

Social Housing Design Guideline Toolkit

# INDICATIVE FLOOR PLANS

for social housing projects

Arkhefield ■ |

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# EXECUTIVE SUMMARY

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## 1.1 Introduction

The Housing Partnerships Office (HPO), Department of Communities, Housing and Digital Economy recently developed the Social Housing Design Guidelines Toolkit to assist in housing delivery.

The Summary Sheets have been developed to provide designers with a useful starting point for designing social housing projects and to provide not-for-profit providers with a tool that will inform feasibility studies.

The indicative dwelling floor plans clearly define appropriate floor areas and spatial standards for a range of dwelling types. They are intended to be used as a guide to applying good design principles across different sites, demographics and briefs, with the aim of facilitating high quality design outcomes and enabling innovation.

## 1.2 About this document

The indicative dwelling floor plans contained in this document are presented as a matrix of types that range from Studios to 3-bedroom dwellings.

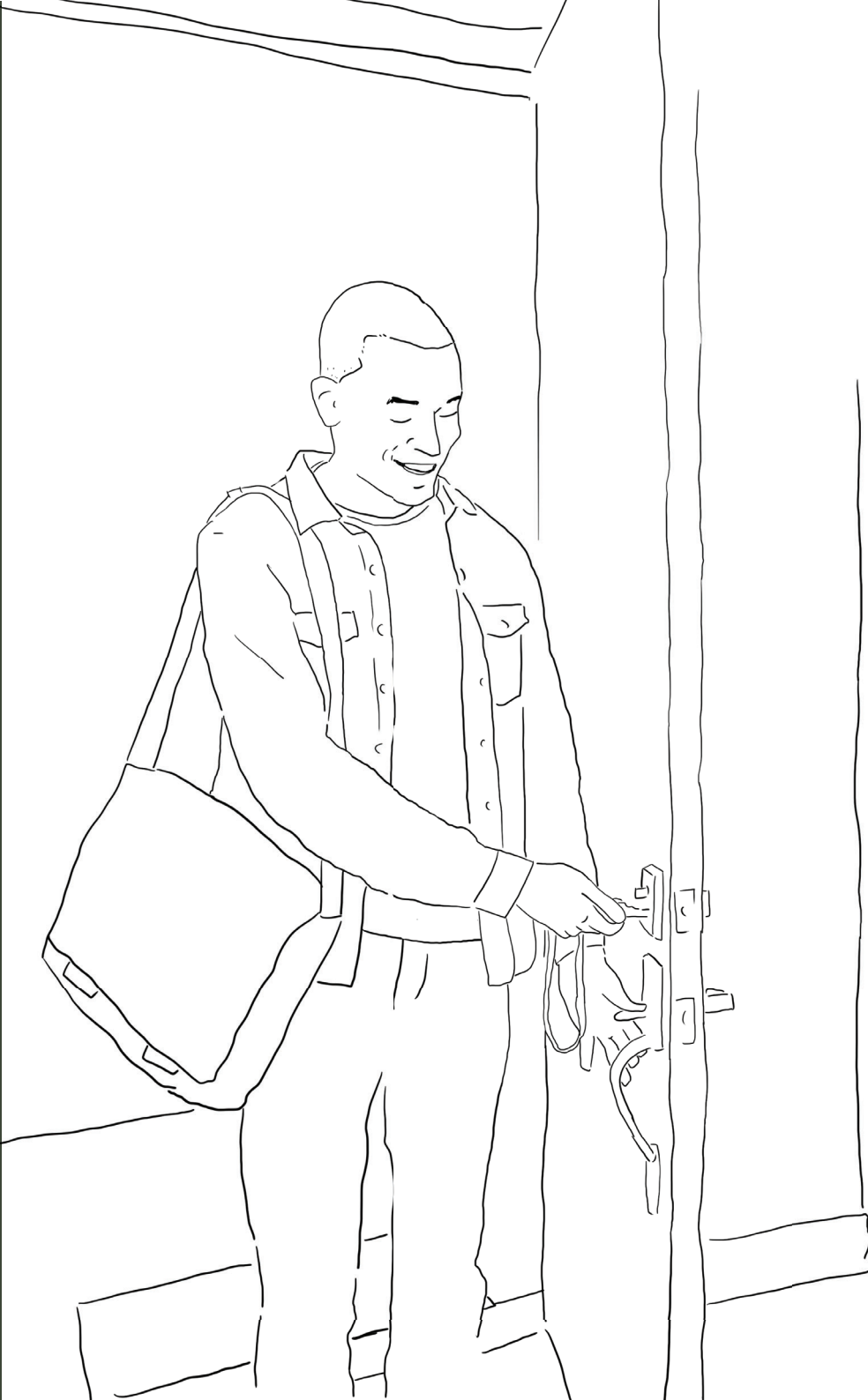
Accessibility levels have been developed for each dwelling type, and may vary between project briefs. These are consistent with the department's Platinum, Gold and Silver Level requirements (broadly consistent with Livable Housing Australia's Livable Housing Design Guidelines), and General Level where there is no accessibility requirement specified.

The floor plans are designed with the assumption of single-loaded buildings with open-air access balconies, that enable windows on both sides of the dwelling.

Smaller dwellings are designed with two party walls, while the 2 Bed and 3 Bed dwellings are assumed to have only one party wall.

All floor areas are measured from the inside face of external and party walls.

All dwellings are self-sufficient, with no reliance on common / shared facilities.



