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Responded At: Sep 14, 2016 14:32:23 pm

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IP Address: n/a

Q1. Title

[REDACTED]

Q2. First name

[REDACTED]

Q3. Last name

[REDACTED]

Q4. Position title

[REDACTED]

Q5. Phone

[REDACTED]

Q6. Name of organisation

Wyndham City 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 - metropolitan

Q11. How satisfied are you that the proposed standard addressing building setback will improve the amenity of apartments?

Very Satisfied

Q12. Would you recommend any changes to the standard addressing building setback?

Yes

Q13. If yes, please specify.

- When considering variations to the standards, the decision guidelines might include considering whether the development abuts a lane to the rear or side.
- The decision guidelines might also include considering the size of the site and its ability to accommodate the setbacks.
- While the standards require setbacks between buildings on the site, it doesn't consider existing buildings on adjoining properties, consider revising the standard to allow this.

Q14. How satisfied are you that the proposed standard addressing light wells will improve the amenity of apartments?

Very Satisfied

Q15. Would you recommend any changes to the standard addressing light wells?

Yes

Q16. If yes, please specify.

- The glossary of terms should clarify that a light well is distinct from a courtyard.

Q17. How satisfied are you that the proposed standard addressing room depth will improve the amenity of apartments?	Very Satisfied
Q18. Would you recommend any changes to the standard addressing room depth?	No
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
Q21. Would you recommend any changes to the standard addressing windows?	Yes
Q22. If yes, please specify. <ul style="list-style-type: none"> • The standards do not consider the size of the window in providing daylight, and visibility of the window itself is not the best measure of whether the room has access to daylight. • Ensure that windows with privacy screening are not considered under this standard. 	
Q23. How satisfied are you that the proposed standard addressing storage will improve the amenity of apartments?	Very 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?	Satisfied
Q27. Would you recommend any changes to the standard addressing noise impacts?	Yes
Q28. If yes, please specify. <ul style="list-style-type: none"> • The support of the Building Code of Australia in mandating some of these requirements in the building materials. 	
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.**

- The standards should require that the occupant of each dwelling have control over their internal environment (i.e. through ceiling fans, adjustable shading devices, zoning of mechanical systems).
- Development should also provide for individual meeting of utilities to enable occupants to better their energy use.

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

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

- The standard could benefit from being more specific on the size of window openings. Work Wyndham has undertaken suggests minimum ventilation openings of 1m² or 2% of the total floor area of the room, whichever is greater, and that openings should be at least 3 metres apart and not more than one door between openings.
- These measures should be supported in the Building Code of Australia.

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.**

- Consider how clothes drying areas are accommodated in balconies (including screened areas).
- Include requirements to offset any shortfalls with greater levels of communal open space.

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?** Yes

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

- Any decision guidelines to vary this should be linked back to providing higher levels of private open space (i.e. bigger than the standard balconies).
- Wyndham City recommends reducing the minimum dwelling number threshold to 15 dwellings.

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

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?** Very Satisfied

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

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

- This should be supported in the Building Code of Australia requirements.

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.**

- Corridors should have a minimum width, Wyndham's draft guidelines suggest 1.5 metres.
- The standards should stipulate that long corridors should be avoided.
- Consider how pedestrian access is separated from vehicular access.
- Entrances and internal circulation should consider how moving in and out processes are accommodated (furniture removal).
- Other considerations should include letterboxes, access to bicycle storage, accessibility and passive surveillance.

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?** Yes

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

- The standards should require a chute in developments of certain size, Wyndham would recommend six or more storeys.

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.**

Please note that this submission has not yet been considered by Wyndham City Council and is therefore a Council officer submission only. • Overall, the Better Apartment Draft Design Standards include very similar requirements to that which Wyndham had been pursuing in its own Apartment Design Guidelines (in draft) and are therefore generally supported. • Implementation of the design standards within the particular provisions of the Victoria Planning Provisions is also highly desirable. • The design standards should also be supported by appropriate changes to the Building Code of Australia. • Before implementation, consideration should be given to the use of the word should and must. Only the storage standards are musts while the remaining are should. The standards must be met, but can be varied. • Use of terminology alternates from apartments to dwellings – the term apartment is not defined in the Victoria Planning Provisions and consideration of the land use terms should be given when wording the relevant particular provisions.

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