



Queensland
Government
Department of **Housing**

Affordable Housing Design Guidelines

September 2004

Foreword

In response to declining levels of housing affordability and the loss of low cost private rental housing stock in Queensland, the Government adopted the *Affordable Housing in Sustainable Communities Strategic Action Plan* on 4 June 2001. This Plan articulates a vision for affordable housing in sustainable communities and outlines a series of actions for realising this vision, including the roles envisaged for key stakeholders.

A vision of affordable housing in sustainable communities

- An adequate supply of affordable housing is available for all households, including those in the lowest 40% of the income distribution and those who have particular needs.
- Housing and residential development respond effectively to the changing character of households and housing need.
- A range of dwelling types and tenures is available to meet the needs of a wide range of household types, and to meet changing lifecycle needs and household economic circumstances.
- Housing is well-serviced by utilities and communications, and is well-located for access to services, facilities and transport networks; housing may also be incorporated in mixed-use developments or in areas that enable people to work from home.
- Housing is safe, secure and designed and constructed for compatibility with physical environmental conditions and the character of the neighbourhood.
- Housing is designed and managed for cultural appropriateness and flexibility, and is planned and designed with consideration for heritage and community culture.
- Housing incorporates principles of universal design, energy efficiency and resource conservation.
- Housing and residential development are planned with the participation of the community and in partnership with other key stakeholders.

The development of good practice guidelines for affordable housing is listed as one of the Plan's mutually supportive actions. The Affordable Housing Design Guidelines are part of a suite of tools that the Department of Housing is developing to support the delivery of affordable housing.

An affordable housing definition

The Department of Housing recognises housing as affordable when:

- It is appropriate to the needs of low-income households in terms of design, location and access to services and facilities.
- Rent paid by households in the lowest 40% of income units does not exceed 30% of gross household income after any applicable Commonwealth Rent Assistance is deducted.

The definition of affordable housing acknowledges not only direct housing costs to householders, but also indirect housing costs.

Indirect housing costs include those incurred in accessing employment areas, services and facilities. Housing that is conveniently located in relation to frequent public transport services providing access to employment areas, services and facilities can minimise transport costs and overcome the need for a car.

These costs can be further reduced when some or all of these elements are within convenient walking distance of housing. Other indirect costs include household expenditure on electricity, gas and water. Energy efficient housing designs can reduce consumption of these utility services and thereby household costs.

Application of the guidelines

The aim of these guidelines is to facilitate the new construction of well-designed and well-located affordable housing. They have been developed in the context of affordable rental housing provision but could be applied to affordable housing for purchase. The guidelines outline planning and building design principles and possible performance-based responses relevant to the delivery of affordable rental housing. They also provide definition around other elements of affordable housing such as identifying, in broad terms, the household income groups this housing is intended to accommodate, together with an indication of affordable rents for these groups.

The guidelines have been divided into two parts. Part A is the principal document outlining core issues for consideration in preparing a proposal for affordable housing. Part B is a supplementary document providing detailed quantitative building design guidance on preparing a proposal for affordable housing.

A resource for key stakeholders

The guidelines have been developed as a resource for planners, councillors, developers, builders, architects, building designers, community housing managers and community housing representatives engaged in planning, designing and assessing proposals for affordable housing.

More specifically, the guidelines have been designed to assist:

- the property and building industry to design and cost affordable housing projects;
- local governments to evaluate affordable housing projects;
- community and private sector housing managers proposing to manage affordable housing;
- benevolent and not-for-profit organisations proposing to develop affordable housing; and
- community understanding of design, locational and amenity features of affordable housing.

Relationship with planning and building codes and other legislation

Part A of the guidelines provides guidance on planning and building design issues for consideration in the delivery of affordable housing. Part A also defines, in broad terms, other characteristics of affordable housing such as target household income groups, indicative affordable rents and preferred management arrangements, and identifies tools and processes for evaluating these matters. In addition, the guidelines outline a framework for linking the affordable housing elements through an assessment process.

The definition component of the guidelines defines terms relevant to the consideration and assessment of a range of matters involved in the delivery of a good practice affordable housing outcome.

The planning design component provides specific guidance on planning parameters for affordable housing and its integration into a sustainable community, and a framework of general design principles to deliver well-designed, affordable housing.

The building design component provides guidance on general and specific building design issues for consideration in the delivery of affordable housing. This component primarily addresses issues covered by building legislation and, in most part, is not appropriate for inclusion in any planning code or policy. Primary guidance on these matters is provided in Part A of the guidelines with supplementary quantitative guidance outlined in Part B.

Overall, the guidelines offer a reliable resource for Councils to refer to when developing their own planning codes or policies on affordable housing. Also, the guidelines are a useful resource for parties proposing to develop, manage and/or design affordable housing in sustainable communities.

It should be noted that the guidelines address good practice planning and building design matters which are relevant to well-designed, integrated residential development within a sustainable community. All guideline elements are considered important to obtaining a good practice affordable housing outcome.

Preferred development scenarios for the application of the guidelines

The guidelines are recommended in the following development scenarios:

- sites subject to a tendering process, where tender documents need to provide guidance on requirements for the provision of affordable housing and/or outline a possible range of conditional or contractual processes for ensuring affordable housing is retained for a nominated timeframe for the specified target group;
- sites where a developer is voluntarily proposing to submit a development application for affordable housing in exchange for a planning bonus or concessions, and the local government is seeking an acceptable measure of certainty around the contribution and the proposal; or
- sites where statutory covenant for affordable housing or other negotiable instrument conditions may apply.

Application of the guidelines

General desired outcomes for the design of affordable housing

In terms of general outcomes, the Queensland Department of Housing's Smart Housing initiative seeks to facilitate the delivery of well-designed housing that is more socially, environmentally and economically sustainable.

This initiative outlines how to achieve more sustainable housing that better meets people's needs and how to respond to the Queensland climate while saving money.



The Affordable Housing Design Guidelines complement the Smart Housing initiative by seeking to facilitate the delivery of well-designed housing that:

- provides comfortable, pleasant and safe accommodation;
- provides accommodation on sites with good access to public services, amenities, facilities and employment centres;
- achieves a balance between long term cost-efficiency and good design;
- respects any other housing on the site and on adjoining sites;
- is attractive and fits into its neighbourhood;
- overlooks any adjacent street or parkland to support public safety; and
- is well-designed for the local climatic conditions.

Relationship of the guidelines to the roles of key stakeholders in affordable housing

Councils

The Department envisages that Part A of these guidelines could serve as a resource for Councils wishing to develop a suite of tools and instruments aimed at facilitating the delivery of affordable housing.

Other useful tools could include:

1. at a strategic policy level, an affordable housing strategy underpinned by a housing needs analysis (See the Department's Local Government Housing Resource Kit for guidance on the development of these instruments); and
2. at an implementation level, policies to identify priority groups to be housed (based on the needs analysis), preferred affordable housing forms to meet priority needs, target numbers of affordable housing required for a given area, guidance on indicative affordable rents (see the Department's Benchmark Affordable Housing Rent Schedule) and preferred management arrangements or criteria for suggested management solutions.

Part A of the guidelines outlines a range of matters that a Council could consider for inclusion in its own planning policy document for guiding the assessment of proposals for affordable housing. A Council may choose to weight the matters it selects from Part A of the guidelines in order to facilitate preferred affordable housing outcomes outlined in their affordable housing strategy or policy.

Parts A and B of the guidelines could serve as a suitable resource document for a Council-initiated affordable housing proposal.

Developers, builders, architects, designers, planners and community housing managers

The information contained within these guidelines and reference tools (or a version of them) could be used by proponents for an affordable housing proposal (and their project advisors) to aid planning, design and financial modelling of an affordable housing proposal.

