



Social Housing
Design Guideline Toolkit

TECHNICAL SUMMARY SHEETS

March 2024



Queensland
Government

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Introduction

The design of new social housing is undertaken within the context of existing codes, standards and legislation, such as:

- The National Construction Code (NCC), Queensland Development Code (QDC) and referenced mandatory standards, including the Australian Building Codes Board (ABCB) Livable Housing Design Standard.
- The Planning Act 2016 and the Planning Regulation 2017.
- Regional Plans and Local Planning Schemes.

The department may have additional design requirements or principles that ensure social housing projects meet the needs of residents and the community. Those principles, requirements and ideas are described in the resources below:

Social Housing Design Guideline (SHDG)	Building on the principles of QDesign, the SHDG provides a framework for decision making in the design and delivery process. The SHDG outlines '10 essential ingredients' of good design.
Technical Summary Sheets	The Technical Summary Sheets outline specific design requirements for social housing projects. They articulate siting, spatial and amenity requirements that allow well-resolved schematic designs to be developed.
Indicative Floor Plans	The indicative floor plans are conceptual in nature. They are an example of how the Technical Summary Sheet requirements may come together to form a floor plan, subject to site constraints and project priorities. The project brief and Technical Summary Sheets take precedence.
Specification	The specification articulates technical requirements for social housing projects, particularly relevant to the preparation of contract documentation.

Accessible features are an important component of social housing. The Silver Level, Gold Level and Platinum Level described in these Technical Summary Sheets are broadly consistent with those described in Livable Housing Australia's *Livable Housing Design Guidelines*. The department's four accessibility levels are described in the below table:

Accessibility Level	Key access features	Accessibility requirements
General Level	No step-free access to the entry door and/or bedroom and/or bathroom on the entry level	NCC/QDC requirements only
Silver Level	Step-free access to the entry door and to at least one bedroom and bathroom on the entry level	NCC/QDC requirements, plus the department's Silver Level requirements
Gold Level		NCC/QDC requirements, plus the department's Gold Level requirements
Platinum Level		NCC/QDC requirements, plus the department's Platinum Level requirements

This document also describes requirements for different dwelling types (e.g., houses, apartments) and various dwelling sizes (studios, to 4+ bedroom dwellings).

These Technical Summary Sheets must be read in conjunction with each project's design brief, which will describe the yield, dwelling types, dwelling sizes, and accessibility requirements for each project, together with any identified priorities, constraints or requirements particular to the site / location.

All measurements described in this document are minimum constructed measurements between finished surfaces (e.g., finished wall surfaces). Critical clearance measurements (e.g., fridge space - width and depth) are clear of significant obstructions.

Project particulars

Requirements for project inclusions are listed alphabetically below. For space, rooms, or items with detailed requirements, Reference is made to separate Technical Summary Sheets.

Air conditioning	<ul style="list-style-type: none"> – Generally, not provided, except where identified in design brief. – For all projects, power demand calculations must include the likelihood that a significant proportion of households may install air conditioners over time.
Balustrading / barriers or handrails	<p>Barriers or handrails:</p> <ul style="list-style-type: none"> – Required for level drops greater than 300mm. May include an upstand and/or handrail. <p>Balustrading required under the NCC:</p> <ul style="list-style-type: none"> – Must not encourage or facilitate climbing. – Must discourage use as a shelf. – Should conceal residents' belongings on balconies.
Bathrooms	<p>Refer to:</p> <ul style="list-style-type: none"> – Bathrooms (General Level) – Bathrooms (Silver Level) – Bathrooms (Gold Level) – Bathrooms (Platinum Level)
Bedrooms	<ul style="list-style-type: none"> – Refer to: Bedrooms (all dwellings, except studios)
Bicycle parking (apartment projects)	<ul style="list-style-type: none"> – Provide bicycle parking as required by planning scheme requirements, or at the rate of one bicycle park per two upper-level dwellings, whichever is lower. – Must be in accordance with AS2890.3 – 2015 – Bicycle parking facilities. Security Level C, as described in Table 1.1 – Locate on hardstand, easily accessed from a path along the driveway. – Screen bicycle parking from street. – Must be covered. – May be co-located or dispersed.
Bins	<ul style="list-style-type: none"> – Refer to: Bins
Broom storage	<ul style="list-style-type: none"> – May be a dedicated cupboard or incorporated into laundry space. – Space requirements: 500mm wide x 600mm deep, regardless of location
Car parking	<p>Refer to:</p> <ul style="list-style-type: none"> – Car parking and dwelling access (parking associated with individual dwellings) – Car parking and site access (developments with communal carparking)

Ceiling fans	<ul style="list-style-type: none"> – Required to all bedrooms, multi-purpose spaces, living and dining areas, but not to kitchens. – May be provided to private covered outdoor spaces. – Two fans required if living and dining areas are separate (including ‘L’-shaped living/dining spaces), or if the length of a combined living/dining space exceeds 7 metres. – Nominal fan diameter: 1200mm 					
Ceiling height	<ul style="list-style-type: none"> – Minimum 2700mm to habitable rooms with ceiling fans. (2600mm for masonry block construction) 					
Clothes lines	<ul style="list-style-type: none"> – Minimum line requirements: Studios – 7.5 lineal metres, 1-2-bedroom – 15 lineal metres, 3-Bedroom: 30-40 lineal metres, 4-bedroom: 40 lineal metres. – Screen from street and position out of reach of passers-by. – Clotheslines to upper floor balconies: fold-down style and must not encroach on functional area of covered outdoor space. – Clotheslines not on a balcony must be linked by a path. – Position 1800mm above finished floor/ground level. – Platinum Level dwellings: Level hardstand in front of clotheslines, extending under. Hardstand to extend 1540mm in front of clothesline (in down position) for full length of clothesline. 					
Communal outdoor space	<ul style="list-style-type: none"> – Refer to: Communal outdoor space 					
Covered private outdoor space	<ul style="list-style-type: none"> – Refer to: Covered Private Outdoor Space 					
<table border="0" style="width: 100%;"> <tr> <td data-bbox="92 1117 352 1346" rowspan="2">Door hardware</td> <td data-bbox="362 1117 555 1346">Internal</td> <td data-bbox="564 1117 1505 1346"> <ul style="list-style-type: none"> – Install between 900mm and 1100mm. – Include privacy set with snib and emergency release. – Lever handle style in polished chrome or satin chrome finish, with metal latch tongue. For Platinum dwellings, ‘D’ lever style hardware required, as described in AS1428.1:2021. </td> </tr> <tr> <td data-bbox="362 1359 555 1574">External</td> <td data-bbox="564 1359 1505 1574"> <ul style="list-style-type: none"> – Deadbolt with external key entry and internal snib lock. – External quality, lever handle style in polished chrome or satin chrome finish, with metal latch tongue. For Platinum dwellings, ‘D’ lever style hardware required, as described in AS1428.1:2021. – Must be able to be held in the closed position without locking. – All external doors to be keyed alike. </td> </tr> </table>	Door hardware	Internal	<ul style="list-style-type: none"> – Install between 900mm and 1100mm. – Include privacy set with snib and emergency release. – Lever handle style in polished chrome or satin chrome finish, with metal latch tongue. For Platinum dwellings, ‘D’ lever style hardware required, as described in AS1428.1:2021. 	External	<ul style="list-style-type: none"> – Deadbolt with external key entry and internal snib lock. – External quality, lever handle style in polished chrome or satin chrome finish, with metal latch tongue. For Platinum dwellings, ‘D’ lever style hardware required, as described in AS1428.1:2021. – Must be able to be held in the closed position without locking. – All external doors to be keyed alike. 	
Door hardware		Internal	<ul style="list-style-type: none"> – Install between 900mm and 1100mm. – Include privacy set with snib and emergency release. – Lever handle style in polished chrome or satin chrome finish, with metal latch tongue. For Platinum dwellings, ‘D’ lever style hardware required, as described in AS1428.1:2021. 			
	External	<ul style="list-style-type: none"> – Deadbolt with external key entry and internal snib lock. – External quality, lever handle style in polished chrome or satin chrome finish, with metal latch tongue. For Platinum dwellings, ‘D’ lever style hardware required, as described in AS1428.1:2021. – Must be able to be held in the closed position without locking. – All external doors to be keyed alike. 				
Drainage (site drainage)	<ul style="list-style-type: none"> – Design priority of site drainage is to direct stormwater to a legal point of discharge. Design of overland flow must not create conditions that risk causing damage or injury. – Typically, mechanical stormwater pumps not permitted. If required, must include appropriate redundancy systems. – Drainage strategy must ensure no flooding of habitable areas. If the strategy relies on a drain that could be blocked, provide alternative overland flow path to drain surface water. 					
Eaves and window hoods	<ul style="list-style-type: none"> – Minimum 600mm eaves overhang (or equivalent, exclusive of gutter profile, and measured at a maximum of 400mm above the window/door head height) to all windows and doors, including to lower floors. 					
Electrical requirements	<ul style="list-style-type: none"> – Refer to: Electrical Requirements 					

Entrances, thresholds, doorways, and corridors	– Refer to: Entrances, thresholds, doorways, and corridors
External Timber	– No external timber that would require ongoing staining/maintenance.
Emergency Services access	– For larger developments, develop a solution for access to individual dwellings by emergency services, ensuring that any key safes or similar are in a discreet location, and not subject to accidental or wilful damage.
Evaporative Coolers	<ul style="list-style-type: none"> – Provided for projects in NCC Climate Zone 3. Typically, not provided for other projects. – Locate cooling plant in an unobtrusive location (e.g., away from entry and covered outdoor space) that is easily accessible for maintenance. – Do not mount cooling plant on the roof.
Fencing	– Refer to: Fencing
Fire safety	<ul style="list-style-type: none"> – Smoke alarms: Photoelectric. Mains powered, with hardwired interconnection and 10-year battery backup. Hybrid solutions (hard-wired with radio frequency interconnection) only with prior approval. – If fire sprinklers are required, preferred compliant options are to be determined in consultation with the department on a project-by-project basis.
Floor Areas	– Refer to: Floor Areas: FECA and covered outdoor space
Floor finishes (internal and external)	– Refer to: Floor finishes
Floor set-down	– Structural floors of Silver Level, Gold Level and Platinum Level dwellings to be set down a minimum of 50mm, to enable falls to be achieved
Garden storage (External covered storage)	<ul style="list-style-type: none"> – Required for all dwellings, including apartments, that have private garden space. – Locate on concrete slab with hardstand at entry and design to exclude water entry/ponding. – Nominal floor areas: 2sq.m (apartments, townhouses, duplexes) 3.5m² (houses). – Minimum wall height 1900mm. – Pathway to garden storage not required. – Position out of view of the street where possible. – Position out of view of covered outdoor space where possible
Hot Water Systems	– Refer to: Electrical Requirements
Kitchens	<p>Refer to:</p> <ul style="list-style-type: none"> – Kitchens (General Level and Silver Level dwellings) – Kitchens (Gold Level dwellings) – Kitchens (Platinum Level dwellings)
Landscaping	Refer to: Landscaping
Laundries	– Refer to: Laundries

<p>Letterboxes (incl. street addresses)</p>	<ul style="list-style-type: none"> – Required at main pedestrian entry to site, either on boundary along footpath, or beside driveway – Retrieval points between 700-1200mm above finished surface – Hardstand required on retrieval side. Maximum 1:40 crossfall. – Should enable tenant to attach padlock. – Body corporate letterbox not required. – Platinum Level dwellings (or multi-unit developments that include Platinum Level dwellings): Provide a safe, accessible path to hardstand on retrieval side, ensuring that a person in a wheelchair can safely manoeuvre at the letterbox, with consideration of the driveway location. – Where possible, provide letterboxes on same path as bins.
<p>Lifts</p>	<ul style="list-style-type: none"> – Required on projects of three or more storeys. – Provision of two lifts is advantageous and may be considered in higher yielding projects (to be articulated in design brief) – Locate lifts and design surrounding spaces (screening, floor falls, drainage etc) to ensure that storms and wind driven rain does not cause water to enter lift shafts, or to pond at landings. – Lift controls to be suitably located for residents with impaired sight or mobility. – Locate lifts to encourage use only by residents and their visitors. – Lifts must have fob or key access, which can be disabled if not required. – Minimum internal dimensions: 1400mm wide x 1600mm deep
<p>Linen cupboard</p>	<ul style="list-style-type: none"> – Studios: 600mm wide x 600mm deep. May be shared with wardrobe space. – 1-bedroom dwellings: 600mm wide x 600mm deep. May be in bedroom. – 2-bedroom dwellings: 900mm wide x 600mm deep. May be in bedroom 1. – 3-bedroom dwellings: 1000mm wide x 600mm deep. – 1200mm wide x 600mm deep.
<p>Living and Dining</p>	<ul style="list-style-type: none"> – Refer to: Living and dining
<p>Luminance contrast</p>	<ul style="list-style-type: none"> – Applicable to all dwellings, not just accessible dwellings. – Where possible, 30% luminance contrast between adjoining surfaces, e.g., wall and floor, door leaf and adjacent wall, kitchen bench and splashback.
<p>Paint (internal)</p>	<ul style="list-style-type: none"> – Light, neutral colours preferred.
<p>Peep holes</p>	<ul style="list-style-type: none"> – Required on entry doors where self-closers are required, as these doors will not have security screens installed. – Height 1500mm. (Additional peep hole for Platinum Level dwellings, at 1100mm high)
<p>Retaining walls</p>	<ul style="list-style-type: none"> – Design and locate to prioritise the safety of residents, neighbours and the public. – Must be long-lasting and maintenance- free. (e.g., no timber). – Must not worsen the effect of overland flow on neighbouring properties. – Nominal maximum height of 1400mm.

