



DEPARTMENT OF COMMUNITIES DESIGN BRIEF

Single & Grouped Dwellings





Document Control

Revision Date	Comments	Author
18.10.2019	Whole brief revision	Urban Design



Preface

Purpose

The Department of Communities, Housing (DoC,H) is committed to achieving design excellence and delivering better places and spaces that will facilitate appropriate, available and affordable housing.

'Best practice' Urban Design Objectives are to be applied to all grouped dwelling projects. It is expected that all clauses contained in this Design Brief will be applied to the planning, design and development phases of each project. This Design Brief will be used to inform subsequent Design Review and Planning Approvals.

Who is the Design Brief for?

This Design Brief is intended to be used by consultants, including builders, designers and architects, involved in the design and delivery of Department of Communities, Housing projects.

How will the Design Brief be Used?

All projects must demonstrate compliance with all clauses of each section. Any areas where compliance has not been achieved must be recorded with a justification in the Compliance Self-assessment sheet located at the end of this document. Innovative and site-specific approaches that do not comply with the clauses of the brief but meet their intent may be approved.

All images in this document are illustrative purposes only and are not to scale.

Gaining Approval

All submissions made for review, comment or approval must be in the format of legible architectural drawings with a scale bar and minimum scale of 1:200 when printed at A3. Drawings must show contextual information including street names, lot number, indicative adjacent building wall locations, north point, key setbacks, building, and window dimensions.

Related Guidelines

This Brief complements National and State strategic policy on planning, design and construction. This document must be complied with in addition to the following guidelines and policy:

- Livable Housing Design Guidelines
- SPP 3.1 Residential Design Codes
- National Construction Code 2019 (BCA)



- Australian Standards
- Local Planning Schemes and Policies
- Local Development Plans (DAP) and associated Design Guidelines

Grouped Dwelling Typologies

Grouped Dwellings are two or more dwellings on the same lot and range in typologies. They typically range from single storey 1-bedroom dwellings through to double storey 3-bedroom dwellings and terrace homes. They often have shared walls but no dwelling is placed wholly or partially above another. The development is contained on one site, which can be an amalgamation of traditional suburban lots to create more efficient use of site area. Grouped dwellings make use of a shared driveway and occasionally other communal facilities such as laundries, drying areas, gardens and pools.



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PART A

External Design



**Dwelling Size & Siting | Façade & Interface | Fencing |
Performance & Amenity | Parking**



A1 | Dwelling Size & Siting

The following table sets out the suggested typical floor areas applicable to each of the dwelling sizes for the delivery of all new dwellings and takes into consideration standard items of furniture for each of the rooms, circulation and storage facilities.

A1.1 Dwellings must meet the following Fully Enclosed Covered Area (FECA*) requirements:

Number of Bedrooms	Typical Floor Areas (FECA m ²)
1	50 – 60m ²
2	75 – 85m ²
3	90 – 110m ²
4	110 – 130m ²
5	130 – 150m ²

* Fully Enclosed Covered Area (FECA) is measured to the normal inside face of external walls. Note that FECA does not include the area of the store room under the main roof, or unenclosed areas such as porches, verandas, enclosed garages, carports, patios etc.

A1.2 Dwelling layout uses the site efficiently to create usable outdoor areas that contribute to the amenity of the home.



A2 | Façade & Interface

A2.1 Development takes into regard existing and future development context and streetscape character:

- A2.1.1 The dwelling generates visual interest by varying the bulk, height, and scale of building elements and responding to existing topography..
- A2.1.2 Passive surveillance is achieved through at least one major opening per dwelling addressing primary and secondary streets, rear lanes and internal streets/driveways.

