



Respondent No: 95

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Responded At: Sep 16, 2016 11:46:46 am

Last Seen: Sep 16, 2016 11:46:46 am

IP Address: n/a

Q1. Title	■
Q2. First name	■
Q3. Last name	■
Q4. Position title	■
Q5. Phone	■
Q6. Name of organisation	Windtech Consultants
Q7. Postal address	■
Q8. Email	■
Q9. Confirm email address	■
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?	Undecided
Q12. Would you recommend any changes to the standard addressing building setback?	Yes
Q13. If yes, please specify.	
The proposed setbacks could have a limiting effect on a number of sites given site dimensions and in some cases the width across a site between two existing roads. While I understand the theory behind the need for this standard, the application could limit the future potential development growth of Victoria.	
Q14. How satisfied are you that the proposed standard addressing light wells will improve the amenity of apartments?	Dissatisfied
Q15. Would you recommend any changes to the standard addressing light wells?	Yes

Q16. If yes, please specify.

The objective of the light well is to ensure greater amount of daylight to the internal areas of the apartments, however no measure has been provided to state the level of daylight (illumination) required which is the key objective. We believe there should be reference to a minimum amount of illumination within the apartment which will depend on the intended use of the room connected to this space. There are numerous international standards which reference minimum requirements, including AS/NZS 1680.1 and AS/NZS1680.2.1

Q17. How satisfied are you that the proposed standard addressing room depth will improve the amenity of apartments?	Satisfied
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Q18. Would you recommend any changes to the standard addressing room depth?	No
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Q19. If yes, please specify.

not answered

Q20. How satisfied are you that the proposed standard addressing windows will improve the amenity of apartments?	Satisfied
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Q21. Would you recommend any changes to the standard addressing windows?	No
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Q22. If yes, please specify.

not answered

Q23. How satisfied are you that the proposed standard addressing storage will improve the amenity of apartments?	Undecided
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Q24. Would you recommend any changes to the standard addressing storage?	No
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Q25. If yes, please specify. More information

not answered

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

Q30. **Would you recommend any changes to the standard addressing energy efficiency?** Yes

Q31. **If yes, please specify.**

While this is a very good step to include, the standard currently only states the maximum cooling loads per annum. While this helps during the summer period, there should also be a maximum heating load for the apartments to truly make and energy efficient stance for future apartment designs.

Q32. **How satisfied are you that the proposed standard addressing solar access to communal outdoor open space will improve the amenity of apartments?** Satisfied

Q33. **Would you recommend any changes to the standard addressing solar access to communal outdoor open space? If so, please specify.** Yes

Q34. **If yes, please specify.**

There should be some consideration/note with regards to the effect of the existing context

Q35. **How satisfied are you that the proposed standard addressing natural ventilation will improve the amenity of apartments?** Satisfied

Q36. **Would you recommend any changes to the standard addressing natural ventilation?** Yes

Q37. **If yes, please specify.**

While the inclusion of the consideration for natural ventilation is a very good consideration for apartment design standards, there are no clear design parameters for what stipulates a naturally ventilated apartment. Sample plan drawings should be included which clearly show what is a naturally cross ventilated apartment (openings on two aspects which are exposed to winds from two different prevailing summer wind directions when natural ventilation would be utilised). The requirement of 60% of apartments achieving natural cross ventilation is in line with other standards of this nature. Some allowance should be provided for natural ventilation whereby the site does not allow for natural cross ventilation (openings on dual aspects) to be achieved due to surrounding buildings, site design etc. An allowance should also be provided for a performance based modelling assessment, similar to other design aspects such as fire. This should be based on a wind tunnel model whereby pressures at the apartment openings can be measured to determine if a sufficient pressure differential would be created to achieve natural ventilation through the apartment. The criteria would need to satisfy air quality (AS1668 and ASHRAE 62 provides provisions based on use) and thermal comfort/cooling (ASHRAE 55) which are the objectives of natural ventilation.

Q38. **How satisfied are you that the proposed standard addressing private open space will improve the amenity of apartments?** Undecided

Q39. **Would you recommend any changes to the standard addressing private open space?** No

Q40. **If yes, please specify.**

not answered

Q41. **How satisfied are you that the proposed standard addressing communal open space will improve the amenity of apartments?** Undecided

Q42. **Would you recommend any changes to the standard addressing communal open space?** No

Q43. **If yes, please specify.**

not answered

Q44. **How satisfied are you that the proposed standard addressing landscaping will improve the amenity of apartments?** Undecided

Q45. **Would you recommend any changes to the standard addressing landscaping?** No

Q46. **If yes, please specify.**

not answered

Q47. **How satisfied are you that the proposed standard addressing accessibility will improve the amenity of apartments?** Undecided

Q48. **Would you recommend any changes to the standard addressing accessibility?** No

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?** Undecided

Q51. **Would you recommend any changes to the standard addressing dwelling entry and internal circulation?** No

Q52. **If yes, please specify.**

not answered

Q53. How satisfied are you that the proposed standard addressing waste will improve the amenity of apartments?	Undecided
Q54. Would you recommend any changes to the standard addressing waste?	No
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?	Undecided
Q57. Would you recommend any changes to the standard addressing water management?	No
Q58. If yes, please specify. not answered	
Q59. You can submit your comments in the text box below. not answered	
Q60. If you prefer, your comments may be attached in a separate document in either Microsoft Word or Adobe Acrobat PDF format.	not answered
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
Q62. Request for confidentiality reasons not answered	
Q63. Do you agree to the third party information statement?	I agree
Q64. Do you agree to the intellectual property rights statement?	I agree