# DWELLING MATRIX

	GENERAL	SILVER	GOLD	PLATINUM
STUDIO	<b>S-0</b> Internal: 31 m <sup>2</sup> External: 9 m <sup>2</sup> 	<b>S-S</b> Internal: 33 m <sup>2</sup> External: 9 m <sup>2</sup> 	<b>S-G</b> Internal: 36 m <sup>2</sup> External: 9 m <sup>2</sup> 	<b>S-P</b> Internal: 48 m <sup>2</sup> External: 9 m <sup>2</sup> 
1 BEDROOM	<b>1-0</b> Internal: 49 m <sup>2</sup> External: 9 m <sup>2</sup> 	<b>1-S</b> Internal: 49 m <sup>2</sup> External: 9 m <sup>2</sup> 	<b>1-G</b> Internal: 51 m <sup>2</sup> External: 9 m <sup>2</sup> 	<b>1-P</b> Internal: 63 m <sup>2</sup> External: 12 m <sup>2</sup> 
1 BEDROOM +	<b>1+-0</b> Internal: 57 m <sup>2</sup> External: 9 m <sup>2</sup> 	<b>1+-S</b> Internal: 57 m <sup>2</sup> External: 9 m <sup>2</sup> 	<b>1+-G</b> Internal: 59 m <sup>2</sup> External: 9 m <sup>2</sup> 	<b>1+-P</b> Internal: 66 m <sup>2</sup> External: 9 m <sup>2</sup> 
2 BEDROOM	<b>2-0</b> Internal: 58 m <sup>2</sup> External: 10 m <sup>2</sup> 	<b>2-S</b> Internal: 60 m <sup>2</sup> External: 10 m <sup>2</sup> 	<b>2-G</b> Internal: 65 m <sup>2</sup> External: 10 m <sup>2</sup> 	<b>2-P</b> Internal: 77 m <sup>2</sup> External: 10 m <sup>2</sup> 
3 BEDROOM	<b>30</b> Internal: 93 m <sup>2</sup> External: 13 m <sup>2</sup> 	<b>3-S</b> Internal: 95 m <sup>2</sup> External: 13 m <sup>2</sup> 	<b>3-G</b> Internal: 100 m <sup>2</sup> External: 13 m <sup>2</sup> 	<b>3-P</b> Internal: 117 m <sup>2</sup> External: 16 m <sup>2</sup> 

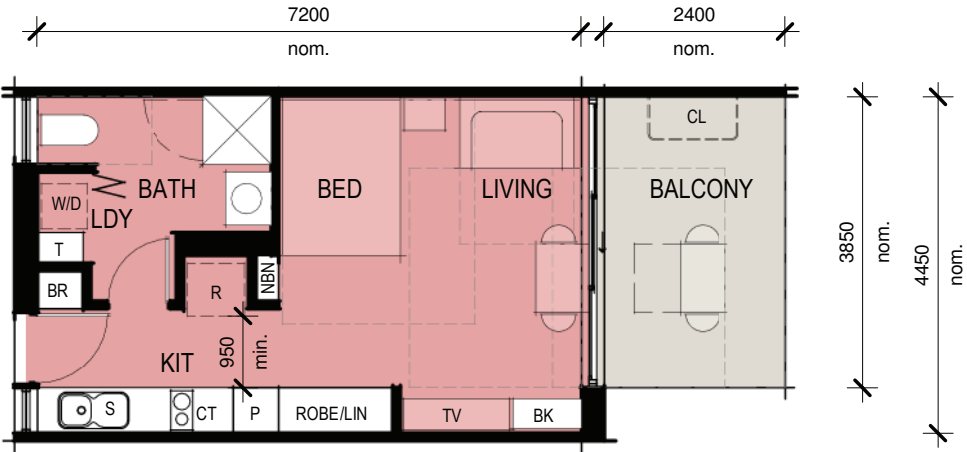
# Indicative Dwelling Types



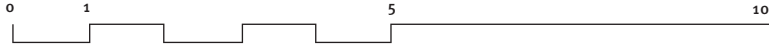


# STUDIO GENERAL

- › Internal Floor Area: 31 m<sup>2</sup>
- › External Floor Area: 9 m<sup>2</sup>
- › combined bathroom + laundry
- › walk-through kitchen
- › natural light and ventilation to bathroom
- › min.900mm clear width for circulation



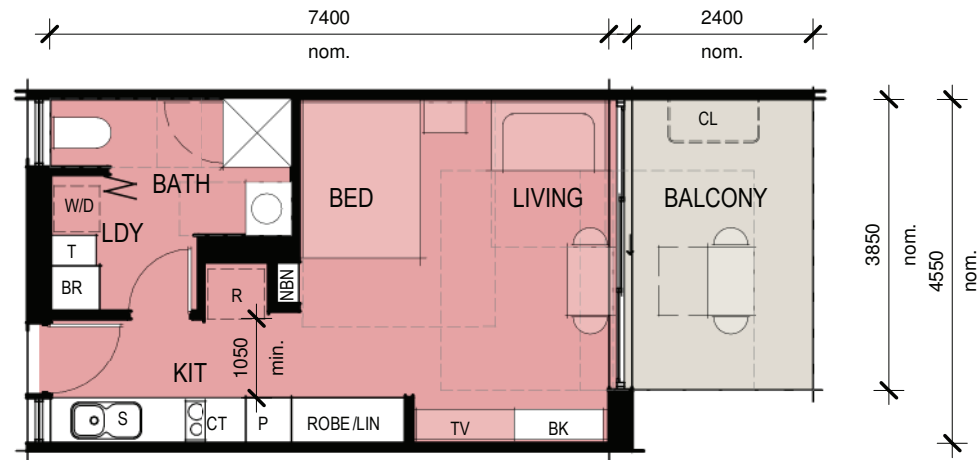
NOTE:  
Grey dashed linework denotes required clearance zones as described in the document: Housing Design Guidelines Toolkit: Summary Sheets



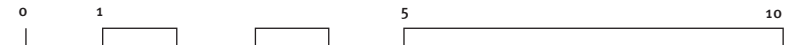


# STUDIO SILVER

- › Internal Floor Area: 33 m<sup>2</sup>
- › External Floor Area: 9 m<sup>2</sup>
- › As per General, plus:
- › min.1000mm clear width for circulation



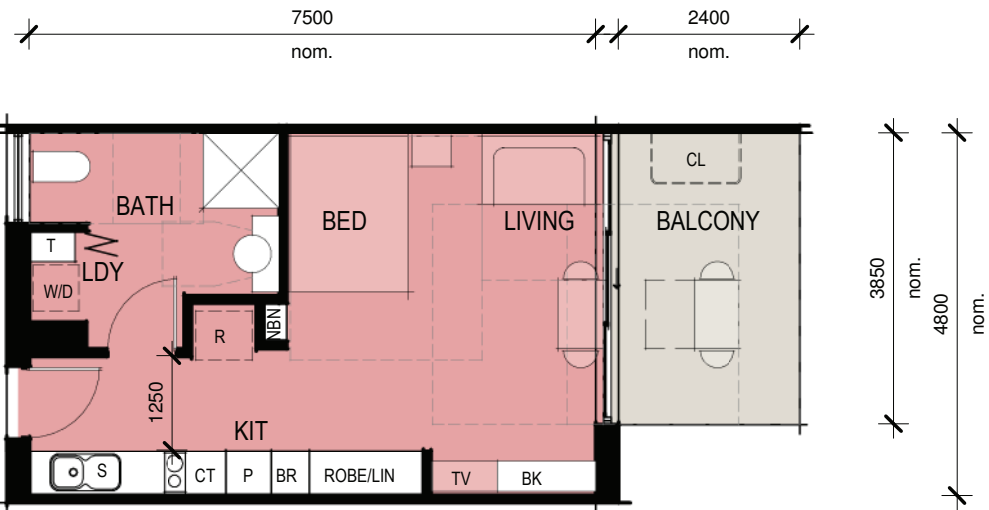
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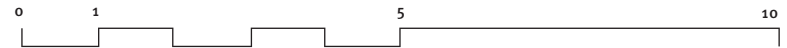