A2.2 Building façade and interface contribute positively to the character of the street and public realm:

- A2.2.1 Front entries are formal in scale and presentation with the front door visible from the street.
- A2.2.2 Services are to be recessed and/or integrated within landscaping or the development and located away from pedestrian entries and circulation routes through the site.
- A2.2.3 The dwelling frontage incorporates at least three different materials or finishes arranged in an attractive composition. At least 1 finish must be a material other than render, such as feature brickwork or feature cladding.
- A2.2.4 Where façade materials change, only terminate materials at internal corners to make an attractive transition between materials.
- A2.2.5 A combination of the following architectural features are incorporated into the dwelling to achieve a cohesive architectural design outcome:

Primary Features	Secondary Features
<ul style="list-style-type: none"> • Prominent formal entry feature such as a generous sized porch, portico or veranda • Roof feature such as open gable or skillion roof with raking soffits on front elevation • Raised planter integrated with elevation or designer landscaping features 	<ul style="list-style-type: none"> • Awnings or vertical sun shades • Minor roof features such as finial and tie detail • Recessed & projected walls • Blade walls • Transom windows over front doors • Side light windows adjacent to front doors • Feature corner windows • Feature brickwork



A2.2.6 Where a public footpath runs in front of the lot, a direct path is provided between the footpath to the front door of each street-facing dwelling. A separate letterbox should be provided adjacent to the path.

A2.2.7 Where a pedestrian path runs along a dwelling elevation, provide separation from elevation with a minimum 500mm landscaping strip.



A3 | Fencing

Fencing has an important role in the presentation of the development and in defining the public and private realms. It should be designed to enhance the development by using complementary materials and colours while balancing the privacy needs of residents with ensuring passive surveillance of the street.

A3.1 Fencing positively contributes to the amenity and activation of the streetscape, common driveways and suits the surrounding context:

- A3.1.1 All fencing to the street front is attractive fencing with a permeable portion, such as brick pier with permeable infill panels. It should incorporate features such as raised planters, landscaping strips, and areas of changing setback depth to the street.
- A3.1.2 Fencing materiality and design aesthetics are complementary to the dwelling, suits the context of the streetscape and reflects local character.
- A3.1.3 Fencing around outdoor living areas that abut the public realm (including driveways, pedestrian paths and streets) provide privacy to residents whilst satisfying passive surveillance requirements. Where an outdoor living area is placed in the front setback area, perimeter fencing may have a solid portion up to 1200mm high to provide privacy to occupants.
- A3.1.4 Sections of solid 1800mm high fencing visible to the public realm (including common driveways) are to be reduced wherever possible and shall be screened by planting in adjacent landscaping strips.
- A3.1.5 Where sheet metal fencing is used, it is only located between strata boundaries, to private lot boundaries and between side setbacks of built form.

A3.2 Fencing is a combination of permeable and solid areas to provide residents with privacy while also facilitating passive surveillance opportunities:

- A3.2.1 Fencing to the primary and secondary street fronts is a combination of permeable and solid elements correlating to privacy requirements of individual rooms/spaces and passive surveillance requirements to the public realm.
- A3.2.2 Where permeable fencing is provided, a 500mm landscaping strip should be provided along the fence to contribute higher amenity to the residents and the public realm.



A3.2.3 Fencing along the primary street front (and within primary street front setbacks for corner lots) shall have a solid fencing portion no higher than 1200mm.

A3.2.4 Use of fencing is reduced where possible (no fencing will be accepted if suitable).

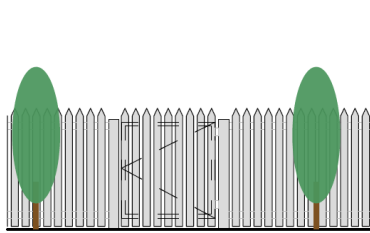


Figure 1: Permeable fencing – low picket fence

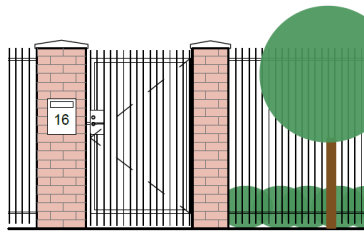


Figure 2: Permeable fencing – brick pier and full-height permeable infill panel

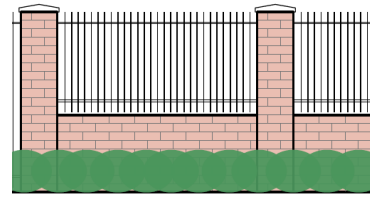


Figure 3: Permeable fencing – brick pier and low wall with permeable infill panel

