



Respondent No: 165

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IP Address: n/a

Q1. Title	■
Q2. First name	■
Q3. Last name	■
Q4. Position title	■
Q5. Phone	■
Q6. Name of organisation	Rara Architecture
Q7. Postal address	■
Q8. Email	■
Q9. Confirm email address	■
Q10. I am submitting on behalf of a (select one)	Architect or building designer
Q11. How satisfied are you that the proposed standard addressing building setback will improve the amenity of apartments?	Satisfied
Q12. Would you recommend any changes to the standard addressing building setback?	No
Q13. If yes, please specify.	
not answered	
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.	
light wells should be open on a minimum of 1 side OR should have a minimum 9m MIN Dim for buildings up to 25m tall and 16m MIN Dim for buildings up to 36m tall	

Q17. How satisfied are you that the proposed standard addressing room depth will improve the amenity of apartments?	Satisfied
Q18. Would you recommend any changes to the standard addressing room depth?	Yes
Q19. If yes, please specify. i think developers should be encouraged to increase ceiling heights of apartment buildings. the standard should just be a flat 2:1 ratio - it'll be easier to apply as well.	
Q20. How satisfied are you that the proposed standard addressing windows will improve the amenity of apartments?	Very Satisfied
Q21. Would you recommend any changes to the standard addressing windows?	No
Q22. If yes, please specify. not answered	
Q23. How satisfied are you that the proposed standard addressing storage will improve the amenity of apartments?	Dissatisfied
Q24. Would you recommend any changes to the standard addressing storage?	Yes
Q25. If yes, please specify. More information this standard should also exclude common bike, bin and general building storage. you may want to review how this can be integrated with parking spaces (eg. above bonnet cages)	
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?	Yes
Q28. If yes, please specify. building services, INCLUDING BIN CHUTES Noise transfer between apartments (above, below, and adjoining) can be mitigated by configuring bedrooms and living rooms back-to-back respectively AND AVOIDING PASSAGEWAYS ABOVE BEDROOMS	
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?	No
Q31. If yes, please specify.	
not answered	
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.	
No	
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
Q36. Would you recommend any changes to the standard addressing natural ventilation?	
No	
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
Q39. Would you recommend any changes to the standard addressing private open space?	
Yes	
Q40. If yes, please specify.	
50% OF ALL Studio and 1 bedroom dwellings - min AREA 8 SQM let's face it; 8sqm is not big enough, so it's better not to provide a useless space and instead to offer a larger, more comfortable apt. the remaining 50% should have large openable windows with an in-line balustrade to enable fresh air and sun access.	
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?	
Yes	

Q43. If yes, please specify.

consideration should be given to apartment buildings within a 0.5km radius to a local public park/ garden. 100sqm should be 200sqm. i feel that the space should be given a function - otherwise, developers could just allocate an empty space. "the communal or social space can be fitted as a BBQ, Dining area, gym, pool, sauna, spa, garden, vegetable patch, playground, cinema, commercial kitchen, lounge, business centre, meeting space and not a lobby," then each of these respective areas could be assigned a maximum sqm - so they don't allocate 200sqm to a single bbq

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.

if you are encouraging canopy trees, then you should consider implementing a mandatory leaf management system

Q47. How satisfied are you that the proposed standard addressing accessibility will improve the amenity of apartments?	Dissatisfied
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Q48. Would you recommend any changes to the standard addressing accessibility?	Yes
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Q49. If yes, please specify.

i think 75% of apartments to be adaptable is completely excessive. it should be the other way round - 25% of apartments should be adaptable. further, i believe it is more important to vary the locations of the adaptable apartments - equal proportion of accessible apartments per level

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?	Dissatisfied
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Q54. Would you recommend any changes to the standard addressing waste?	Yes
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Q55. If yes, please specify.

including "where appropriate" opportunities for on-site management of food waste through composting. ? this standard will be ignored by developers because they will find any excuse to say it is not appropriate. this standard should be less vague: Collection, separation and storage of general waste, recyclables AND COMPOST.

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.

A qualified registered architect should be engaged for all apartment buildings greater than 5 apartments (or at the very least, certain accomplished non-architects could be given a licence for such practice if they can provide evidence of their achievement). Because this law does not exist (in Victoria), the quality and amenity of design in Victoria is below par - this will affect the standard of living and eventually impact the "most liveable city's" reputation. it is not possible to apply the suggested standards properly while maintaining an aesthetically pleasing building that functions properly. individuals who do not possess an architecture qualification simply do not have the skill to understand how to implement all of these qualities while taking into account the structure, buildability, longevity, comfort, use, flow, visual aspect from and of the building, and ageing of their building. Every day, i witness new buildings that are lived in like hovels because architects were not engaged to ensure a minimum set of design standards were maintained. this must also impact Council since they would be obligated to assess and enforce all applications that will fall short of the design standards you are implementing. It is time for this standard to be reinstated.

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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