Part A of the guidelines outlines core issues for consideration in the preparation of an affordable housing proposal. Part B outlines additional detailed building design guidance to assist in responding to the desired outcomes and suggested responses in Part A of the guidelines.

Guidelines - An evolving document

Seeking, developing and supporting mechanisms to facilitate the provision of affordable housing is a challenge for all stakeholders in the housing system. Sharing successes and experience is important to the evolution and improvement of these guidelines.

The suggested responses for delivering the desired outcomes of these guidelines should not be regarded as prescriptive.

Application of the guidelines

The responses offered summarise aspects of design that have been identified as important to the success of previous affordable housing projects. Innovative responses that provide similar or better outcomes are encouraged.

Future iterations of the guidelines will incorporate the knowledge gained, ensuring that contemporary thinking on affordable housing is readily available to all stakeholders in the housing system.

Affordable Housing Design Guidelines [Part A]

Introduction

Purpose

The purpose of Part A of the Affordable Housing Design Guidelines is to:

1. define affordable housing;
2. facilitate the delivery of affordable housing;
3. outline planning and building design guidance on affordable housing;
4. identify the interface with planning legislation and policy; and
5. acknowledge the interface with building and other legislation.

Applicability

It is envisaged that these guidelines should apply to the **new construction** of the following residential development types:

- a detached dwelling;
- a secondary dwelling;
- a duplex or dual occupancy dwelling;
- a townhouse;
- an apartment (including studio apartment); and
- a boarding house.

Note: The guidelines refer to residential developments up to three bedrooms in size. 'Affordable' housing can be a development of any number of bedrooms. Further guidelines on developments of more than three bedrooms will be provided as they are prepared.

The guideline elements

These guidelines contain elements addressing the:

- Provision and Location of Affordable Housing;
- Integration of Affordable Housing;
- Site Planning of Affordable Housing; and
- Design of Affordable Housing.

The **Provision and Location of Affordable Housing** element addresses key planning concepts on dwelling type, mix, location, management and ownership issues. It identifies key issues that should be considered with the delivery of affordable housing.

The **Integration of Affordable Housing** element addresses the relationship of affordable housing to adjacent housing on the same site or on adjacent sites and the local neighbourhood. It also describes site planning requirements which recognise individuality and variety when in a group form.

The **Site Planning of Affordable Housing** element describes the preferred site planning and design responses of affordable housing.

The **Design of Affordable Housing** element provides guidance on preferred building design characteristics for one, two and three-bedroom dwellings, townhouses, apartments, studio apartments and boarding house dwellings.

Qualitative guidance on these matters is provided in Part A of the guidelines and quantitative guidance is outlined in Part B of the guidelines.

Definitions

The following definitions apply to these guidelines:

Affordable housing

Housing is considered to be affordable housing when:

- It is appropriate to the needs of low-income households in terms of design, location and access to services and facilities.
- Rent paid by households in the lowest 40% of income units does not exceed 30% of gross household income after any applicable Commonwealth Rent Assistance is deducted.

(These guidelines outline appropriate design, location and access parameters for affordable housing.)

Affordable housing provider

An affordable housing provider is a property owner and/or manager, whether private or not-for-profit, who meets the requirements of the *Property Agents and Motor Dealers Act 2000* and is either:

- (a) registered under relevant State legislation (e.g. the *Residential Services Accreditation Act 2002*, the *Retirement Villages Act 1999*, or the *Housing Act 2003*); or
- (b) accredited under relevant national standards; or
- (c) in partnership with an organisation that meets the requirements of (a) and (b).

Benchmark Affordable Housing Rent Schedule

The Benchmark Affordable Housing Rent Schedule prepared by the Queensland Department of Housing provides indicative affordable rents for different types of households and dwelling sizes that are consistent with the definition of affordable housing.

The Schedule outlines indicative benchmark affordable housing rent ranges that:

- Are derived from the low-income benchmark adopted in the National Housing Data Agreement as part of the Commonwealth State Housing Agreement.
- Apply to the most appropriate dwelling size for a particular household type according to public housing entitlement criteria set by the Queensland Department of Housing.

Introduction - definitions

- Represent the maximum rent levels that can be afforded by very low-income and low-income households for those dwelling sizes.

Housing needs analysis

A housing needs analysis is an investigation of the extent to which the existing and projected housing needs of a community, locality or region are met by the housing system, whether through the operations of the market or through planned and subsidised supply.

Smart Housing

Smart Housing is a Queensland Government initiative to promote good practice in the design and construction of residential dwellings. It advances more sustainable housing in terms of:

- (1) Social sustainability - universally designed, safe and secure;
- (2) Environmental sustainability - resource-efficient in waste, water and energy; and
- (3) Economic sustainability - cost-efficient over time.

For further information, contact the Department of Housing on (07) 3238 3683 or visit the website at www.smarthousing.qld.gov.au.

Statutory covenant

A statutory covenant is an agreement between two or more parties (a 'covenantor(s)' and 'covenantee(s)') setting out conditions on the use of a property for affordable rental housing (or other purposes) and registered on the Title to the land under s.97A(3)(a) of the *Land Title Act 1994*.

Dwelling type definitions

Adaptable housing

Adaptable housing aims to meet the needs of a broad range of user groups via the provision of a range of features, some of which are capable of being adapted in the future with minimal cost and inconvenience. Two standards of adaptable housing are referenced in the guidelines:

1) Adaptable housing unit (Class C)

Housing designed and constructed to incorporate the desired features for certification to Class C under *Australian Standard 4229-1995 Adaptable Housing*.

2) Visitable housing unit

Housing designed and constructed to satisfy clause 1.4.11 of *Australian Standard 4299-1995 Adaptable Housing*.

Apartment

An apartment is a self-contained dwelling unit accessed via a lift and/or external stairs, unless provided at ground level, and with floor space generally provided on the one level.

Studio apartment

A studio apartment is an apartment where sleeping, living/dining and kitchen areas are generally in the same space and where laundry facilities are provided.

Boarding house dwelling

A boarding house is a place of abode for unrelated people. The management may or may not provide meals and other services. Boarding house dwelling types include:

- (1) bedroom only;
- (2) bedroom with kitchenette;
- (3) bedroom with ensuite; and
- (4) bedroom with kitchenette and ensuite.

Detached dwelling

A self-contained dwelling unit on its own site.

Secondary dwelling

A small self-contained unit ancillary to and provided on the same site as a detached dwelling.

Dual occupancy dwelling

One of two self-contained dwelling units on the one site.

Duplex dwelling

One of two self-contained dwellings sharing a party wall.

Townhouse dwelling

A self-contained multiple level dwelling unit with upper levels accessed by internal stairways.

Dwelling room and area definitions

External entry area

An area immediately outside the front door of the dwelling satisfying general design and room relationship criteria.

Internal entry area

An entry/visitor reception area immediately inside the front door of the dwelling satisfying general design and room relationship criteria.

Living room

A separate room for recreation and entertainment satisfying general design, size and room relationship criteria.

Dining room

A separate room for dining and entertaining satisfying general design, size and room relationship criteria.

Living/dining

A combined living and dining room for recreation, dining and entertainment satisfying general design, size and room relationship criteria.

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Living/dining/sleeping

A combined living, dining and sleeping area for recreation, dining, entertainment and sleeping, satisfying general design, size and room relationship criteria.

Kitchen

A defined food preparation room or space satisfying general design, size and room relationship criteria.

Kitchenette

A small defined food preparation room or space within a boarding house dwelling unit satisfying general design, size and room relationship criteria.