# STUDIO GOLD

- › Internal Floor Area: 36 m<sup>2</sup>
- › External Floor Area: 9 m<sup>2</sup>
- › -as per Silver, plus:
- › -min.1200mm clear width for circulation



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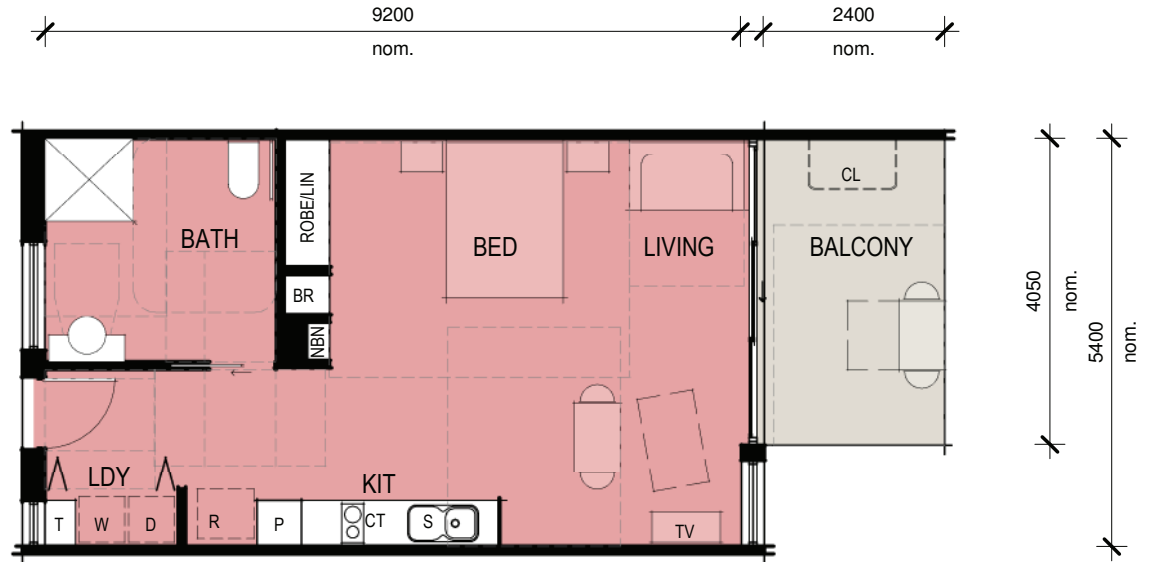




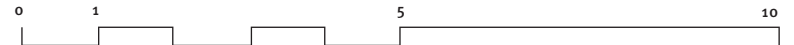


# STUDIO PLATINUM

- › Internal Floor Area: 48 m<sup>2</sup>
- › External Floor Area: 9 m<sup>2</sup>
- › as per Gold, plus:
- › separate bathroom + laundry
- › AS1428.1 compliant circulation



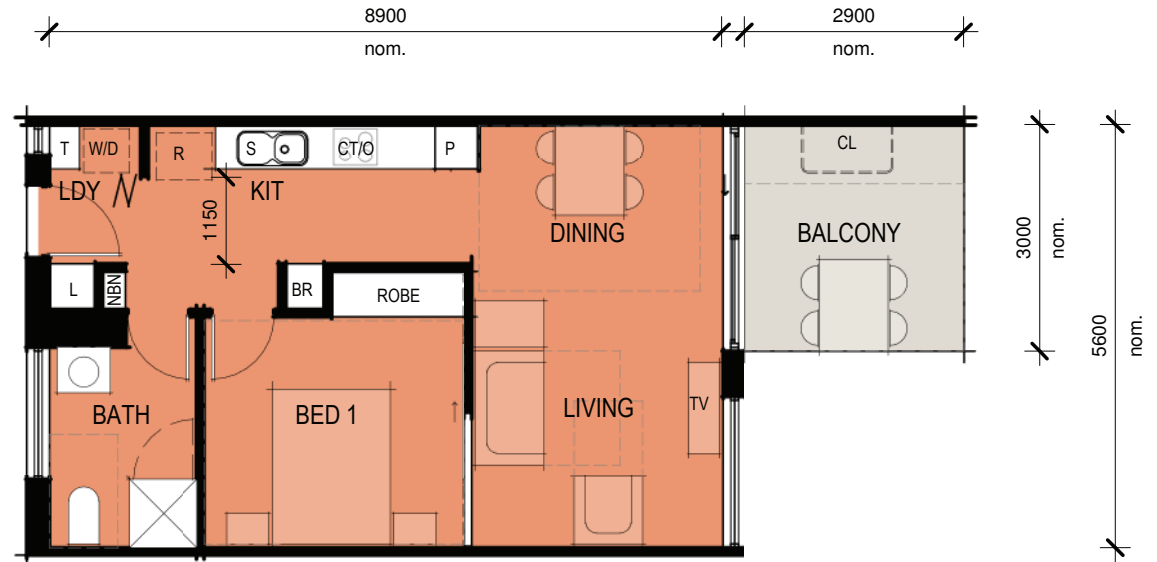
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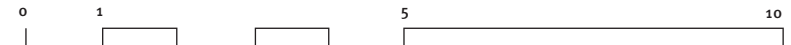
# 1 0

## 1 BEDROOM GENERAL

- › Internal Floor Area: 49 m<sup>2</sup>
- › External Floor Area: 9 m<sup>2</sup>
- › walk-through laundry + kitchen
- › natural light and ventilation to bathroom
- › operable wall between bedroom and living room for light + ventilation
- › -min.900mm clear width for circulation



