

Social Housing
Design Guideline Toolkit

TECHNICAL SUMMARY SHEETS

V2 June 2022

SUPERSEDED VERSION



**Queensland
Government**

SUPERSEDED VERSION

1.a. Introduction

The design of new social housing projects is undertaken within the context of all legislation, such as:

- The National Construction Code and referenced Australian Standards
- The Planning Act 2016 and the Planning Regulation 2017
- Regional Plans and Local Planning Schemes

The below table outlines the department’s key resources, including the **Technical Summary Sheets**, that assist the design and delivery of quality social housing projects:

Social Housing Design Guideline (SHDG)	Builds on the principles of QDesign. The SHDG seeks to identify the desired quality for social housing projects and provides a framework for decision making in the design, development, and delivery process. The SHDG outlines ‘10 essential ingredients’ of good design.
Technical Summary Sheets	A collection of succinct documents that outline the practical ways in which to achieve the objectives of the Social Housing Design Guideline. They articulate site, space, and amenity requirements for social housing projects, to assist the design and construction sectors, to deliver housing that meets the needs of residents.
Indicative floor plans	Demonstrate a method of achieving the department’s target floor areas, which vary by accessibility and number of bedrooms (Target floor areas are included in the Summary Sheets).
Specification	Outlines detailed, technical requirements for social housing projects.

Accessible features that enable houses to be used by people with varied levels of physical mobility are an important component of social housing. The **Summary Sheets** outline different levels of accessibility. These are broadly consistent with the accessible features and levels described in **Livable Housing Australia’s Livable Housing Design Guidelines**. A general description of the four levels of accessibility described in the Summary Sheets includes:

- **General Level:** No particular accessibility features.
- **Silver Level:** Includes features such as level showers and thresholds, slightly wider hallways, and provision for grab rails.
- **Gold Level:** Includes level showers and thresholds and provision for grab rails. Includes wider hallways and doorways than Silver Level and includes additional clearance spaces and features such as wall ovens.
- **Platinum Level:** Level showers and thresholds and provision for grab rails. Includes wider hallways and doorways than and additional clearance spaces, such as a wheelchair turning circle. Also includes additional features such as wall ovens and removable kitchen cabinets. Platinum dwellings are particularly suitable for people who mobilise wheelchairs.

In addition to identifying accessibility levels, the Summary Sheets describe requirements for different dwelling types (e.g. houses, apartments) and dwelling sizes (i.e. different bedroom numbers).

The 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.

SUPERSEDED VERSION

1.b. Contents and Checklist

Contents	Checklist (Applicable dwellings)							
	Detached houses, duplexes etc				Multi-unit developments			
	General	Silver	Gold	Platinum	General	Silver	Gold	Platinum
1.c. Project requirements (all dwellings)	✓	✓	✓	✓	✓	✓	✓	✓
Bathrooms								
2.a General Level dwellings	✓				✓			
2.b Silver Level dwellings		✓				✓		
2.c Gold Level dwellings			✓				✓	
2.d Platinum Level dwellings				✓				✓
3.a Bedrooms (all dwellings, except studios)	✓	✓	✓	✓	✓	✓	✓	✓
4.a Bins	✓	✓	✓	✓	✓	✓	✓	✓
5.a Broom and Linen storage	✓	✓	✓	✓	✓	✓	✓	✓
Car parking								
6.a Projects with carparking directly associated with individual dwellings	✓	✓	✓	✓				
6.b Projects with congregated carparking					✓	✓	✓	✓
7.a Covered private outdoor space	✓	✓	✓	✓	✓	✓	✓	✓
8.a Electrical requirements	✓	✓	✓	✓	✓	✓	✓	✓
9.a Entrances, thresholds, doorways, and corridors	✓	✓	✓	✓	✓	✓	✓	✓
10.a Floor areas: Target fully enclosed covered Areas (FECA)	✓	✓	✓	✓	✓	✓	✓	✓
11.a Floor coverings	✓	✓	✓	✓	✓	✓	✓	✓
Kitchens								
12.a General Level & Silver Level dwellings	✓	✓			✓	✓		
12.b Gold Level dwellings			✓				✓	
12.c Platinum Level dwellings				✓				✓
13.a Laundries	✓	✓	✓	✓	✓	✓	✓	✓
14.a Living and dining	✓	✓	✓	✓	✓	✓	✓	✓
15a Version history	✓	✓	✓	✓	✓	✓	✓	✓

SUPERSEDED VERSION**1.c. Project requirements** (*all dwellings*)

Air conditioning	<ul style="list-style-type: none"> – Generally, not provided. – May be proposed in exceptional circumstances, in consultation with the department.
Balustrading / barriers or handrails	<p>Barriers or handrails:</p> <ul style="list-style-type: none"> – Required for level drops greater than 300mm, that do not require a balustrade under the National Construction Code. – May include an upstand and/or handrail and/or mid rail. <p>Balustrading required under the National Construction Code:</p> <ul style="list-style-type: none"> – Must not encourage or facilitate climbing. – Must discourage use as a shelf. – Should provide screening for residents' belongings on patios and balconies.
Bathrooms	<p>See applicable separate Technical Summary Sheets:</p> <ul style="list-style-type: none"> – 2.a. Bathrooms (General Level) – 2.b. Bathrooms (Silver Level) – 2.c. Bathrooms (Gold Level) – 2.d. Bathrooms (Platinum Level)
Bedrooms	<p>See separate Technical Summary Sheet:</p> <ul style="list-style-type: none"> – 3.a. Bedrooms (all dwellings)
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
Bins	<p>See separate Technical Summary Sheet:</p> <ul style="list-style-type: none"> – 4.a. Rubbish Bin Storage (houses and apartments)
Broom and linen storage	<p>See separate Technical Summary Sheet:</p> <ul style="list-style-type: none"> – 5.a. Broom and Linen Storage (all dwellings)
Car parking	<p>See separate applicable Technical Summary Sheets:</p> <ul style="list-style-type: none"> – 6.a. Car parking and site access (<i>developments with congregated carparking</i>) – 6.b. Car parking and dwelling access (<i>dwellings with parking directly associated with individual dwellings</i>)

SUPERSEDED VERSION

Ceiling fans	<ul style="list-style-type: none"> – Required to all bedrooms, multi-purpose spaces, living, dining and covered outdoor areas of dwellings. – No Ceiling fans to kitchens and ensure appropriate distance from cooktop. – 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.
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 for full length of clothesline
Colour contrast	<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.
Communal outdoor space	<ul style="list-style-type: none"> – Generally required and should comply with local planning scheme requirements to maximum extent possible. – Amenity to be determined on a project-by-project basis. For larger projects, consider features such fixed seating, shade, electric barbeques etc. – Should allow use at night, whilst not impacting peaceful enjoyment of other residents. – Consider locating away from street if site is on a busy road.
Covered private outdoor space	<p>See separate Technical Summary Sheet</p> <ul style="list-style-type: none"> – 7.a. Covered Private Outdoor Space (all dwellings)
Door hardware	<p>Internal</p> <ul style="list-style-type: none"> – Install between 900mm and 1100mm. – Lever handle style in satin chrome or stainless-steel finish, metal latch tongue. For Platinum dwellings, 'D' lever style hardware required, as described in AS1428.1:2021. – Privacy set with snib and emergency release. – For sliding doors, privacy set to have non-indicator, brass-morticed privacy latch, with emergency release.
	<p>External</p> <ul style="list-style-type: none"> – Satin chrome or stainless-steel finish. – Deadbolt with external key entry and internal snib lock. – Must include external quality lever passage set. – Lever handle style in satin chrome or stainless-steel finish, 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.