Roofing		<ul style="list-style-type: none"> – Avoid complex roof forms. – Box gutters not acceptable. – Passive, fixed vents only. – Light colour. – Fascias and rainwater goods typically to be powdercoated metal in standard colours.
Scooter (Mobility scooter¹) parking	Provision	<ul style="list-style-type: none"> – The department does not require provision for the communal or private storage and/or charging of mobility scooters, for any project types. – Scooter storage <i>may</i> be proposed on projects, provided that the parked scooter would not impact required access and egress measurements, for individual dwellings, the building, and/or the site, and that the required space does not increase the total building area of the project.
	Requirements if provided	<ul style="list-style-type: none"> – Concreted, level, marked, accessible space, external to the dwelling, but associated with an individual dwelling. – 1300mm long x 800mm wide, plus space for transferring to and from the scooter, and provision of circulation space, including for reversing the scooter. – Secure fixing point for locking (lock and chain to be supplied by resident). – A lockable GPO metered to the dwelling.
Screening and privacy (Windows and balconies)		<ul style="list-style-type: none"> – Provide to windows and balconies only where necessary to prevent undue overlooking of neighbours (on the same site and neighbouring sites) and/or by neighbours. – When provided, screening must contribute to the overall building form in a way that integrates cohesively with other building elements. – When provided, screening is to be treated as an integral architectural element, contributing positively to the project through the considered use of pattern, colour, modularity, obscurity and airflow. – Screening must be designed for ease of fabrication and fixing.
Security screens		<ul style="list-style-type: none"> – Required to openable sections of all windows and sliding doors. – Required to entry doors unless doors are required by the NCC to be self-closing. – Stainless Steel mesh security screens required for multi-unit developments. – All openable security screens to be keyed alike.
Services (Apartment projects)		<ul style="list-style-type: none"> – Provide individual metering for electricity and water. – Co-locate meter boxes in an easily accessed area away from the street. – Locate services efficiently. Minimise visual impact by concealing and screening, services that are visible from street/main entry walkway. – Locate and protect to minimise risk of accidental or wilful damage. – Do not locate main switchboards (MSBs) on the outside face of living room or bedroom walls. Allow for locks to be fitted. – Reduce the visual impact of services located near lift wells, providing screening and/or accessible ceiling.
Solar power (photovoltaic panels)		<ul style="list-style-type: none"> – Typically, not provided on social housing projects. – Provided on supported accommodation projects for power to communal spaces and office areas.

¹ Mobility scooters are devices intended for people but who cannot walk long distances due to a disability or health issue. They are not e-scooters.

Stairs	<ul style="list-style-type: none"> – Landings are required to change direction (no winders). – The department has no additional requirements for stairways to <i>non-accessible</i> floors (typically, upper level of non-lift serviced buildings) to include accessible stairway features described in AS1428.1:2021, Section 8.
Taps (external)	<ul style="list-style-type: none"> – Easy-to-operate, garden taps, either ½ turn with ceramic disc and standard handle, or ¼ turn with ball joint and lever handle. – Required to private yards or gardens dedicated to apartments (as close as possible to the covered outdoor space), to communal areas of apartments, and to the front and back yards of houses, duplexes etc. – Surface under hose cocks to be free draining from buildings and paths. – Provide tap to common areas, and to bin wash area (if required).
Thermostatic Mixing Valves	<ul style="list-style-type: none"> – Not to be used for temperature control unless requested in design brief.
Wayfinding	<ul style="list-style-type: none"> – Provide clear wayfinding signage near lifts and stairways, enabling visitors to easily identify the floor and location of individual dwellings.
Weather protection	<ul style="list-style-type: none"> – Minimise water ingress to accessways and other circulation spaces during heavy or driving rain, by including appropriate falls, overhangs and drains.
Windows	<ul style="list-style-type: none"> – Powder-coated aluminium finish – Windows must prioritise ventilation to dwellings. At least 50% (nominal) of window combination area must be fully openable. – Primary window of each room must be entirely operable in the height range of 900mm – 1100mm off the floor (winder acceptable) – Platinum Level: Typically, windowsills to be maximum 900mm above floor level, and to include easily operable latches between 900mm – 1100mm. Exceptions may include bathroom windows and bedroom second windows. – Window must accommodate security screens on the outside of the window, and without requiring mechanical assistance to operate the window or screen. – Window type and associated screening (including support brackets etc) must consider any encroachment onto external space and ensure convenient and safe use of the spaces by residents and visitors.
Window coverings	<ul style="list-style-type: none"> – Washable, inherently flame-retardant curtains required to all windows (e.g., 100% polyester) except to kitchen and bathroom windows, where roller blinds are acceptable. – Curtain rod to extend 300mm past the window or sliding door on each side. – Curtain fullness: 1.5 times width of curtain rod. – No loose textile window coverings to kitchen or bathroom windows. – Bathroom and kitchen window coverings to be easy to wipe clean, and inherently mould resistant.

Bathrooms (General Level)

Locate bathroom to provide visual privacy from living areas (including kitchen). Wherever possible, access should not be through the bedroom. Provide natural light and ventilation wherever possible.

Bathroom inclusions by number of bedrooms

Bathroom	Item	Dwelling type				
		Studio	1-bedroom	2-bedroom	3-bedroom	4-bedrooms +
Main bathroom	Toilet	✓ (In bathroom)	✓ (In bathroom)	✓ (In bathroom)	✓ (In bathroom)	✓ (Separate room)
	Shower	✓	✓	✓	✓	✓
	Bathtub	n/a		✓ (Duplexes only)	✓	✓
	Vanity, basin, mirror	✓	✓	✓	✓	✓
Powder Room	Toilet	n/a			✓	Not applicable
	Handbasin	n/a			✓	
Ensuite/ 2 nd bathroom	Toilet	n/a				✓ (In bathroom)
	Shower	n/a				✓
	Vanity, basin, mirror	n/a				✓

General Level bathroom requirements

Note: For General Level dwellings, the below requirements are additional to NCC/QDC requirements. For second bathrooms/powder rooms in General Level, Silver Level, Gold Level and Platinum Level dwellings, below requirements are the department's only requirements.

Toilet	<ul style="list-style-type: none"> No additional requirements for first toilet. For second toilets not required to be accessible, 900mm w x 1500mm long, including toilet.
Shower	Size – 900mm x 900mm
	Screen/curtain – Screen required.
Bath (if applicable)	– 1500mm-1700mm long.
Vanity, basin and mirror	<ul style="list-style-type: none"> Minimum 900mm long with drop-in basin, or basin integrated with top. Wall-hung vanity with drawers and/or cupboard under (minimum 300mm wide). Top of mirror 2000mm above finished floor level.

Tapware	Basin	– Single lever, basin-mounted mixer.
	Bath (if applicable)	– Single lever, wall-mounted mixer, fixed spout on long side of bath.
	Shower	– Single lever, wall-mounted mixer. – Shower rose on fixed arm, wall mounted at 2000mm.
Accessories		– Towel rail (usable as grab rail), recessed soap/shampoo holder, toilet roll holder.
Doorway		– No additional requirements.
Floors and walls	Floor	– Impervious floor finish (e.g., glazed tiles, vinyl). Slip rating B/P3.
	Walls	– Impervious finish (e.g., glazed tiles).

Bathrooms (Silver Level)

Locate bathroom to provide visual privacy from living areas (including kitchen). Wherever possible, access should not be through the bedroom. Provide natural light and ventilation wherever possible.

Silver Level bathroom must be located on the entry level

Inclusions by number of bedrooms

Bathroom	Item	Dwelling type				
		Studio	1-bedroom	2-bedroom	3-bedroom	4-bedrooms +
Main bathroom	Toilet	✓ (In bathroom)	✓ (In bathroom)	✓ (In bathroom)	✓ (In bathroom)	✓ (Separate room)
	Shower	✓	✓	✓	✓	✓
	Bathtub	n/a		✓ (Duplexes only)	✓	✓
	Vanity, basin, mirror	✓	✓	✓	✓	✓
Powder Room <i>(Not required to meet Silver Level)</i>	Toilet	n/a			✓	Not applicable
	Handbasin				✓	
Ensuite or second bathroom <i>(Not required to meet Silver level)</i>	Toilet					✓ (In bathroom)
	Shower	n/a				✓
	Vanity, basin, mirror					✓

Silver Level bathroom requirements

Note: Second bathrooms or powder rooms in Silver Level dwellings are not required to meet Silver Level. They may be designed to meet the additional requirements outlined in the department's 'Bathrooms: General Level' standard.

Floor substrate set down	– Minimum 50mm
Toilet	<ul style="list-style-type: none"> – Location – Corner of room. – Wall reinforcement – On the wall next to the toilet, minimum total height of 1200mm – Reinforcement to start at 400mm above the floor, and to extend 1000mm past the edge of the toilet pan. – On the wall behind the toilet, reinforcement to be to 1500mm total height. – Grab rails (Seniors' dwellings only) – Required, unless excluded in project brief. – Grab rail design and installation to be in accordance with AS1428.1:2021, Fig. 42 (Option A preferred if there is sufficient wall length)

Silver Level bathroom requirements

Note: Second bathrooms or powder rooms in Silver Level dwellings are not required to meet Silver Level. They may be designed to meet the additional requirements outlined in the department's 'Bathrooms: General Level' standard.

Shower	Minimum size	– 900mm x 900mm
	Location	– Corner of room, not adjacent to door.
	Screen/curtain	– Glass screen required. Door (if included): 800mm opening (nominal) – Screen must be able to be removed without compromising waterproofing. Must not impede water flow to waste.
	Wall reinforcement	– Start at 400mm above floor. – Extend to full width of shower
Bath (if applicable)	Size	– 1500mm-1700mm long
	Wall reinforcement	– On long side, reinforcement to be 900mm above the bath, for the full width of the bath.
Vanity, basin and mirror		– Minimum 900mm long. – Drop-in basin, or basin integrated with top. – Wall-hung vanity with drawers and/or cupboard under. Minimum 300mm wide – Top of mirror 2000mm above finished floor level.
Floor falls		– Option 1: Fall entire bathroom to linear floor waste (strip drain). Fall 1:80 (nominal) – Option 2: Fall entire bathroom to waste in centre of shower area. Fall in shower: 1:60 to 1:80. Fall to rest of floor: 1:80 to 1:100. <i>Secondary floor waste (if required) to be at grade, i.e., no separate fall.</i>
Tapware	Basin	– Single lever, basin-mounted mixer.
	Bath (if applicable)	– Single lever wall-mounted mixer, fixed spout on long side of bath.
	Shower	– Single lever, wall-mounted mixer. – Wall-mounted shower rose on fixed arm, mounted at 2000mm.
	Shower (Seniors' dwellings only)	– Single lever, wall-mounted mixer toward open side of shower (<i>not</i> toward wall as indicated in AS1428.1:2021). – Mixer within reach zone outlined in AS1428.1-2021, Figure 48 . – Combination grab bar/shower rail (appropriately weight-bearing, inverted, T-shaped grab rail) with friction fitting (fixable between 1000mm and 1800mm above floor level) for hand-held shower. – 1500mm flexible hose. Design so that backflow prevention device is not required.
Accessories		– Towel rail (usable as grab rail), recessed soap/shampoo holder, toilet roll holders as applicable.
Floor and wall finishes	Floor	– Impervious floor finish (e.g., tiles, vinyl). Slip rating B/P3.
	Wall	– Impervious finish (e.g., glazed tiles).

Bathrooms (Gold Level)

Locate the bathroom to provide visual privacy from living areas (including kitchen). Wherever possible, access should not be through the bedroom. Provide natural light and ventilation wherever possible.

Gold Level bathroom must be located on the entry level.

Inclusions by number of bedrooms

Bathroom	Item	Dwelling type				
		Studio	1-bedroom	2-bedroom	3-bedroom	4-bedrooms +
Main bathroom	Toilet	✓ (In bathroom)	✓ (In bathroom)	✓ (In bathroom)	✓ (In bathroom)	✓ (Separate room)
	Shower	✓	✓	✓	✓	✓
	Bathtub	n/a	n/a	✓ (duplexes only)	✓	✓
	Vanity, basin, mirror	✓	✓	✓	✓	✓
Powder Room (Not required to meet Gold Level)	Toilet	n/a	n/a	n/a	✓	n/a
	Handbasin	n/a	n/a	n/a	✓	n/a
Ensuite or second bathroom (Not required to meet Gold Level)	Toilet	n/a	n/a	n/a	n/a	✓ (In bathroom)
	Shower	n/a	n/a	n/a	n/a	✓
	Vanity, basin, mirror	n/a	n/a	n/a	n/a	✓

Gold Level bathroom requirements

Note: Second bathrooms or powder rooms in Gold Level dwellings are not required to meet Gold Level. They may be designed to meet the additional requirements outlined in the department's 'Bathrooms: General Level' standard.

Floor substrate set down	– Minimum 50mm.
Minimum clearances	– 1200mm clear space between walls or amenities (except to shower screen – 900mm acceptable)
Location	– Corner of room. Adjacent wall minimum 1200mm long.
Toilet	– On the wall next to the toilet, minimum total height of 1200mm
	Wall reinforcement
Grab rails	– Required, unless excluded in project brief. – Grab rail design and installation to be in accordance with AS1428.1:2021, Figure 42 (Option A preferred if there is sufficient wall length)

Gold Level bathroom requirements

Note: Second bathrooms or powder rooms in Gold Level dwellings are not required to meet Gold Level. They may be designed to meet the additional requirements outlined in the department's 'Bathrooms: General Level' standard.