Main bedroom

Principal sleeping room satisfying general design, size and room relationship criteria.

Other bedrooms

Secondary sleeping rooms satisfying general design, size and room relationship criteria.

Bathroom

An ablutions room satisfying general design, size and room relationship criteria and which may contain a water closet.

Laundry

A room or space for clothes washing satisfying general design, size and room relationship criteria.

Ensuite

A small bathroom within a boarding house dwelling unit satisfying general design, size and room relationship criteria.

General Definitions

Gross floor area

Gross floor area is the total floor area of all floors in a dwelling as measured from the exterior edge of all external enclosing walls. Gross floor area includes the area of all internal walls, but excludes the area of all verandahs, external entries, landings and external stairwells, roof terraces, patios, balconies and covered carparking structures in, or attached, to a dwelling.

Internal gross floor area

Internal gross floor area for a dwelling room is the total floor area within the room's enclosing walls, or where the room is not enclosed on all sides, the total floor area contained within the room's enclosing walls and its functional boundaries with adjacent rooms. In the case of rooms without any enclosing walls, it is the total floor area contained within the room's functional boundaries with adjacent rooms. It excludes the area of all internal walls and external walls of a dwelling that enclose a dwelling room.

Habitable room

A habitable room is a room used for normal domestic activities, and:

- (a) includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, family room and sunroom; but
- (b) excludes a bathroom, laundry, water closet, pantry, walk-in wardrobe, corridor, hallway, lobby, photographic darkroom, and other spaces of a specialised nature occupied neither frequently nor for extended periods.

Element 1

Provision and location of affordable housing

Objectives

- *To facilitate the incorporation of affordable housing in residential and mixed-use developments.*
- *To facilitate the provision of affordable housing in locations with easy access to shops, transport and government and community services.*
- *To ensure appropriate carparking provision for household requirements.*
- *To facilitate the provision of affordable housing through management and ownership considerations.*

Desired outcomes	Suggested responses
<p>1 Diversity of affordable housing</p> <p>Affordable housing provides an appropriate diversity of dwelling types and numbers within developments to respond to agreed aspects of housing need.</p> <p>Affordable housing is provided in a diverse range of well-serviced locations to prevent communities from having a high concentration of disadvantaged people.</p> <p>Boarding houses provide a balance between viability and manageability with an appropriate mix of boarding house dwelling types.</p>	<p>1.1 The affordable housing development provides:</p> <ul style="list-style-type: none"> • one, two and/or three-bedroom dwelling types; and/or • apartments; and/or • boarding houses; or • combinations of the above; <p>as per the need identified in the Council’s housing needs assessment and/or affordable housing policies.</p> <p>1.2 Boarding house development preferably comprises a mix of the following boarding house accommodation types:</p> <ul style="list-style-type: none"> • bedroom only; and/or • bedroom with kitchenette; and/or • bedroom with ensuite; and/or • bedroom with kitchenette and ensuite; or • combinations of the above. <p>Smaller boarding house developments need not provide a mix of accommodation types but larger developments should provide a range of unit types.</p> <p>1.3 Where affordable housing is proposed as part of a larger housing development on the one site, it should be provided on separately-titled sites.</p> <p>OR</p> <p>Where affordable housing is proposed as part of a larger housing development, but is to be provided on a secondary site, it should be located within the same local plan area as the principal site, or in a nearby location acceptable to the local government authority.</p>

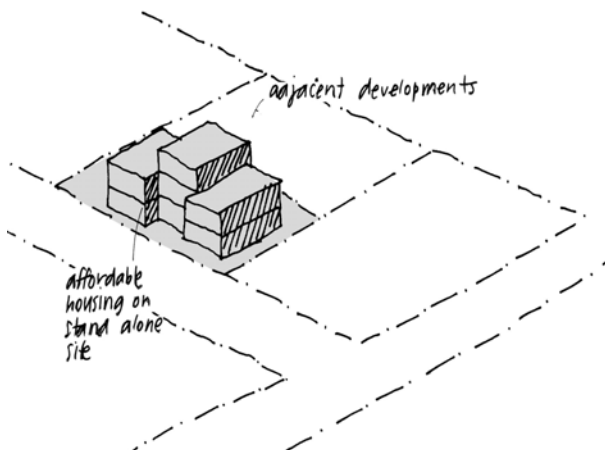
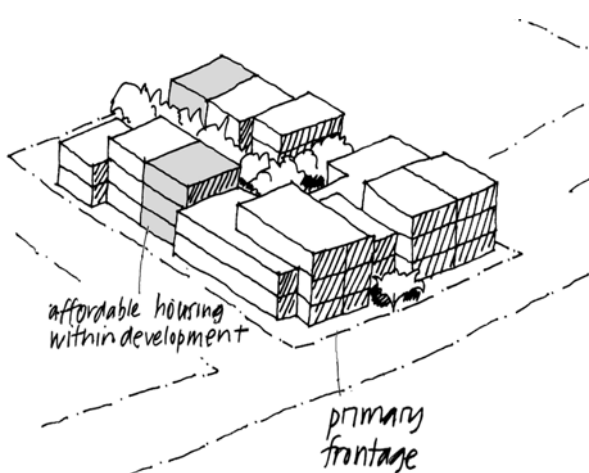
Desired outcomes	Suggested responses
<p>2 Provision of affordable housing Affordable housing, whether or not supported by development bonuses or concessions, takes into account:</p> <ol style="list-style-type: none"> (1) zoning issues; (2) density; (3) massing and height; and (4) environmental impacts. 	<p>2 Development incorporating affordable housing, whether or not proposing one or more relaxations for gross floor areas, carparking, setback, height, bulk and scale provisions, provides a development compatible with either development in the locality, or that envisaged for the locality.</p>
<p>3 Carparking Carparking provision is appropriate for site location and household requirements, and is provided on the site.</p>	<p>3.1 Carparking rates in planning schemes for one, two and three-bedroom dwellings are generally reduced by 25 percent where housing is within 400 metres of public transport (train, ferry, bus). For dwelling types other than detached dwellings, duplexes and townhouses with separate driveway access to individual carparking and tandem carparking, carparking spaces are generally unallocated and provided in group carparking areas. These group carparking areas should be sited in a manner which allows for resident surveillance.</p> <p>3.2 Carparking rates for boarding houses should be one carparking space for caretaker and one carparking space for delivery and emergency vehicles. Additional carparks would depend on the size of the development and its location to public services and amenities.</p> <p>3.3 Carparking for studio apartments should generally be provided at the rate of one carparking space per four units, although lesser rates may be acceptable depending on the proposed tenant profile for the development and its proximity to public services and amenities. Carparking spaces should not be allocated to specific studio apartments.</p> <p>3.4 Communal carparking areas are located and distributed to maximise the convenience of the majority of dwellings.</p> <p>3.5 Carparking bays suitable for persons with a disability are provided in accordance with <i>Australian Standard 2890.1-1993, Clause 2.4.5</i> for uncovered spaces and <i>Australian Standard 4299-1995, Clause 3.7.2</i> for covered spaces.</p>
<p>4 Location of affordable housing Affordable housing is located close to, or has easy access to, shops, employment, transport and government and community services.</p>	<p>4.1 Affordable housing is within a 400 metre walk of frequent public transport, a convenience shop and preferably local open space. In the case of housing for older persons, it is preferably located within 250 metres of these facilities and/or a small local centre, and, where possible, in areas with level or near-level terrains.</p> <p>4.2 Affordable housing is within a 30 minute bus, train or ferry trip to a post office, a bank, health services, recreational facilities and a shopping centre.</p> <p>4.3 Boarding houses are preferably located within 250 metres of centres and mixed-use zones and/or are developed in mixed-use zones to facilitate access to public transport, medical, government and community services, shopping and banking.</p>

Desired outcomes	Suggested responses
<p>5 Ownership and management Affordable housing is provided on site for the medium to long term.</p>	<p>5 Unencumbered freehold title of the affordable housing is transferred free of charge to an affordable housing provider.</p> <p>OR</p> <p>As conditioned under statutory covenant.</p> <p>OR</p> <p>Other approved negotiable instrument such as a lease agreement entered into with an affordable housing provider for a prescribed period of not less than 10 years.</p>

Element 2 Integration of affordable housing

Objective

- To integrate affordable housing within residential and mixed-use developments.