SUPERSEDED VERSION

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. – Mechanical stormwater pumps not preferred. 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.
Electrical	<p>See separate Technical Summary Sheet:</p> <ul style="list-style-type: none"> – 8.a. Electrical Requirements (all dwellings)
Entrances, thresholds, doorways, and corridors	<p>See separate Technical Summary Sheet:</p> <ul style="list-style-type: none"> – 9.a. Entrances, thresholds, doorways, and corridors (all dwellings)
External Timber	<ul style="list-style-type: none"> – No external timber requiring ongoing staining / maintenance.
Eaves and window hoods	<ul style="list-style-type: none"> – Provide vents to eaves /soffits. – Minimum 600mm eaves overhang (or equivalent, measured at a maximum 400mm above window/door head height) to all windows and doors, including to lower floors.
Evaporative Coolers	<ul style="list-style-type: none"> – Provided for projects in National Construction Code Zone 3. Generally, not provided for other projects. – Locate cooling plant in unobtrusive location.
Fencing	<p>See Separate Technical Summary Sheet:</p> <ul style="list-style-type: none"> – 10.a. Fencing
Floor Areas	<p>See Separate Technical Summary Sheet</p> <ul style="list-style-type: none"> – 11.a. Floor Areas: Target Fully Enclosed Covered Areas (FECA)
Floor finishes (internal and external)	<p>See Separate Technical Summary Sheet</p> <ul style="list-style-type: none"> – 12.a. Floor Finishes: Internal and External
Floor set-down	<ul style="list-style-type: none"> – Structural floors of Silver Level, Gold Level and Platinum Level dwellings to be set down 100mm in bathrooms, to enable falls to be achieved
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 to be determined in consultation with the department on a project-by-project basis.
Hot Water Systems	<p>See separate Technical Summary Sheet:</p> <ul style="list-style-type: none"> – 8.a. Electrical Requirements (all dwellings)
Kitchens	<p>See separate applicable Technical Summary Sheets:</p> <ul style="list-style-type: none"> – 13.a. Kitchens (General Level and Silver Level dwellings) – 13.b. Kitchens (Gold Level dwellings) – 13.c. Kitchens (Platinum Level dwellings)

SUPERSEDED VERSION

Landscaping	<ul style="list-style-type: none"> – Must be low maintenance, easily accessed, requiring minimal watering once established. – Ensure planting and gardens do not obstruct visual termite barrier – In private yards, ensure easy access to landscaping by residents, for maintenance. – Ensure root systems of mature plants minimise impact on underground services. – Avoid plants listed in Toxicity Categories 1,2,3 or 4, on the Queensland Government Children’s Health site. (Refer www.Childrenshealth.qld.gov.au) – Consider impact of landscaping on underground services, e.g. sewer lines – Retain healthy trees wherever possible, subject to arborist’s report
Laundries	<p>See separate Technical Summary Sheet:</p> <ul style="list-style-type: none"> – 14.a. Laundries (all dwellings)
Letterboxes	<ul style="list-style-type: none"> – Required at main pedestrian entry to site, either on boundary along footpath, or beside driveway – Retrieval point 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 accessible path to hardstand on retrieval side. Hardstand minimum 1540mm x 1540mm, extending 400mm past letterbox.
Lifts	<ul style="list-style-type: none"> – Required on projects of three or more storeys and may be considered on two storey projects. – Provision of two lifts is advantageous and may be considered in higher yielding projects. – 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 – 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 (nominal).
Living and Dining	<p>See separate applicable Technical Summary Sheet:</p> <ul style="list-style-type: none"> – 15.a. Living and dining (all dwellings)
Paint	<ul style="list-style-type: none"> – Light, neutral colours preferred.
Peep holes	<ul style="list-style-type: none"> – Required on front 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)

SUPERSEDED VERSION

Retaining walls and garden edging.	<ul style="list-style-type: none"> – Provide barrier between dissimilar surfaces (e.g. gardens to grassed areas) – Design, height, and location that is safe for 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. – Facias and rainwater goods to generally have colorbond (or equivalent) finish.
Screening (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.
Security screens	<ul style="list-style-type: none"> – Required to openable sections of all windows and sliding doors. – Required to front doors, unless required by National Construction Code to be self-closing. – Stainless Steel mesh security screens required for multi-unit developments – All security screens to be keyed alike.
Services (Apartment projects)	<ul style="list-style-type: none"> – Individual metering for electricity and water. – Locate meter boxes in easily accessed areas, away from the street. – Minimise visual impact of services. Locate efficiently, conceal, and screen where visible from the street. – Screen to protect from impact damage (e.g. by vehicles) – Do not locate main switchboards (MSBs) on the outside face of living room or bedroom walls. Allow for locks to be fitted. – Locate meters, service lines etc. to be inconspicuous and to avoid damage. – Consider visual impact of services located near lift wells, providing screening and/or false ceiling.
Sliding glass doors	<ul style="list-style-type: none"> – Powder-coated or clear anodised aluminium. – 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 disabilities.
Stairs	<ul style="list-style-type: none"> – Mid-landings preferred as a rest point. – Landings are required to change direction (no winders). – The department does not require stairways to <i>non-accessible</i> floors (typically, upper level of non-lift serviced buildings) to include the accessible stairway features described in AS 1428.1:2021, Section 8.

SUPERSEDED VERSION

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 – 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.
Taps (external)	<ul style="list-style-type: none"> – Required to private yards or gardens dedicated to apartments (as close as possible to the patio), 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 provided) preferably draining to landscaping.
Thermostatic Mixing Valves	<ul style="list-style-type: none"> – Not to be used for temperature control unless required due to identified clinical need for particular resident/s.
Wayfinding	<ul style="list-style-type: none"> – Provide accessible wayfinding signage as appropriate.
Weather protection	<ul style="list-style-type: none"> – Minimise water ingress to access balconies and other circulation spaces during heavy or driving rain, by including appropriate falls, overhangs and drains as appropriate.
Windows	<ul style="list-style-type: none"> – Powder-coated or clear anodised aluminium, preferably sliding. – Double hung windows not acceptable. – At least one window in each room should be easy to operate within the 900mm-1100mm range (may require winder). – Platinum Level dwellings: Generally, windowsills to be no higher than 900mm above floor level. Windows to include easily operable latches between 900mm and 1100mm. Exceptions may include bathroom windows and second windows in bedrooms.
Window coverings	<ul style="list-style-type: none"> – Washable, inherently flame-retardant curtains or blinds required to all windows (e.g. 100% polyester) – 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.
Yards (private)	<ul style="list-style-type: none"> – Must be fenced, private from street, and accessed from covered outdoor living area – Houses: Gate access from front yard via side return fencing. Front yard should allow surveillance of street. – Apartments: Gate access from communal area if possible. If no gate access from communal area, provide landscaping only (no turf) – Maximum gradients: Gardens: 1:4, Turfed areas: 1:5. Platinum Level dwellings: Provide some usable private yard space, at maximum 1:14 gradient, directly accessed from covered outdoor living.

