



**Respondent No:** 144

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**Responded At:** Sep 19, 2016 12:29:11 pm

**Last Seen:** Sep 19, 2016 12:29:11 pm

**IP Address:** n/a

- Q1. **Title** [REDACTED]
- Q2. **First name** [REDACTED]
- Q3. **Last name** [REDACTED]
- Q4. **Position title** [REDACTED]
- Q5. **Phone** [REDACTED]
- Q6. **Name of organisation** Slattery Australia Quantity Surveyors
- Q7. **Postal address** [REDACTED]
- Q8. **Email** [REDACTED]
- Q9. **Confirm email address** [REDACTED]
- Q10. **I am submitting on behalf of a (select one)** Planning or development consultant
- Q11. **How satisfied are you that the proposed standard addressing building setback will improve the amenity of apartments?** Very Dissatisfied
- Q12. **Would you recommend any changes to the standard addressing building setback?** Yes

Q13. **If yes, please specify.**

Remove this standard from the document and retain current authority controls As the standard will adversely affect the capacity for higher density housing in areas not currently the subject of comprehensive development controls. The standard is contradictory to Melbourne's imperative to develop as a higher density more sustainable city of the future as: • Setbacks should be context specific and not mandated by an apartment design guideline • The heights chosen are one size fits all and do not appear to consider the length or depth of a site which is a significant factor in planning a site • The setbacks preclude economic development on the majority of city and smaller urban sites above 8 storeys.

- Q14. **How satisfied are you that the proposed standard addressing light wells will improve the amenity of apartments?** Satisfied
- Q15. **Would you recommend any changes to the standard addressing light wells?** Yes

**Q16. If yes, please specify.**

Greater clarity and metrics required as to how and where they are required to be used

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<b>Q17. How satisfied are you that the proposed standard addressing room depth will improve the amenity of apartments?</b>	Dissatisfied
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<b>Q18. Would you recommend any changes to the standard addressing room depth?</b>	Yes
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**Q19. If yes, please specify.**

Maximum room depth increased to 9.5m where task based (artificially lit) areas such as the kitchen are located The standard as drafted places severe restrictions on how an apartment can be planned. For example, in order to accommodate a dining table and living space in front of an island bench a dimension of 6.5 / 7m is necessary. Adding 2.5 depth for a kitchen requires a room depth of a minimum of 9.0m. The example apartment included in the draft document does not allow space for a dining table which, is a prerequisite of a majority of apartment purchasers.

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<b>Q20. How satisfied are you that the proposed standard addressing windows will improve the amenity of apartments?</b>	Dissatisfied
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<b>Q21. Would you recommend any changes to the standard addressing windows?</b>	Yes
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**Q22. If yes, please specify.**

A habitable room should have a window in an external wall of the building that is visible from 85% of the room Access to daylight in a bedroom or study via a space of not less than 1.2m wide and a total depth to width ratio of no greater than 1.5:1 where the depth is measured from the external face of the building.

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<b>Q23. How satisfied are you that the proposed standard addressing storage will improve the amenity of apartments?</b>	Satisfied
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<b>Q24. Would you recommend any changes to the standard addressing storage?</b>	not answered
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**Q25. If yes, please specify. More information**

not answered

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<b>Q26. How satisfied are you that the proposed standard addressing noise impacts will improve the amenity of apartments?</b>	Satisfied
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<b>Q27. Would you recommend any changes to the standard addressing noise impacts?</b>	not answered
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Q28. If yes, please specify.

not answered

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Q29. How satisfied are you that the proposed standard addressing energy efficiency will improve the amenity of apartments?	Satisfied
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Q30. Would you recommend any changes to the standard addressing energy efficiency?	Yes
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Q31. If yes, please specify.

More clarity / metrics as to interpretation

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Q32. How satisfied are you that the proposed standard addressing solar access to communal outdoor open space will improve the amenity of apartments?	Satisfied
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Q33. Would you recommend any changes to the standard addressing solar access to communal outdoor open space? If so, please specify.	Yes
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Q34. If yes, please specify.

Wording needs to more clearly defined to allow interpretation that can take into account adjacent site conditions as a potential influence which may physically preclude this.

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Q35. How satisfied are you that the proposed standard addressing natural ventilation will improve the amenity of apartments?	Dissatisfied
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Q36. Would you recommend any changes to the standard addressing natural ventilation?	Yes
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Q37. If yes, please specify.

The standard changed to at least 50% of dwellings with a finished floor level less than 35m height should be naturally cross ventilated. The length of a breeze path through the dwelling changed to a maximum of 18m. A performance based standard needs to be added to the standard.

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Q38. How satisfied are you that the proposed standard addressing private open space will improve the amenity of apartments?	Satisfied
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Q39. Would you recommend any changes to the standard addressing private open space?	Yes
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**Q40. If yes, please specify.**

The standard needs to account for taller buildings where individual terraces are not a preferred outcome; the standard should be limited to buildings of 35m height or less

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<b>Q41. How satisfied are you that the proposed standard addressing communal open space will improve the amenity of apartments?</b>	Satisfied
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<b>Q42. Would you recommend any changes to the standard addressing communal open space?</b>	Yes
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**Q43. If yes, please specify.**

The standard is restrictive for smaller developments and should only be applicable to developments over 30 units

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<b>Q44. How satisfied are you that the proposed standard addressing landscaping will improve the amenity of apartments?</b>	Very Dissatisfied
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<b>Q45. Would you recommend any changes to the standard addressing landscaping?</b>	Yes
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**Q46. If yes, please specify.**

Remove this standard from the document and leave individual authorities to implement their own requirements to suite individual neighborhood characters

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<b>Q47. How satisfied are you that the proposed standard addressing accessibility will improve the amenity of apartments?</b>	Satisfied
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<b>Q48. Would you recommend any changes to the standard addressing accessibility?</b>	not answered
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**Q49. If yes, please specify.**

not answered

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<b>Q50. How satisfied are you that the proposed standard addressing dwelling entry and internal circulation will improve the amenity of apartments?</b>	Satisfied
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<b>Q51. Would you recommend any changes to the standard addressing dwelling entry and internal circulation?</b>	not answered
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**Q52. If yes, please specify.**

not answered

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Q53. <b>How satisfied are you that the proposed standard addressing waste will improve the amenity of apartments?</b>	Satisfied
Q54. <b>Would you recommend any changes to the standard addressing waste?</b>	not answered
Q55. <b>If yes, please specify.</b>	not answered
Q56. <b>How satisfied are you that the proposed standard addressing water management will improve the amenity of apartments?</b>	Satisfied
Q57. <b>Would you recommend any changes to the standard addressing water management?</b>	Yes
Q58. <b>If yes, please specify.</b>	Provide metrics for interpretation
Q59. <b>You can submit your comments in the text box below.</b>	not answered
Q60. <b>If you prefer, your comments may be attached in a separate document in either Microsoft Word or Adobe Acrobat PDF format.</b>	not answered
Q61. <b>Privacy Options</b>	These comments are being made by an organisation and I understand that it will be published , including the name of the organisation
Q62. <b>Request for confidentiality reasons</b>	not answered
Q63. <b>Do you agree to the third party information statement?</b>	I agree
Q64. <b>Do you agree to the intellectual property rights statement?</b>	I agree