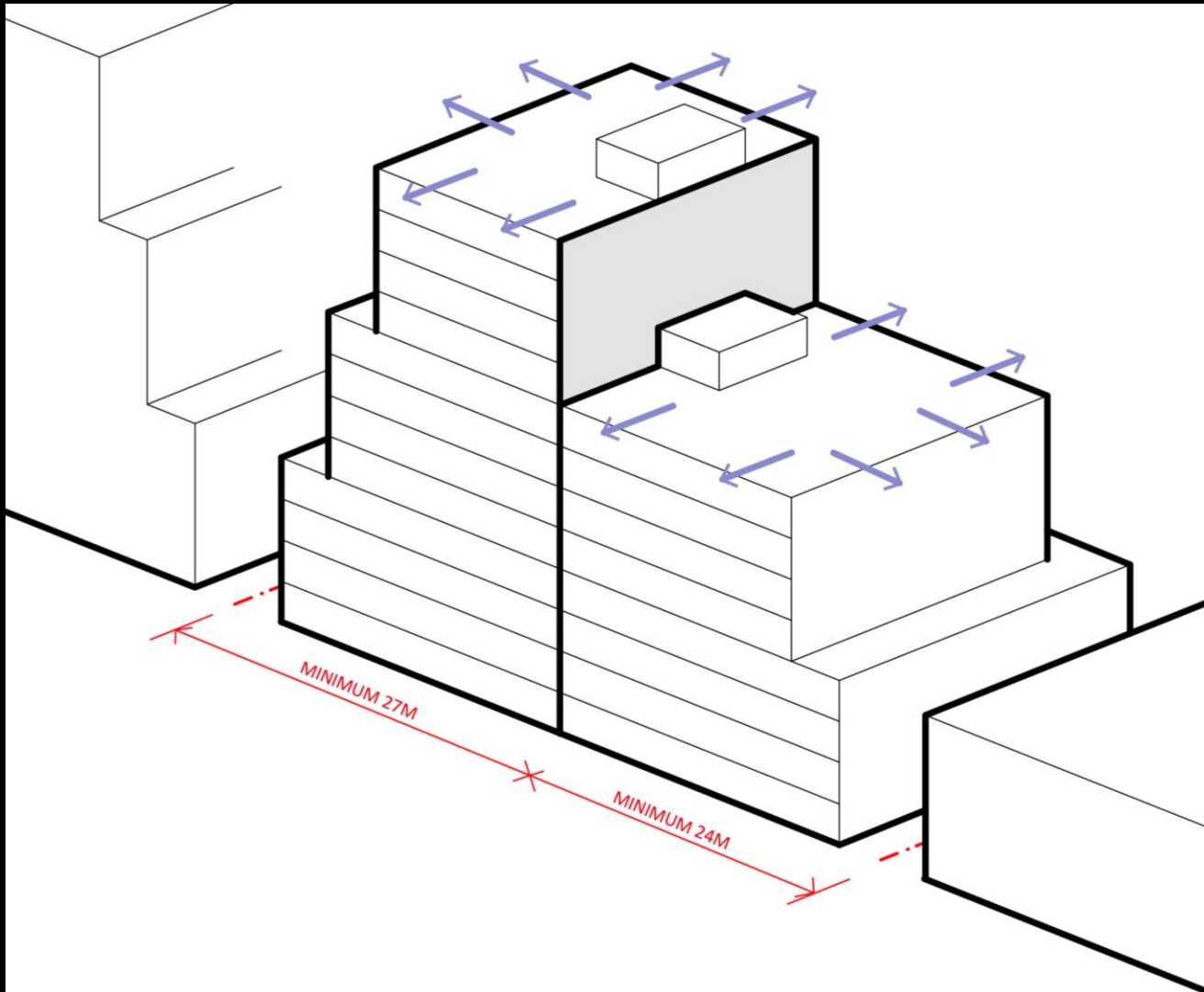
# HOW DOES IT COMPARE?