SUPERSEDED VERSION

2.a. Bathrooms (General Level dwellings)

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.

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)	● (in separate room)
	Shower	●	●	●	●	●
	Bathtub			● (duplexes only)	●	●
	Vanity, basin, mirror	●	●	●	●	●
Powder Room	Toilet	Not applicable	Not applicable	Not applicable	●	Not applicable
	Handbasin				●	
Ensuite or second bathroom	Toilet	Not applicable	Not applicable	Not applicable	Not applicable	● (in bathroom)
	Shower					●
	Vanity, basin, mirror					●

Requirements

(applies to bathrooms in dwellings without additional accessible features, and to second bathrooms /powder rooms and ensuites in Platinum Level, Gold Level and Silver Level dwellings)

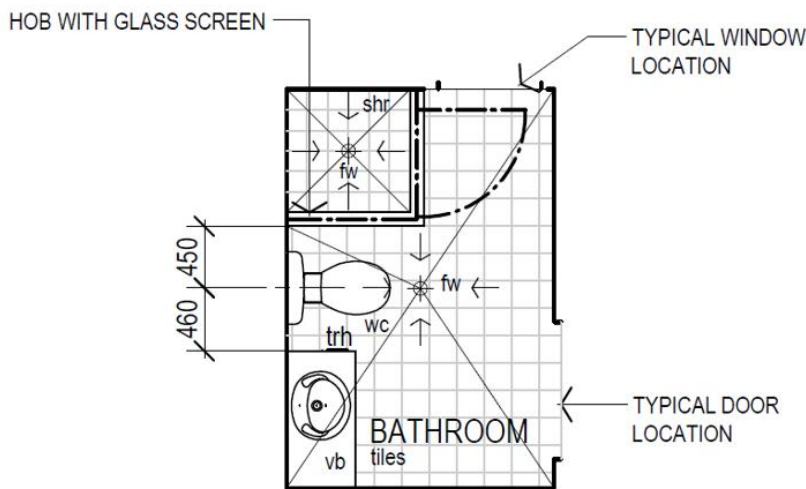
Toilet	Minimum clearance	– 900mm W x 1500mm L, including toilet.
Shower	Minimum size	– 900mm x 900mm (nominal).
	Screen/curtain	– Screen required. Minimum 800mm opening.
Bath (if applicable)		– 1500mm-1700mm long.

SUPERSEDED VERSION

Requirements

(applies to bathrooms in dwellings without additional accessible features, and to second bathrooms /powder rooms and ensuites in Platinum Level, Gold Level and Silver Level dwellings)

Vanity, basin and mirror		<ul style="list-style-type: none"> – Minimum 700mm long. – Drop-in basin, or basin integrated with top. – Wall-hung vanity with drawers and/or cupboard under. – 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.
	Shower	<ul style="list-style-type: none"> – Single lever, wall-mounted mixer. – Wall-mounted shower rose on fixed arm.
Accessories		– Towel rail, recessed soap/shampoo holder, toilet roll holders as applicable.
Doorway		– Minimum 820mm door.
Floor and wall coverings	Floor	– Impervious floor finish (e.g. tiles, vinyl). Slip rating B/P3.
	Walls	– Impervious finish (e.g. tiles) to 1900mm in shower area. Standard extent to other walls.



Indicative floor plan (General Level)

Scale unknown

SUPERSEDED VERSION

2.b. Bathrooms (Silver Level dwellings)

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.

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)	● (in separate room)
	Shower	●	●	●	●	●
	Bathtub			● (duplexes only)	●	●
	Vanity, basin, mirror	●	●	●	●	●
Powder Room	Toilet	Not applicable	Not applicable	Not applicable	●	Not applicable
	Handbasin				●	
Ensuite or second bathroom	Toilet	Not applicable	Not applicable	Not applicable	Not applicable	● (in bathroom)
	Shower					●
	Vanity, basin, mirror					●

Silver Level bathroom requirements *Silver features required to one bathroom only in a Silver Level dwelling. In dwellings with two bathrooms, other bathroom does not require accessible features. In three-bedroom dwellings, powder room is not required to be accessible.*

Floor substrate set down	–	100mm	
Toilet	Minimum clearances	–	1200mm clear circulation space forward of toilet (exclusive of door swings)
	Location	–	Corner of room.
	Wall reinforcement	–	Required. As per AS 4299 – 1995 except reinforcement around toilet to begin at 400mm AFL, not 600mm AFL.
Shower	Type	–	Level threshold, hob-free.
	Minimum size	–	900mm x 900mm
	Location	–	Corner of room.
	Screen/curtain	–	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	–	Required. As per AS 4299-1995	

SUPERSEDED VERSION

Silver Level bathroom requirements *Silver features required to one bathroom only in a Silver Level dwelling. In dwellings with two bathrooms, other bathroom does not require accessible features. In three-bedroom dwellings, powder room is not required to be accessible.*

Bath (if applicable)	Size	– 1500mm-1700mm long
	Wall reinforcement	– as per AS 4299-1995
Vanity, basin and mirror		<ul style="list-style-type: none"> – Minimum 700mm long – Drop-in basin, or basin integrated with top. – Wall-hung vanity with drawers and/or cupboard under – 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. – <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.
	Shower	– Single lever, wall-mounted mixer.
– Wall-mounted shower rose on fixed arm.		
Accessories		– Towel rail, recessed soap/shampoo holder, toilet roll holder.
Doorway and threshold		– 820mm clear door opening, Level threshold
Floor and wall finishes	Floor	– Impervious floor finish (e.g. tiles, vinyl). Slip rating P/B3
	Walls	– Impervious finish (e.g. tiles) to 1900mm in shower areas. Standard extent to other walls.

SUPERSEDED VERSION

2.c. Bathrooms (Gold Level dwellings)

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.