Shower	Minimum size	– 1000mm x 1000mm
	Clearance	– 1200mm x 1200mm forward of shower
	Location	– Corner of room, not adjacent to door
	Screen/curtain	– Glass screen required. Door (if included): 800mm opening (nominal) – Screen must be able to be removed without compromising waterproofing. Must not impede water flow to waste.
	Wall reinforcement	– Start at 400mm above floor. – Extend to full width of shower.
Bath (if applicable)	Size	– 1500mm – 1700mm long
	Wall reinforcement	– On long side, reinforcement to be 900mm above the bath, for the full width of the bath.
Vanity, basin and mirror		<ul style="list-style-type: none"> – Locate away from shower (in case shower screen requires removal) – Minimum 900mm long – Semi-recessed basin, or semi-recessed design integrated with top. Wall-hung vanity that includes bank of drawers and/or cupboard (minimum 300mm wide) – Top of mirror 2000mm above finished floor level.
Floor falls		<ul style="list-style-type: none"> – Option 1: Fall entire bathroom to linear floor waste (strip drain). Fall 1:80 (nominal) – Option 2: Fall entire bathroom to waste in centre of shower area. Fall in shower: 1:60 to 1:80. Fall to rest of floor: 1:80 to 1:100. Secondary floor waste (if required) to be at grade, i.e., no separate fall.
Tapware	Basin	– Single lever, basin-mounted mixer.
	Bath (if applicable)	– Single lever wall-mounted mixer, fixed spout on long side of bath.
	Shower	<ul style="list-style-type: none"> – Single lever, wall-mounted mixer toward open side of shower (<i>not</i> toward wall as indicated in AS1428.1:2021). – Mixer within reach zone outlined in AS1428.1-2021, Figure 48. – Combination grab bar/shower rail (appropriately weight-bearing, inverted, T-shaped grab rail) with friction fitting (fixable between 1000mm and 1800mm above floor level) for hand-held shower. – 1500mm flexible hose. Design so that backflow prevention device is not required
Accessories		– Towel rail (usable as grab rail), recessed soap/shampoo holder, semi-recessed toilet roll holder.
Doorway and threshold		– 850mm clear door opening.
Floor and wall finishes	Floor	– Impervious floor finish (e.g., glazed tiles, vinyl). Slip rating P/B3
	Walls	– Impervious finish (e.g., tiles).

Bathrooms (Platinum Level)

Locate to provide visual privacy from living areas (including kitchen). Wherever possible, access should not be through the bedroom. Provide natural light and ventilation wherever possible.

Platinum Level bathroom must be located on the entry level.

Inclusions by number of bedrooms

Bathroom	Item	Dwelling type				
		Studio	1-bedroom	2-bedroom	3-bedroom	4-bedrooms +
Main bathroom	Toilet	✓ (in bathroom)	✓ (in bathroom)	✓ (In bathroom)	✓ (In bathroom)	✓ (Separate room)
	Shower	✓	✓	✓	✓	✓
	Bathtub	n/a		✓ (Duplexes only)	✓	✓
	Vanity, basin, mirror	✓	✓	✓	✓	✓
Powder Room (Not required to meet Platinum Level)	Toilet	n/a			✓	n/a
	Handbasin				✓	
Ensuite or second, 2-way bathroom (Not required to meet Platinum Level)	Toilet	n/a				✓ (In bathroom)
	Shower	n/a				✓
	Vanity, basin, mirror					✓

Platinum Level bathroom requirements

Note: Second bathrooms or powder rooms in Platinum Level dwellings are not required to meet Platinum Level. They may be designed to meet the additional requirements outlined in the department's 'Bathrooms: General Level' standard.

Floor substrate set down	– Minimum 50mm	
Toilet	Minimum clearances and circulation	– 1200mm clear space between walls or amenities (except to shower curtain – 900mm acceptable). – As per AS1428.1:2021, Figure 43 (not impeded by door swings). – Toilet set out in accordance with AS4299-1995, Figure 4.3 Also, minimum dimension from centreline of toilet to edge of shower: 500mm.
	Requirements	– Double flap toilet seat (include lid).
	Size	– Height of toilet and cistern as per AS1428.1-2021, Figure 38 – Flush controls to be proud of surrounding surface.

Platinum Level bathroom requirements

Note: Second bathrooms or powder rooms in Platinum Level dwellings are not required to meet Platinum Level. They may be designed to meet the additional requirements outlined in the department's 'Bathrooms: General Level' standard.

	Location	<ul style="list-style-type: none"> – Corner of room. Adjacent wall minimum 1200mm long.
	Wall reinforcement	<ul style="list-style-type: none"> – On the wall next to the toilet, minimum total height of 1200mm – Reinforcement to start at 400mm above the floor, and to extend 1000mm past the edge of the toilet pan. – On the wall behind the toilet, reinforcement to be to 1500mm total height.
	Grab rails	<ul style="list-style-type: none"> – Required, unless otherwise articulated in project brief. – Grab rail design and installation to be in accordance with AS1428.1:2021, Figure 42 (Option A preferred if there is sufficient wall length)
Shower	Type	<ul style="list-style-type: none"> – Open on two sides. – Configuration as per AS1428.1-2021, Figure 47.
	Minimum size	– 1160mm W x 1100mm L
	Clearance	– 1600mm W x 1400mm L forward of shower.
	Location	– Corner of room, not adjacent to door.
	Screen/curtain	– Weighted shower curtain on a track, to match shower size. Curtain must not touch the floor.
	Wall reinforcement	<ul style="list-style-type: none"> – Start at 400mm above floor. – Extend to full width of shower.
Bath (if applicable)	Size	– 1500mm-1700mm
	Wall reinforcement	– On long side, reinforcement to be 900mm above the bath, for the full width of the bath.
Vanity and basin		<ul style="list-style-type: none"> – Locate away from shower. – Vanity dimensions: 1000 mm long (minimum), 300mm deep, 820mm – 840mm high – Wall mounted. – Bank of drawers and/or cupboards – minimum 300mm wide (300 mm clearance to underside). – Clearance under vanity as per AS4299-1995, Figure 4.4. – No sharp corners. – Semi-recessed basin. May be offset. – Washbasin circulation space as per AS1428.1:2021, Figure 51(B). Offset basin to the edge away from the corner. – Height to top of basin: 840mm – 860mm above finished floor level (notwithstanding the requirements of AS4299-1995, Figure 4.4). – Waste must exit wall behind basin.
Mirror		<ul style="list-style-type: none"> – Preferably, same width as vanity. – Top of mirror 2000mm above finished floor level.
Floor falls		<ul style="list-style-type: none"> – Option 1: Fall entire bathroom to linear floor waste (strip drain). Fall 1:80. – Option 2: Fall entire bathroom to waste in centre of shower area. Fall in shower: 1:60 to 1:80. Fall to rest of floor: 1:80 to 1:100. <i>Secondary floor waste (if required) to be at grade, i.e., no separate fall.</i>
Tapware	Basin	– Single lever, basin-mounted mixer, with extended lever.

Platinum Level bathroom requirements

Note: Second bathrooms or powder rooms in Platinum Level dwellings are not required to meet Platinum Level. They may be designed to meet the additional requirements outlined in the department's 'Bathrooms: General Level' standard.

	Bath (if applicable)	<ul style="list-style-type: none"> – Single lever wall-mounted mixer, fixed spout. AS1428.2-1992, Figure 17 Alternative zone.
	Shower	<ul style="list-style-type: none"> – Single lever, wall-mounted mixer toward open side of shower (<i>not</i> toward wall as indicated in AS1428.1:2021). – Mixer within reach zone outlined in AS1428.1-2021, Figure 48. – Combination grab bar/shower rail (appropriately weight-bearing, inverted, T-shaped grab rail) with friction fitting (fixable between 1000mm and 1800mm above floor level) for hand-held shower. – 1500mm flexible hose. Design so that backflow prevention device is not required
Accessories		<ul style="list-style-type: none"> – Towel rail (usable as grab rail), recessed soap/shampoo holder, semi-recessed toilet roll holder.
Doorway and threshold		<ul style="list-style-type: none"> – 900mm (nominal) clear door opening. – Surface-mounted sliding door hung outside the room if possible. – In a 4+-bedroom dwelling, if the ensuite is the Platinum Level bathroom, door clearances required in accordance with AS1428.1-2021, Section 10 (for a clear opening width of 900mm) from bedroom and preferably the corridor (if applicable). Surface mounted sliding door access from the bedroom preferred.
Floor and wall finishes	Floor	<ul style="list-style-type: none"> – Impervious floor finish (e.g., tiles, vinyl). Slip rating B/P3.
	Walls	<ul style="list-style-type: none"> – Impervious finish (e.g., tiles).
Disability equipment (e.g., shower seats)		<ul style="list-style-type: none"> – Not required. Provision for future installation only (i.e., through wall reinforcement).

Bedrooms (*all dwellings, except studios*)

Minimum Dimensions and Clearances by bedroom

Studio	– Not applicable. Refer Living and Dining Technical Summary Sheet.
Bedroom 1	– For Silver Level, Gold Level and Platinum dwellings, Bedroom 1 to be located on entry level. – Floor area (excluding wardrobes): 11m ² (1-2-bedroom dwellings), 12m ² (3 or more bedroom dwellings) – Width: 3000mm
Bedrooms 2 & 3	– Floor area (excluding robe): 10m ² (11m ² for Bedroom 2 in Platinum dwellings) – Width: 2700mm
Bedroom 4	– Floor area (excluding robe): 8m ² . – Width: 2700mm
Bedroom 5+	– Floor area (excluding robe): 8m ² . – Width: n/a

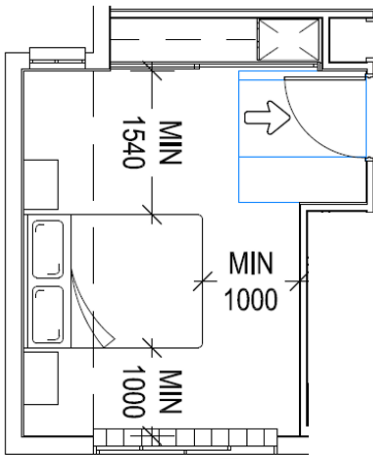
Clearances and other requirements by accessibility level (*not applicable to studios*)

Requirement	Accessibility Level			
	General	Silver	Gold	Platinum
Location	No additional requirements	Entry level		
Doorway clearance (All bedrooms)	No additional requirements		850mm clear opening	900mm (nominal) clear opening
Door type (All bedrooms)	No additional requirements			Surface-mounted sliding door hung inside the room, if possible.
Clearance around bed (Accessible bedroom only)	No additional requirements	900mm on all sides of bed	1000mm clearance on at least one side of the bed. 900mm on remaining sides of bed	1540mm wide x 2070mm (direction of travel) on side of bed closest to door approach. 1000mm clearance on remaining sides of bed
Wardrobe location (Accessible bedroom only)	No additional requirements		Sharing 1000mm clearance space.	On side of door approach, sharing 1540mm wide clearance space.
Wardrobe (Other requirements)	1800mm long x 600mm deep (nominal) built-in robe, with sliding doors, top shelf, hanging rail and 3 x 600mm wide shelves (not in the corner).		1800mm long x 600mm deep (nominal) built-in robe, with sliding doors, top shelf, hanging rail and 3 x 600mm wide shelves (not in the corner). Position shelves away from the head of the bed.	

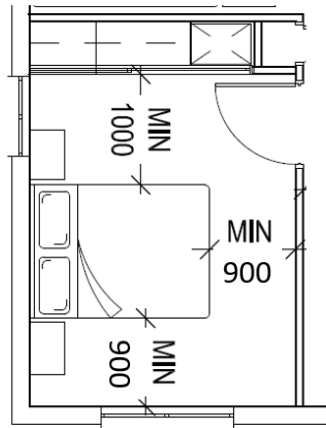
Furniture space requirements

Studio	– Refer <i>Living and Dining</i> Technical Summary Sheet.
Bedroom 1	– 1 x Queen bed, 2 x Bedside tables.
Bedroom 2	– 2 x single beds, 1 x desk (Silver Level, Gold Level). – 1 x single bed, with access to the end and at least one side (Platinum 2-bed dwellings). – 1 x Queen bed, 2 x bedside tables (Platinum 3,4,5-bed+ dwellings).
Bedroom 3	– 2 x single beds, 1 x desk.
Bedroom 4	– 1 x bunk bed, 1 x desk.
Bedroom 5+	– 1 x bunk bed, 1 x desk.

FURNITURE DIMENSIONS: Queen bed: 1520mm x 2030mm. Bedside table: 600mm x 400mm. Single bed: 920mm x 1870mm. Bunk beds: 920mm x 1870mm. Desk: 600mm x 1200mm



Indicative Platinum Level Bedroom
 (scale unknown)



Indicative Gold Level Bedroom
 (scale unknown)

Bins

Detached houses and duplexes.

- Provision for two council bins per dwelling.
- Level hard stand area.
- Position away from private outdoor space, windows, pedestrian entries, including those of neighbours.
- Screen bin storage area from street.
- Provide accessible path from bin area to the street (may be via the driveway) for **Gold Level and Platinum Level dwellings**.
- **Platinum Level dwellings:** Additional requirements. Provide accessible path to bin area. Provide circulation at the level hardstand: 1:40 maximum crossfall. Level hardstand area: minimum 1540mm x 1540mm.