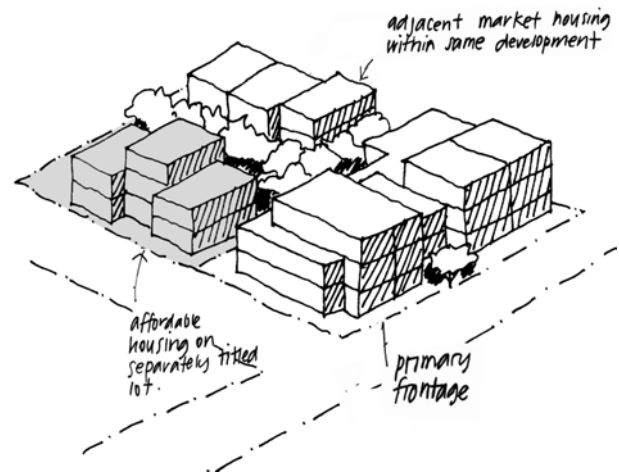
Desired outcomes	Suggested responses
<p>1 Integrating affordable housing Affordable housing is integrated into new residential and mixed-use developments, where it is not a stand-alone development on its own site.</p>	<p>1.1 Affordable housing is: a stand-alone development</p>  <p>OR</p> <p>Individual dwellings integrated into larger developments with separate dedicated pedestrian and vehicular entries from public or private streets.</p> 

Desired outcomes

Suggested responses

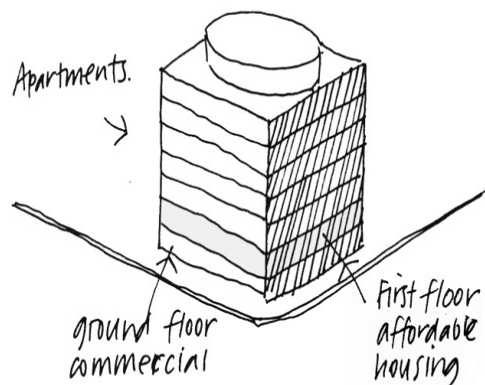
OR

Separately titled development/s in larger-scale projects with separate dedicated pedestrian and vehicular entries from public streets.



OR

Studio apartments or other dwelling types integrated into larger apartment buildings.



2 Fitting into the neighbourhood

The dwelling development respects its neighbourhood setting.

2 The form, scale, variety, detail, appearance, setbacks and general relationship to the public realm of a dwelling development respects its streetscape setting. Dwellings are massed to form buildings that match or complement the scale of buildings in the streetscape.

3 Individuality and variety

Dwellings within a group development are provided with cost-effective variations in design treatments to express individuality.

3 Developments are provided with variation to at least three of the following four aspects of appearance: form, colour, materials and detailing.

Element 3

Site planning of affordable housing

Objective

- To ensure site planning and related design responses facilitate good housing outcomes.

Desired outcomes	Suggested responses
<p>Introduction</p> <p>Where not otherwise addressed in a planning scheme code or planning policy within a local government planning scheme, development proposals for affordable housing should be able to demonstrate compliance with the following performance criteria:</p>	
<p>1 Privacy</p> <p>Dwellings are designed to acknowledge the different requirements for privacy and control in the transition:</p> <ol style="list-style-type: none"> 1) from public spaces; 2) through the privately controlled but publicly visible or semi-private shared space to the dwelling entry; and 3) onto its private open space. 	<p>1.1 Access to the front entry of a dwelling can be obtained from an access path that does not pass through private open space, including private balconies for above ground level dwellings. Where entries to above ground level dwellings are adjacent to private balconies and impinge upon privacy, appropriate screening is provided.</p> <p>1.2 Private open space is provided to the rear or side of a ground level dwelling.</p>
<p>2 Private outdoor spaces</p> <p>Private open spaces have a direct relationship to internal living areas and incorporate cover from sun and rain.</p>	<p>2.1 Internal living areas are provided with visual and direct access to private open space including private balconies for above ground dwellings.</p> <p>2.2 The balcony of an above ground dwelling is covered. The private external space of a ground floor dwelling is partially covered by a verandah or similar structure.</p>
<p>3 Addressing public space</p> <p>A dwelling adjacent to a street or park addresses them functionally and visually. (On large sites, communal open spaces are the equivalent of a public park.)</p>	<p>3.1 Entrances and living areas face streets and adjacent park lands or communal spaces on the site.</p> <p>3.2 The walls of a dwelling adjacent to a street and/or park are provided with sizeable window openings and a prominent front entry not obscured by fencing and/or carparking accommodation.</p> <p>3.3 Wherever possible, walls of living spaces face north or north-east.</p>
<p>4 Crime prevention through environmental design</p> <p>Dwellings are designed and positioned to facilitate casual surveillance of front gardens, street frontages and adjacent (public) park areas. (On large sites, communal open spaces and their associated path networks may function as the equivalent of a public park.)</p>	<p>4.1 A dwelling layout provides living areas with windows that overlook the front garden and street frontages.</p> <p>4.2 Where dwellings adjoin a public or private communal park area, windows to the living areas overlook the side garden, park area, the front garden and the street.</p> <p>4.3 Dwellings are not hidden from the street or park by high fences, car accommodation or other built features.</p>

Desired outcomes	Suggested responses
<p>5 Privacy and neighbours The location and design of a dwelling respects the privacy of neighbouring properties.</p>	<p>5 A dwelling, and in particular the living areas and balconies of an above ground dwelling, are provided with a functional and visual orientation back into the site and/or towards the public realm adjacent to the site.</p>
<p>6 Privacy within the development Development does not significantly reduce privacy and daylight to private open spaces.</p>	<p>6 Building design takes into account the following design elements which include the location, design and screening of:</p> <ul style="list-style-type: none"> • an upstairs balcony or significant window in relation to ground level courtyards; • an upstairs balcony or significant windows in relation to other upstairs apartments or balconies; • the isolation distance between dwellings to avoid the unacceptable diminishing of liveability of above ground dwellings through excessive screening of windows and balconies; and • paths and carparks in relation to open space areas of ground level units.
<p>7 Legibility of access Access to and sense of entry to a dwelling fronting a street or an internal path network is clear and unambiguous.</p>	<p>7 A dwelling fronting a street or internal path has an entry feature that is visible from the street or path. The internal path network has clear sightlines to dwelling entry and street access points.</p>
<p>8 Territoriality The private control of open spaces by adjacent dwelling occupants is maximised and the provision of shared recreation spaces is minimised.</p> <p>To aid the control of external spaces by immediately adjacent households, the territorial boundaries of these spaces are clearly delineated.</p> <p>Access by the general public through the site is prevented, and if this is unachievable, the path should be treated like a public realm area.</p>	<p>8.1 Open space adjacent to a ground floor apartment dwelling is allocated for the use of the dwelling's occupants.</p> <p>OR</p> <p>Communal open space does not unreasonably impinge upon the privacy and territorial control of nearby dwellings.</p> <p>8.2 Open space adjacent to a dwelling (including a ground floor apartment) is delineated via landscaping or building features such as walls, fences, kerbs, level changes, paths or mowing strips.</p> <p>8.3 Dwellings should be orientated and designed to provide for casual surveillance of the access path or entry points.</p>
<p>9 Site responsive dwelling design Individual dwelling designs respond to and function well within their individual site context.</p>	<p>9 Individual dwellings within a development are designed to take into account the variety of design constraints (internal and external) across a site to provide equitable access to site amenities and facilities, and to offset inequitable impacts on dwellings.</p>