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			● (duplexes only)	●	●
	Vanity, basin, mirror	●		●	●	●
Powder Room	Toilet	Not applicable	Not applicable	Not applicable	●	Not applicable
	Handbasin				●	
Ensuite or second bathroom	Toilet	Not applicable	Not applicable	Not applicable	Not applicable	● (in bathroom)
	Shower					●
	Vanity, basin, mirror					●

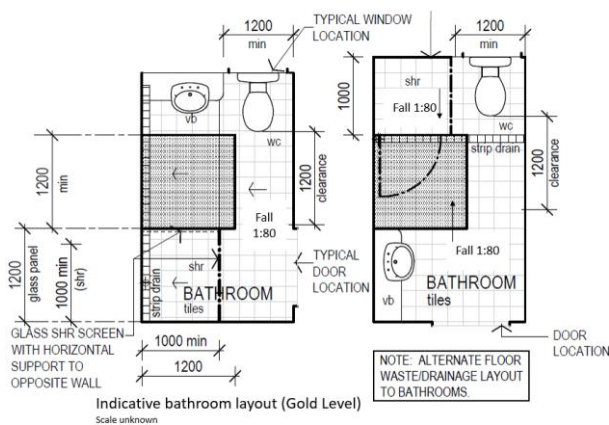
Gold Level bathroom requirements *Gold features required to one bathroom only in a Gold Level dwelling. In dwellings with two bathrooms, other bathroom does not require accessible features. In three-bedroom dwellings, powder room is not required to be accessible.*

Floor substrate set down	– 100mm	
Toilet	Minimum clearances	– 1200mm clear space between walls or amenities (except to shower screen – 900mm acceptable) – 1200mm clear circulation space (not impeded by door swings) forward of the toilet
	Location	– Corner of room. Adjacent wall minimum 1200mm long.
	Wall reinforcement	– Required. As per AS 4299 – 1995 except reinforcement around toilet to begin at 400mm AFL, not 600mm AFL.
	Grab rails	– May be required to a proportion of Gold Level dwellings in a development (to be articulated in project brief) – If supplied, grab rail and installation to be in accordance with AS1428.1:2021, Figure 42 (Option A preferred if there is sufficient wall length)
Shower	Type	– Hob-free
	Minimum size	– 1000mm W x 1000mm L
	Clearance	– 1200mm x 1200mm forward of shower
	Location	– Corner of room, not adjacent to door.
	Screen/curtain	– 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	– Required. As per AS 4299-1995

SUPERSEDED VERSION

Gold Level bathroom requirements *Gold features required to one bathroom only in a Gold Level dwelling. In dwellings with two bathrooms, other bathroom does not require accessible features. In three-bedroom dwellings, powder room is not required to be accessible.*

	Grab rails	<ul style="list-style-type: none"> – May be required to a proportion of Gold Level dwellings in a development (to be articulated in project brief) – If supplied grab rail and installation to be in accordance with AS1428.1:2021, Figures 47, 48
Bath (if applicable)	Size	– 1500mm – 1700mm long
	Wall reinforcement	– as per AS 4299-1995
Vanity, basin and mirror		<ul style="list-style-type: none"> – Minimum 900mm long – Semi-recessed basin, or semi-recessed design integrated with top. Wall-hung vanity that includes bank of drawers and/or cupboard – 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. <p><i>Secondary floor waste (if required) to be at grade, i.e. no separate fall.</i></p>
Tapware	Basin	– Single lever, basin-mounted mixer.
	Bath (if applicable)	– Single lever wall-mounted mixer, fixed spout.
	Shower	<ul style="list-style-type: none"> – Single lever, wall-mounted mixer. – Combination grab bar/shower rail (appropriately weight-bearing) with friction fitting (fixable between 1000mm and 1800mm above floor level) for hand-held shower. – 1500mm flexible hose - must not reach toilet rim when fully extended. – 1500mm flexible hose - must not reach toilet rim when fully extended.
Accessories		– Grab rail (to be used as a towel rail), niche if possible, toilet roll holder.
Doorway and threshold		– 850mm clear door opening, Level threshold
Floor and wall finishes	Floor	– Impervious floor finish (e.g. tiles, vinyl). Slip rating P/B3
	Walls	– Impervious finish (e.g. tiles) to 1900mm in shower areas. Standard extent to other walls.



SUPERSEDED VERSION**2.d. Bathrooms (Platinum Level dwellings)**

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.

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			● (duplexes only)	●	●
	Vanity, basin, mirror	●	●	●	●	●
Powder Room	Toilet	Not applicable	Not applicable	Not applicable	●	Not applicable
	Handbasin				●	
Ensuite or second, 2-way bathroom	Toilet	Not applicable	Not applicable	Not applicable	Not applicable	● (in bathroom)
	Shower Vanity, basin, mirror					● ●

Platinum Level bathroom requirements *Platinum features required to one bathroom only in a Platinum Level dwelling. In dwellings with two bathrooms, other bathroom does not require accessible features. In three-bedroom dwellings, powder room is not required to be accessible.*

Floor substrate set down	– 100mm	
Toilet	Minimum clearances and circulation	– 1200mm clear space between walls or amenities (except to shower curtain – 900mm acceptable) – As per AS 1428.1:2021, Figure 43 (not impeded by door swings) – Toilet set-out in accordance with AS 4299-1995, 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 AS 1428.1-2021, Figure 38 – Flush controls to be proud of surrounding surface
	Location	– Corner of room. Adjacent wall minimum 1200mm long.
	Wall reinforcement	– Required. As per AS 4299 – 1995 , except reinforcement around toilet to begin at 400mm AFL, not 600mm AFL.
	Grab rails	– May be required to a proportion of Platinum Level dwellings in a development (to be articulated in project brief) – If supplied, grab rail and installation to be in accordance with AS1428.1:2021, figure 42 (Option A preferred if there is sufficient wall length)

SUPERSEDED VERSION

Platinum Level bathroom requirements *Platinum features required to one bathroom only in a Platinum Level dwelling. In dwellings with two bathrooms, other bathroom does not require accessible features. In three-bedroom dwellings, powder room is not required to be accessible.*

Shower	Type	<ul style="list-style-type: none"> – Hob-free and open on two sides. – 30% luminance contrast between shower floor and rest of floor. – 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	– Shower curtain, on track, minimum size 1160mm W x 1100 L. Curtain must not touch floor.
	Wall reinforcement	– Required. As per AS 4299-1995
	Grab rails	<ul style="list-style-type: none"> – May be required to a proportion of Platinum Level dwellings in a development (to be articulated in project brief) – If supplied, grab rail and installation to be as per AS1428.1:2021, Figures 47, 48
Bath (if applicable)	Size	– 1500mm-1700mm
	Wall reinforcement	– as per AS 4299-1995
Vanity and basin		<ul style="list-style-type: none"> – Vanity dimensions: 1000 mm long (minimum), 300mm deep, 820mm – 840mm high – Wall mounted – Bank of drawers and/or cupboards (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 AS 4299-1995, 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. <p><i>Secondary floor waste (if required) to be at grade, i.e. no separate fall.</i></p>
Tapware	Basin	– Single lever, basin-mounted mixer, with extended lever.
	Bath (if applicable)	– 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) with friction fitting (fixable between 1000mm and 1800mm above floor level) for hand-held shower. – 1500mm flexible hose - must not reach toilet rim when fully extended.

SUPERSEDED VERSION

Platinum Level bathroom requirements *Platinum features required to one bathroom only in a Platinum Level dwelling. In dwellings with two bathrooms, other bathroom does not require accessible features. In three-bedroom dwellings, powder room is not required to be accessible.*

Accessories		– Grab rail (to be used as a towel rail), niches if possible, semi-recessed toilet roll holder
Doorway and threshold		– 900mm (nominal) clear door opening. Level threshold. – 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 coverings	Floor	– Impervious floor finish (e.g. tiles, vinyl). Slip rating B/P3.
	Walls	– Impervious finish (e.g. tiles) to 1900mm in shower area. Standard extent to other walls.
Disability equipment (e.g. shower seats)		– Not required. Provision for future installation only (i.e. through wall reinforcement).