Multi-unit developments

- Bin areas must be constructed in accordance with local council or waste collection services requirements.
- Liaise with Council at design stage to determine operational requirements. e.g., maximum number of wheelie bins, kerbside or onsite collection, etc.
- If wash down bays are required by local planning scheme, alternative solutions are preferred. e.g., turfed areas.
- Bulk bins preferred, subject to considerations such as:
 - Available collection services.
 - Availability of bins with easily operable lids in 900mm to 1100mm height zone (for use by residents of Platinum Level dwellings).
 - Frequency of collection (Multiple weekly collection services preferred).
- Locate on screened, hardstand area and group wherever possible.
- Position away from private outdoor space, windows, pedestrian entries, including those of neighbours.
- Locate under cover where possible, particularly if overlooked.
- Locate bins in location convenient to Platinum Level dwellings and provide an accessible path to street wherever possible. (Gold and Platinum dwellings).
- **Platinum Level dwellings:** (including bin areas intended to be accessed by residents of Platinum Level dwellings) Additional requirements:
 - Provide accessible path to bin area.
 - Provide circulation at the level hardstand: minimum 1540mm x 1540mm.
 - 1:40 maximum crossfall.

Refuse and recycling storage requirements by dwelling size (all dwelling types)

Dwelling size	Refuse	Recycling ²
1-bedroom dwellings	80 litres per week ¹	40 litres per week ¹
2-bedroom dwellings	120 litres per week ¹	60 litres per week ¹
3 (or more) bedroom dwellings	160 litres per week ¹	80 litres per week ¹

¹If total is a fractional number, round up to next whole bin size.

²Recycling storage requirements are half that of general refuse. However, bin numbers will depend on collection frequency. e.g., 4 x refuse bins (collected weekly) and 4 x recycle bins (collected fortnightly)

Car parking and dwelling access *(Parking associated with individual dwellings)*

- One covered carparking space per dwelling.
- Path of travel to entry door may be provided via an associated car parking space or driveway.
- Screen sides of carports that are exposed to view from the street.
- Carports and garages must complement dwellings and comply with reasonable covenants.

Houses and duplexes

- Provide driveway, with one visitor park (minimum 5.4m x 2.4m) per dwelling on the driveway. Separate driveways preferred (subject to other authorities' requirements).
- It is acceptable for cars to reverse onto the street (subject to other authorities' requirements).
- Typically, carports should not project substantially forward of the main front building line of the house or duplex and be provided with a garage door facing the street. Where suitably screened and appropriate within the surrounding context, the client may approve open carports or garages located between the front boundary alignment and main building.

Multiple dwellings

Multiple dwelling projects, where parking is associated with (or attached to) individual dwellings, are typically one and two-storey detached or attached houses that share a driveway. Refer to *Carparking and site access (Dwellings with communal carparking)* for multiple dwelling projects with congregated or communal carparking. The following requirements may also apply to detached dual occupancy dwellings that share a driveway.

- Provide dedicated uncovered visitor parking spaces at rates informed by the local planning scheme and client.
- Cars must be able to enter and exit the site in forward gear.

Element		Accessibility level			
		General Level	Silver Level	Gold Level	Platinum Level
Carport / garage	Size	6000mm x 3200mm			6000mm x 3800mm
	Internal vertical clearance	No additional requirements		2500mm	
	Floor fall	No additional requirements	Level surface (1:40 maximum crossfall)		
Driveway	Gradient	No additional requirements		Maximum 1:14 (Steeper driveways by client approval only)	
Pedestrian landings and ramp gradients	Landing size	No additional requirements		Minimum 1200mm (exclusive of door swings/gates)	As per AS1428.1:2021 , Section 7.
	Ramp gradient 1:14 to 1:20			No additional requirements	
Paths	Clear path width	No additional requirements		1100mm	1200mm
	Maximum gradient			1:20	
	Maximum crossfall	No additional requirements			

Carparking and site access (*Dwellings with communal carparking*)

Car parking rates of provision

Developments must meet the Performance Outcomes of local planning schemes, typically requiring that developments “provide sufficient off-street parking to accommodate for parking demand”.

Unless otherwise specified by the department, **one covered car parking space per dwelling is required** and considered sufficient to accommodate parking demand generated by residents and visitors. This is to include one fully wheelchair accessible car parking space per Platinum Level dwelling, located as close as possible to Platinum Level dwellings.

Design considerations

- The client may approve car parking to be designated to specific apartments, provided that unallocated car parking is sufficient to accommodate remaining parking demand including on-site parking space for visitors.
- Cars must be able to enter and exit the site in forward gear.
- Wherever possible, provide an area, suitable for larger vehicles, such as wheelchair-modified taxis, to drop off / pick up residents. This is not required to be under cover and may be on the street or driveway.
- Impact of vehicular lights and carpark lights to neighbouring properties and units within the site must be minimised.
- Stairways and doorway entries must not utilise the driveways as circulation space.

Circulation requirements and dimensions

Parking element	Dimensions	Applicable standard
Crossover	5500mm W x 6000mm L, measured from the kerb.	AS/NZS 2890.1:2004, Clause 3.2.2
Circulation Aisle (If blind Aisle extension present)	Minimum 6200mm	AS/NZS 2890.1:2004, Figure 2.2
Circulation Aisle (If no blind aisle extension present)	Minimum 7200mm	n/a
Blind Aisle extension	Minimum 1000mm	AS/NZS 2890.1:2004, Figure 2.3: <i>Blind Aisle Extension</i>
Wheel stops. (only required where they provide safety and security to vulnerable parts of the building)	n/a	AS/NZS 2890.1:2004: Clause 2.4.5.1: <i>Physical controls</i> , <i>General description</i> and Clause 2.4.5.4: <i>Wheel stops</i>
Parking other than 90-degree angle parking (nose in)	n/a	AS/NZS 2890.1 – 2004: Appendix B, Figure B3: Example of the B99 Design Template – 6.3m radius turn
Parking other than 90-degree angle parking (reverse in)	n/a	AS/NZS 2890.1 – 2004: Appendix B, Figure B7: Reverse-in manoeuvre template – B99 car.

Access: Vehicles and pedestrians

- Refer **AS 2890.1:2004** Parking facilities, Off Street Parking. **Figure 2.8**
- Clearly define spaces for vehicle movement. Differentiate between shared pedestrian and vehicle pathways.
- Minimum width of pedestrian pathways: 1200mm.
- Provide handrail to steps along pathways, but typically not on pathways.
- Driveways and pedestrian path layout should discourage use as a thoroughfare by non-residents.

Standard car parking bays

Parking element	Dimensions / measurements	Applicable standard
Clear parking area (Free of columns, walls etc)	5400mm x 2400mm (minimum)	AS/NZS 2890.1:2004 , Figure 5.2: <i>Design envelope around parked vehicle to be kept clear of columns, walls and obstructions.</i>
Falls: Measured parallel to the angle of parking	1:20 (maximum)	AS/NZS 2890.1:2004 : Clause 2.4.6.1: <i>Maximum gradients</i>
Falls: Measured in any other direction	1:16 (maximum)	

Fully wheelchair accessible car parking bays

- Must fully comply with **AS/NZS 2890.6-2022**, including requirements for headroom above car spaces and the driveway leading to it. Refer to Section 2.7, and Figures 2.13(A), and 2.13(B).

Communal outdoor space *(multi-unit developments)*

The below requirements apply to communal outdoor spaces in social housing developments that are managed by the department. The design of communal outdoor spaces in supported accommodation projects is to be determined on a project-by-project basis, with consideration of the support services being delivered on site.

Design Principles

- All residents must have access to functional outdoor space, incorporated into the landscape. For ground floor dwellings, this may be residents' private outdoor space.
- Communal outdoor spaces must be:
 - Located to facilitate use by all residents, and to allow casual surveillance by residents and/or of the street
 - Designed to be safe at all hours, and to minimise impact on other residents and neighbours.
 - Accessible and safe for all residents, including children, pets, and people with varying levels of mobility.
 - Designed to be flexible, and to support a range of activities and group sizes.
- The design of communal outdoor spaces must acknowledge and respond meaningfully to planning scheme requirements, whilst prioritising the needs of social housing residents.
- For detailed landscaping requirements, refer to Technical Summary Sheet [Landscaping](#).

Extent

- All cost-effective opportunities to incorporate functional outdoor spaces at the ground level should be pursued.
- The combination of all communal outdoor spaces in a development should be proportionate to the site population.
- Each communal outdoor space may be designed to accommodate up to approximately eight people.
- Typically, external pathways should facilitate the inclusion of small communal spaces, for as few as two people. Examples could include a bench seat at the side of a path, or near the letterboxes, as a waiting area for taxis
- In projects designed for particular cohorts, such as seniors, it may be appropriate to provide slightly larger communal spaces that facilitate use in all weather.

Amenity, features, and finishes.

- Spaces to sit, which may be incorporated into landscaping (e.g., retaining walls, other low walls) or may be fixed proprietary seating. Must be durable, and suitable for all weather and may be provided with or without fixed tables.
- Shade and weather protection may be provided but is not required.
- Larger communal outdoor spaces that are suitably designed for small group gatherings (e.g., seniors' projects), may incorporate:
 - A fixed bench, suitable for a portable barbeque.
 - Space for an under-bench refrigerator (including a GPO).
 - A small single bowl sink and tap.
- May incorporate raised garden beds, suitable for residents to manage.
- May be included as a space away from transport noise corridors.
- May facilitate cultural inclusion via landscaping.

Covered private outdoor space *(all dwellings)*

- Required for every dwelling. For houses and ground floor apartments, should be associated with the yard space.
- Roofs must be insulated, and preferably be under the main roof space.
- Provide screening and/or balustrading where required, and in addition to local planning scheme requirements, to:
 - Screen clotheslines located on balconies.
 - Reduce the impact of the western sun.
 - Provide privacy for residents.
 - Prevent unreasonable overlooking into neighbouring private outdoor spaces.
- Balustrades to upper-level apartments should assist in concealing residents’ belongings.
- For apartments, locate clotheslines on balconies.
- Floor finish: Brushed concrete, spray finish concrete, or slip-resistant tiles (no pavers).

Target dimensions, clearances and functional space requirements

Dwelling size	Size (excluding extended clothesline space)	Clear area
Studio	8m ²	2400mm x 2400mm
1-bedroom	9m ²	
1-bedroom +	9m ²	
2-bedroom	10m ²	
3-bedroom	13m ² (General Level, Silver Level, Gold Level), 16m ² (Platinum Level)	
4+ bedroom	13.5m ² (General Level, Silver Level, Gold Level), 16m ² (Platinum Level)	3000mm x 3000mm

Note: First seek to meet the relevant planning scheme acceptable outcomes. The larger of the above measurements and planning scheme minimum measurements applies. A performance solution may be suitable and will be considered on a project-by-project basis. Area permitted to increase to 12m² to achieve a ½ star credit under the QDC if efficient to do so.

Accessibility level	Minimum path past outdoor table	Other requirements
General Level	900mm	Furniture placement must not impede circulation at doorways
Silver Level		
Gold Level		
Platinum Level	1000mm	Proposed furniture arrangement must not be within door circulation spaces. Sliding door circulation as per AS1428.1 - 2021, Figure 32 , clear of outdoor table. For ground floor apartments, minimise transition from concrete floor to surrounding yard/garden spaces, where possible.

Outdoor furniture space requirements by dwelling size

Furniture item	Studio	1-bedroom	2-bedroom	3-bedroom	4-bedroom	5+-bedroom
Table	900mm x 900mm	900mm x 1200mm		900mm x 1800mm		900mm x 2100mm
Chairs	2 required	4 required		8 required		10 required

Electrical requirements *(all dwellings)*

Requirements

Item	Requirements
Lighting	<ul style="list-style-type: none"> All primary lighting (including ceiling fan lights) to be LED, with replaceable globes. For task lighting, fixed LED lights are acceptable.
Light switches/switching	<ul style="list-style-type: none"> 900mm–1100mm above floor level, horizontally aligned with door handle at room entrance. External lights associated with individual dwellings to be switched from inside the dwelling. Separate rooms in open plan areas must be switched separately to suit likely furniture arrangement and activities e.g., open plan living/dining/kitchen, and a separately switched light if floor area exceeds 12sq.m
Applicable Australian Standards	<p>Required number of lights per room to be calculated in accordance with:</p> <ul style="list-style-type: none"> AS/NZS 1680.1:2006: Interior and Workplace Lighting. Part 1: General principles and recommendations (particularly Table 3.1, and Appendix B) AS/NZS 1680.2.1: 2008: Interior and workplace lighting. Part 2.1: Specific applications. Circulation spaces and other general areas. (Particularly Table D1)
RCDs and metering	<ul style="list-style-type: none"> Kitchen GPOs to be on a separate circuit) Residual current breaker with overcurrent (RCBO) required for all circuits within individual dwellings. For apartments, RCDs must be able to be reset from the sub-board within individual apartments Sub-boards within apartments to be in a non-prominent location (e.g., laundry). For Platinum Level dwellings, sub-boards to be mounted at 1200mm.

Hot water systems

Requirements for hot water system types	
Electric storage	<ul style="list-style-type: none"> Must allow connection to off peak electricity. Capacity: 125 litres (1-2-bed), 250 litres (3-bed), 315 litres (4-bed), 400+ litres (5+ bed) Location: Covered outdoor space, screened from view (apartments) or under eaves (houses, duplexes, dual occupancy)
Electric instantaneous	<ul style="list-style-type: none"> Locate inside dwellings. 1-bedroom dwellings: Nominal 14.5 kW fixed capacity, 20A/phase (415V). 2-bedroom dwellings: Nominal 19.4kW fixed capacity, 27A/phase (415V). Displays must be able to be shielded, to conceal displays and make tamper-proof, post-installation.
Solar thermal	<ul style="list-style-type: none"> Provision of solar thermal hot water systems is preferred, subject to sufficient and appropriately oriented roof space, and appearance from street. Electric booster required. Roof-mounted tank preferred. Split-mount system may be considered on a project-by-project basis.

