



**Respondent No:** 43

**Login:** Anonymous

**Email:** n/a

**Responded At:** Aug 21, 2016 11:43:12 am

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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** not answered
- Q7. **Postal address** [REDACTED] Brighton
- Q8. **Email** [REDACTED]
- Q9. **Confirm email address** [REDACTED]
- 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.**
- There should be an option for a lesser distance but only if daylight modelling demonstrates acceptable daylight but to not less than 9metres. Balconies are not secluded open space and should be permitted in the setback provided the distance between the open edge of the balcony and a habitable room window opposite is not less than 9 metres and the balcony is not screened subject to modelling demonstrating acceptable daylight to the building and the opposite building.
- 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.**
- Subject to acceptable outlook the area and/or dimensions should be capable of reduction only if it is demonstrated that the daylight in affected habitable rooms will be suitable for the tasks likely to be undertaken in such rooms.

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?** Yes

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

I am not satisfied that day light, as opposed to solar access is affected by orientation.

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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?** Yes

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

A study that is not a separate room should not need a separate window

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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

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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?** Yes

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

The new dwelling attenuation measures should not be limited to off site noise sources (eg on balcony compressors ) and if LAeq are both 5db too high

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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.

solar access to private open space is more an amenity issue than an energy efficiency issue and direct solar access to private open space in apartments is seen by many as a disamenity in the hotter months.

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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

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Q35. How satisfied are you that the proposed standard addressing natural ventilation will improve the amenity of apartments? not answered

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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

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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? Yes

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Q40. If yes, please specify.

There is no warrant for an identical apartment at ground level having a different requirement than one on the first or above level. Why is a podium or roof top space different to Table 1? Above about 20 stories balconies are often unusable unless in the form of winter gardens because of wind conditions

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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

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

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

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

The expression "metres any one side" is ambiguous. An area 2m wide as its minimum dimension can support canopy tree 8-10m high depending on the species and the other dimension of the space and the area can be partly paved, witness trees in the CBD

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

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

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

Is it intended that a removable shower screen excludes a shower screen door swing?

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

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

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Q52. **If yes, please specify.**

The standard for visibility begs the question as to where the entry should be visible from

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

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

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

The Standard should expressly provide for separation of bin enclosures from habitable room windows. Municipal Council's should not be permitted from providing collection services whilst collecting garbage rates In apartment complexes gardening is often by contractors who remove green waste and therefore green waste bin storage is then not required.

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Q56. **How satisfied are you that the proposed standard addressing water management will improve the amenity of apartments?** Satisfied

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Q57. **Would you recommend any changes to the standard addressing water management?** No

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

not answered

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

Generally where there is a discretion the standards should include criteria to be satisfied if the Standard is not met.

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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**

not answered

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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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