SUPERSEDED VERSION

3.a. Bedrooms (all dwellings, except studios)

Minimum Dimensions and Clearances by bedroom

Studio	– Not applicable. Refer 14.a Living and Dining Technical Summary Sheet.
Bedroom 1	– Floor area (excluding wardrobes): 11m ² (1-2-bedroom dwellings), 12m ² (3+ 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*)

General Level	– 900mm clearance on all sides of bed – 820mm door leaf
Silver Level	– 900mm clearance on all sides of bed – 820mm clear door opening – Level threshold
Gold Level (required to one bedroom only)	– 1000mm clearance on at least one side of the bed. Locate wardrobe to utilise same clearance space. – 900mm clearance on remaining sides of bed – 850mm clear door opening – Level threshold
Platinum Level (required to one bedroom only)	– 1540mm wide x 2070mm (direction of travel) on side of bed closest to door approach. Locate wardrobe to utilise same clearance space. – 1000mm on remaining sides of bed – 900mm (nominal) clear door opening – Surface-mounted sliding door hung inside the room, if possible.

Furniture space requirements

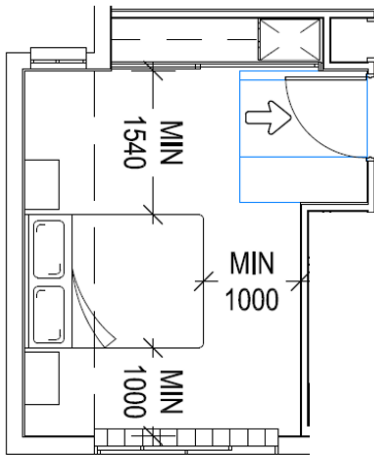
Studio	– Refer <i>Living and Dining</i> Summary Sheet
Bedroom 1	– 1 x Queen bed, 2 x Bedside tables
Bedroom 2	– 2 x single beds, 1 x desk (General, Silver, Gold) – 1 x single bed, with access to the end and at least one side (Platinum 2-bed dwellings) – 1 x Queen bed, 2 x bedside tables (Platinum 3,4,5-bed+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

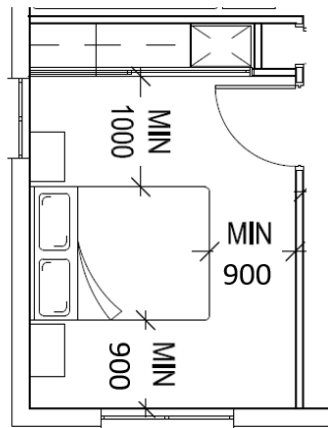
SUPERSEDED VERSION

Other requirements

Wardrobe	<ul style="list-style-type: none"> – 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). – For Gold Level and Platinum Level dwellings, position shelves away from the head of the bed. – For Platinum Level dwellings, it is preferred that the wardrobe is located on the side of the door approach (providing 1540mm clearance in front of the wardrobe)
----------	--



Indicative Platinum Level Bedroom
(scale unknown)



Indicative Gold Level Bedroom
(scale unknown)

SUPERSEDED VERSION

4.a. Bins (*all dwellings*)

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 and Platinum 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.
- 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.
- If wash down bays are required by local planning scheme, alternative solutions are preferred. e.g. turfed areas.
- 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: 1:40 maximum crossfall. Level hardstand area: minimum 1540mm x 1540mm.

Refuse and recycling storage by dwelling type*		
Dwelling size	Refuse	Recycling
1-bedroom dwellings	80 litres per week	40 litres per week
2-bedroom dwellings	120 litres per week	60 litres per week
3+-bedroom dwellings	160 litres per week	80 litres per week

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

SUPERSEDED VERSION

5.a. Broom and linen storage (*all dwellings*)

Minimum Dimensions and Clearances by dwelling size

Dwelling size	Broom cupboard	Linen cupboard
Studio	<ul style="list-style-type: none"> – 500mm wide x 600mm deep – May be dedicated cupboard or incorporated into laundry space 	<ul style="list-style-type: none"> – 600mm wide x 600mm deep – May be in bedroom – May be shared with wardrobe space
1-bedroom		<ul style="list-style-type: none"> – 600mm wide x 600mm deep – May be in bedroom
2-bedroom		<ul style="list-style-type: none"> – 900mm wide x 600mm deep – May be in bedroom 1
3-bedroom		<ul style="list-style-type: none"> – 1000mm wide x 600mm deep
4-bedroom +		<ul style="list-style-type: none"> – 1200mm wide x 600mm deep

SUPERSEDED VERSION**6.a. Car parking and dwelling access**

(Dwellings with parking directly associated with individual dwellings (e.g. houses, duplexes))

- Provide driveway, with one visitor park on the driveway.
- For houses and duplexes, it is acceptable for the carparking arrangement to require cars to back out of the driveway.
- One covered carparking space per dwelling.
- Carports and garages must complement dwellings and comply with reasonable covenants.
- Screen sides of carports that are exposed to view from the street, or accessible from the front yard.
- Provide a garage door.
- Path of travel to front door may be provided via an associated car parking space or driveway
- Pathway is required linking carport, pedestrian entry and bin area.
- Avoid requirement for handrails along paths and driveways

Element		Accessibility level			
		General	Silver	Gold	Platinum
Carport / garage	Size	6000mm x 3000mm	6000mm x 3200mm		6000mm x 3800mm
	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	Not applicable	Minimum 1200mm (exclusive of door swings/gates)		As per AS 1428.1:2021
	Ramp gradient 1:14 to 1:20		Landings at no greater than 9m (1:14) to no greater than 15m (1:20) and at equal interpellations for gradients in-between		
Paths	Requirements	Steps acceptable	Continuous, step-free		
	Clear path width	900mm	1000mm	1100mm	1200mm
	Maximum gradient	No additional requirements	1:20		
	Maximum crossfall	No additional requirements	1:40		

SUPERSEDED VERSION

6.b. Car parking and site access

(Developments with congregated 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**. This is to include one fully wheelchair accessible car park per Platinum Level dwelling, located as close as possible to Platinum Level dwellings.

Design considerations

- Car parking may be designated to specific apartments, provided that every dwelling is assigned a space, and that there is adequate on-site parking space for visitors.
- Cars must be able to enter and exit the site driving forwards.
- 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 front 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, General description and Clause 2.4.5.4: 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.

SUPERSEDED VERSION**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 pedestrian and vehicle pathways
- Minimum width of pedestrian pathways: 1200mm.
- Provide handrail to steps along pathways, but typically not on pathways.
- 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>
Ceiling height (covered bays)	2100mm (Minimum)	n/a
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 2890.6-2009**, including requirements for headroom above car spaces (Figure 2.7) and the driveway leading to it.