Desired outcomes	Suggested responses
<p>10 Planting Landscaping forms an integral component of the design of the development.</p>	<p>10 The landscaping of the site:</p> <ul style="list-style-type: none"> • contributes to the microclimate of the site; • enhances private and communal open spaces; • provides definition and amenity to private spaces; • shades or softens group carparking areas; • aids the legibility of individual and shared access paths leading to entry points to dwellings; • does not include dangerous and/or poisonous plants; • does not include garden beds against dwelling units; and • does not require extensive watering and fertilising.
<p>11 Carparking and street presentation The street frontage of the development is not dominated by carparking areas or structures, rubbish bin enclosures and utility structures.</p>	<p>11.1 Group parking areas are not located to the front of the site, between dwellings and the public realm. Carports and garages do not dominate the street elevation of a dwelling and are set back further than the front of the dwelling.</p> <p>11.2 Utility structures and rubbish bin enclosures are carefully located and screened. Smaller rubbish bin enclosures are used and where a number of dwellings have a street frontage, numbers of rubbish bin enclosures are reduced.</p>
<p>12 External circulation External pathways serving an individual dwelling or multiples of dwellings within a development are designed to suit the needs and volume of intended occupants and users.</p>	<p>12 Each dwelling is served by a well-defined paved pathway linking the public space (street, footpath) to the front door. Pathways serving more than one dwelling are likely to be wider and better illuminated.</p>

Element 4

Design of affordable housing

Objectives

- To facilitate the provision of comfortable, pleasant, safe, efficient and cost-effective accommodation for the intended occupants of affordable housing.
- To facilitate the incorporation of adaptable housing design principles in affordable housing.

Desired outcomes	Suggested responses
<p>Introduction</p> <p>All dwelling types provide comfortable, pleasant, safe, efficient and cost-effective accommodation by incorporating efficient and appropriate dwelling design features, facilities and room relationships in accordance with the desired outcomes listed below:</p>	
<p>1 External entry areas</p> <p>All dwelling types are provided with an appropriately-located and functional external entry area.</p>	<p>1.1 Each dwelling is provided with a covered external entry area which does not compromise the privacy of its open space areas, whether provided in the form of a balcony, courtyard or backyard. Shared entry areas to a boarding house do not compromise the privacy of any private open space.</p> <p>1.2 The location and design of external entries for each dwelling on the site does not compromise the privacy of other dwellings and their private open space areas.</p>
<p>2 Internal entry areas</p> <p>All dwelling types are provided with an appropriately-located and functional internal entry area.</p>	<p>2 Each dwelling, other than a boarding house dwelling unit, is provided with an internal entry area (which may form part of a dwelling's living/dining area) that does not compromise the privacy of bedrooms (or sleeping areas in studio apartments) and bathrooms.</p>
<p>3 Living/dining areas</p> <p>All dwelling types are provided with appropriately-located and functional living and dining facilities either in the form of shared living/dining areas or separate living and dining rooms.</p>	<p>3.1 Living and dining areas for each dwelling are, wherever practicable, located on the northern side of a dwelling.</p> <p>3.2 Living and dining areas for each dwelling provide physical and visual access to private open space (balcony, courtyard or backyard).</p> <p>3.3 Living and dining areas for each dwelling type are of a size and design to accommodate the furniture required for the intended number of occupants, including suitable clearances around this furniture.</p> <p>3.4 Living and dining areas for each dwelling (including shared areas for non self-contained boarding house accommodation) are visually remote from bathrooms and water closets. In studio apartments, individual larger boarding house dwelling units and hybrid studio/one-bedroom apartments, where this is unlikely to be achievable, the design of living/dining areas and probable furniture settings should anticipate sightlines to fittings in bathrooms.</p>

Desired outcomes	Suggested responses
<p>4 Kitchens All dwelling types are provided with well-located and functional kitchens.</p>	<p>4.1 Kitchens for each dwelling, other than for a studio apartment or boarding house dwelling unit (or a hybrid studio/one-bedroom apartment) are provided within a defined space (not necessarily a separate room) and are adjacent to a dining space. For a studio apartment, boarding house dwelling (provided with a kitchenette) or hybrid studio/one-bedroom apartment, kitchen spaces may be provided in less defined spaces to the side of a combined living/dining/sleeping area.</p> <p>4.2 Kitchens for each dwelling type are of a size and design to accommodate appropriate bench space and facilities for the dwelling type and intended numbers of occupants including suitable clearances between bench spaces.</p> <p>4.3 Kitchens for each dwelling are preferably located on the northern side of a dwelling, are visually remote from bathrooms and water closets, and are positioned to maximise natural ventilation. In studio apartments, individual larger boarding house dwelling units and hybrid studio/one-bedroom apartments, where this is unlikely to be achievable, the design of key activity areas in kitchens should anticipate sightlines to fittings in bathrooms.</p>
<p>5 Bathrooms All dwelling types are provided with well-located and functional bathrooms.</p>	<p>5.1 Bathrooms for each dwelling are located close to bedrooms and provide for privacy from kitchen, living and dining areas. In studio apartments, individual larger boarding house dwelling units and hybrid studio/one-bedroom apartments, where privacy is likely to be more difficult to achieve, the bathroom entry point and its relationship to a toilet pedestal and sightlines from anticipated key activity areas in kitchen/living/dining areas should be carefully considered.</p> <p>5.2 Bathrooms for each dwelling, other than for a studio apartment, boarding house dwelling unit or hybrid studio/one-bedroom apartment, are not accessible from a bedroom only.</p> <p>5.3 Bathrooms for each dwelling type are of a size and design to accommodate facilities appropriate for the dwelling type and intended numbers of occupants, including appropriate clearances between facilities.</p> <p>5.4 Bathrooms are provided with natural ventilation for detached dwellings, duplexes and secondary dwellings and wherever possible with other dwelling types.</p>

Desired outcomes	Suggested responses
<p>6 Hallways All dwelling types are provided with functional hallways of an appropriate width.</p>	<p>6.1 Hallways for each dwelling are of a functional width consistent with its length and level of occupant use.</p> <p>6.2 Hallways for each dwelling are appropriately lit, taking into account hall length and level of occupant use.</p>
<p>7 Bedrooms All dwelling types are provided with well-located and functional bedrooms.</p>	<p>7.1 Bedrooms for each dwelling are, wherever practicable, located on the southern or eastern side of the dwelling.</p> <p>7.2 Bedrooms for each dwelling are provided with an aspect to its own private open space areas or public or private communal open space areas.</p> <p>7.3 Bedrooms for each dwelling (apart from bedrooms and/or sleeping areas in hybrid studio/one-bedroom apartments, studio apartments and boarding house dwelling units) should be visually remote from living areas.</p> <p>7.4 Bedrooms and sleeping areas in all dwelling types are located close to bathrooms and as far as practicable from noise sources (both external and internal to the site).</p> <p>7.5 Bedrooms for each dwelling type (including sleeping areas in studio apartments and boarding house dwelling units and hybrid studio/one-bedroom apartments) are designed to accommodate furniture appropriate for the intended use of the room, including appropriate clearances around this furniture.</p>
<p>8 Laundries All dwelling types are provided with well-located and functional laundries.</p>	<p>8.1 Laundries for each dwelling, including a shared laundry for a boarding house dwelling unit, are located to provide convenient access to a clothes drying facility. A dedicated laundry is not required for a studio apartment or one-bedroom dwelling type, and may be incorporated in a bathroom, kitchen or hallway. A non-dedicated laundry located in a bathroom or hallway is also acceptable for a two-bedroom dwelling type.</p> <p>8.2 Laundries for each dwelling type are of a size and design to accommodate suitable facilities for the dwelling type and intended number of occupants, including appropriate clearances around these facilities.</p> <p>8.3 Laundries are provided with natural ventilation for boarding houses, three-bedroom detached dwellings and duplexes and, wherever practicable, with other dwelling types.</p>