Preferred hot water system types			
Dwelling type	Hot water system type		
	Instantaneous electric	Electric storage	Solar thermal
Studios, 1-bedroom and 2-bedroom apartments	Preferred	Acceptable (with departmental approval)	Generally, not applicable (may be investigated for particular projects, and/or for communal spaces)
3 (or more) bed apartments	Not applicable	Preferred	
Duplexes / dual occupancy		Acceptable	Preferred
Detached houses			Preferred

Electrical Requirements by room

Room	Description	Quantity	Details / location
Entry porch	Lighting	1	Switched from inside dwelling.
Living / Dining	Lighting	As required	Must not interfere with ceiling fan blades (e.g., strobing effect).
	Ceiling fan/s	As required.	To each separate space (not kitchens). May have integrated light/s. Generally, 1 x ceiling fan for each separate space. Two fans to larger spaces if required.
	Antenna outlet	1	
	Double general power outlet (GPOSO)	1	Near antenna outlet
	Additional double GPOs	3	Distributed around room/s
	NBN	1	Lead-in cabling, and other requirements as in detailed table below
	Data outlet / phone outlet	1	Near double GPO (n/a for dwellings with multi-purpose space)
Multi-purpose space (1 bed dwellings)	Lighting	As required	Must not interfere with ceiling fan blades (e.g., strobing effect)
	Ceiling fan	1	Separate ceiling fan only if multi-purpose space not closely associated with living/dining space.
	Double general power outlet (GPOSO)	2	
	Data outlet / phone outlet	1	Near Double GPO. Note: Data/phone outlet (instead of in living/dining)
Corridor / entry	Double GPO	1	
	Lighting	As required	

Room	Description	Quantity	Details / location
Kitchen	General lighting	As required	
	Task lighting	As required	Compact and discreet LED task lighting above workspaces.
	Rangehood	1	Required if there is no kitchen window or direct passive ventilation. Must be ducted to the exterior.
	Single or double GPO	1	For refrigerator on back wall, 1800mm above floor <ul style="list-style-type: none"> – If cupboards over: Single GPO – If no cupboards over: Double GPO
	Single or double GPO	1	For microwave: <ul style="list-style-type: none"> – If located behind microwave: Single GPO – If located below microwave: Double GPO
	Additional double GPOs	2 (minimum)	At least one within 300mm of front edge of bench top. Must be at least 600mm from internal corners)
Bathrooms	Lighting	As required	
	Task lighting	1	Above vanity
	Mechanical exhaust	1	
	Double GPO	1	Side wall at vanity bench.
Laundry	General lighting	As required	
	Single GPO	2	For washing machine and dryer. (If washing machine and dryer both in floor mounted location, 1 x double GPO may be appropriate)
	Double GPO	1	Wall behind appliances
Bedroom 1	Lighting	As required	Must not interfere with ceiling fan blades (e.g., strobing effect)
	Ceiling fan	1	May have integrated light
	Antenna outlet	1	Opposite bed location. Approx. 1200mm above floor level
	Double GPO	2	Adjacent to likely bed head location (min 600mm from corners and maximum 500mm above floor level)
	Double GPO	1	Opposite bed location. Approx. 1200mm above floor level
	Data outlet / phone outlet	1	Adjacent to bed location.
Bedrooms 2,3,4,5	Lighting	As required	Must not interfere with ceiling fan blades (e.g., strobing effect)
	Ceiling fan	1	May have integrated light
	Double GPOs	2	Adjacent to bedhead locations
	1 x double GPO	1	At desk location
Covered outdoor Living	Lighting	As required	Switched from inside dwelling
	Double GPO	1	Waterproof
	Ceiling fan	1	May be provided

Room	Description	Quantity	Details / location
External power	GPO: to main switchboard	1	Apartments only To accommodate booster if needed
	GPO to splitter box	1	Apartments only
Carport/ garage (houses)	Lighting	As required	
	Double GPO	1	To rear of carport/garage, in houses. For carports, must be waterproof.
	Double GPO	1	Platinum Level only. Locate near garage/carport door entry. 1800mm above floor level (for automatic garage door, if needed) For carports, must be waterproof.
Communal areas (apartments)	Lighting	As required	To car parking areas, pathways, building entrances and communal spaces, stairways, and accessways. Light functional communal outdoor space to allow full use at night. Separately metered. Avoid light spillage, glare and direct sight to fixtures, by neighbours and residents. Photoelectric and time programmable. Single override switch for all communal lighting.

NBN requirements

Reference document	<ul style="list-style-type: none"> Residential preparation and installation: Single Dwelling Units (SDU) and Multi Dwelling Units (MDUs) – NBN Co 2023
Space and locational requirements	Mounting locations may include (as described in NBN Co document): <ul style="list-style-type: none"> Open Enclosures Home Distributors (preferably recessed with door similar in colour to surrounding wall)
Additional requirements	<ul style="list-style-type: none"> Small shelf suitable for router, (minimum 300mm W x 200mm D) required for Open Enclosure mounting locations, and/or if NBN Termination Box is wall mounted in an alcove. Double GPO (rather than single GPO required by NBN Co) Shelf and GPO must be within 900mm – 1100mm above floor level
Design considerations	<ul style="list-style-type: none"> Locate equipment in common space (one-bedroom dwellings excepted) Location to be easily accessible, unobtrusive and must not restrict furniture placement. Space occupied by NBN equipment must not encroach on other spaces.

Gold Level and Platinum Level dwellings: Additional requirements

	Gold Level (and Silver Level identified for Seniors)	Platinum Level
GPOS installation height	Minimum 300mm above floor level	
Provision for automatic door opener	Provide single GPO for simple retrofit of automatic door opener. Applicable to entry doors required to be self-closing, and sliding glass doors in Transport Noise Corridors	
Light and GPO type	No additional requirements	Rocker action, toggle or push pad design with recommended width of 35mm

Entrances, thresholds, doorways, and corridors

Requirement	Accessibility level			
	General Level	Silver Level	Gold Level	Platinum Level
Landing outside entry door	No additional requirements		1350mm x 1350mm	1500mm x 1500mm. Also, consistent with AS1428.1-2021 Figure 31 (f) : Latch-side approach with door opening toward user, or Figure 31 (h) : Front approach with door opening toward user.
Internal circulation around doors	No additional requirements			As per AS1428.1-2021 Figure 31 (hinged doors) and Figure 32 (sliding doors).
Thresholds	No additional requirements	1:8 Threshold ramps not preferred but if unavoidable, maximum height 35mm. Sliding door frames to have low profile threshold (maximum 20mm change in level).		
Doorway – clear opening	No additional requirements		850mm	900mm (920mm door leaf acceptable for hinged doors).
Corridor width*	No additional requirements		1200mm	

*Note: Corridor clearances are measured between finished wall surfaces but exclude skirtings and architraves.

Requirements: All dwellings

- External doors require reasonable protection from the weather.
- Door swings must not impede the doorway and circulation clearances or door swings of other doors, except for doors required to have automatic closers, or doors to pantries and linen cupboards.

Sliding glass doors

- Security screens to openable sections.
- Door hardware to be between 900mm – 1100mm high.
- Large, lever-type locking snib.

In Gold Level and Platinum Level dwellings, consider size, weight and operability of sliding doors for people with reduced upper body strength.

Additional requirements: Platinum Level dwellings and Gold Level dwellings

(and Silver Level dwellings identified for Seniors)

- If entry door is required to be self-closing (e.g., fire doors), provide:
 - Compliant, low opening pressure, CAM action closers with backcheck and delayed closing, suitable for people with physical disability. Closer requires no more than 20N of force to open the door, with delay action set to the largest angle range possible, whilst complying with all fire door self-closing requirements.
 - Single GPO, to facilitate simple retrofit of automatic door opener if required (mount above hinge side).
- Sliding doors located within Transport Noise Corridor: Single GPO, to facilitate simple retrofit of automatic door opener if required (mount above sliding pane)

Additional requirements: Platinum Level dwellings

- Surface-mounted sliding doors to bedrooms and bathrooms preferred. Where the surface-mounted sliding door intrudes into required circulation space of another surface-mounted sliding door, corridor width must be increased to meet the requirements of **AS1428.1-2021, Clause 10.3.3.3, and Figure 33**
- Security screen door must be hinged on same jamb as entry door.
- Proposed furniture locations must not impede on door clearances.

Fencing

Design considerations

- Fencing design should ‘fit in’ with the design and type of typical fencing in the street.
- Dividing fences must be a ‘sufficient dividing fence’ as defined in the Neighbourhood Disputes (Dividing Fences and Trees) Act 2011.
- Where applicable, fencing must also meet all relevant national, State and local building assessment provisions.
- Fencing must consider street visibility for drivers, particularly on corner sites.
- Integrate letterboxes into the fencing and screening design for the site.

Multi-unit developments	<ul style="list-style-type: none"> – Private yards must be fenced from the street, and from communal areas. – If possible, provide gate access to rear yards from a common area, for maintenance.
Houses, duplexes, dual occupancy, and townhouses	<ul style="list-style-type: none"> – Back yards to be fenced, secure from front yards and street, and provide access to at least one dwelling doorway. – Provide gate access from front yard to back yard, via return fencing. – If return fencing connects to the carport, a garage door may be installed to complete the fencing or be placed behind the carport line. – Typically, front fencing is not provided. If provided (e.g., for townhouse developments), it should allow surveillance of the street. – If there is no front fencing, landscaping may be used to define boundaries between dwellings.

Fencing types, design, and height

Extent of fencing	<ul style="list-style-type: none"> – All side and rear boundaries, with side return fencing to the dwelling. – Side fencing to extend the length of the boundary. – Corner sites: Fencing may be provided to all boundaries, sufficient to provide secure private yard space equivalent to the size of a typical back yard.
Types, materials and height	<ul style="list-style-type: none"> – Provide economical solutions, considering whole-of-life costs. – Dividing fences: Typically high, private fencing, such as high timber paling fencing, to 1800mm (or maximum allowed by Council). Side fencing to taper to 900mm to 1200mm high at the front boundary. – Timber paling fences are to have hardwood rails and steel posts. Palings on back, side and return fences should face the property. Palings on front fences must face the street. – Treated pine is not to be used in Zone 3 or Zone 5, (as described in the ABCB Climate Zone Map). Hardwood or pre-painted steel may be acceptable alternatives. – Pre-painted steel not to be used in remote locations, or sites at high risk of vandalism. – Other fencing/screening types, e.g., powdercoated aluminium or rendered blockwork, may be suitable, particularly in multi-unit developments, and should be integral to the design of the development. – Impact (on lower sites) of fencing atop retaining walls must be considered and may justify lower fencing.
Construction	<ul style="list-style-type: none"> – Must not breach termite barriers. – Finish 50mm-100mm above finished ground level, and 75mm above mowing strips and retaining walls.

Floor areas: FECA and covered outdoor space (*multi-unit developments and duplexes*)

FECA (Fully Enclosed Covered Area) is the area of a dwelling measured to the internal face of external walls. FECA does not include covered outdoor space, or external wall thickness.

The below FECA ranges are intended as a general guide for those involved in the design of social housing apartment projects and should be applied with consideration of the following:

- Dwellings should be designed as efficiently as possible, avoiding wasted space, whilst meeting the department's spatial requirements regarding room inclusions, amenity, accessibility and furniture placement.
- Floor areas will vary by site, e.g., a long thin floor plan may have a higher floor area yet result in a better site yield. Floor plans should not complicate external walls, building form or roof form purely to reduce internal floor areas.
- For two-storey walk-up apartment projects, it may prove efficient for apartments on upper levels to replicate the floor area of the accessible dwelling below, even if this results in a higher FECA.

Apartment FECA targets by bedroom number and accessibility level

Bedrooms	Target floor areas (and desirable range) by accessibility level (excludes garage and carport)		
	General & Silver	Gold	Platinum
STUDIO	33m² (30m ² -36m ²)	36m² (33m ² -39m ²)	48m² (45m ² -51m ²)
1	49m² (45m ² -53m ²)	51m² (47m ² -55m ²)	63m² (59m ² -67m ²)
1.5	57m² (52m ² -62m ²)	59m² (54m ² -64m ²)	66m² (61m ² -71m ²)
2	60m² (55m ² -65m ²)	65m² (60m ² -70m ²)	77m² (72m ² -82m ²)
2 (duplexes)	74 m² (70 m ² -75m ²)	80 m² (77 m ² -87m ²)	94 m² (89 m ² -99m ²)
3	95m² (90m ² -100m ²)	100m² (95m ² -105m ²)	117m² (112m ² -122m ²)

The following resource illustrates one method of achieving the above target FECAs for social housing apartment projects:
Technical Summary Sheets: Indicative apartment floor plans for social housing projects.

Covered private outdoor space: functional space requirements

For detailed requirements for covered private outdoor space, refer to Summary Sheet **Covered private outdoor space**.