SUPERSEDED VERSION**7.a. 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 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 impact of western sun
 - Provide privacy for residents
 - Prevent unreasonable overlooking into neighbouring private outdoor spaces
- Balustrades to upper-level apartments to assist in concealing residents' belongings.
- For apartments, locate clotheslines on balconies.
- Floor finish: Brushed concrete, spray finish concrete, or slip-resistant tiles (no pavers)

Minimum dimensions and clearances

Dwelling size	Minimum area	Nominal clear dimension
Studio	8m ²	Clear square area: 2400mm x 2400mm
1-bedroom	9m ²	
2-bedroom	10m ²	
3-bedroom	12m ²	
4-bedroom+	13.5m ²	Clear square area: 3000mm x 3000mm

Note: Covered private outdoor spaces must also comply with planning scheme requirements. The larger of the above minimum measurements and local planning scheme minimum measurements applies.

Accessibility level	Minimum path past outdoor table	Other requirements
General Level	900mm	Furniture placement must not impede circulation at doorways
Silver Level		
Gold 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.
Platinum Level		

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

SUPERSEDED VERSION**8.a. Electrical requirements (all dwellings)****General electrical 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 socket outlets (SOs) 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 (mounted at 1200mm above floor level in Platinum Level apartments)

Hot water systems

Requirements for hot water system types	
Electric storage	<ul style="list-style-type: none"> – Must have ability to be connected to off-peak. – 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 – Fixed 50 °C compliant to AS/NZS 3500.4 – 1-bedroom dwellings: 14.5 kW fixed capacity, 20A/phase (415V) – 2-bedroom dwellings: 19.4kW fixed capacity, 27A/phase (415V)
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.

SUPERSEDED VERSION

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

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 socket outlet (SO)	1	Near antenna outlet
	Additional double SOs	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 SO n/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 socket outlet (SO)	2	
	Data outlet / phone outlet	1	Near Double SO. Note: Data/phone outlet (instead of in living/dining)
Corridor / entry	Double SO	1	
	Lighting	As required	
Kitchen	General lighting	As required	

SUPERSEDED VERSION

Room	Description	Quantity	Details / location
	Task lighting	As required	Compact and discreet LED task lighting above work spaces.
	Rangehood	1	Required if there is no kitchen window or direct passive ventilation. Must be ducted to exterior.
	Single or Double SO	1	For refrigerator on back wall, 1800mm above floor <ul style="list-style-type: none"> – If cupboards over: Single SO – If no cupboards over: Double SO
	Single or double SO	1	For microwave: <ul style="list-style-type: none"> – If located behind microwave: Single SO – If located below microwave: Double SO
	Additional double SOs	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 SO	1	Side wall at vanity bench.
Laundry	General lighting	As required	
	Single SO	2	For washing machine and dryer. (If washing machine and dryer both in floor mounted location, 1 x double SO may be appropriate)
	Double SO	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 SOs	2	Adjacent to likely bed head location (min 600mm from corners and maximum 500mm above floor level)
	Double SO	1	Opposite bed location. Approx. 1200mm above floor level.
	Data outlet / phone outlet	1	Opposite bed location. Approx. 1200mm above floor level.
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 SOs	2	adjacent to bedhead locations
	1 x double SO	1	At desk location
Covered outdoor Living	Lighting	As required	Switched from inside dwelling
	Double SO	1	Waterproof
	Ceiling fan	1	May be provided.
External power	SO: to main switchboard	1	Apartments only. To accommodate booster if needed.

SUPERSEDED VERSION

Room	Description	Quantity	Details / location
	SO to splitter box	1	Apartments only.
Carport/ garage (houses)	Lighting	As required	
	Double SO	1	To rear of carport/garage, in houses. For carports, must be waterproof.
	Double SO	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 access balconies. 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	– Residential preparation and installation: Single Dwelling Units (SDU) and Multi Dwelling Units (MDUs) – NBN Co
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) 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 (e.g. hallway) – Space occupied by NBN equipment must not encroach on other spaces.

Gold Level and Platinum Level dwellings: Additional requirements

	Gold Level	Platinum Level
Power point installation height	Minimum 300mm above floor level	
Provision for automatic door opener	No requirements	Allow provision for simple future retrofit of automatic door opener
Light and socket outlet type	No additional requirements	Rocker action, toggle or push pad design with recommended width of 35mm

SUPERSEDED VERSION

9.a. Entrances, thresholds, doorways, and corridors (all dwellings)

Accessibility level	Landing outside entry door	Internal circulation around doors	Threshold requirements	Door leaf / door opening size (All hinged doors)	Corridor / passageway width
General	1200mm x 1200mm	No additional requirements	No additional requirements	820mm door leaf (typical)	900mm
Silver	1200mm x 1200mm	No additional requirements	Level threshold	820mm clear door opening	1000mm
Gold	1350mm x 1350mm	No additional requirements	Level threshold	850mm clear door opening	1200mm
Platinum	1500mm x 1500mm. Must also be consistent with AS 1428.1-2021 Figure 31 (f) : Latch-side approach with door opening toward user, or Figure 31 (h) : Front approach with door opening toward user	As per AS 1428.1-2021 Figure 31 (hinged doors) and Figure 32 (sliding doors)	Level threshold	900mm Clear door opening (Nominal 920mm door leaf acceptable)	1200mm

Requirements: All dwellings

- Front 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 that are required to have automatic closers, or doors to pantries and linen cupboards.
- Level thresholds:
 - Maximum 5mm tolerance between abutting internal surfaces is allowable, provided that the lip is rounded or bevelled.
 - Maximum 10mm change in floor levels at door thresholds (maximum 20mm at sliding glass doors). Sliding glass door frames to have low profile ramp
 - track.

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, hallway 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 front door. Make provision for possible retrofit of automatic door opener (sufficient space, power supply and switch point)
- Minimum 1000mm clearance from proposed furniture locations (excluding dining chairs). Proposed furniture locations must not impede on door clearances.

SUPERSEDED VERSION

10.a. Floor Areas: Target fully enclosed covered area (plus covered private outdoor space)

FECA (Fully Enclosed Covered Area) is the area of a dwelling measured to the inside finished face of external walls. It 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.
- The internal design of dwellings must meet the department's spatial requirements with regards to room inclusions, amenity, accessibility, and furniture placement.
- Floor areas will necessarily vary due to site constraints. For example, a long thin floor plan may have a slightly higher floor area yet facilitate a better site yield.
- Floor plans should not increase or 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 General Level (non-accessible) apartments on upper levels to replicate the floor area of the accessible dwelling below, even if this results in a higher FECA.
- Three-bedroom apartments are occasionally included in projects, to address particular a particular need or cohort. These floor plans will be assessed for their appropriateness and efficiency on a project-by-project basis.

Apartment FECA targets by bedroom number and accessibility level

(excluding garages and carport)

Bedrooms	Target floor areas (and desirable range)			
	General	Silver	Gold	Platinum
STUDIO	31m² (28m ² -34m ²)	33m² (30m ² -36m ²)	36m² (33m ² -39m ²)	48m² (45m ² -51m ²)
1	49m² (45m ² -53m ²)	49m² (45m ² -53m ²)	51m² (47m ² -55m ²)	63m² (59m ² -67m ²)
1.5	57m² (52m ² -62m ²)	57m² (52m ² -62m ²)	59m² (54m ² -64m ²)	66m² (61m ² -71m ²)
2	58m² (53m ² -63m ²)	60m² (55m ² -65m ²)	65m² (60m ² -70m ²)	77m² (72m ² -82m ²)
3	93m² (88m ² -98m ²)	95m² (90m ² -100m ²)	100m² (95m ² -105m ²)	117m² (112m ² -122m ²)

The following document illustrates the above target FECA for social housing projects:

Technical Summary Sheets: Indicative apartment floor plans for social housing projects.

