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Q1. Title	Mr
Q2. First name	[REDACTED]
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Q4. Position title	[REDACTED]
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Q6. Name of organisation	[REDACTED]
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Q8. Email	[REDACTED]
Q9. Confirm email address	[REDACTED]
Q10. I am submitting on behalf of a (select one)	Individual
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.	<p>Setbacks on 5 storeys or more, at higher levels should be mandatory and set back even further to allow more light to penetrate into or at lower levels, otherwise they may never see daylight. As I sat at a VCAT hearing earlier this year, As an expert witness was asked about the inadequate amount of light at ground level in a 6 storey development on Plenty Road. His response was "that maybe someone like a shift worker would like to live there".</p>
Q14. How satisfied are you that the proposed standard addressing light wells will improve the amenity of apartments?	Very Dissatisfied
Q15. Would you recommend any changes to the standard addressing light wells?	Yes

Q16. If yes, please specify.

Again, the amount of light reaching lower levels is ineffective and inadequate if the building is more than 5 storeys in height. The problem arises more so when the building is an overdevelopment, and there is the issue of equity to neighbouring sites. In situations where Council encourages lot consolidation in order to achieve greater density, amenity like this is deemed a luxury. Good design here, should not just benefit the rich.

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.

Windows at lower levels in buildings above 4/5 storeys need to be bigger with thicker glass to mitigate noise, security and potential outlook.

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

Q24. Would you recommend any changes to the standard addressing storage? Yes

Q25. If yes, please specify. More information

The provision of 10 meters storage for 3 or more BDR is just another reason why developers don't want touch 3Bdr developments. A prescribed ratio of 1,2 and 3 BDR dwellings in one building together with standards on storage would be more successful. The provision of storage cages over parked cars is not satisfactory for the occupant and should be scrapped. The need to move and park the car elsewhere in order to access storage cage is unreasonable!

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

Q27. Would you recommend any changes to the standard addressing noise impacts? Yes

Q28. If yes, please specify.

Depends whether this standard is mandatory or discretionary. If mandatory, it seems ok.

Q29. How satisfied are you that the proposed standard addressing energy efficiency will improve the amenity of apartments? Dissatisfied

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

Q31. If yes, please specify.

This standard is adequate if it is mandatory, not written as "is encouraged" or "where possible".

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

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.

This standard is adequate if it is mandatory and not written as "where possible" or "is encouraged".

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

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

Q37. If yes, please specify.

While natural ventilation has been identified as important in habitable rooms, I would say that bathroom are as important to reduce moisture in the air and thus growths in the shower base and walls!

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

Q39. Would you recommend any changes to the standard addressing private open space? Yes

Q40. If yes, please specify.

In most cases, developers will want to place the AC inverter on the balcony. This being the case, a larger area needs to be provided, otherwise it is of great discomfort to the user of the balcony to have the noise and the hot air to contend with.

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

Q42. **Would you recommend any changes to the standard addressing communal open space?** Yes

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

Generally, rooftop communal open space sounds ideal, but in reality is potentially an area for antisocial behaviour. If all residents are owner occupiers it is more likely to work. Picture this, as I have heard at a VCAT hearing, that party noise, bottles and other were experienced by the neighbourhood and was ongoing over a period because most residents are itinerant renters.

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

Q45. **Would you recommend any changes to the standard addressing landscaping?** Yes

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

Presumably the landscaped area could double as the communal private open space. It is essential to provide for deep rooted, large canopy trees. Right now, the Local Council is prescribing landscaping as a canopy tree that is at least 1.6 metres high to be planted in a 40 litre tub. This is a canopy tree?

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

Q48. **Would you recommend any changes to the standard addressing accessibility?** Yes

Q49. **If yes, please specify.**

It was acknowledged at the Better Apartments community workshops how this standard would be difficult to achieve generally, that most think it is a nice sentiment, but too hard, without predicting future needs.

Q50. **How satisfied are you that the proposed standard addressing dwelling entry and internal circulation will improve the amenity of apartments?** Dissatisfied

Q51. **Would you recommend any changes to the standard addressing dwelling entry and internal circulation?** Yes

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

I think that there should be a maximum length of a corridor or a wider section that breaks the line of a long corridor.

Q53. **How satisfied are you that the proposed standard addressing waste will improve the amenity of apartments?** Very Dissatisfied

Q54. **Would you recommend any changes to the standard addressing waste?** Yes

Q55. **If yes, please specify.**

Leave out the words "where appropriate". This vague language leaves the waste issue wide open to abuse by both developers and Local Councils. It is generally well known that where private contractors are employed that they do not collect separated garbage currently, so there would need to be wider changes implemented.

Q56. **How satisfied are you that the proposed standard addressing water management will improve the amenity of apartments?** Dissatisfied

Q57. **Would you recommend any changes to the standard addressing water management?** Yes

Q58. **If yes, please specify.**

Does best practice mean the latest technology that is regarded as the most efficient or does best practice means what ever is available at the time for the cheapest price with no guarantee of durability?

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

1. It is extremely upsetting that yet another submission is required when you already have collected data on Better Apartment criteria from attendees at those workshops. 2. While NSW has applied dwelling size minimums, it is disappointing that Victoria may not follow suit. I now that both Councils and developers made "internal space" a contentious issue at the workshops saying that a high ceiling can create the illusion of space. The reality is that very few developments will provide ceiling heights above the standard, so my view is that there needs to be at least mandatory standards on 1 and 2 BDR dwellings. 3. Why is Victoria (read Melbourne) suddenly using the word "apartment" when for the last 50 years we have called multiple dwellings in one building "flats" as they still do in Sydney. Apartment is a pretentious word that is a misrepresentation of the mean and badly designed dog boxes that we have to tolerate. Apartment is from French- the original meaning is something that sets it apart, and so larger than normal dwellings became known as "apartments". For this reason, I think that better "apartments" is a con. 4. I think that the use of the word "affordability" should be scrapped, in light of the fact that when a dwelling becomes available, it is sold or rented to the highest bidder, so what is described in the planning scheme as affordable housing is a furfy. 5. I would want to know just how much it cost a developer to build, how much profit that is taken and the associated costs involved to find out how the price on any new dwelling is arrived at and where costs can be reduced before any mention of "affordability". Is anyone talking about this? 6. I can't see the point of energy saving, addition of solar equipment when in most cases, new developments are finished in dark bricks, black window frames and black roofs when it is widely accepted that black or dark colours absorb more heat that light colours or white. Maybe, if there was greater use of light colours there would be less need for AC. 6.

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** I agree that my comments can be published openly with my name and suburb/town but no other details

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
