



Respondent No: 38

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| | |
|---|-------------------------|
| Q1. Title | not answered |
| Q2. First name | ██████████ |
| Q3. Last name | ██████████ |
| Q4. Position title | not answered |
| Q5. Phone | ██████████ |
| Q6. Name of organisation | not answered |
| Q7. Postal address | ██████████ PRESTON 3072 |
| Q8. Email | ████████████████████ |
| Q9. Confirm email address | ████████████████████ |
| 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? | Dissatisfied |
| Q12. Would you recommend any changes to the standard addressing building setback? | Yes |
| Q13. If yes, please specify. | |
| <p>The setbacks need to begin from a lower starting point so that the building mass is less invasive at the street level. The first set back should be around the 2 storey level or 6 to 8 metres.</p> | |
| 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. | |
| <p>The size of the light-well should be bigger at the lower levels. If the lower levels before setback are set to 6 metres than the light-well needs to at least 12 metres square. It is important to healthy living for residents to be able to see and track changes to the sky and movement of the sun. We need to be sure the size of the light-wells allows this for all residents in an apartment building.</p> | |

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?** 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?** Very Dissatisfied

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

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

Every room should have a window in an external wall of the building that is visible from any point in the room if for no other reason than to allow passive ventilation and passive climate control. It is important for healthy living that all rooms are day lit even if they are not used for a major part of the day they are often rooms where a resident can take some time out to contemplate.

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?** Very Dissatisfied

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

Q28. **If yes, please specify.**

There does not seem to be consideration of the impact of noise levels from the apartments to neighboring properties and residents . These need to be included to help mitigate the negative effects of the new developments on the existing community.

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

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

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

Improve amenity compared to what? Surely some apartments exceed the proposed standard, unlikely I know, but the question is loaded. While it might be an improvement for some apartment designs it does not go far enough. All new dwelling design should have zero emissions and be able to be passively heated and cooled. Where other heating cooling and lighting needs to be used than the build should generate it's own power.

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.**

The wording of this and all standards needs to be stronger, so that meeting them is more compulsory than 'should'. If we are talking a what 'should' happen surely the standards can be written to better support healthy living for the residents and resident communities. consider replacing the 'should' with 'needs to'. Make it clear that these are minimum standards allowable in Victoria for each standard.

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

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

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

At least 100% of dwellings need to have passive, cross ventilation.

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

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

Q40. If yes, please specify.

Does 'access' from a living room mean adjacent to a living room? If a living room has a door but the residents need to walk from there through another space to get to the private open space that is not appropriate. The wording needs to be clearer. A one-bedroom apartment with a smaller internal amenity should have access to extra external amenity so that the standard needs to include at least 10 square metres for studios and one beds.

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.

Developments with 20 or more dwellings should provide a minimum area of communal open space of 2.5 square metres per dwelling or 100 square metres, whichever is lesser. This standard would be stronger if the term 'lesser' was changed to greater.

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

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

Q46. If yes, please specify.

I would like to see a standard that better identifies and protects significant vegetation to remain, especially for those council areas currently losing great swathes of significant vegetation including mature trees to new developments. There are so many benefits to the residents, native fauna and community in protecting vegetation.

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.

All apartments should be adaptable. This is more sustainable as it means less cost in retro fitting should that be needed and supports a less transient community which helps build stronger communities in the long run.

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

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?** Satisfied

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

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

Internal spaces for the storage of waste need to include provision for ventilation and circulation of air to prevent the build up of smells and possible dangerous gases.

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?** Yes

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

All grey water needs to be recycled for reuse on the premises.

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

It is incredulous that these design standards ignore the most important issue identified in the Better Apartments Public Engagement Report, figure 4, apartment size. It is disappointing that the basic standards like those used in NSW are not included here. While I appreciate the chance to participate in any consultation process I do not appreciate the waste of my time of a consultation that does not address or include the most important issue of concern to the respondents. It makes your consultation look like a sham so that you can claim you consulted and pat yourself on the back or even worse it makes it look like the process has been hijacked by the developers and their representatives.

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 request my comments to be published anonymously with my 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