Desired outcomes	Suggested responses
<p>9 Storage Area All dwelling types are provided with well-located and functional storage areas.</p>	<p>9 Storage areas for each dwelling are appropriately located and of a size appropriate for the dwelling type and number of occupants.</p>
<p>10 Clothes Drying All dwelling types are provided with well-located and functional clothes drying areas.</p>	<p>10.1 Clothes drying facilities for each dwelling are located as close as practicable to the laundry, including a shared laundry for boarding house dwelling types.</p> <p>10.2 Clothes drying facilities are primarily located to the rear of a dwelling, although for smaller dwelling types such as boarding house dwellings and studio apartments where design options may be limited, other locations may be adopted subject to the facilities being appropriately screened. These facilities should not dominate aspects from dwelling windows or dominate the appearance or use of open space areas associated with the dwelling.</p> <p>10.3 Access to a clothes drying area from a laundry within a dwelling is not obtained only from a bedroom, other than for a one-bedroom apartment, studio apartment or hybrid studio/one-bedroom apartment where it is acceptable, but not preferable. In a two-bedroom apartment, access to a drying area through a bedroom is acceptable provided it is not the only drying area for this dwelling.</p> <p>10.4 The size of clothes drying facilities for each dwelling are appropriate for the dwelling type and the intended number of occupants.</p>
<p>11 Stairs and lifts External stairs and internal lifts for apartments and boarding house dwelling units are well-located and functional.</p>	<p>11.1 Stairs and lifts are located in a position easily identified from external public areas within a development and, in the case of lifts, internal public areas within an apartment or boarding house dwelling complex.</p> <p>11.2 Stairs and lifts are located and designed to minimise the level of nuisance to and privacy invasion of dwellings and private open space areas within a development.</p> <p>11.3 Sections of stairs are covered to provide protection from inclement weather.</p> <p>11.4 Where possible, upper floor apartments in two storey buildings are provided with a dedicated staircase, and shared stairs for apartments are provided with a mid-landing to each flight.</p> <p>11.5 All stairs are appropriately lit and shared stairwells are provided with communal emergency lighting with time delay switches on each level.</p> <p>11.6 All lifts and lift entry areas are appropriately lit.</p>

Desired outcomes	Suggested responses
<p>12 Open space All dwellings are provided with appropriately-located and functional open space areas.</p>	<p>12.1 Open space for each dwelling type is appropriate to the dwelling's size, type and intended number of occupants.</p> <p>12.2 Open space for boarding house dwellings may be provided as communal open space. If communal open space is provided in developments incorporating other dwelling types, it will be additional to their private open space.</p>
<p>13 Security All dwelling types are designed to provide for the security of occupants.</p>	<p>13 Security is appropriate for the dwelling type and its occupants and takes into account the scale of the development.</p>
<p>14 Adaptable housing A proportion of all dwelling types is capable of meeting the needs of persons with disabilities.</p>	<p>14.1 A proportion of all dwelling types accommodates adaptable design features.</p> <p>14.2 All ground floor dwellings should preferably conform with the visitable housing standard as defined in <i>Australian Standard 4299-1995 Adaptable Housing</i> and provide minimum thresholds to allow easy access.</p>
<p>15 Building, construction and lifecycle costs External and internal building materials, finishes and fittings for all dwelling types are durable, cost-effective and attractive.</p>	<p>15.1 External materials, finishes and fittings for all dwelling types comply with the following:</p> <ul style="list-style-type: none"> • Pre-finished or integral finishes such as face brickwork and colour-coated sheet cladding are maximised. • Applied surfaces in difficult-to-access locations are minimised. • Applied surfaces in locations exposed to the environment are minimised. • Materials and surfaces requiring regular oiling and staining are minimised. <p>15.2 Internal materials, finishes and fittings for all dwelling types comply with the following:</p> <ul style="list-style-type: none"> • Where cost-effective, more durable higher-grade finishes are used e.g. 13mm plasterboard rather than 10mm. • Materials and surfaces requiring regular oiling and staining are minimised. • Hard-wearing floor finishes are provided. • Appliances and hardware are selected for durability. • Fittings and fixtures such as hot water units are located to minimise hot water pipe runs and to aid ready repair and replacement.

Desired outcomes	Suggested responses
	<p>15.3 Ongoing heating and cooling costs are reduced through:</p> <ul style="list-style-type: none">• the use of passive construction design techniques such as room orientation, facade treatment and construction material selection (including window size and placement) for heat gain and loss, and cross ventilation; and• the use of passive construction elements including roof and eave vents, wall and roof insulation, and window hoods over openings exposed to the sun. <p>15.4 Appliances with low energy consumption are provided.</p> <p>15.5 External drying areas are provided.</p>

Affordable Housing Design Guidelines [Part B]

[to be read in conjunction with (Part A)]

Introduction

Purpose

The purpose of Part B of the Affordable Housing Design Guidelines is to outline more detailed qualitative building design elements for consideration in preparing proposals for affordable housing. This guidance is intended to specifically inform the designers and owners of affordable housing.

Important

The suggested responses are not intended to be prescriptive, but are indicative of possible responses that can inform responses to Element 4 of Part A of the guidelines. The responses reflect contemporary thinking on these matters and incorporate design approaches that have contributed to the success of previous affordable housing projects.

Responses that improve on the suggested responses are encouraged and need to be mindful of the other three elements of Part A of the guidelines - Location, Integration and Site planning.