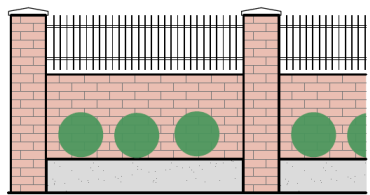


Figure 4: Semi-permeable fencing – brick pier and wall to 1200mm with integrated planter. Permeable infill panel above 1200mm

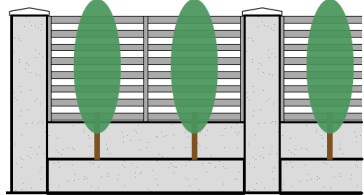


Figure 5: Semi-permeable fencing – rendered masonry pier with low wall, integrated planter and permeable infill panels above

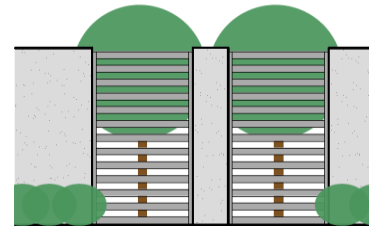


Figure 6: Semi-permeable fencing – 1800mm high brick wall with 1800mm high permeable infill panels

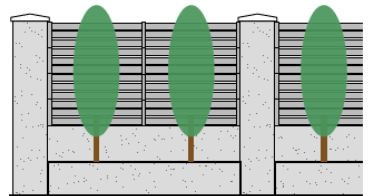


Figure 7: Non-permeable fencing – rendered masonry pier and low wall with integrated planter. Solid infill panel above

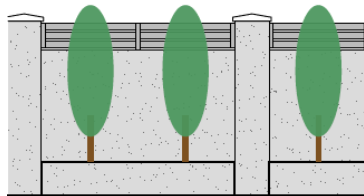


Figure 8: Non-permeable fencing – rendered masonry wall to 1600mm with permeable infill panel above

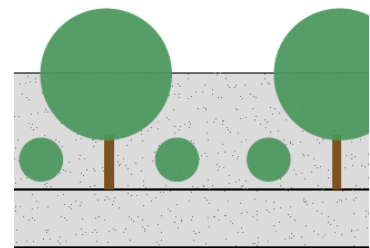


Figure 9: Non-permeable fencing – brick wall to 1800mm with integrated planter



A4 | Performance & Amenity

A4.1 The building is appropriately situated on-site for optimal climate-responsive design to improve internal comfort and reduce heating and cooling demand:

- A4.1.1 Eaves, awnings and other shading devices are designed to allow Winter sun penetration into dwellings and shade openings from Summer sun.
- A4.1.2 Shading strategies for windows should consider window orientation and sill height.
- A4.1.3 A secondary small outdoor living area orientated north, should be provided if the primary outdoor living area cannot be positioned to receive north light, such as a veranda or porch that can accommodate a small table and chairs.
- A4.1.4 All doors that will be used as a primary entry to the dwelling shall have a roof cover that provides suitable protection from the weather to people unlocking the door and entering the house.

A4.2 Building design maximises the opportunity for prevailing cool breezes to be utilised for cross-ventilation:

- A4.2.1 All habitable rooms have openable windows on at least 2 walls wherever possible to promote cross-ventilation through internal spaces.
- A4.2.2 A minimum distance of 2100mm should be provided between openable portions of windows within a room to facilitate cross ventilation.
- A4.2.3 Where rooms only permit windows to a single wall, provide windows with openable panels at high and low points to allow passive convection ventilation in the room.
- A4.2.4 Where possible, larger windows are located along north-facing walls and smaller windows located on the south, east and west-facing walls to reduce heat gains and losses to the dwelling.
- A4.2.5 Dwellings are configured to promote air circulation through the site with consideration given to minimising the extent of boundary walls across the site.



