



Respondent No: 167

Login: Anonymous

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Responded At: Sep 19, 2016 15:35:45 pm

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IP Address: n/a

Q1. Title	■
Q2. First name	■
Q3. Last name	■
Q4. Position title	■
Q5. Phone	■
Q6. Name of organisation	Summer Foundation
Q7. Postal address	■
Q8. Email	■
Q9. Confirm email address	■
Q10. I am submitting on behalf of a (select one)	Community-based organisation
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?	No
Q13. If yes, please specify.	not answered
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?	No
Q16. If yes, please specify.	not answered
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?** Very Satisfied

Q21. **Would you recommend any changes to the standard addressing windows?** No

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

not answered

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?** Very Satisfied

Q27. **Would you recommend any changes to the standard addressing noise impacts?** No

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?** Very Satisfied

Q30. **Would you recommend any changes to the standard addressing energy efficiency?** No

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

not answered

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?**

Very Satisfied

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

No

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?**

Very Satisfied

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

No

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?**

Very Satisfied

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

No

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

not answered

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?** Dissatisfied

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

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

The Summer Foundations congratulates the Victorian Government's initiative to improve the liveability of apartments. Whilst it is encouraging to read that minimum access requirements have been incorporated into the proposed Draft Design Standards, the Summer Foundation strongly believes that the section on 'Accessibility' does not provide an adequate level of minimum access requirement. The benefits of incorporating universal design principles into all well designed housing are well documented. Good universal design provides housing that will suit the current and changing needs of Victoria's general population over time, whether this be people with disabilities (physical, sensory or cognitive impairment), enabling people to age in place, or any member of our diverse population. In order to document 'compliance' of good universal design in the context of the proposed draft design standards, the use of Livable Housing Australia (LHA) design guidelines is a good starting point. The LHA guidelines provide voluntary requirements based on three different levels of accessibility for housing (Silver, Gold and Platinum) by using 16 different design elements. It appears that the Better Apartments Draft Design Standards have adopted the use of some 'Gold' LHA compliance requirements for the entrance, bedroom, doors/corridor, toilet and shower (representing only partial aspects of 5 out of the 13 total LHA Gold design elements). The accessibility of apartments would be greatly enhanced by adopting all LHA requirements for Gold compliance as a minimum standard. Collaborative industry research has demonstrated that the cost impact is minimal when incorporated into the design process, and this standard does not detract from well-designed home like environments. In addition, the 8 additional LHA Gold design elements that have been omitted from these draft design standards are not onerous to incorporate, will not result in larger apartment sizes, and will greatly enhance the liveability for all occupants. A complete requirement for LHA Gold compliance will also result in a much clearer compliance statement for accessibility that is well understood by the housing sector. With regard to compliance provision for all new housing, the Summer Foundation believes that minimum access provision for all new dwellings should be introduced through a change to legislative requirements. There is a great opportunity for the Victorian government to demonstrate leadership by incorporating an adequate level of minimum access provision within the Better Apartments Draft Design Standards. It is the Summer Foundations clear view that the minimum access provision should be compliance to LHA Gold for all new dwellings. This initiative will provide well designed housing for all Victorians to live and participate in an equitable and inclusive community as our needs change.

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?

Very 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?

Very 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.

The Summer Foundations congratulates the Victorian Government's initiative to improve the liveability of apartments. Whilst it is encouraging to read that minimum access requirements have been incorporated into the proposed Draft Design Standards, the Summer Foundation strongly believes that the section on 'Accessibility' does not provide an adequate level of minimum access requirement. The benefits of incorporating universal design principles into all well designed housing are well documented. Good universal design provides housing that will suit the current and changing needs of Victoria's general population over time, whether this be people with disabilities (physical, sensory or cognitive impairment), enabling people to age in place, or any member of our diverse population. In order to document 'compliance' of good universal design in the context of the proposed draft design standards, the use of Livable Housing Australia (LHA) design guidelines is a good starting point. The LHA guidelines provide voluntary requirements based on three different levels of accessibility for housing (Silver, Gold and Platinum) by using 16 different design elements. It appears that the Better Apartments Draft Design Standards have adopted the use of some 'Gold' LHA compliance requirements for the entrance, bedroom, doors/corridor, toilet and shower (representing only partial aspects of 5 out of the 13 total LHA Gold design elements). The accessibility of apartments would be greatly enhanced by adopting all LHA requirements for Gold compliance as a minimum standard. Collaborative industry research has demonstrated that the cost impact is minimal when incorporated into the design process, and this standard does not detract from well-designed home like environments. In addition, the 8 additional LHA Gold design elements that have been omitted from these draft design standards are not onerous to incorporate, will not result in larger apartment sizes, and will greatly enhance the liveability for all occupants. A complete requirement for LHA Gold compliance will also result in a much clearer compliance statement for accessibility that is well understood by the housing sector. With regard to compliance provision for all new housing, the Summer Foundation believes that minimum access provision for all new dwellings should be introduced through a change to legislative requirements. There is a great opportunity for the Victorian government to demonstrate leadership by incorporating an adequate level of minimum access provision within the Better Apartments Draft Design Standards. It is the Summer Foundations clear view that the minimum access provision should be compliance to LHA Gold for all new dwellings. This initiative will provide well designed housing for all Victorians to live and participate in an equitable and inclusive community as our needs change.

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