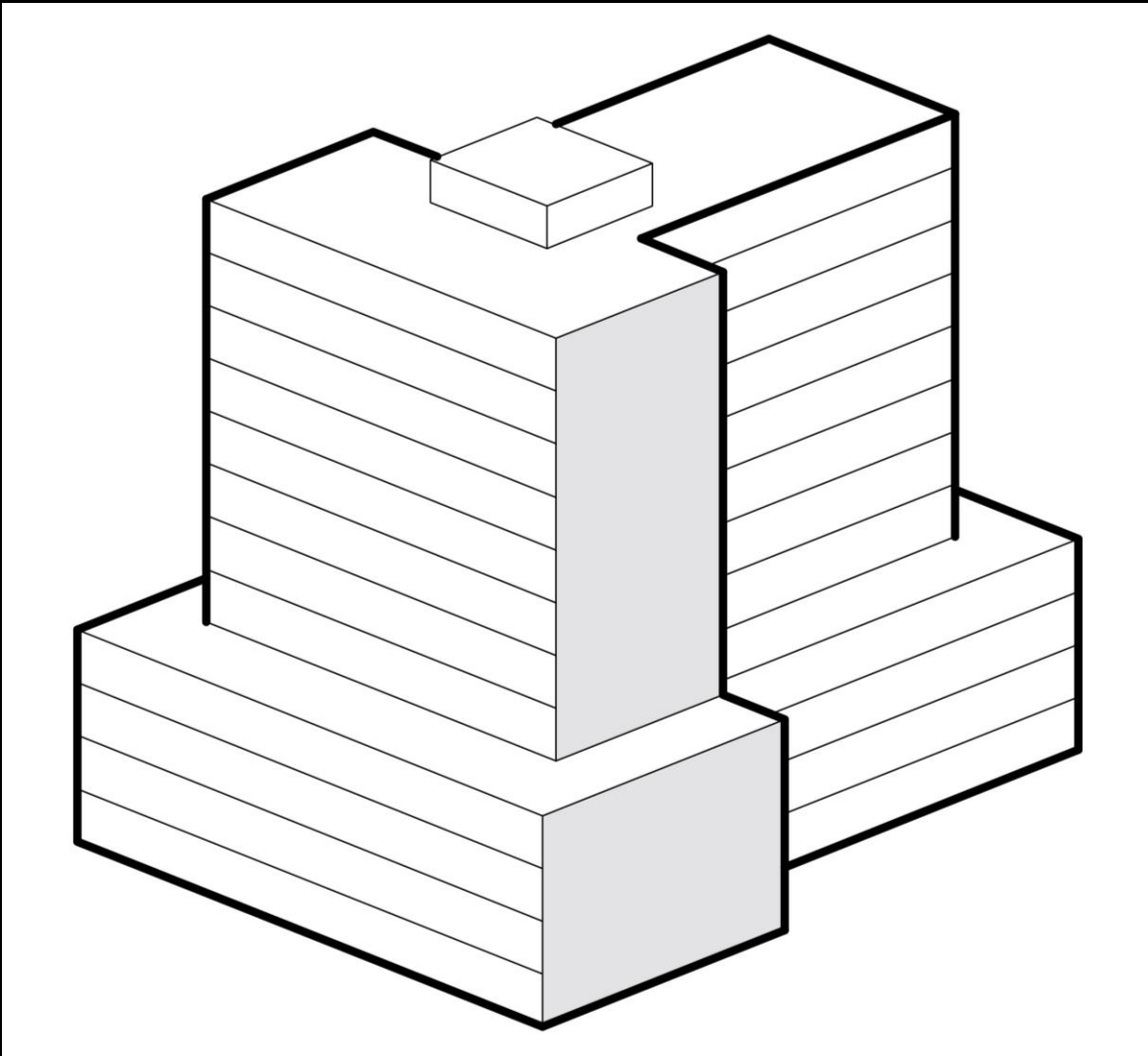
# LIKELY DESIGN RESPONSES: AMALGAMATION



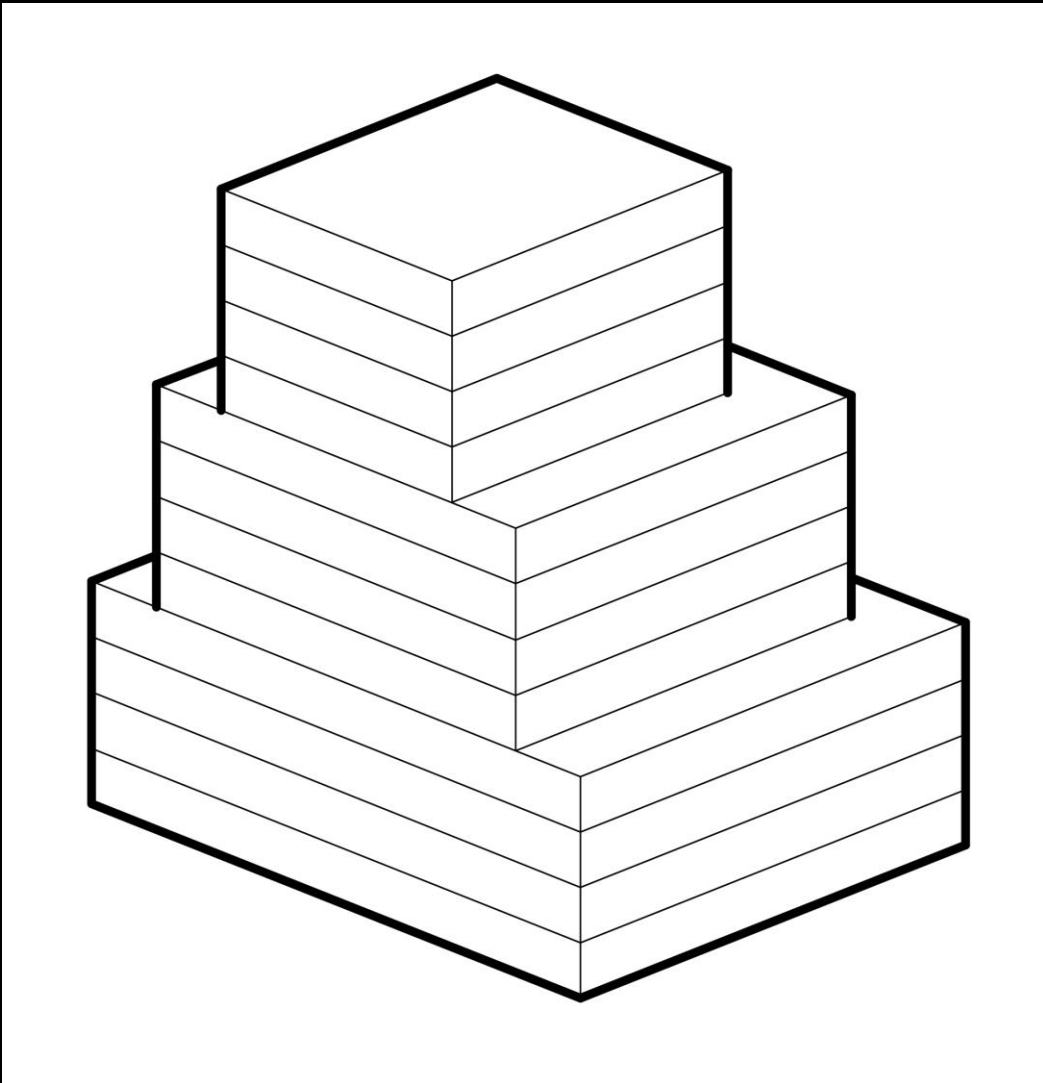
# LIKELY DESIGN RESPONSES: 'PAIRED BUILDINGS'



# LIKELY DESIGN RESPONSES: EXPOSED BLANK WALLS (AND POORER INTERNAL AMENITY)



# LIKELY DESIGN RESPONSES: 'WEDDING CAKES'





# DECISION GUIDELINES—CONSIDERATIONS

- Distinguish living rooms, bedrooms and studies
- Existing condition of abutting properties
- Likely future development of abutting properties
- Width of site and abutting properties
- Alternative sources of natural daylight
- Alternative privacy measures

# CONCLUSION

Proposed Building Setback standard could result in:

- Better public realm amenity
- Better internal amenity

But also:

- Substantially reduced development capacity
- Exposed blank walls
- 'Wedding cake' buildings

So:

- Should there be different setback standards in different places?
- Thoughtful decision guidelines needed.



# THANK YOU

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