Covered private outdoor space: Minimum size requirements

Dwelling size	Minimum area	Nominal clear dimension
1-bedroom dwellings	9sq.m ²	Clear square area: 2400mm x 2400mm
2-bedroom dwellings	10sq.m ²	
3-bedroom dwellings	13sq.m ²	

Note: Covered private outdoor spaces must also comply with planning scheme requirements. The larger of the above minimum measurements and local planning scheme minimum measurements applies.

SUPERSEDED VERSION

11.a. Floor coverings

(indoor and outdoor)

External areas

- Acceptable finishes:
 - brushed concrete
 - Resilient applied finish to concrete
 - slip resistant tiles
- Pavers not acceptable
- Minimum slip resistance R10/P3 (or as per National Construction Code requirements)

Internal areas

<i>Note: carpet not preferred. To be used by exception only, if directed by the department</i>			
	Tiles	Resilient floor finish (e.g. vinyl)	
Floor finishes (internal)	Bedrooms	Acceptable (Slip resistance level R9/P2)	Standard (Slip resistance level R9 / P2)
	Kitchen, living, dining, hall	Acceptable for General and Gold Level dwellings (Slip resistance: R9/P2) Not acceptable for Platinum Level dwellings	Standard (slip-resistance level R9/P2)
	Wet areas	Standard (Slip resistance B/P3)	Acceptable (Slip resistance B/P3)

SUPERSEDED VERSION**12.a. Kitchens (General Level, Silver Level dwellings)****Space planning, cabinets, finishes.**

Benches	Height	– 900mm
	Clearance between benches	– Studios: No additional requirements
		– 1-bedroom and 2-bedroom dwellings: 1200mm between benches and appliances, or between benches and dining table (excluding chairs)
Finish	– 3+-bedroom dwellings: 1350mm between benches and appliances, or between benches and dining table (excluding chairs)	
	– 600mm deep. No sharp corners	
Bench space		<ul style="list-style-type: none"> – Provide adequate free bench space for food preparation and set down beside appliances, including the oven, refrigerator, and each side of the cooktop. – Minimum 300mm each side of cooktop
Cabinets	Cabinets	– Melamine doors with PVC edging. Melamine internal shelving.
	Overhead cupboards	– Install where possible (but not above hotplates)
		– Minimum distance between benchtop and overhead cupboards: 600mm
	Drawers	– Minimum one bank (not under hotplates). 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 bedrooms: 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).
Dishwasher space	– Height: 1900mm	
Dishwasher space	– Required in 3+ bedroom dwellings	
Cooktop location	– 650mm wide (nominal)	
	– Not within 300mm of a window	
Microwave space	– Not on benches that are not against a wall, or that are adjacent to doors, windows, internal corners, areas of heavy traffic etc.	
	– Shelf preferred.	
	– May be in pantry space (two smaller pantry cupboards - one above and one below the shelf)	
	– May be under bench	

Appliances and fixtures

Sink	– Stainless steel
	– Studios: Single bowl with drainer
	– 1&2-bedroom dwellings: Single bowl with drainer. 900mm long (nominal)
	– 3+-bedroom dwellings: Double bowl or 1 ¾ bowl with drainer
Tap/s	– Stainless steel, single lever mixer
	– Provide dishwasher tap where dishwasher space provided.

SUPERSEDED VERSION**Appliances and fixtures**

Splashback	– Required to full length of bench, and into window reveal if applicable.		
Cooking appliance options	Appliance option	Dwelling size	
		Studios	1-bedroom or larger
	– Wall oven, separate cooktop with 4 burners	●	●
	– Wall oven, separate cooktop with 2 burners	●	
	– Under bench oven, separate cooktop with 4 burners	●	●
	– Under bench oven, separate cooktop with 2 burners	●	
Cooking appliance requirements	Cooktops	<ul style="list-style-type: none"> – Electric only – Knob controls preferred. – Width (4-burner): 600mm (nominal) – Width (2-burner): 300mm (nominal) 	
	Upright ranges	<ul style="list-style-type: none"> – Insulation, including to the sides. – Anti-tilt brackets. – Rear panel controls preferred. – Fan forced oven – Width: 600mm (nominal) 	
	Ovens	<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 – Must be ducted to exterior. 		

SUPERSEDED VERSION**12.b. Kitchens (Gold Level dwellings)****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+-bedroom dwellings: 1350mm between benches and appliances, or between benches and dining table (excluding chairs)
	Benchtop	– 600mm deep. No sharp corners.
Bench space		– Provide adequate free bench space for food preparation and set down beside appliances, including the oven, refrigerator, and each side of the cooktop. – Sink and cooktop to be on one, continuous bench – Minimum 300mm each side of cooktop
Cabinets	Cabinets	– Melamine doors with PVC edging. Melamine internal shelving.
	Overhead cupboards	– Install where possible (but not above hotplates) – Minimum distance between benchtop and overhead cupboards: 600mm
	Drawers	– Minimum one bank (not under hotplates) 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: 1900mm
	Dishwasher space	– Required in 3+ 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 1100mm above floor level, or under bench.

SUPERSEDED VERSION**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+ bedroom dwellings: Double bowl or 1 ¾ bowl with drainer
Tap	<ul style="list-style-type: none"> – Stainless steel, 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 hotplates (except for studios: 2 burners 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).
Rangehood	<ul style="list-style-type: none"> – Required if there is no kitchen window – Fixed type (not slide-out), with cupboard over. – Must be ducted to exterior.

SUPERSEDED VERSION**12.c. Kitchens (Platinum Level dwellings)****Space planning, cabinets, finishes.**

Benches	Height	– 850mm
	Clearance	– 1550mm between benches and appliances, or between benches and dining table (excluding 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 hotplates). – Minimum 800mm clear bench space beside sink bowl. Minimum 300mm between other appliances. – Provide 800mm work surface beside hotplates, wall oven and refrigerator. Two appliances may share a work surface and sink drainer may form part of the work surface (refer AS 4299-1995, 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. 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 AS 4299-1995, 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 AS 4299-1995, Figure 48(b)). This section forms the work surface described in AS 4299-1995, 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 hotplates) – Nominal distance between benchtop and overhead cupboards: 600mm
	Drawers	– Minimum one bank (not under hotplates). 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: 1900mm.
	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 hotplate controls with centre of removable cabinet section.
	Wall oven location	<ul style="list-style-type: none"> – Top of wall oven to be 1200mm high (maximum) – Minimum 600mm from internal corner of front end of bench
	Microwave shelf	– 750mm to 1100mm above floor level, or under bench.