Dwelling size	Size (excluding extended clothesline space)	Clear area
Studio	8m²	2400mm x 2400mm
1-bedroom	9m²	
1-bedroom +	9m²	
2-bedroom	10m²	
3-bedroom	13m² (General Level, Silver Level, Gold Level), 16m² (Platinum Level)	3000mm x 3000mm
4+ bedroom	13.5m² (General Level, Silver Level, Gold Level), 16m² (Platinum Level)	

Note: First, seek to meet the relevant planning scheme acceptable outcomes. The larger of the above measurements and planning scheme minimum measurements applies. A performance solution may be suitable and will be considered on a project-by-project basis. Area permitted to increase to 12m² to achieve a ½ star credit under the QDC if efficient to do so.

Floor finishes

External areas

- Acceptable finishes:
 - brushed concrete unless waterproof membrane required.
 - Resilient applied finish to concrete.
 - slip resistant tiles.
- Pavers not acceptable
- Minimum slip resistance R10/P3 (or higher if required by NCC)

Internal areas

- All internal floors must have an applied floor covering. (e.g., no polished/burnished concrete)
- **Carpet is not permitted.** Carpet is to be provided by exception only, if described in Design Brief.

	Room	Tiles	Resilient floor finish (e.g., vinyl)
Floor coverings (internal)	Bedrooms, Kitchen, living, dining, hall	Acceptable (General, Silver, Gold Level) (Slip resistance: R9/P2) Not acceptable (Platinum Level)	Preferred (General, Silver, Gold Level) (Slip-resistance level R9/P2) Required (Platinum Level)
	Wet areas	Preferred (all accessibility levels) (Slip resistance B/P3)	Acceptable (all accessibility levels) (Slip resistance B/P3)

Kitchens (General Level & Silver Level)

Space planning, cabinets, finishes.

Benches	Height	– 900mm
	Clearance between benches	<ul style="list-style-type: none"> – Studios: No additional requirements – 1-bedroom and 2-bedroom dwellings: 1200mm between benches and appliances, or between benches and dining table (excluding chairs) – 3 (or more) bedroom dwellings: 1350mm between benches and appliances, or between benches and dining table (excluding chairs)
	Finish	– 600mm deep. No sharp corners
Bench space		<ul style="list-style-type: none"> – Provide at least 800mm of clear bench space for food preparation. – Provide a minimum 300mm each side of cooktop. – Provide additional free bench space for food preparation beside other appliances, including the oven and refrigerator.
Cabinets	Cabinets	– Melamine doors with PVC edging. Adjustable melamine internal shelving.
	Overhead cupboards	<ul style="list-style-type: none"> – Install where possible (but not above cooktop) – Minimum distance between benchtop and overhead cupboards: 600mm – Adjustable shelving
	Drawers	– Minimum one bank (not under cooktop). Cutlery drawer required.
	Pantry	– Minimum widths by dwelling size: Studios, 1&2 bedroom: 600mm wide. 3-bedroom: 900mm wide, 4+ bedroom: 1000mm wide. Full depth, with 5 x adjustable shelves
	Refrigerator space (minimum)	<ul style="list-style-type: none"> – Width (by dwelling size): Studios, 1&2 bedroom: 850mm wide, 3 bedrooms: 900mm wide, 4+ bedroom: 1050 wide. Additional 200mm clearance required if fridge opens against a wall. – Depth:700mm; however, it is acceptable for refrigerator to protrude (i.e., additional gable depth not required). – Height: 1800mm
	Dishwasher space	<ul style="list-style-type: none"> – Required in 3 (or more) bedroom dwellings only. – 650mm wide (nominal)*
	Cooktop location	<ul style="list-style-type: none"> – Not within 300mm of a window – Not on benches that are not against a wall, or that are adjacent to doors, windows, internal corners, corridors, etc.
	Microwave space	<ul style="list-style-type: none"> – Provide a dedicated space – May be in pantry space (two smaller pantry cupboards - one above and one below the shelf), under bench, or on a dedicated shelf. – Minimum depth 450mm.

Appliances and fixtures

Sink	<ul style="list-style-type: none"> – Stainless steel – Studios: Single bowl with drainer – 1&2-bedroom dwellings: Single bowl with drainer. 900mm long (nominal) – 3 (or more) bedroom dwellings: Double bowl or 1 ¾ bowl with drainer 																	
Tap/s	<ul style="list-style-type: none"> – Chrome finish, single lever mixer – Provide dishwasher tap where dishwasher space provided. 																	
Splashback	<ul style="list-style-type: none"> – Required to full length of bench, and into window reveal if applicable. 																	
Cooking appliance options	<table border="1"> <thead> <tr> <th rowspan="2">Appliance option</th> <th colspan="2">Dwelling size</th> </tr> <tr> <th>Studios</th> <th>1-bedroom or larger</th> </tr> </thead> <tbody> <tr> <td>– Wall oven, separate cooktop with 4 elements</td> <td>✓</td> <td>✓</td> </tr> <tr> <td>– Wall oven, separate cooktop with 2 elements</td> <td>✓</td> <td></td> </tr> <tr> <td>– Under bench oven, separate cooktop with 4 elements</td> <td>✓</td> <td>✓</td> </tr> <tr> <td>– Under bench oven, separate cooktop with 2 elements</td> <td>✓</td> <td></td> </tr> </tbody> </table>	Appliance option	Dwelling size		Studios	1-bedroom or larger	– Wall oven, separate cooktop with 4 elements	✓	✓	– Wall oven, separate cooktop with 2 elements	✓		– Under bench oven, separate cooktop with 4 elements	✓	✓	– Under bench oven, separate cooktop with 2 elements	✓	
	Appliance option		Dwelling size															
		Studios	1-bedroom or larger															
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	– Wall oven, separate cooktop with 2 elements	✓																
– Under bench oven, separate cooktop with 4 elements	✓	✓																
– Under bench oven, separate cooktop with 2 elements	✓																	
Cooking appliance requirements	<p>Cooktops</p> <ul style="list-style-type: none"> – Electric only – Knob controls preferred. – Width (4-elements): 600mm (nominal) – Width (2-elements): 300mm (nominal) 																	
	<p>Ovens</p> <ul style="list-style-type: none"> – May be hinged from bottom or side. – Fan forced. – Width: 600mm (nominal) 																	
Rangehood	<ul style="list-style-type: none"> – Required if there is no kitchen window. – Fixed type (not slide-out), with overhead cupboard over. 																	

Kitchens (Gold Level)

Space planning, cabinets, finishes.

Benches	Height	– 900mm
	Clearance	– Studios, 1-bedroom and 2-bedroom dwellings: 1200mm between benches and appliances, or between benches and dining table (excluding chairs) – 3 (or more) bedroom dwellings: 1350mm between benches and appliances, or between benches and dining table (excluding chairs)
	Benchtop	– 600mm deep. No sharp corners.
Bench space		– Sink and cooktop to be on one, continuous bench. – Provide at least 800mm of clear bench space for food preparation. – Provide a minimum 300mm each side of cooktop. – Provide additional free bench space for food preparation beside other appliances, including the oven and refrigerator
Cabinets	Cabinets	– Melamine doors with PVC edging. Adjustable melamine internal shelving.
	Overhead cupboards	– Install where possible (but not above cooktop) – Minimum distance between benchtop and overhead cupboards: 600mm
	Drawers	– Minimum one bank (not under cooktop) Cutlery drawer required.
	Pantry	– Minimum widths by dwelling size: Studios, 1&2 bedroom: 600mm wide. 3-bedroom: 900mm wide, 4+ bedroom: 1000mm wide. Full depth, with 5 x adjustable shelves
	Refrigerator space (minimum)	– Width (by dwelling size): Studios, 1&2 bedroom: 850mm wide, 3-bedroom: 900mm wide, 4+ bedroom: 1050 wide. 200mm Additional clearance required if fridge opens against a wall. – Depth:700mm; however, it is acceptable for refrigerator to protrude (i.e., extended gable depth not required). – Height: 1800mm
	Dishwasher space	– Required in 3 (or more) bedroom dwellings. – 650mm wide (nominal)
	Cooktop location	– Not within 300mm of a window – Not on benches that are not against a wall, or that are adjacent to doors, windows, internal corners, areas of heavy traffic etc.
	Wall oven location	– Top of wall oven to be 1200mm high (nominal) – Minimum 600mm from internal corner of front end of bench
	Microwave shelf	– 750mm to 1200mm above floor level, or under bench.

Appliances and fixtures

Sink	<ul style="list-style-type: none">– Stainless steel– Studios: Single bowl with drainer– 1&2-bedroom dwellings: Single bowl with drainer. 900mm long (nominal)– 3 (or more) bedroom dwellings: Double bowl or 1 ¾ bowl with drainer
Tap	<ul style="list-style-type: none">– Chrome finish, single lever mixer– Provide dishwasher tap where dishwasher space provided.
Splashback	<ul style="list-style-type: none">– Required to full length of bench, and into window reveal if applicable.
Cooktop	<ul style="list-style-type: none">– Electric only (no gas).– 4 elements (except for studios: 2 elements acceptable).– 600mm wide, nominal (except for studios with 2 burners).– Hotplate controls centre front of the cooktop if possible.
Oven	<ul style="list-style-type: none">– Electric wall oven (side-hinged, open side adjacent to bench).– 600mm wide (nominal).– Fan forced.
Rangehood	<ul style="list-style-type: none">– Required if there is no kitchen window.– Fixed type (not slide-out), with cupboard over.

Kitchens (*Platinum Level*)

Space planning, cabinets, finishes.

Benches	Height	– 850mm
	Clearance	– 1550mm between benches and appliances, or between benches and dining table (excl. chairs)
	Benchtop	– 600mm deep. No sharp corners
Bench space		<ul style="list-style-type: none"> – Continuous bench space between wall oven and refrigerator (may include sink and cooktop). – Minimum 800mm clear bench space beside sink bowl. Minimum 300mm between other appliances. – Provide additional 800mm work surface beside cooktop, wall oven and refrigerator. Two appliances may share a work surface and sink drainer may form part of the work surface (refer AS4299-1995, Clause 4.5.5). Work surface for the refrigerator must not be in a dead corner.
Cabinets	Cabinets	<ul style="list-style-type: none"> – Melamine doors with PVC edging. Adjustable melamine internal shelving. – Kickboards – 200mm high, recessed 200mm (No kickboard to pantry).
	Doors	– 170-degree opening hinges (except if restricted by walls, other cabinets etc).
	Under-sink cabinets	<ul style="list-style-type: none"> – 820mm removable section required, including required knee space and insulation. (Refer AS4299-1995, Figure 48(b)). Performance solution may be considered. – Continue floor finish under.
	Under-cooktop cabinets	<ul style="list-style-type: none"> – 820mm removable section required. Including required knee space and insulation. (Refer AS4299-1995, Figure 48(b)). This section forms the work surface described in AS4299-1995, Clause 4.5.5. Performance solution may be considered. – Align centreline of hotplate controls with centre of removable section. – Continue floor finish under.
	Overhead cupboards	<ul style="list-style-type: none"> – Install where possible, (but not above cooktop). – Nominal distance between benchtop and overhead cupboards: 600mm.
	Drawers	– Minimum one bank (not under cooktop). Cutlery drawer required.
	Pantry	<ul style="list-style-type: none"> – Minimum widths by dwelling size: Studios, 1&2-bedroom: 600mm wide. 3-bedroom: 900mm wide, 4+ bedroom: 1000mm wide. Full depth, with 5 x adjustable shelves. – Continue floor finish under.
	Refrigerator space (minimum)	<ul style="list-style-type: none"> – Width (by dwelling size): Studios, 1&2-bedroom: 850mm wide, 3-bedroom: 900mm wide, 4+ bedroom: 1050 wide. 200mm Additional clearance required if fridge opens against a wall. – Depth: 700mm; however, it is acceptable for refrigerator to protrude (i.e., additional gable depth not required). – Height: 1800mm.
	Cooktop location	<ul style="list-style-type: none"> – Not within 300mm of a window – Not on benches that are not against a wall, or that are adjacent to doors, windows, internal corners, areas of heavy traffic etc. – Align centre line of cooktop controls with centre of removable cabinet section.
	Wall oven location	<ul style="list-style-type: none"> – Top of wall oven to be 1100mm high (nominal) – Minimum 600mm from internal corner of front end of bench
	Microwave shelf	– 750mm to 1100mm above floor level, or under bench.

Appliances and fixtures

Sink	<ul style="list-style-type: none"> – Stainless steel (maximum depth 150mm), located on same, continuous benchtop as cooktop. – Direct sink waste/s to rear wall. – Insulation to hot metal surfaces under sink as per AS4299-1995, Clause 4.5.6 (d). – Studios: Single bowl with drainer. – 1-bedroom and 2-bedroom dwellings: Single bowl with drainer. 900mm long (nominal). – 3 (or more) bedroom dwellings: Double bowl or 1 ¾ bowl with drainer.
Tap	<ul style="list-style-type: none"> – Chrome finish, single lever mixer, extended lever and swivel spout. – Provide dishwasher tap where dishwasher space provided.
Splashback	<ul style="list-style-type: none"> – Required to full length of bench, and into window reveal if applicable.
Cooktop	<ul style="list-style-type: none"> – Electric only (no gas). – 4 elements (except for studios: 2 elements acceptable). – 600mm wide, nominal (except for studios with 2 elements). – Hotplate controls centre front of the cooktop if possible.
Oven	<ul style="list-style-type: none"> – Electric wall oven (side-hinged, open side adjacent to bench). – 600mm wide (nominal). – Fan forced.
Rangehood	<ul style="list-style-type: none"> – Required if there is no kitchen window. – Fixed type (not slide-out), with overhead cupboard over.