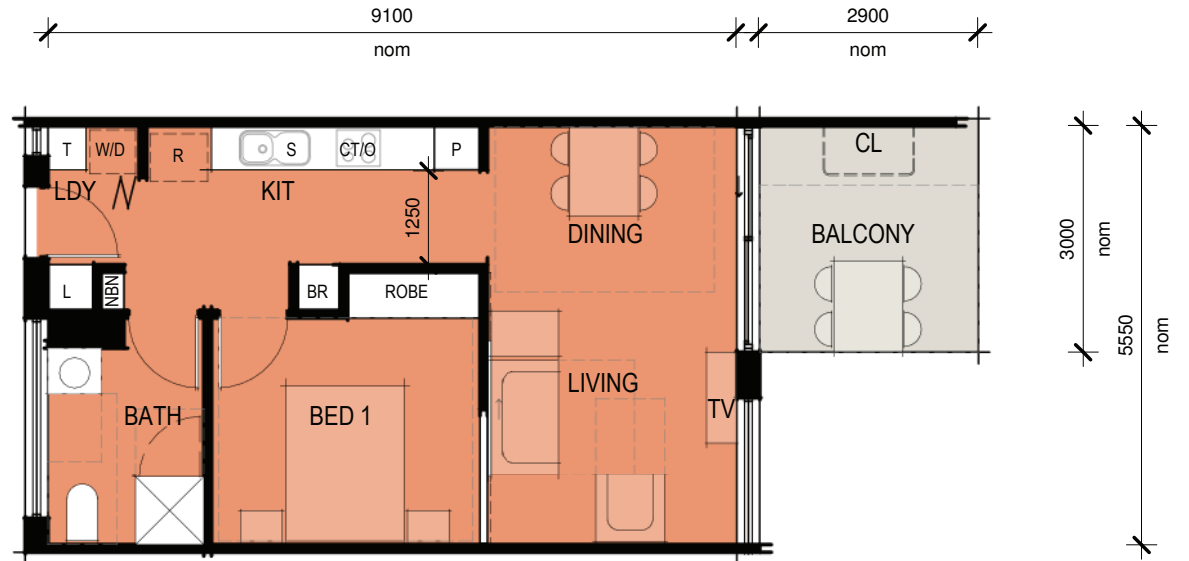
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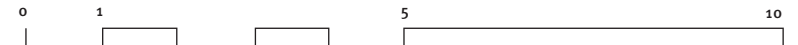
# 1 S

## 1 BEDROOM SILVER

- › Internal Floor Area: 49 m<sup>2</sup>
- › External Floor Area: 9 m<sup>2</sup>
- › -as per General, plus:
- › -min.1000mm clear width for circulation



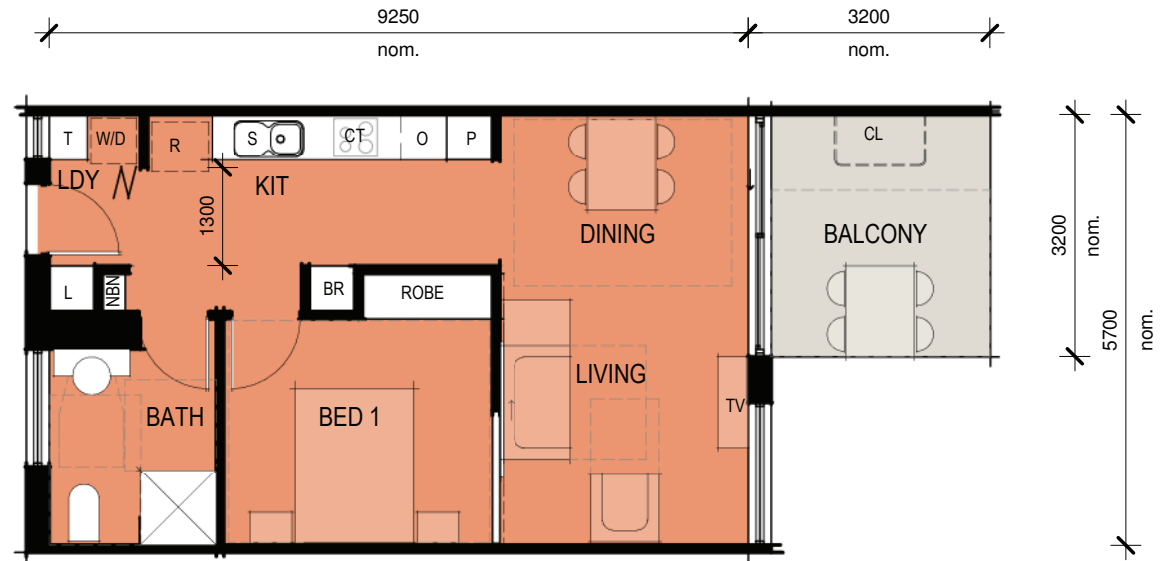
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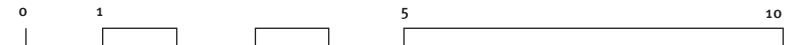
# 1 G

## 1 BEDROOM GOLD

- › Internal Floor Area: 51 m<sup>2</sup>
- › External Floor Area: 9 m<sup>2</sup>
- › -as per Silver, plus:
- › -min.1200mm clear width for circulation