Desired outcomes	Suggested responses																																						
<p>1 One, two and three-bedroom dwellings</p> <p>One, two and three-bedroom affordable housing dwelling types provide rooms of sufficient dimensions to support the safe, comfortable and convenient use of and movement around furniture, facilities and fittings needed by householders.</p> <p>Note 1: This desired outcome and suggested response are intended for application to one, two and three-bedroom variations of detached dwellings, secondary dwellings, duplexes or dual occupancy dwellings, townhouses and apartments (other than studio apartments).</p> <p>Note 2: The minimum gross floor areas for dwellings have been derived from minimum room sizes and dimensions for dwellings with different bedroom numbers. The minimum room sizes and dimensions are based on the premise that a dwelling with a particular number of bedrooms should be capable of accommodating furniture and fittings sufficient to address the needs of the range of household types and sizes it might reasonably accommodate. Each minimum room size is expressed in terms of its internal gross floor area.</p>	<p>1.1 Where a site incorporates dwelling types with the following bedroom numbers, dwelling floor areas should generally conform to the following table:</p> <table border="1" data-bbox="831 338 1439 472"> <thead> <tr> <th>Number of bedrooms</th> <th>Gross floor area</th> </tr> </thead> <tbody> <tr> <td>1 bedroom dwellings</td> <td>50m²(1)</td> </tr> <tr> <td>2 bedroom dwellings</td> <td>65m²</td> </tr> <tr> <td>3 bedroom dwellings</td> <td>85m²</td> </tr> </tbody> </table> <p>1) Hybrid studio/one-bedroom apartments may conform to lesser gross floor areas based on proposed features and room combinations (refer suggested room sizes in Suggested Responses 1.2 and 9.2 for guidance).</p> <p>1.2 Where the following rooms are incorporated, the room sizes generally conform to the following table:</p> <table border="1" data-bbox="831 680 1439 1093"> <thead> <tr> <th>Room</th> <th>Internal gross floor area</th> <th>Internal dimension(1)</th> </tr> </thead> <tbody> <tr> <td>Living/dining(2)</td> <td>18.0m²</td> <td>3300mm (living) 2700mm (dining)</td> </tr> <tr> <td>Separate living</td> <td>15.0m²</td> <td>3600mm</td> </tr> <tr> <td>Separate dining</td> <td>10.0m²</td> <td>3000mm</td> </tr> <tr> <td>Kitchen(3)</td> <td>5.75m²</td> <td>2400mm</td> </tr> <tr> <td>Bedroom, main(4)</td> <td>12.0m²</td> <td>3000mm</td> </tr> <tr> <td>Bedroom, others(5)</td> <td>10.25m²</td> <td>3000mm</td> </tr> <tr> <td>Bathroom(6)</td> <td>4.0m²</td> <td>1800mm</td> </tr> <tr> <td>Laundry(7) (8) (9)</td> <td>1.6m²</td> <td>1050mm</td> </tr> <tr> <td>Upper level balconies(10)</td> <td>8.0m²</td> <td>2400mm</td> </tr> </tbody> </table> <p>(1) For a one-bedroom dwelling, the minimum internal dimension of a combined dining area is for a wall-to-wall dimension only.</p> <p>(2) The minimum living/dining area is increased by 2m² for a two-bedroom dwelling and 5m² for a three-bedroom dwelling.</p> <p>(3) The minimum kitchen lineal bench space per one, two and three-bedroom dwelling, inclusive of stove and sink, is 3.0m, 3.6m and 3.6m respectively (minimum bench clearance of 1.2m).</p> <p>(4) It is assumed that a floor-to-ceiling wardrobe 2.1m wide x 0.6m deep will be provided within these main bedroom dimensions.</p> <p>(5) It is assumed that a floor-to-ceiling wardrobe 1.8m wide x 0.6m deep will be provided within these bedroom dimensions.</p> <p>(6) Three-bedroom dwellings provide a toilet in a separate room.</p> <p>(7) A separate laundry is provided for a three-bedroom dwelling and the minimum area is increased by 0.5m² for two and three-bedroom dwellings. A laundry may be incorporated into a bathroom, kitchen or passage for one-bedroom dwellings and a bathroom or passage for two-bedroom dwellings. A laundry will need to be expanded to allow for a hot water unit if there are no other appropriate external or internal locations.</p> <p>(8) A floor-to-ceiling linen press 0.9m wide x 0.6m deep is provided for two and three-bedroom dwellings and a 0.6m x 0.6m unit for one-bedroom dwellings. A floor-to-ceiling broom cupboard 0.45m wide x 0.45m deep is provided for all dwellings.</p> <p>(9) Clothes lines are provided at the following rate: - 30 lineal metres or 15 lineal metres with a dryer for three-bedroom detached dwellings and duplexes; - 15 lineal metres lineal metres or 7.5 lineal metres with a dryer for apartments.</p> <p>(10) A paved area equivalent is provided in a private courtyard for dwellings at ground floor level.</p>	Number of bedrooms	Gross floor area	1 bedroom dwellings	50m ² (1)	2 bedroom dwellings	65m ²	3 bedroom dwellings	85m ²	Room	Internal gross floor area	Internal dimension(1)	Living/dining(2)	18.0m ²	3300mm (living) 2700mm (dining)	Separate living	15.0m ²	3600mm	Separate dining	10.0m ²	3000mm	Kitchen(3)	5.75m ²	2400mm	Bedroom, main(4)	12.0m ²	3000mm	Bedroom, others(5)	10.25m ²	3000mm	Bathroom(6)	4.0m ²	1800mm	Laundry(7) (8) (9)	1.6m ²	1050mm	Upper level balconies(10)	8.0m ²	2400mm
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Desired outcomes	Suggested responses										
<p>2 Boarding houses - bedrooms, bathrooms, kitchens Boarding house accommodation provides adequate bedroom area and bathroom and kitchen facilities.</p>	<p>2.1 Boarding house dwelling types preferably conform to the minimum floor space areas in the following table:</p> <table border="1" data-bbox="831 309 1447 501"> <thead> <tr> <th>Room (for one person)</th> <th>Internal gross floor area</th> </tr> </thead> <tbody> <tr> <td>Bedroom only ⁽¹⁾</td> <td>7.5m²</td> </tr> <tr> <td>Bedroom with kitchenette⁽¹⁾⁽²⁾</td> <td>12m²</td> </tr> <tr> <td>Bedroom with ensuite ⁽¹⁾</td> <td>15m²</td> </tr> <tr> <td>Bedroom with kitchenette and ensuite ⁽¹⁾⁽²⁾</td> <td>22m²</td> </tr> </tbody> </table> <p>(1) Bedrooms are provided with room dimensions and door locations which enable, as a minimum, the accommodation of a single bed (1.88m long x 0.9m wide), a bedside cabinet (0.4m wide x 0.6m deep) and a wardrobe (1.0m wide x 0.6m deep) and a table (0.9m wide x 0.75m deep) with chair and a minimum clearance of 0.9m to one side of all furniture.</p> <p>(2) Kitchenettes are provided with a minimum bench length of 2.5m, inclusive of stove and sink, and an adjoining space of a size suitable to accommodate a small refrigerator.</p> <p>2.2 Where ensuite bathrooms are not provided, one shower and one water closet, each with basins, are provided in separate rooms, per every five single person bedrooms.</p> <p>OR</p> <p>A communal bathroom is provided with a separate shower cubicle (with drying area), a separate toilet cubicle and a separate hand washing area with basin and vanity unit, per every five single person bedrooms.</p> <p>2.3 The accessible bathrooms required to support desired outcome 10 on adaptable housing are provided in accordance with the Australian Standards.</p> <p>2.4 Where communal kitchens are provided, they serve a maximum of 15 single person bedrooms, are designed to allow one-third of their nominated bedroom/person capacity to prepare food simultaneously during meal time periods, and provide:</p> <ol style="list-style-type: none"> 1) 1.2 lineal metres of bench space x one-third of bedroom/person design capacity of the kitchen (bench space is inclusive of stove and sink); 2) a minimum floor area of 7.5m²; and 3) a minimum dimension of 1500mm between benches. <p>2.5 Individual, lockable, food storage of 0.06m³ is provided in the communal kitchen for each resident.</p>	Room (for one person)	Internal gross floor area	Bedroom only ⁽¹⁾	7.5m ²	Bedroom with kitchenette ⁽¹⁾⁽²⁾	12m ²	Bedroom with ensuite ⁽¹⁾	15m ²	Bedroom with kitchenette and ensuite ⁽¹⁾⁽²⁾	22m ²
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<p>3 Boarding houses - light ventilation aspects Boarding house rooms are provided with adequate light, ventilation and appropriate aspects.</p>	<p>3.1 Each habitable room is naturally ventilated by permanent openings with an opening or openable size of not less than 5% of the floor space area of the room required to be ventilated.</p> <p>3.2 Each habitable room has an aspect to public space or private communal open space or private open space.</p>										