Landscaping *(all dwellings)*

Design considerations

All new projects must be fully landscaped at project completion, with consideration of the following:

- Landscaping design to be undertaken by a registered Landscape Architect.
- Integrate landscaping into the dwelling design and neighbouring tree and building contexts.
- Ensure that landscaping contributes positively to the amenity and comfort of dwellings, including communal outdoor spaces. (Refer Technical Summary Sheet [Communal outdoor space](#))
- In private yards, ensure easy access to landscaping by residents, for maintenance. If private yard space is provided to Platinum Level dwellings, ensure it includes some usable space, at maximum 1:14 gradient, directly accessed from covered outdoor living space.
- Retain healthy trees where possible, and with consideration of project requirements and cost.
- Consider the location of trees located on neighbouring sites, and their potential impact on the project.
- Consider impact of landscaping, including root systems, on underground services and utilities, including sewer lines.
- Ensure a clear path of travel and sight lines to entry doors, unobstructed by planting and other landscape elements.
- Design for safety, efficient maintenance, durability, ecological sustainability, and functionality over the life of the building and site.

Detailed landscaping requirements

Garden beds	<ul style="list-style-type: none"> – Size and edging: <ul style="list-style-type: none"> – Provide concrete edging to garden beds and under fences. – Separate garden beds from building walls with 300mm x 100mm concrete plinth set at least 75mm below adjacent floor levels. – Minimum 450mm wide garden beds. Size to suit location and plant requirements. – Falls and drainage: <ul style="list-style-type: none"> – Surface falls: 1:50 (minimum) to 1:3 (maximum), away from dwelling/s and in direction of natural ground falls where possible. – Include subsoil drainage as required to prevent waterlogging, coordinating connection storm water system design. – Ensure appropriate drainage to raised planters. – Plant density, soil, and mulch: <ul style="list-style-type: none"> – 300mm deep imported soil. – Mulch: to 100mm deep. – Plant density: Ground covers: 2 x 140mm pots per m², Shrubs: 1 x 200mm pot per m². – Multi-unit developments: Comply with local government requirements for deep planting. If there are no landscape design or local government requirements, provide 12m² per ground level dwelling. – Detached houses / duplexes / dual occupancies: Minimum 15m² for detached house sites and 12 m² per dual occupancies/duplexes.
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Turf	<ul style="list-style-type: none"> – Provide to private yard spaces only unless the development includes active onsite property management. – Ensure direct gate access for mowing, without having to access through the dwelling. – Drought tolerant, A-grade turf. – Do not provide in narrow and/or difficult to maintain areas, or where high foot traffic is expected. – Surface fall requirements: 1:50 (minimum) to 1:5 (maximum), away from dwelling/s and in direction of natural ground falls wherever possible. – Coordinate the surface grading strategy with the design of the stormwater design for the site. – Cultivate subgrade 150mm depth to turf areas. – Provide subsoil drainage where necessary to prevent water logging. – Imported soil blend to 100mm depth.
Trees in private yards	<ul style="list-style-type: none"> – Location: <ul style="list-style-type: none"> – Ensure appropriate drainage and allow overland flow. – Ensure mature tree canopy or root zone will not overhang/interfere/damage structures either on site or on neighbouring sites. – Provide shade to dwelling and yard where needed (e.g., from the west). – Plant size and density: <ul style="list-style-type: none"> – Size: Provide minimum 45 litre to rear and front yard. – Detached houses, duplexes, dual occupancy (site<500m²): three trees per dwelling. – Multi-unit developments: one tree per 25m² of suitable yard area (nominal)
Street trees	<ul style="list-style-type: none"> – To local government requirements for spacing, location and species selection. – Minimum 1.5m away from any crossover. – Ensure clear pedestrian access. – Size: 45 litres.
Hard landscaping	<ul style="list-style-type: none"> – Provide to areas where neither turf nor garden beds will allow for successful plant growth. – Slip-resistant, broom finish concrete preferred, to minimum 1:50 falls away from dwellings and with the slope of the land. – No pavers. – No timber, e.g., for retaining walls, seating, and edging. – Minimise use of decomposed granite, pebbles, or other loose surface treatments.
Plant selection and species	<ul style="list-style-type: none"> – Typically, provide native species suited to the location, that require minimal ongoing maintenance once established. – Provide plants appropriate for required use e.g., screening plants for privacy and shade, and clear trunk/columnar trees for views under. – Consider impact of landscaping, including root systems of mature plants, on underground services. – No species that may create undue hazards through tripping or slipping (e.g., seeds on paths, leaves from deciduous trees), regularly falling branches, sharp elements (e.g., thorns). – No plants listed in Toxicity Categories 1,2,3 or 4, on the Queensland Poisons Information Centre’s <i>Plants and Mushrooms (fungi) poisonous to people</i>, available at: www.poisonsinfo.health.qld.gov.au/plants-and-mushrooms
Irrigation	<ul style="list-style-type: none"> – Provide garden taps in appropriate locations throughout the site.

Laundries (all dwellings)

- If the laundry recess is visible from the entry or living area, provide doors that enable full use of the laundry space when open.
- Provide natural ventilation if possible, plus mechanical exhaust.
- Detached houses: provide direct access from laundry to clothesline.

Laundry requirements by dwelling size

Item	Studios	1-bedroom	2-bedroom	3-bedroom	4-bedroom	5+-bedroom
Location	Bathroom or recess (or covered outdoor space if behind lockable doors)			Dedicated laundry room, or combined with secured carport		
Laundry tub (May be steel laundry tub unit)	Minimum capacity 35 litres, suds bypass option on either side		Minimum capacity 45 litres, suds bypass option on either side		Minimum capacity 70 litres, suds bypass option on either side	
Washing machine space (Assume top loader)	700mm W x 650mm D			900mm W x 650mm D		
Clothes dryer space (Must be floor mounted for Platinum dwellings)	650mm W x 650mm D					
Storage shelf or joinery cupboard	Required for all dwellings					

Laundry requirements by accessibility level

Item	General Level and Silver Level	Gold Level	Platinum Level
Circulation and clearances	1000mm In front of fixed benches and appliances	1200mm In front of fixed benches and appliances	1550mm In front of fixed benches and appliances.
			As per AS1428.1-2021, Figures 31 and 32. Note: bench and appliances must be less than 300mm behind the line of the corridor
Floor waste	If floor waste required, ensure step free transition.		

Laundry requirements by accessibility level

Item	General Level and Silver Level	Gold Level	Platinum Level
Taps	Single-lever tap with swivel spout, positioned at side of tub, mounted on tub or wall. Washing machine taps to be mounted under laundry tub.	150mm swivel spout and mixer mounted on side wall at the laundry tub (within 100mm of front of tub). Washing machine taps to be mounted under laundry tub (on side wall toward the front, if possible.)	
Laundry tub – under-bowl protection	Not required		Required (attached insulation membrane or a physical protection built into joinery)

Other requirements

Finishes	Floor	<ul style="list-style-type: none"> – Impervious floor finish (e.g., tiles, vinyl). Slip rating B/P3. – Floor finish to continue under appliances (all dwellings) and cabinetry (Gold and Platinum dwellings)
	Walls	<ul style="list-style-type: none"> – Impervious finish (e.g., tiles), extending to floor behind washing machine space to height of 1200mm.
Doorways (If laundry in a separate room)	<ul style="list-style-type: none"> – Silver Level dwellings: No additional requirements – Gold Level dwellings: 850mm clear opening. – Platinum Level dwellings: 900mm (nominal) clear opening. 	
Doors (if laundry located in a cupboard)	<ul style="list-style-type: none"> – Only required if laundry located in prominent position (e.g., clearly visible from living/dining space or entry) – If provided, doors must allow full use of laundry space when open. 	

Living and dining (all dwellings)

Notes:

- Sleeping, living and dining areas are combined in studio dwellings.
 - Living and dining area should be combined in 1, 2 and 3-bedroom dwellings.
- Provide direct physical and visual access to covered outdoor living, and visual remoteness from the toilet.

Furniture space requirements by number of bedrooms

Furniture item	Dwelling size					
	Studio	1-bed	2-bed	3-bed	4-bed	5+-bed
Bed	Queen (1520mm x 2030mm)	n/a				
Bedside table	600mm x 400mm	n/a				
Desk (Only in 1-bedroom dwellings with multi-purpose space)	n/a	1800mm x 900mm	n/a			
Lounge seating (Arranged to facilitate watching television)	For 1 person	For 3 people*	For 4 people*	For 6 people*		For 8 people*
Coffee table	900mm x 600mm					
Entertainment unit	900mm x 400mm			1200mm x 400mm		
Dining table	900mm x 900mm	1200mm x 900mm		1800mm x 900mm		2100mm x 900mm
Dining chairs	2 required	4 required		8 required		10 required
Storage / bookcase	n/a		900mm x 400mm	n/a		
Sideboard / buffet	n/a			1200mm x 400mm		

*Lounge seating may be any combination of the following, to seat required number of people: **Single armchair** (900mm x 900mm), **2-seat sofa**: 1500mm W x 900mm D, **3-seat sofa**: 2100mm W x 900mm D.

For Platinum Level dwellings, one of the lounge seating spaces must accommodate an occupied **wheelchair**: 800mm W x 1300mm D (as per 90th percentile outlined in AS1428.1:2021, Figure 1)

Minimum dimensions and clearances

Living room width	<ul style="list-style-type: none"> – 3300mm
Multi-purpose space	<ul style="list-style-type: none"> – Applicable to 1-bedroom dwellings, and only if identified in design brief. – Defined space but not enclosed by walls/doors. – Flexible use space that includes, but is not limited to, a suitable space for a “spare”, guest or carer temporary bed. – Must have natural light and ventilation. – Nil built in furniture to be provided. – Must not encroach more than 30% into corridor / other space. – Minimum size: 1900mm x 2100mm
Path of travel around bed (studio dwellings only)	<p>Note: For all accessibility levels, bed may be in a corner.</p> <ul style="list-style-type: none"> – General Level: no additional requirements – Silver Level: 900mm clearance at end of bed and on one side of bed – Gold Level: 900mm clearance to end of bed, 1000mm clearance to one side of bed. – Platinum Level: 1000mm clearance to end of bed, 1540mm x 2070mm clearance (direction of travel) to one side of bed
Path of travel around other furniture (excluding dining chairs) and through spaces	<ul style="list-style-type: none"> – General level: No additional requirements – Silver Level: 900mm – Gold Level: 1000mm – Platinum Level: 1000mm (measured to dining chairs if dining room separate). – Furniture placement must allow for doorway circulation space (920mm door leaf, with clearances as per AS1428.1 – 2021, Figures 31 and 32. – 2250mm turning circle required for Platinum dwellings, free of all furniture (except wheelchair seating space)
Stairs	<ul style="list-style-type: none"> – No additional requirements for internal stairs. Accessible dwellings are typically located entirely on entry level. Non-accessible bedrooms and bathrooms may be located upstairs.

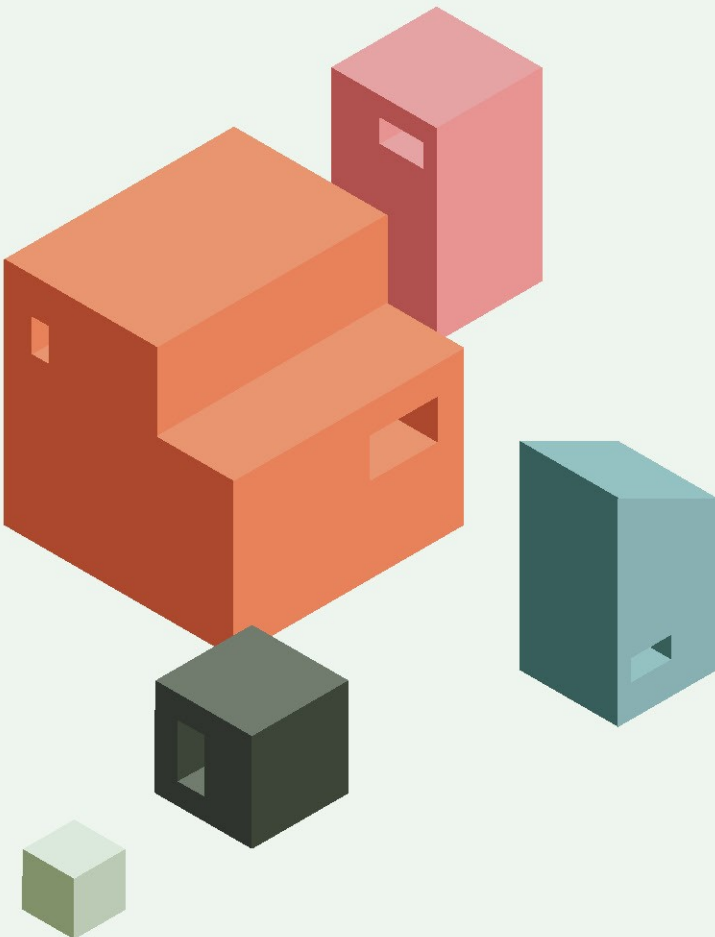
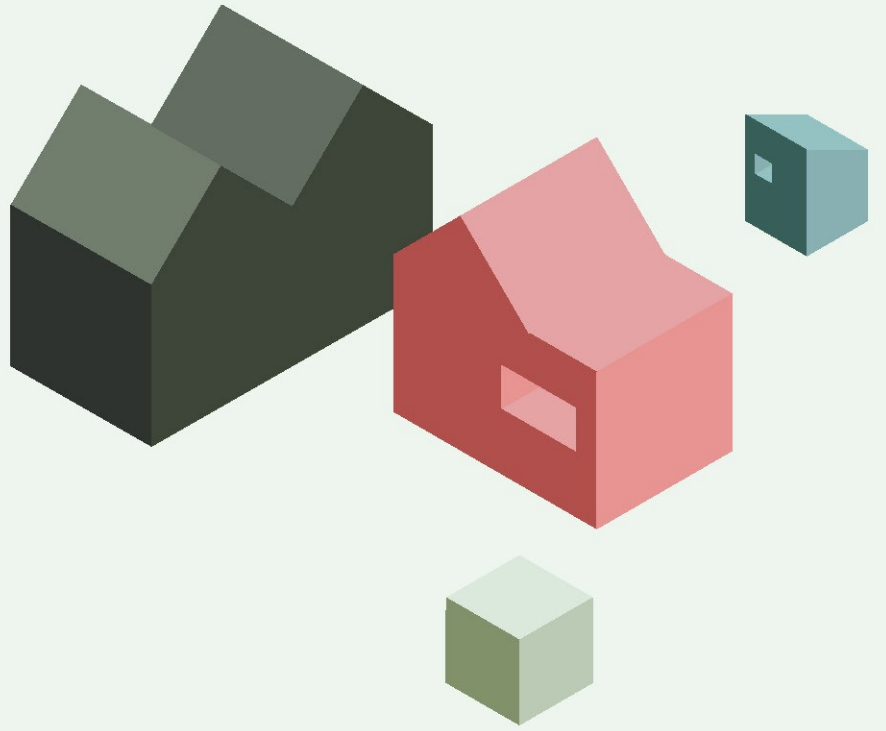
Version History