A5 | Parking

A5.1 Pedestrian and vehicle access are designed to coexist without negatively impacting the safety of users, amenity, or landscape:

- A5.1.1 Pedestrian access within the site is prioritised over vehicles and is clearly delineated through a separated path or by using varied trafficable finishes, materials, or patterns to distinguish the pedestrian path from shared driveways.
- A5.1.2 Hardscaping across the site is to be minimised and areas of landscaping maximised. The following strategies to reduce hardscaping are strongly encouraged:
- Low growing plants such as ground covers are provided instead of hardscaping behind wheel stops in car parking bays.
 - Hardscaping is only provided in common driveways to the minimum area required for vehicle parking, circulation areas, and pedestrian access. Landscaping compliant with R-Codes is provided in the truncation of vehicle turning circles.
 - Provide stepping stones within garden beds to provide paths to areas that only require occasional access.



PART B

Internal Design



**Zoning | Entry & Passageway | Bedrooms |
Indoor & Outdoor Living Areas | Dining Area | Kitchen |
Bathroom & WC | Utilities | Electrical**



B1 | Zoning

B1.1 Building orientation and zoning of interior and exterior spaces balance appropriate privacy, light and ventilation requirements and help to reduce the heat loading on critical areas of the building throughout the day:

- B1.1.1 Where possible, orientate longer building faces to the north and shorter faces to the east and west to reduce solar heat gain to the home.
- B1.1.2 Bedrooms are not located on the west side of the dwelling to reduce solar heat gain in the bedrooms before sleep.
- B1.1.3 Indoor living areas are north facing and receive at least two hours of direct Winter sun.
- B1.1.4 Outdoor living areas are located to provide privacy to occupants from the public realm and neighbouring outdoor living areas first, and northern orientation second.
- B1.1.5 Window locations take advantage of cooling summer breezes and facilitate natural ventilation through both individual rooms and the entire dwelling.
- B1.1.6 Landscaping should be designed and located to shade areas of the dwelling from Summer sun.

B1.2 Internal floor plan layout utilises space-saving design techniques to avoid creating unusable space:

- B1.2.1 Internal circulation spaces do not exceed more than 10% of the internal dwelling floor area.
- B1.2.2 All spaces are made multifunctional where possible by combining circulation space with other uses such as storage.
- B1.2.3 Room entry points are grouped together to prevent long hallway designs.
- B1.2.4 Where a habitable landing is provided at the top of a stair, it must be a useful and furnishable space, such as a secondary lounge room or study.



B2 | Entry & Passageway

Entry spaces and passageways are high-traffic areas and often the first internal spaces people have contact with when entering a home. The width and design of these spaces must allow for occupants to move freely through them, with hands full of shopping bags, pushing a pram, or when moving furniture. The space should also be a suitable size and design for the occupants to greet and receive guests.

Many people store items at or near their front entrance, such as shoes, coat racks, prams and hall stands, which also require sufficient dedicated space to access without impacting circulation space.

B2.1 Entry spaces and hallways are a size and layout that can accommodate appropriate hallway furniture while maintaining a clear circulation path in the passage:

- B2.1.1 All hallways must provide a minimum clear width at their narrowest point (typically between skirting boards) of 1000mm and do not make up more than 10% of the overall house area.
- B2.1.2 Internal entry areas have a 1200mm minimum dimension at the primary point of entry where possible and include adequate space for entry furniture such as a hallstand, shoe rack, umbrella stand or coat rack.
- B2.1.3 The internal entry area is naturally lit during the day.
- B2.1.4 A minimum head clearance of 2100mm is provided in all areas of external entry spaces, such as porch entries and pedestrian walkways that pass under overhanging roof features. Internal porch ceiling should be 2.4m above the finished floor level.



B3 | Bedrooms

Bedrooms are generally used during the evenings and mornings. Access to early morning sun is an essential element in waking people up naturally to start their days. Bedrooms are often considered to be the most private areas of a house, and as such, must be physically and visually separated from the louder and more active living areas.