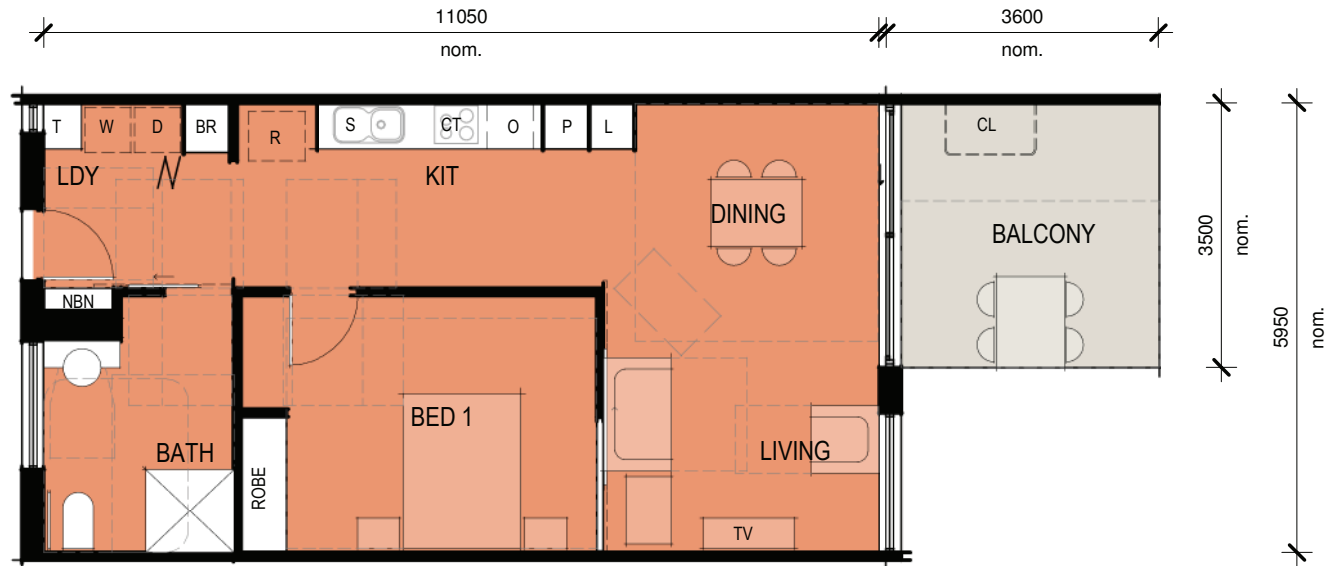
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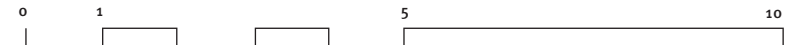
# 1 P

## 1 BEDROOM PLATINUM

- › Internal Floor Area: 65 m<sup>2</sup>
- › External Floor Area: 12 m<sup>2</sup>
- › -as per Gold, plus:
- › -AS1428.1 compliant circulation



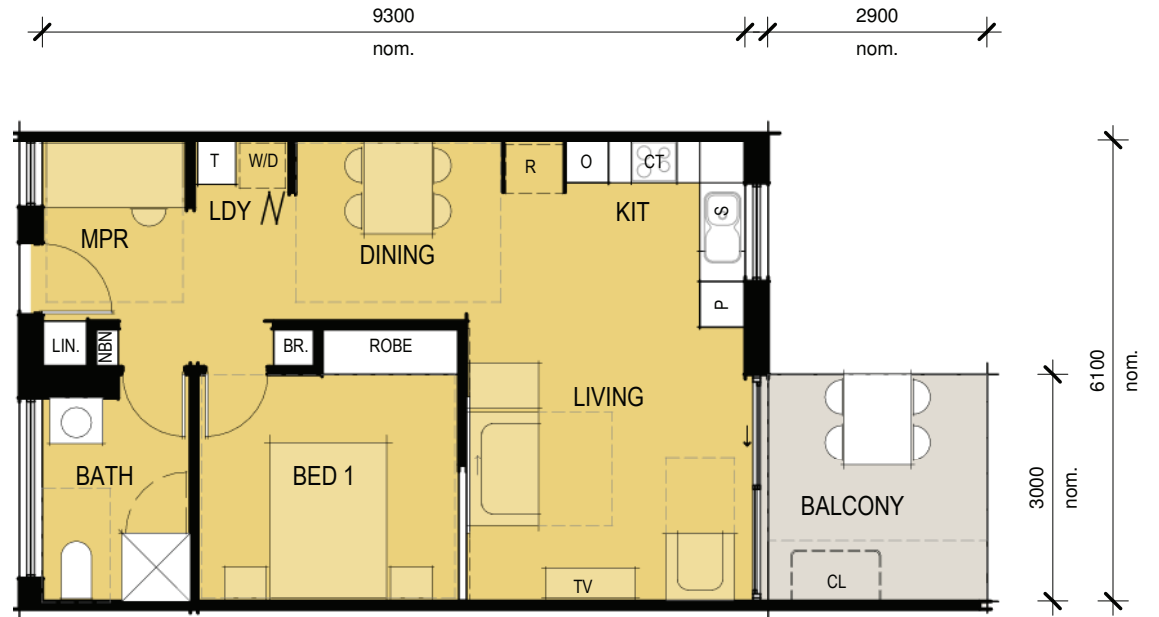
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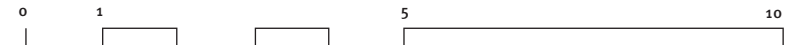
# 1+0

## 1 BEDROOM + GENERAL

- › Internal Floor Area: 57 m<sup>2</sup>
- › External Floor Area: 9 m<sup>2</sup>
- › walk-through laundry + kitchen
- › natural light and ventilation to bathroom and MPR
- › operable wall between bedroom and living room for light + ventilation
- › min.900mm clear width for circulation



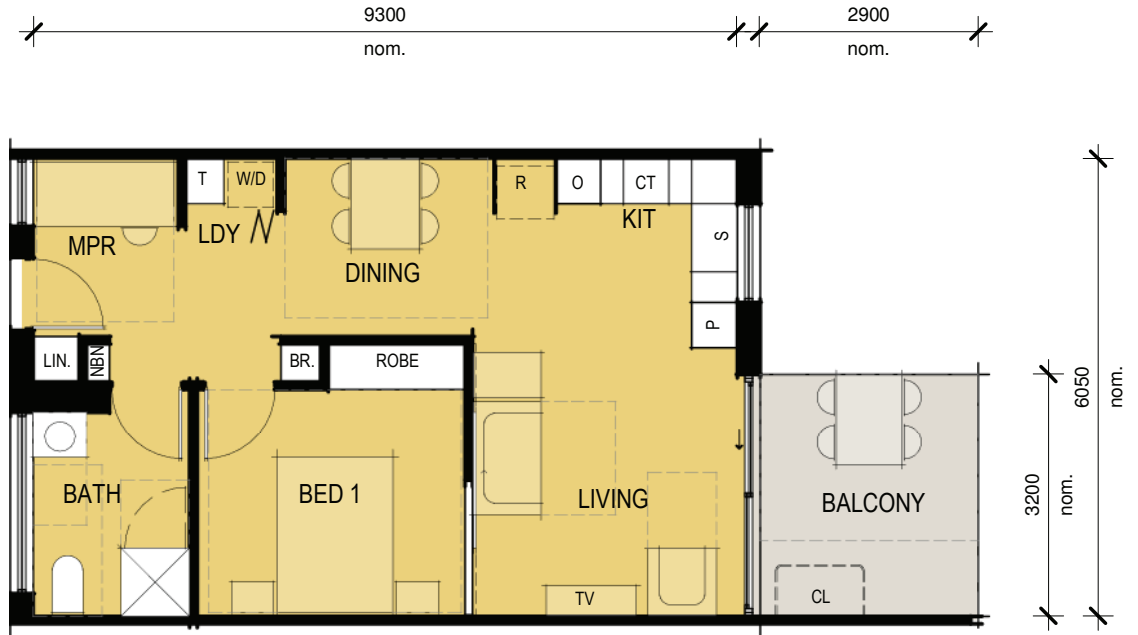
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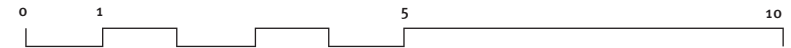


