



Respondent No: 50

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- Q1. **Title** [REDACTED]
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- Q3. **Last name** [REDACTED]
- Q4. **Position title** [REDACTED]
- Q5. **Phone** [REDACTED]
- Q6. **Name of organisation** [REDACTED]
- Q7. **Postal address** [REDACTED] Kensington
- Q8. **Email** [REDACTED]
- Q9. **Confirm email address** [REDACTED]
- 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?** Very Dissatisfied
- Q12. **Would you recommend any changes to the standard addressing building setback?** Yes
- Q13. **If yes, please specify.**
keep all buildings from ground to fourth floor the same setback regardless of 3 storey or 33 storey building then from 5th floor above setbacks as noted are acceptable
- 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.**
there should be some consideration for small allotments for example areas of brunswick which are now earmarked for demolition the planning scheme allows for developments of upto 5 storeys, these allotments vary from 4600mm to 5500mm the light well sizes as suggested severely inhibit potential development

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

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

Q19. **If yes, please specify.**

this is not a very well thought out solution, ratios for room depth to height make absolutely no sense unless you consider solar penetration, if the windows on the external wall have a head height of 2100 whats the advantage of having a 4000mm high ceiling?? further more the example in the draft standards dont show the affect of balconies related to the habitable space. Lets take the most appropriate example of habitable room, a living room, by the standards a balcony or private open space is to be accessed off a living room, therefore it is very likely that apartments are stacked over each other with a similar design. Our office designs living dining rooms to be 6600mm from window to servery, therefore according to this standard the room needs to be 3300 ceiling height, lets propose a window with a head height of 2100mm and a balcony over projecting 2000mm. How does the increase ceiling height benefit the apartment, if there is now limited solar penetration. this height to floor ratio needs to be abolished it is not well conceived. Furthermore i may have a design for an apartment building with 8 apartments per level, with only 1 apartment provided with a 3 bedroom and a living room of 7000mm long, this ill require that the entire floor plate be increase to 3800mm just to cater for this one apartment, over multiple storeys, this will have a detrimental affect on height overshadowing and overlooking

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

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

Q22. **If yes, please specify.**

there has been no mention of borrow light for study areas

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**

not answered

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.**

noise levels measured in unfurnished and uncarpeted rooms??? this is totally impractical, problems generally appear during occupancy, that's that me to get an acoustic engineer to measure the noise impact to the apartment we have to empty the apartment of furniture and remove the carpet??? Change the rating requirements to a fully furnished and carpeted apartment!

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.**

the example shown on page 30 is the optimal apartment window from the west and window from the north allowing cross flow ventilation. Show an apartment between other apartments facing north with the north face being the only source of ventilation and apply the cross flow ventilation rules. how does this apply to buildings of 80M plus where it is totally impractical to allow openable windows and balconies for that matter.

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?** Dissatisfied

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

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

see my comments previously

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.**

the standards make mention of 4 different methods to provide POS, but the heading should mention EITHER: is the 10 m2 roof top in lieu of balconies, not clear. The area of balconies doesnt explain if this is to be in one contiguous area, we often combine 2 apartments into one, they may have 2 separate balconies of 8 m2 each will this comply??

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

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?** Dissatisfied

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

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

with urban renewal projects such as docklands and city of melb and yarra this may be inappropriate

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

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

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

25% of all dwellings is too much, should consider something a little more realistic such as 10% of dwellings 10 or more. There is already an Australian standard for accessibility why do we need to consider this at all when it is already covered, this will only provide amiguity and providing decision making to Plannings who are not trained to determine matters of accessibility

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.

the example shown on page 40 although ambitious impractical. external facades are at a premium for residential apartments, window space is more suited to an apartment than a corridor which tenants will use for 1 minute at best while waiting for a lift. Ventilation can be improved via mechanical means day light although desirable totally impractical.

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

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? Satisfied

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.

These draft standards need to be applied to a variety of projects currently under construction and those currently proposed to understand the practicalities of the some of the standards. I can understand the reasoning behind the standards but they have not been applied to a practical situation. I would welcome further discussion on this matter as 80% of my business is the apartments market

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