Desired outcomes	Suggested responses
<p>4 Boarding houses - common dining rooms Boarding house room accommodation provides adequate common dining areas.</p>	<p>4.1 Regardless of the size of the boarding house, separate common dining areas (where provided) serve a maximum of 15 one-person bedrooms, are designed to allow one-half of their nominated bedroom/person capacity to dine simultaneously during meal time periods, and provide:</p> <ol style="list-style-type: none"> 1) 600mm of lineal table length x one-half of bedroom/person design capacity of the dining room; 2) a minimum floor area of 7.5m²; and, 3) a minimum dimension of 2.7 metres. <p>4.2 Combined common kitchen/dining areas should be a minimum of 16m² and consistent with the acceptable measures recommended for separate kitchen and dining areas.</p>
<p>5 Boarding houses - common living areas Boarding house room accommodation provides adequate common living areas.</p>	<p>5 Regardless of the size of the boarding house, living/common areas serve a maximum of 30 one-person bedrooms; are designed to accommodate one-third of their nominated bedroom/person capacity simultaneously, and provide:</p> <ol style="list-style-type: none"> 1) a minimum of 1.5m² per person x one-third of the bedroom/person design capacity of the living/common area; 2) a minimum floor area of 9m²; and 3) a minimum dimension of 3.6 metres.
<p>6 Boarding houses - common laundries Boarding house room accommodation provides adequate common laundry areas and equipment.</p>	<p>6.1 Where developments comprise more than one building, access to the common laundry is provided directly from the outside.</p> <p>6.2 Where residents do their own washing, one 7kg automatic washing machine and one wash tub are provided per 15 residents.</p> <p>6.3 Clothes drying facilities comprising 7.5 lineal metres of clothes line per person or a communal heat operated dryer are provided. Where a dryer is provided, outdoor clothes drying lines should still be provided, but at a lesser rate of 2.5 lineal metres per resident.</p>
<p>7 Boarding houses - safety Boarding house accommodation is safe and secure and allows for surveillance.</p>	<p>7.1 Limited, controlled, shared entries are provided.</p> <p>7.2 Each room or individually accessed space is separately lockable with a unique key.</p>
<p>8 Boarding houses - communal open space Boarding house accommodation provides sufficient communal outdoor space for recreation purposes.</p>	<p>8.1 Communal outdoor areas are directly accessible from indoor communal areas and serve a maximum of 30 one-person bedrooms (30 persons).</p> <p>8.2 Communal outdoor space is provided at a minimum rate of 1m² per person in dense inner city urban locations and 2m² per person in inner city suburban/urban locations, with a minimum area of 20m², a minimum dimension of 4 metres if provided at ground or roof top level, and a minimum dimension of 2.4 metres if provided in the form of a balcony.</p>

Desired outcomes	Suggested responses															
	<p>8.3 Where a boarding house primarily comprises bedroom-only accommodation with no individual private open space areas, a section of the communal outdoor space should be covered against sun or rain. Typically, this covered section might take the form of a verandah or covered balcony attached to an indoor communal area.</p>															
<p>9 Studio apartments Studio apartment rooms provide adequate space for the function of individual units including:</p> <ul style="list-style-type: none"> • sleeping, living, dining and kitchen areas; and • adequate bathroom, laundry and clothes drying facilities. 	<p>9.1 Studio apartments generally conform to a minimum gross floor area of 30m².</p> <p>9.2 Where the following rooms are incorporated, the room sizes generally conform to the following table:</p> <table border="1" data-bbox="831 689 1441 913"> <thead> <tr> <th>Room</th> <th>Internal gross floor area</th> <th>Internal dimension</th> </tr> </thead> <tbody> <tr> <td>Living/dining/ kitchen⁽¹⁾/sleeping⁽²⁾</td> <td>23.0m²</td> <td>3900mm</td> </tr> <tr> <td>Bathroom</td> <td>4.0m²</td> <td>1800mm</td> </tr> <tr> <td>Laundry⁽³⁾(4)(5)</td> <td>0.7m²</td> <td>600mm</td> </tr> <tr> <td>Upper level balconies</td> <td>6.0m²</td> <td>2400mm</td> </tr> </tbody> </table> <p>(1) The minimum kitchen lineal bench space, inclusive of stove and sink, is 2.5m.</p> <p>(2) As a minimum, a floor-to-ceiling wardrobe 1.0m wide x 0.6m deep is provided in an appropriate location within this area.</p> <p>(3) The area nominated for a laundry assumes incorporation in appropriate areas in order to provide clearance around and access to a washing machine and tub. Note: Clothes dryers will need to be wall mounted given the small nominated laundry size. The nominated minimum area does not include space for a hot water service, which if not located externally, will need to be located in the laundry or within an appropriately located and screened area within the apartment.</p> <p>(4) As a minimum, a floor- to-ceiling combined linen/broom cupboard 0.6m wide x 0.45m deep is provided. This storage area could also be incorporated in the combined living/dining/ kitchen/sleeping area or any associated foyer or passage area.</p> <p>(5) As a minimum, each studio unit is provided with 7.5 lineal metres of clothes line located in an appropriate location within private open space (and screened where necessary) or in an individual or shared drying court.</p> <p>(6) A paved area equivalent is provided in a private courtyard for studio apartments at ground floor level.</p>	Room	Internal gross floor area	Internal dimension	Living/dining/ kitchen ⁽¹⁾ /sleeping ⁽²⁾	23.0m ²	3900mm	Bathroom	4.0m ²	1800mm	Laundry ⁽³⁾ (4)(5)	0.7m ²	600mm	Upper level balconies	6.0m ²	2400mm
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<p>10 Adaptable housing Affordable housing meets the needs of a wide variety of householders and includes an appropriate number of adaptable housing dwellings.</p>	<p>10.1 Adaptable housing dwelling units are designed to conform with <i>Australian Standard 4299-1995 Adaptable Housing (Class C)</i> and are preferably provided in accordance with the following schedule:</p> <table border="1" data-bbox="831 1697 1441 1899"> <thead> <tr> <th>Number of units</th> <th>Adaptable units</th> </tr> </thead> <tbody> <tr> <td>1-4</td> <td>1</td> </tr> <tr> <td>5-10</td> <td>2</td> </tr> <tr> <td>11-20</td> <td>3</td> </tr> <tr> <td>over 20</td> <td>3 +1 for each additional 15 units (or part thereof) over 20</td> </tr> </tbody> </table> <p>10.2 Where affordable housing is provided at ground level, it is preferably designed to satisfy the requirements of a visitable housing unit as defined in <i>Australian Standard 4299-1995 Adaptable Housing</i>.</p>	Number of units	Adaptable units	1-4	1	5-10	2	11-20	3	over 20	3 +1 for each additional 15 units (or part thereof) over 20					
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Desired outcomes	Suggested responses
<p>11 Climatic design of dwelling The detailed design of a dwelling responds to the microclimate of the site and its locality.</p>	<p>11 Building design takes into account the following design elements which address climatic response:</p> <ul style="list-style-type: none"> • the plan, shape and orientation of the dwelling; • location of particular rooms; • material used for construction; • location and shape of openings; • location of internal walls with respect to cross-ventilation; • roof form; • ceiling heights; • landscaping of adjacent ground to provide shading protection of openings against excessive sun exposure and rain penetration; and • insulation.
<p>12 Dwelling pathways External pathways serving an individual dwelling or multiples of dwellings within a development are designed to suit the needs and volume of intended occupants and users.</p>	<p>12.1 Preferably, as a minimum, each dwelling is provided with 1000mm wide external pathways.</p> <p>12.2 Preferably, as a minimum, pathways serving multiples of dwellings are a minimum width of 1200mm.</p>