Summary Sheet	Key June 2023 Updates (since June 2022 version)
Introduction	<ul style="list-style-type: none"> – General rewording – Included reference to ABCB Livable Housing Design Standard. – Included wording about how clearances are to be measured (between finished surfaces).
Project particulars	<ul style="list-style-type: none"> – Name change from Project Requirements – Air conditioning: Added that power demand calculations must include the likelihood that a significant proportion of households may install air conditioners over time. – Bicycle parking: Added that parking may be co-located or dispersed. – Broom Store: New entry. Previously separate Summary Sheet – Ceiling fans: Corrected to say may (not must) be provided to private covered outdoor spaces. Also included nominal 1200mm fan diameter – Colour contrast: Renamed as 'luminance contrast' for accuracy. – Communal outdoor space: Deleted content from Project Requirements Summary Sheet (now separate Summary Sheet). – Door hardware: Added that privacy sets required to internal doors (already noted in specification). Also, described finishes as polished chrome or satin chrome (previously stated satin chrome or stainless steel). – Eaves: Added that 600mm measurement is exclusive of gutter profile. Removed reference to vents. – Emergency Services Access: New entry – Evaporative coolers: Clarified meaning of 'unobtrusive location' and stated that cooling plant not to be mounted on roof. – Floor set down: Changed minimum from 100mm to 50mm. – Garden storage: Changed name (from Storage – External covered storage) – Letterboxes: Increased wording regarding safety for people using a wheelchair. – Lifts: Deleted that lifts 'may be required on two storey projects'. If required, this will be noted in the design brief. – Linon cupboard: New entry (previously separate Summary Sheet) – Roofing: Removed brand name to state powdercoated metal. – Scooter (mobility scooter) storage: New inclusion – Screening: Added that it to be treated as an architectural element, and that ease of fabrication and fixing to be prioritised. – Security screens: Added word 'openable' to security screens to be keyed alike. Also added that mesh in security screens is to be black. – Services: Clarified that meter boxes to be co-located. – Sliding glass doors; Removed reference to clear anodised aluminium. Moved Sliding Glass Doors to Entrances, thresholds, doorways and corridors. – Solar Panels (new inclusion): Typically, provided only on supported accommodation projects. – Stairs: Added that stairways are to have closed risers – Taps (external): Added requirement for easy to operate taps, and that taps should preferably drain to landscaping. – Windows: removed clear anodised aluminium as an option. Included requirements for openable sections and security screens and included requirement to consider encroachment of windows and screens onto pathways etc. – Yards (private): Deleted, as covered in more detail in new Summary Sheets (<i>Landscaping, Fencing</i>)

Summary Sheet	Key June 2023 Updates (since June 2022 version)
Bathrooms (General Level)	<ul style="list-style-type: none"> – Included requirement for towel rail to be usable as a grab rail. – Clearance requirements changed to reflect legislative requirements versus requirements for 2nd bathrooms. – Removed door width requirement (now legislated) – Clarified wording about wall finishes outside shower (skirtings and splashbacks) – Removed minimum shower screen door width. – Added that bath spout to be on long wall of bath – Increased vanity width to 900mm (from 700mm) – Added that vanity drawers to be minimum 300mm wide. – Added minimum shower rose height: 2000mm – Changed vanity width from 700mm wide to 900mm wide. – Reduced detail about tiling extent, as mandatory requirements apply
Bathrooms (Silver Level)	<ul style="list-style-type: none"> – Clarified that Silver Level bathrooms to be located on entry level. – More detail about hand-held shower: Inverted T-Bar, including grab rail (Seniors' dwellings only) – Included requirement for grab rail that doubles as a towel rail. – Included requirement for grab rail near toilet (Seniors' dwellings only) – Changed description of reinforcement requirements to reflect only the requirements additional to mandatory requirements. – Removed any requirements that are now mandatory. – Clarified wording about wall finishes outside shower (skirtings and splashbacks) – Reduced floor set down from 100mm to 50mm. – Increased vanity width to 900mm (from 700mm) – Shower tapware (Seniors): changed wording to align with Platinum tap/shower configuration. – Added that vanity cupboard / drawers to be minimum 300mm wide. – Added minimum shower rose height: 2000mm. – Reduced detail about tiling extent, as mandatory requirements apply
Bathrooms (Gold Level)	<ul style="list-style-type: none"> – Clarified that Gold Level bathrooms to be located on entry level. – More detail about hand-held shower: Inverted T-Bar, including grab rail. – Included requirement for semi-recessed toilet roll holder. – Included requirement for toilet grab rail near toilet as standard (previously stated as a possible requirement to be articulated in project brief) – Reduced floor set down from 100mm to 50mm. – Changed description of reinforcement requirements to reflect only the requirements additional to mandatory requirements. – Removed any requirements that are now mandatory. – Clarified wording about wall finishes outside shower (skirtings and splashbacks) – Shower tapware: changed wording to align with Platinum tap/shower configuration. – Noted that vanity should be located away from the shower (in case shower screen ever required removal). – Noted that vanity drawers to be minimum of 300mm wide. – Reduced detail about tiling extent, as mandatory requirements apply.
Bathrooms (Platinum Level)	<ul style="list-style-type: none"> – Clarified that platinum Level dwellings to be located on entry level. – More detail about hand-held shower requirements: inverted T-Bar, including grab rail. – Included requirement for toilet grab rail as standard (previously stated as a possible requirement to be articulated in project brief) – Changed description of reinforcement requirements to reflect only the requirements additional to mandatory requirements. – Removed requirement for 30% luminance contrast between shower floor and rest of floor. – Reduced floor set down from 100mm to 50mm. – Removed any requirements that are now mandatory.

Summary Sheet	Key June 2023 Updates (since June 2022 version)
	<ul style="list-style-type: none"> – Clarified wording about wall finishes outside shower (skirtings and splashbacks) – Noted that shower curtain to be weighted. – Reduced detail about tiling extent, as mandatory requirements apply
Bedrooms	<ul style="list-style-type: none"> – Reconfigured table for clarity, specifically regarding doorways into second+ bedrooms (required to be accessible at the doorway)
Broom and linen store	<ul style="list-style-type: none"> – Removed dedicated Summary Sheet. See Project Requirements: Separate entries for <i>Broom Store</i> and <i>Linen cupboards</i>
Carparking (Carparking associated with individual dwellings)	<ul style="list-style-type: none"> – Reformatted and added detail to reflect the differences between carparking for houses and duplexes, and multiple dwelling developments (e.g., townhouses)
Carparking (communal)	<ul style="list-style-type: none"> – Noted that crossover may need to be larger if required due to refuse collection strategy. – Noted that, in addition to the pedestrian paths, the driveways should also discourage use by non-residents. – Removed reference to standard carparking bay height (covered in NCC)
Communal outdoor space	<ul style="list-style-type: none"> – New Summary Sheet (previously covered only in Project Requirements)
Covered private outdoor space	<ul style="list-style-type: none"> – Aligned floor areas with Indicative Floor Plans document, which included increasing size of studio balcony from 8m² to 9m² and including accessibility levels. – Changed wording from ‘minimum’ areas to ‘target’ areas
Electrical Requirements	<ul style="list-style-type: none"> – Extra provisions allowing simple retrofit of automatic door openers (previously not a functional GPO, and only applied to Platinum) – Electric instantaneous hot water systems. Added ‘nominal’ to capacity requirements. Added requirement for displays to be shielded post-installation (already noted in specification). – RCDs and metering: Added that sub-boards should be in discreet location. – Preferred hot water system type: Amended for consistency (solar thermal preferred for duplexes/dual occupancy and detached houses) – Bedroom 1 data outlet: Correction. Data outlet / phone outlet to be near bed location, not opposite. – NBN requirements: Added minimum router size of 300mm W x 200mm D. – Preferred hot water systems: Noted that solar thermal is preferred for detached houses, duplexes and dual occupancies (previously stated ‘acceptable’)
Entrances, thresholds, doorways, and corridors	<ul style="list-style-type: none"> – Specified that corridor width is to be measured between finished wall surfaces (and does not include skirting and architraves). This aligns with new ABCB Livable Housing Design Standard (previously did not describe how to measure). – Extra provisions allowing simple retrofit of automatic door openers (previously not a functional GPO, and only applied to Platinum) – Removed accessibility requirements that are now mandatory. – Noted lower maximum height for ramped thresholds than ABCB requirement. – Included requirement for low opening, CAM action door closers on fire doors (Gold Level, Platinum Level, Silver Level Seniors’)
Fencing	<ul style="list-style-type: none"> – New Summary Sheet, as fencing was previously only briefly covered in Yards (private)
Floor areas	<p>FECA:</p> <ul style="list-style-type: none"> – Minor adjustment to FECA definition – Increased target FECA for General Level dwellings, due to introduction of mandatory accessibility requirements – Added FECAs for 2-bedroom duplex dwellings. <p>Covered private outdoor space:</p> <ul style="list-style-type: none"> – Added minimum size for Studio dwellings.

Summary Sheet	Key June 2023 Updates (since June 2022 version)
	<ul style="list-style-type: none"> – Aligned target areas with those noted under ‘Covered outdoor space’ Summary sheet. – Changed wording regarding meeting planning scheme requirements. – Clarified that target floor areas exclude extended clothesline space. – Added reference to QDC and ½ star credit.
Floor finishes	<ul style="list-style-type: none"> – Updated headings throughout to be consistent (Floor finishes vs. Floor coverings) – Stated that all internal floors must include a floor covering (e.g., no polished concrete) – Floor coverings by room: Changed wording from ‘standard’ to ‘preferred’ reflecting preference for vinyl over tiles. – Clarified minimum external slip resistance in relation to NCC
Kitchens (General Level and Silver Level)	<ul style="list-style-type: none"> – Added to provide dishwasher tap where dishwasher space provided. – Corrected error: Removed Upright ranges from ‘Cooking Appliance Requirements’ (Had already been removed from ‘Cooking appliance options.’) – Changed mixer type to Chrome finish (previously stated stainless steel) – Added minimum of 800mm clear bench space for food preparation. – Added that cabinet shelves to be adjustable. – Changed fridge space height to 1800mm (from 1900) – Added minimum microwave shelf depth (450mm) – Removed note about rangehoods being ducted to the exterior (noted in NCC Vol.1 & 2.)
Kitchens (Gold Level)	<ul style="list-style-type: none"> – Noted that ovens to be fan forced (existing requirement). – Changed maximum microwave shelf height to 1200mm (from 1100mm) to align with top of oven. – Added to provide dishwasher tap where dishwasher space provided. – Changed mixer type to chrome finish (previously stated stainless steel) – Added minimum 800mm clear bench space for food preparation. – Added that cabinet shelves to be adjustable. – Changed fridge space height to 1800mm (from 1900mm) – Added minimum microwave shelf depth (450mm) – Removed note about rangehoods being ducted to the exterior (noted in NCC Vol.1 & 2.)
Kitchens (Platinum Level)	<ul style="list-style-type: none"> – Noted that ovens to be fan forced (existing requirement) – Changed top of oven to 1100mm to align with height to top of microwave shelf. – Added to provide dishwasher tap where dishwasher space provided. – Added that cabinet shelves to be adjustable. – Changed fridge space height to 1800mm (from 1900mm) – Added minimum microwave shelf depth (450mm) – Removed note about rangehoods being ducted to the exterior (noted in NCC Vol.1 & 2.)
Landscaping	<ul style="list-style-type: none"> – New Technical Summary Sheet. Previously, limited detail about landscaping was provided in Project Requirements section.
Laundries	<ul style="list-style-type: none"> – Changed washing machine taps requirement, to be located under laundry tubs. – Removed threshold and doorway requirements that are now mandatory
Living and dining	<ul style="list-style-type: none"> – Provided minimum living room width: 3300mm. – Under Multi-purpose space sub-heading, changed from ‘1+ bedrooms’ to 1-bedroom dwellings, for clarity. – Multi-purpose space: Emphasised requirements for a flexible space, that must have natural light and ventilation.



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