# 1 BEDROOM + SILVER

- › Internal Floor Area: 57 m<sup>2</sup>
- › External Floor Area: 9 m<sup>2</sup>
- › as per General, plus:
- › min.1000mm clear width for circulation



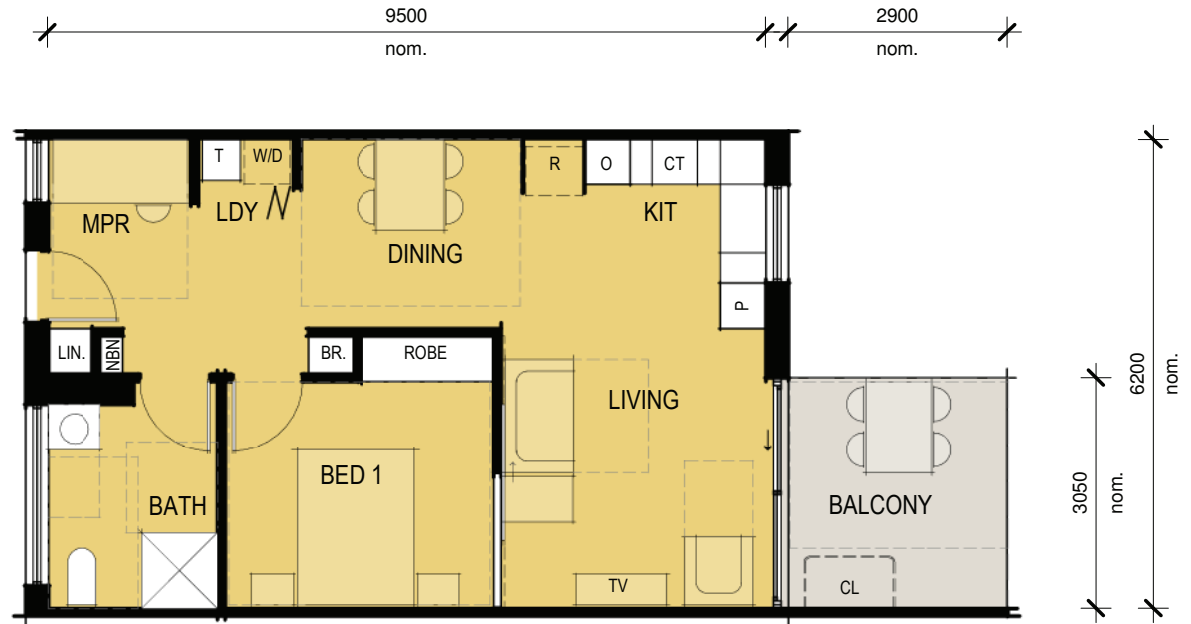
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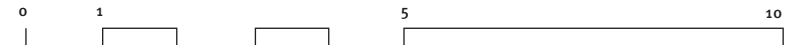


# 1 BEDROOM + GOLD

- › Internal Floor Area: 57 m<sup>2</sup>
- › External Floor Area: 9 m<sup>2</sup>
- › as per Silver, plus:
- › min.1200mm clear width for circulation



NOTE:  
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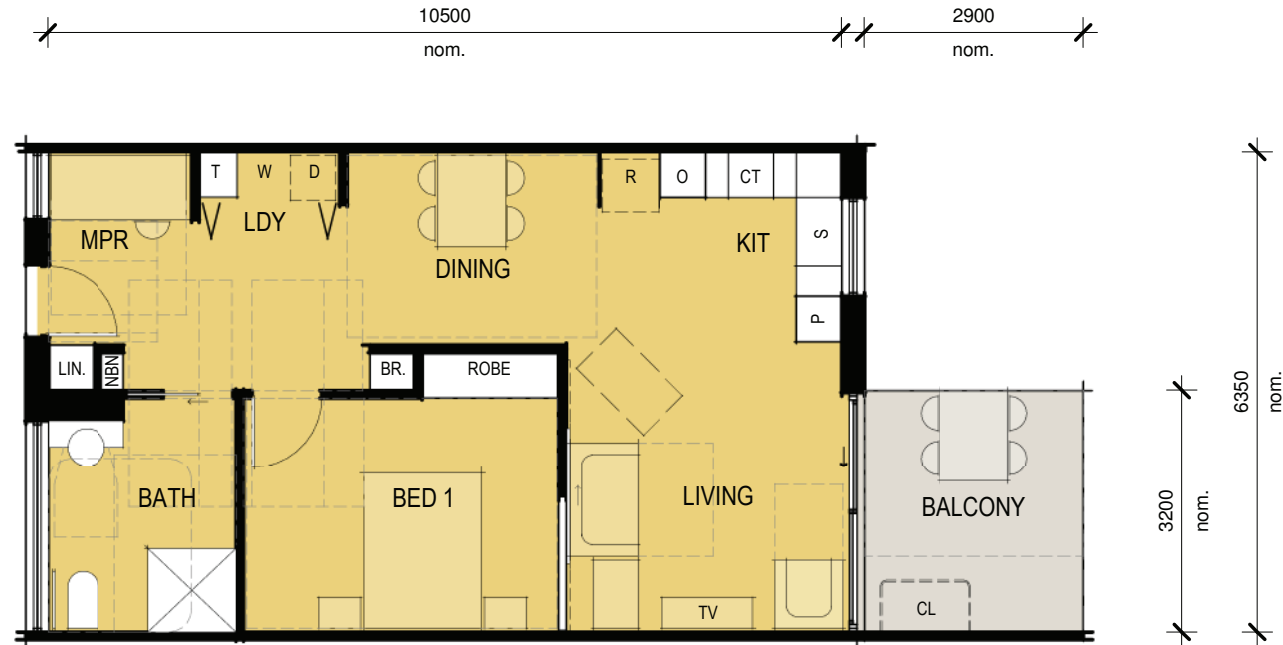




