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Responded At: Sep 19, 2016 16:45:15 pm

Last Seen: Sep 19, 2016 16:45:15 pm

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- Q1. **Title** [REDACTED]
- Q2. **First name** [REDACTED]
- Q3. **Last name** [REDACTED]
- Q4. **Position title** [REDACTED]
- Q5. **Phone** [REDACTED]
- Q6. **Name of organisation** Baw Baw Shire Council
- Q7. **Postal address** [REDACTED]
- Q8. **Email** [REDACTED]
- Q9. **Confirm email address** [REDACTED]
- Q10. **I am submitting on behalf of a (select one)** Local government - regional
- 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.

The draft design standards are proposed to affect all apartment developments. The setbacks proposed in commercial and residential growth zones will result in development becoming unworkable, stifling economic development. It is considered that the 6 metre setback from side and rear boundaries will result in smaller sites being undevelopable. A zero setback will result in a better urban design out come for streets and will remove dead spots which could be formed by the 6 metre setback. Council is of the view that in some situations a 0 setback could achieve an adequate amount of daylight (depending on the context and height of nearby development).

- 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?** No

Q16. If yes, please specify.

It is agree that living areas of a dwelling should not rely on a light well as the primary source of daylight.

Q17. How satisfied are you that the proposed standard addressing room depth will improve the amenity of apartments? Dissatisfied

Q18. Would you recommend any changes to the standard addressing room depth? Yes

Q19. If yes, please specify.

It is considered that while ceiling heights are important for amenity and liveability there are many other factors that will need to be considered in addition to the floor to ceiling height in accessing adequate daylight to a dwelling. Overhangs like balconies, size of windows, orientation, and setbacks to adjoining buildings will be more of an impact on access to daylight than the floor to ceiling height. The standards will limit the ability for apartments to have a living room and kitchen (where in an open floor plan arrangement) with a depth greater than 8 metres. This is considered to be a standard that will limit good internal layout and design. It is considered that the depth of the rooms should not be limited to the proposed ratio and a better approach is a window area to floor area ratio.

Q20. How satisfied are you that the proposed standard addressing windows will improve the amenity of apartments? Very Dissatisfied

Q21. Would you recommend any changes to the standard addressing windows? Yes

Q22. If yes, please specify.

This standard is flawed. The previous version of the standards sought to achieve 'adequate direct daylight', now the standard just seeks to achieve 'direct access to daylight'. "The standard seeks to ensure that all habitable rooms have direct access to daylight by requiring a window to be directly visible from any point in the room." Therefore, rooms designed with tiny windows that provide insufficient daylight can still satisfy these measures.

Q23. How satisfied are you that the proposed standard addressing storage will improve the amenity of apartments? Satisfied

Q24. Would you recommend any changes to the standard addressing storage? No

Q25. If yes, please specify. More information

The climate zones only apply to metro Melbourne. Without the climate zones for rural areas it is difficult to provided further comment.

Q26. How satisfied are you that the proposed standard addressing noise impacts will improve the amenity of apartments? Satisfied

Q27. Would you recommend any changes to the standard addressing noise impacts?	No
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Q28. If yes, please specify.	
not answered	

Q29. How satisfied are you that the proposed standard addressing energy efficiency will improve the amenity of apartments?	Undecided
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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.	
The climate zones only apply to metro Melbourne. Without the climate zones for rural areas it is difficult to provided further comment.	

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.	No
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Q34. If yes, please specify.	
not answered	

Q35. How satisfied are you that the proposed standard addressing natural ventilation will improve the amenity of apartments?	Satisfied
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Q36. Would you recommend any changes to the standard addressing natural ventilation?	No
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Q37. If yes, please specify.	
not answered	

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 increase to the minimum width of the open space from 1.6 metres to 2.0 metres is supported. It is considered the requirement for 25 m2 at ground or 15m2 at a podium level of private open space for apartments is a nice to have but should not be a standard requirement.

Q41. How satisfied are you that the proposed standard addressing communal open space will improve the amenity of apartments?	Satisfied
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Q42. Would you recommend any changes to the standard addressing communal open space?	No
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Q43. If yes, please specify.

not answered

Q44. How satisfied are you that the proposed standard addressing landscaping will improve the amenity of apartments?	Satisfied
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Q45. Would you recommend any changes to the standard addressing landscaping?	Yes
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Q46. If yes, please specify.

There is no mention about the design of communal areas and landscaped areas with regards to infrastructure. ie. they mention that "landscaping should provide a safe, attractive and functional environment for residents". They should include requirements for the type of infrastructure installed (ie. Tables, chairs, shade structures, etc.) This is critical in achieving better apartments and providing a good living environment for residents.

Q47. How satisfied are you that the proposed standard addressing accessibility will improve the amenity of apartments?	Satisfied
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Q48. Would you recommend any changes to the standard addressing accessibility?	No
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Q49. If yes, please specify.

not answered

Q50. How satisfied are you that the proposed standard addressing dwelling entry and internal circulation will improve the amenity of apartments?	Satisfied
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Q51. Would you recommend any changes to the standard addressing dwelling entry and internal circulation?	No
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Q52. If yes, please specify.

not answered

Q53. How satisfied are you that the proposed standard addressing waste will improve the amenity of apartments?	Satisfied
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Q54. Would you recommend any changes to the standard addressing waste?	No
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Q55. If yes, please specify.

not answered

Q56. How satisfied are you that the proposed standard addressing water management will improve the amenity of apartments?	Satisfied
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Q57. Would you recommend any changes to the standard addressing water management?	No
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Q58. If yes, please specify.

not answered

Q59. You can submit your comments in the text box below.

There is a concern that the proposed guidelines will result in it more difficult to deliver apartment accommodation due to the proposed envelopes and setbacks proposed in the document. This is particularly concerning in commercial areas where setbacks will render sites undevelopable. The proposed guidelines have been altered to remove minimum room sizes from living rooms and bedrooms. It is strongly recommended that minimum dimensions for both of these areas should have minimum areas indicated in the document.

Q60. If you prefer, your comments may be attached in a separate document in either Microsoft Word or Adobe Acrobat PDF format.	not answered
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Q61. Privacy Options	These comments are being made by an organisation and I understand that it will be published , including the name of the organisation
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Q62. Request for confidentiality reasons

not answered

Q63. Do you agree to the third party information statement?	I agree
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Q64. Do you agree to the intellectual property rights statement?	I agree
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