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Residential Building Designers

Architect or building designer

Undecided

Yes

6metre setbacks from side and rear boundaries seem harsh. Rescode basically covers setbacks. Maybe they could be doubled for Apartments up to 4 stories. Higher buildings should be looked at differently due to extended shadows etc.

Satisfied

Yes

3 metre size is unnecessary. Light wells are very effective design tools and work at 1500 mm x 1500mm

Q17. How satisfied are you that the proposed standard addressing room depth will improve the amenity of apartments?	Satisfied
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Q18. Would you recommend any changes to the standard addressing room depth?	No
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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
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Q21. Would you recommend any changes to the standard addressing windows?	No
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Q22. If yes, please specify.

not answered

Q23. How satisfied are you that the proposed standard addressing storage will improve the amenity of apartments?	Satisfied
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Q24. Would you recommend any changes to the standard addressing storage?	No
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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
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Q27. Would you recommend any changes to the standard addressing noise impacts?	No
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Q28. If yes, please specify.

not answered

Q29. How satisfied are you that the proposed standard addressing energy efficiency will improve the amenity of apartments?	Satisfied
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Q30. Would you recommend any changes to the standard addressing energy efficiency?	Yes
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Q31.If yes, please specify.

Insulation of R2.0 should be installed in all walls of wet areas. Its a practice I have done for some years now and the Owners feedback has been positive. I include in Bedroom walls also FYI

Q32.How satisfied are you that the proposed standard addressing solar access to communal outdoor open space will improve the amenity of apartments?	Satisfied
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Q33.Would you recommend any changes to the standard addressing solar access to communal outdoor open space? If so, please specify.	No
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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
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Q36.Would you recommend any changes to the standard addressing natural ventilation?	No
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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
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Q39.Would you recommend any changes to the standard addressing private open space?	No
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Q40.If yes, please specify.

not answered

Q41.How satisfied are you that the proposed standard addressing communal open space will improve the amenity of apartments?	Satisfied
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Q42.Would you recommend any changes to the standard addressing communal open space?	No
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Q43.If yes, please specify.

not answered

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

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?**

Satisfied

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

No

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

not answered

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

Very 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?**

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?**

Undecided

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

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

Apartment Buildings usually have opportunities to place large water storage tanks in Basement areas. this could be used as WC water, garden water etc quite easily. Also doubles as a Detention system to alleviate pressure on Storm-water systems that are all very old and need huge amounts of \$ to make them more functional.

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

Overall Ok. There is no mention of Laundries in this document. Too many are being built with small 'European' type cupboard Laundries. Laundries are heavy use areas like Kitchens. Refer to my submission from last year. My idea is one bedroom you can have a cupboard Laundry. Two or more bedrooms then you have to have a Laundry room with its own door etc. I can show you cupboard Laundries in new Apartments that just don't work well. This may not be relevant but we need to look at the whole process of making applications for these types of developments as from my experience Councils do not or can not make decisions and they normally end up at VCAT. This enables Councils to say things like "we didn't approve that one it was VCAT...etc" This is totally inappropriate and really needs a new way of thinking.

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