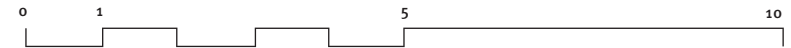


# 1 BEDROOM + PLATINUM

- › Internal Floor Area: 66 m<sup>2</sup>
- › External Floor Area: 9 m<sup>2</sup>
- › as per Gold, plus:
- › AS1428.1 compliant circulation



NOTE:  
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# 20

## 2 BEDROOM GENERAL

- › Internal Floor Area: 58 m<sup>2</sup>
- › External Floor Area: 10 m<sup>2</sup>
- › combined bathroom + laundry
- › natural light and ventilation to bathroom
- › cross ventilation to bedroom 1
- › min.900mm clear width for circulation



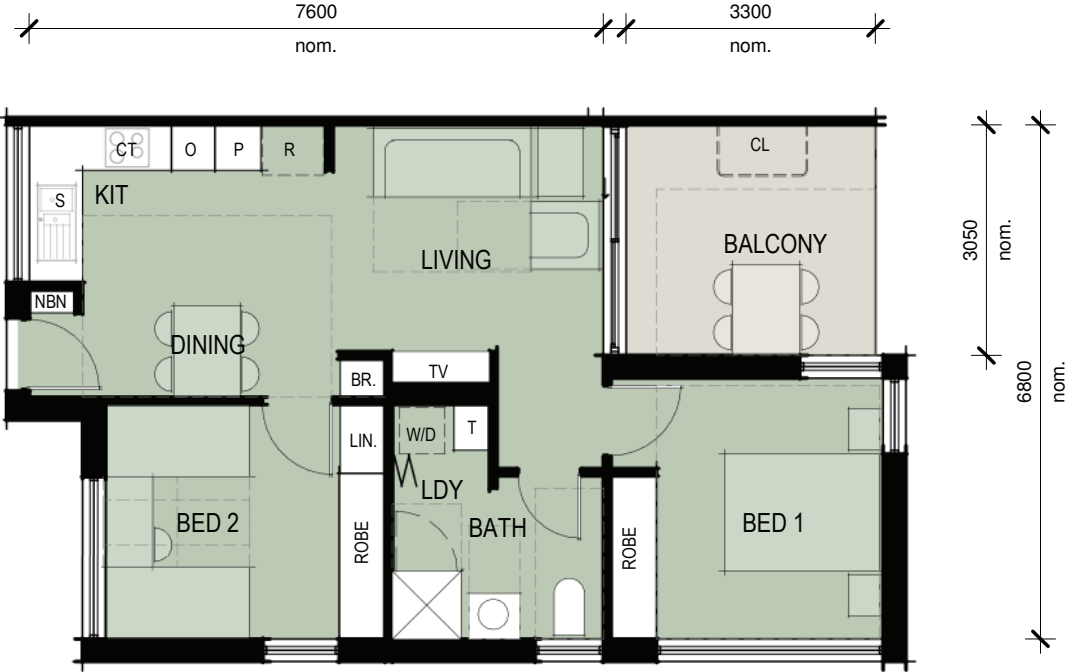
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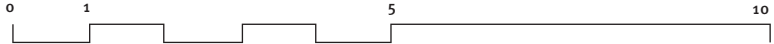
# 2 S

## 2 BEDROOM SILVER

- › Internal Floor Area: 60 m<sup>2</sup>
- › External Floor Area: 10 m<sup>2</sup>
- › as per General, plus:
- › min.1000mm clear width for circulation



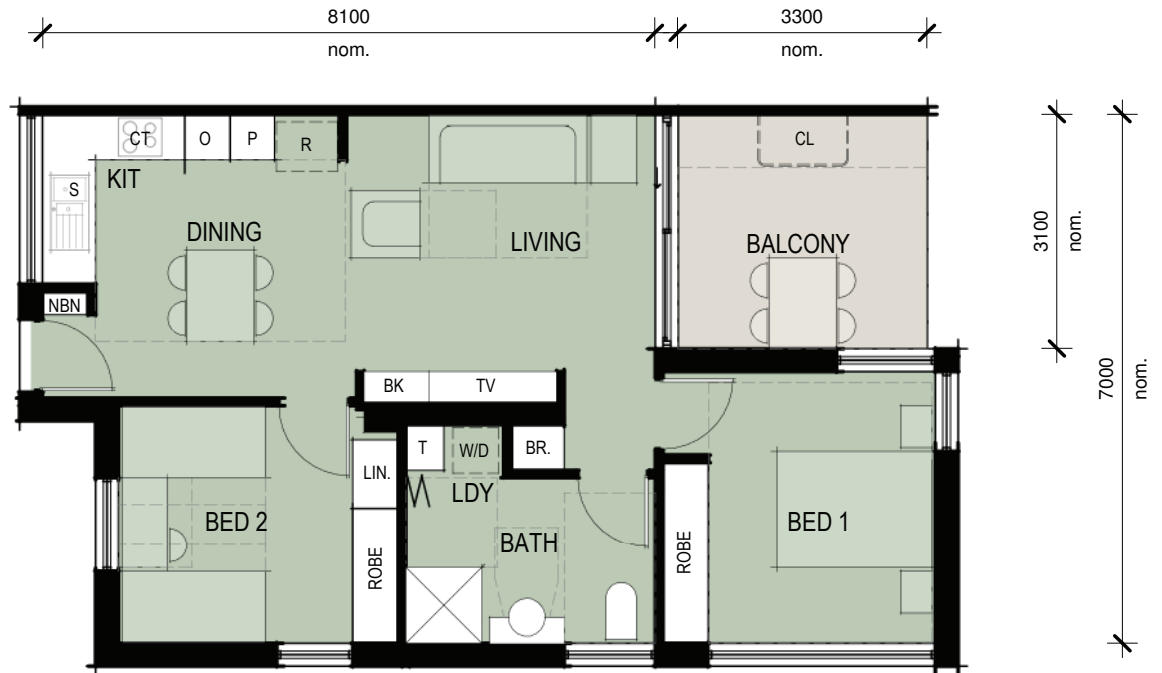
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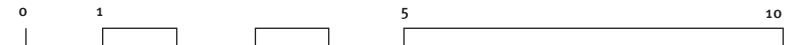
# 2 G

