

**Respondent No:** 122**Login:** Anonymous**Email:** n/a**Responded At:** Sep 18, 2016 15:19:39 pm**Last Seen:** Sep 18, 2016 15:19:39 pm**IP Address:** n/a

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	not answered
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?	Satisfied
Q12. Would you recommend any changes to the standard addressing building setback?	Yes
Q13. If yes, please specify.	
Prescribing setbacks as a 'tick box' exercise may result in poor design and loss of opportunity. The most important requirement would be to mandate the use of a registered architect, who can add value and bring the best outcomes considering all site constraints.	
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.

Prescribing light wells as a 'tick box' exercise may result in poor design and loss of opportunity. The most important requirement would be to mandate the use of a registered architect and have planning assessors more experienced in design (perhaps introduce a design review panel), so that the best outcomes can be achieved for each individual site considering all constraints and opportunities.

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.

Prescribing room depth/ceiling height/no south facing apartments as a 'tick box' exercise may result in poor design and loss of opportunity. The most important requirement would be to mandate the use of a registered architect and have planning assessors more experienced in design (perhaps introduce a design review panel), so that the best outcomes can be achieved for each individual site considering all constraints and opportunities.

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.

Prescribing window requirements as a 'tick box' exercise may result in poor design and loss of opportunity. The most important requirement would be to mandate the use of a registered architect and have planning assessors more experienced in design (perhaps introduce a design review panel), so that the best outcomes can be achieved for each individual site considering all constraints and opportunities.

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? Yes

Q25. If yes, please specify. More information

Prescribing storage requirements is good, but through good design very little space can be maximised. Therefore the proposed 'tick box' exercise may result in inefficient use of space. The most important requirement would be to mandate the use of a registered architect and have planning assessors more experienced in design (perhaps introduce a design review panel), so that the best outcomes can be achieved for each individual site and space is more highly valued.

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

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

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

The acoustic requirements seem low, and what is more important is whether they will be achieved. We currently have NCC criteria (which again are low), yet many developments are given permits despite not achieving even these basic requirements. More important is to have higher criteria and the requirement for validation that the requirements have been met before an occupancy permit is issued. Likewise for alterations.

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

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

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

Although these make sense for a site in the middle of nowhere, what is critical is encouraging rather than discouraging redevelopment of brownfield (previously developed) sites. This is where good design is required to integrate environmental considerations despite the constraints of the site. Prescribing energy efficiency as a 'tick box' exercise may result in poor design and loss of opportunity. The most important requirement would be to mandate the use of a registered architect and have planning assessors more experienced in design (perhaps introduce a design review panel), so that the best outcomes can be achieved for each individual site considering all constraints and opportunities.

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

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.**

Why the maximum of 100m² communal space? For a large development of say 1000 apartments this would be just 2.5m² per apartment. Prescribing communal space as a 'tick box' exercise may result in poor design and loss of opportunity as not all communal space will be able to be a particular size and solar access during the described times but if well-designed by an architect, can be great amenity. The most important requirement would be to mandate the use of a registered architect and have planning assessors more experienced in design (perhaps introduce a design review panel), so that the best outcomes can be achieved for each individual site considering all constraints and opportunities.

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

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

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

The most important requirement would be to mandate the use of a registered architect and have planning assessors more experienced in design (perhaps introduce a design review panel), so that the best outcomes can be achieved for each individual site considering all constraints and opportunities.

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

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

Q40. **If yes, please specify.**

Prescribing open space as a 'tick box' exercise may result in poor design and loss of opportunity. The most important requirement would be to mandate the use of a registered architect and have planning assessors more experienced in design (perhaps introduce a design review panel), so that the best outcomes can be achieved for each individual site considering all constraints and opportunities.

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

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

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

Refer to previous response to solar access - this addresses this one too

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?** not answered

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

not answered

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

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?

Undecided

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

Yes

Q52. If yes, please specify.

Prescribing requirements as a 'tick box' exercise may result in poor design and loss of opportunity. The most important requirement would be to mandate the use of a registered architect and have planning assessors more experienced in design so that the best outcomes can be achieved for each individual site considering all constraints and opportunities. It is not always possible to plan natural light in a tight brownfield site, which should be the council's main priority to avoid urban sprawl

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?

not answered

Q58. If yes, please specify.

not answered

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

Prescribing requirements as a 'tick box' exercise may result in poor design and loss of opportunity. The most important requirement would be to mandate the use of a registered architect and have planning assessors more experienced in design (perhaps introduce a design review panel), so that the best outcomes can be achieved for each individual site considering all constraints and opportunities. So many outstanding designs would not be approved under these new standards, and may result in more urban sprawl given the difficulties in achieving the standards in tight inner-city brownfield sites, which should be encouraged (eg by tax breaks).

Q60. If you prefer, your comments may be attached in a separate document in either Microsoft Word or Adobe Acrobat PDF format.	not answered
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Q61. Privacy Options	I request my comments to be published anonymously with my suburb/town but no other details
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Q62. Request for confidentiality reasons

Ok to publish anonymously

Q63. Do you agree to the third party information statement?	I agree
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Q64. Do you agree to the intellectual property rights statement?	I agree
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