SUPERSEDED VERSION**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 AS 4299-1995, Clause 4.5.6 (d) – Studios: Single bowl with drainer – 1-bedroom and 2-bedroom dwellings: Single bowl with drainer. 900mm long (nominal) – 3+ bedroom dwellings: Double bowl or 1 ¾ bowl with drainer
Tap	<ul style="list-style-type: none"> – Stainless steel, 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 hotplates (except for studios: 2 burners 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)
Rangehood	<ul style="list-style-type: none"> – Required if there is no kitchen window. – Fixed type (not slide-out), with overhead cupboard over. – Must be ducted to exterior.

SUPERSEDED VERSION**13.a. Laundries** (*all dwellings*)

- If laundry recess visible from the entry or living area, provide door, 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, recess, or covered outdoor space (behind lockable doors)			Dedicated laundry room, or combined with secured carport		
Laundry tub (May be steel laundry tub unit)	Min. 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		700mm W x 650mm D	900mm W x 650mm	900mm W x 650mm D	900mm W x 650mm D
Clothes dryer space (Must be floor mounted for Platinum dwellings)	650mm W x 650mm D		650mm W x 650mm D	650mm W x 650mm D	650mm W x 650mm lifts	650mm W x 650mm D
Storage shelf or joinery cupboard	Required for all dwellings					

Laundry requirements by accessibility level

Item	General Level	Silver Level	Gold Level	Platinum Level	
Circulation and clearances	Laundry in separate room or off larger space (e.g., foyer)	1000mm In front of fixed benches and appliances	1000mm In front of fixed benches and appliances	1200mm In front of fixed benches and appliances	1550mm
	Laundry as a recess in a hallway				As per AS 1428.1-2021, Figures 31 and 32. Note: bench and appliances must be less than 300mm behind the line of the hallway
Floor waste	No additional requirements	If floor waste required, ensure step free transition.			

SUPERSEDED VERSION**Laundry requirements by accessibility level**

Taps	Single-lever tap with swivel spout, positioned at side of tub, mounted on tub or wall	150mm swivel spout and mixer mounted on side wall at the laundry tub (within 100mm of front of tub). Washing machine taps 1300mm above floor level
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.
Doorway and threshold (if laundry in a separate room)		<ul style="list-style-type: none"> – Non-accessible dwellings: 820mm door. – Silver Level dwellings: 820mm clear opening, level threshold. – Gold Level dwellings: 850mm clear opening, level threshold. – Platinum Level dwellings: 900mm (nominal) clear opening, level threshold
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.

SUPERSEDED VERSION**14.a. 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)	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)

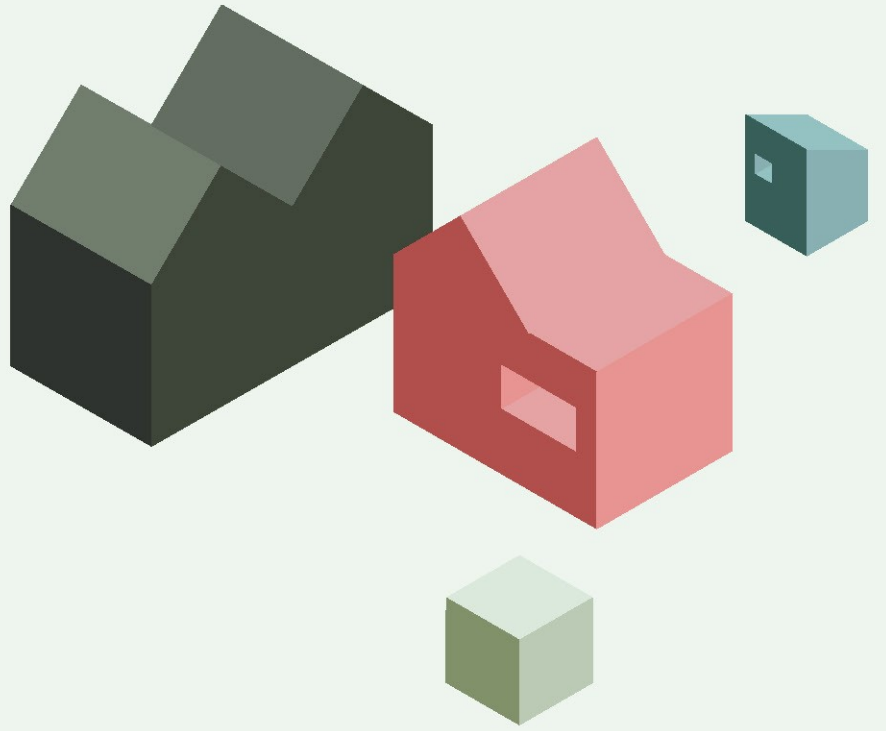
SUPERSEDED VERSION**Minimum dimensions and clearances**

Multi-purpose space (1+ dwellings only)	<ul style="list-style-type: none"> – Applicable to 1-bedroom dwellings only, and only if identified in project scope. – Flexible, defined, habitable space. Minimum size: 1900 x 2100mm
Path of travel around bed (studio dwellings only)	<p>Note: For all accessibility levels, bed may be located in a corner.</p> <ul style="list-style-type: none"> – General Level and 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 and through spaces	<ul style="list-style-type: none"> – General Level and Silver Level: 900mm – Gold Level: 1000mm – Platinum Level: 1000mm (measured to dining chairs if room separate). – Furniture placement must allow for doorway circulation space (920mm door leaf, with clearances as per AS 1428.1 – 2021, Figure 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.

SUPERSEDED VERSION

15.a. Version History

Summary Sheet	Key June 2022 Updates
Introduction	– Minor improvement / expansion of Technical Summary Sheets description
Project requirements	<ul style="list-style-type: none"> – Clotheslines: Added reference to Studios. – Communal open space: Added more qualitative detail about amenity – Landscaping: Added requirement to ensure planting and gardens do not obstruct visual termite barrier. – Lifts: Added consideration of two lifts for higher yielding projects and articulated requirement to locate lifts to ensure water does not enter shaft. – Stairs: added that department does not require stairways to non-accessible floors to include accessible stairway features.
Bathrooms (Platinum)	– Added requirement for toilet seat lid and semi-recessed toilet roll holder
Bedrooms	– For Gold and Platinum dwellings, added requirement to locate wardrobe to utilise the wider bed clearance space.
Carparking (Projects with congregated carparking)	– Removed statement that Platinum Level car parks are not required to be marked with the wheelchair accessible symbol.
Covered private outdoor space	– Platinum Level, ground floor apartments: minimise transition from concrete floor to surrounding yard/garden spaces, where possible.
Electrical requirements	<ul style="list-style-type: none"> – Hot water systems: Solar: added that roof mounted tank preferred. – Living dining: Clarified that habitable rooms (for ceiling fans) don't include kitchens. – Kitchen: Added that task lighting to be compact and discreet.
Floor coverings	– New summary sheet (content previously covered under Project Requirements).
Kitchens	<ul style="list-style-type: none"> – General and Silver: Removed option of upright ranges – General and Silver (studios only): removed clearance requirements – All accessibility levels: Added nominal 600mm between bench and overhead cupboards, and requirement for dishwasher tap where dishwasher space provided. – Wall ovens: Changed height requirement to 1200mm to top of oven (previously 1100mm)



**Queensland
Government**