## 2 BEDROOM GOLD

- › Internal Floor Area: 65 m<sup>2</sup>
- › External Floor Area: 10 m<sup>2</sup>
- › as per Silver, plus:
- › min.1200mm clear width for circulation



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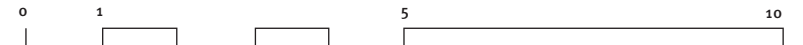
# 2 P

## 2 BEDROOM PLATINUM

- › Internal Floor Area: 77 m<sup>2</sup>
- › External Floor Area: 10 m<sup>2</sup>
- › as per Gold, plus:
- › separate bathroom + laundry
- › AS1428.1 compliant circulation



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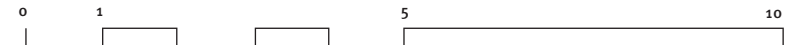
# 30

## 3 BEDROOM GENERAL

- › Internal Floor Area: 93 m<sup>2</sup>
- › External Floor Area: 13 m<sup>2</sup>
- › separate bathroom + laundry
- › natural light and ventilation to bathroom
- › cross ventilation to bedroom 1
- › min.900mm clear width for circulation



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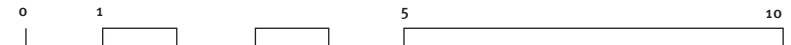
# 3 S

## 3 BEDROOM SILVER

- › Internal Floor Area: 95 m<sup>2</sup>
- › External Floor Area: 13 m<sup>2</sup>
- › as per General, plus:
- › min.1000mm clear width for circulation



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# 3 G

## 3 BEDROOM GOLD

- › Internal Floor Area: 100 m<sup>2</sup>
- › External Floor Area: 13 m<sup>2</sup>
- › as per Silver, plus:
- › min.1200mm clear width for circulation



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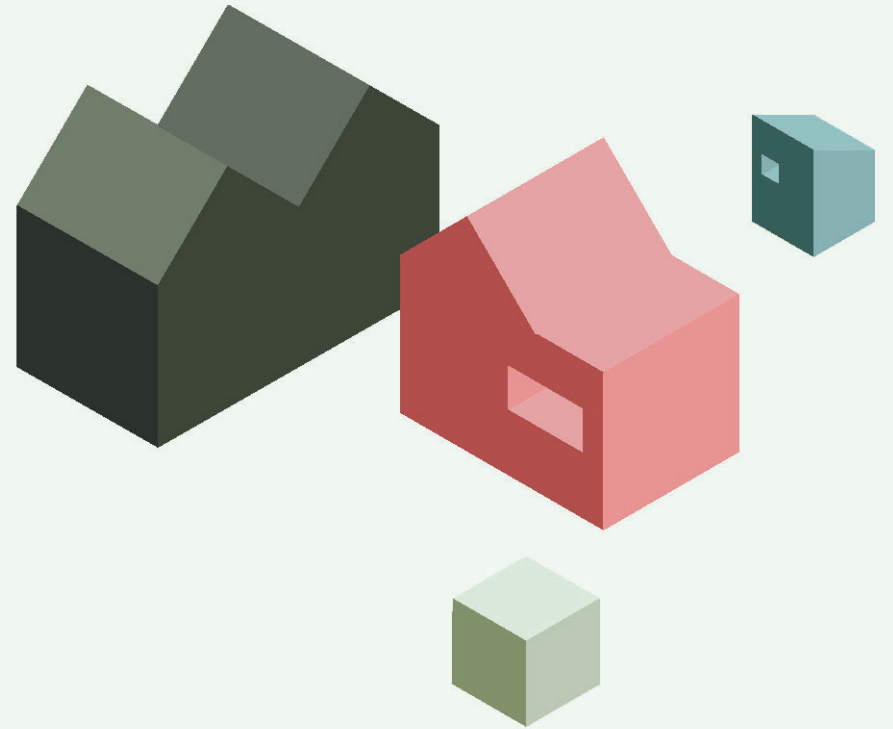
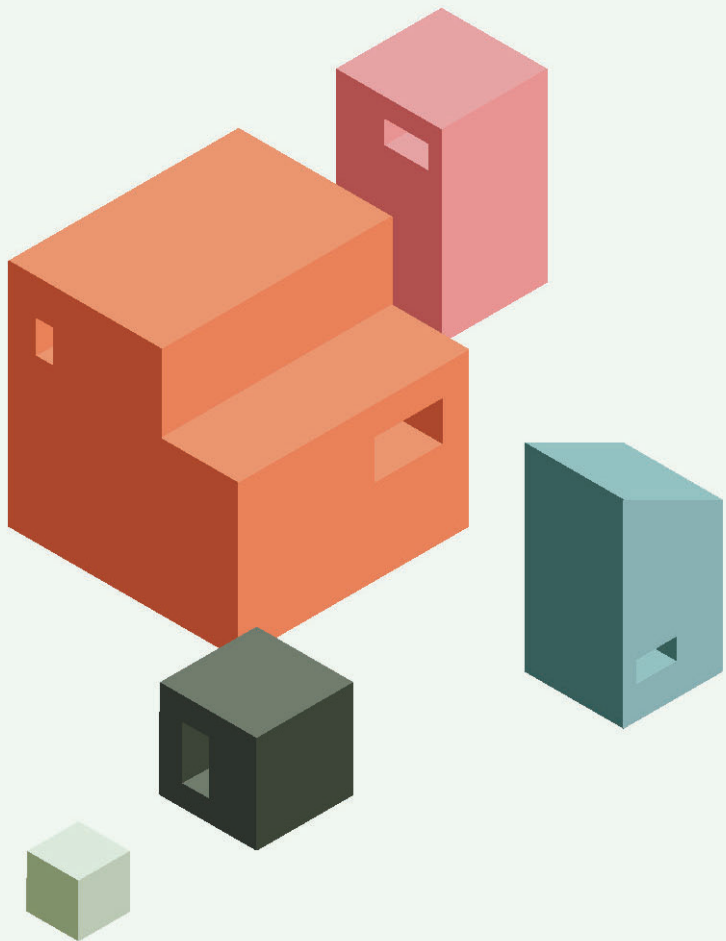
# 3 P

## 3 BEDROOM PLATINUM

- › Internal Floor Area: 117 m<sup>2</sup>
- › External Floor Area: 16 m<sup>2</sup>
- › as per Gold, plus:
- › AS1428.1 compliant circulation



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**Queensland  
Government**