Children's bedrooms require extra floor space as they are often used for many purposes, such as play, study, sleepovers with friends and additional storage. Often, occupants convert a bedroom into a study, therefore a variety of furniture types and layouts must be able to be accommodated in these spaces.

B3.1 Bedrooms allow occupants to manoeuvre and access furniture easily:

- B3.1.1 Adequate space is provided around furniture, in front of doors to the room and built-in-wardrobe to allow easy access.
- B3.1.2 The master bedroom is at least 11m² exclusive of robe and has a minimum dimension of 3000mm (clear of robe). Robes should provide at least 2400mm of hanging space. It should accommodate a queen bed, 2 bedside tables, and a dressing table/set of drawers.
- B3.1.3 Secondary bedrooms are at least 9m² exclusive of robe and has a minimum dimension of 2800mm (clear of robe). A built-in-robe should provide at least 1800mm of hanging space. Secondary bedrooms should accommodate 2 single beds, 2 bedside tables, and a dressing table/set of drawers.
- B3.1.4 Location of DGPOs allows for flexibility in furnishing room to suit occupant needs.
- B3.1.5 The arrangement of windows, robes, and doors in a bedroom should accommodate required beds and side tables to be placed against a wall without obstructing windows.

B3.2 Bedrooms provide privacy and retreat for occupants:

- B3.2.1 Bedrooms are co-located with bathrooms and are not directly accessible from the living areas of the home.
- B3.2.2 Separation between Master bedroom and secondary bedrooms is provided where possible.



B3.3 Bedrooms utilise natural lighting and cooling to ensure high amenity and healthy spaces for occupants:

- B3.3.1 Bedrooms incorporate at least two openable windows on adjacent or opposite walls wherever possible.
- B3.3.2 Where only highlight windows are possible in a bedroom, a minimum of two walls must have openable windows.
- B3.3.3 Window sill height considers potential furniture placements to provide light for the activities conducted in the room, and to avoid furniture obstructing windows.



B4 | Indoor & Outdoor Living Areas

Living Areas are generally the most versatile rooms of the home and can be used at any hour of the day or night. These areas provide spaces for families to gather, and for individual members to partake in their own personal pursuits. When designing living areas, keep in mind that occupants may, at times, push furniture back towards walls to create clear spaces for activities such as exercise or play.

B4.1 Location of indoor and outdoor living areas facilitate easy movement and a range of activities for occupants:

B4.1.1 Living rooms are located on the northern side of the dwelling.

B4.1.2 Living areas provide physical and visual access to private outdoor space (alfresco, rear yard, courtyard etc).

B4.2 Living areas for all dwellings are of a size and design to accommodate the furniture required for the intended number of occupants and have suitable clearances for circulation:

B4.2.1 Combined living and dining areas should have the following minimum functional areas and dimensions and accommodate the following furniture items:

- 1 bedroom dwelling: 18m² – 4 seater lounge suite, TV unit, coffee table.
- 2 bedroom dwelling: 27m² – 6 seater lounge suite, TV unit, coffee table.
- 3 bedroom dwelling: 29m² – 6 seater lounge suite, TV unit, coffee table.
- 4 bedroom dwelling: 34m² – 8 seater lounge suite, TV unit, coffee table.
- 5 bedroom dwelling: 36m² – 8 seater lounge suite, TV unit, coffee table.

B4.2.2 Living areas that must be passed through to access other areas of the dwelling should be designed to accommodate a minimum 850mm wide circulation path where needed.

B4.2.3 The layout of the living room should accommodate lounge suites size requirements (B5.1) located with the majority of required seating directly opposite of the TV location.

B4.3 External areas to dwelling are located and appropriately sized to meet the functional requirements of the typical activities and use of the occupants:



- B4.3.1 Alfresco areas are designed to provide useful outdoor living space that enhances the amenity of the internal living areas.
- B4.3.2 An alfresco area is located off either the living or dining areas and provides cover from climatic elements.
- B4.3.3 Alfresco areas must have a cover that provides an area free of columns that meets the below sizes, where the Outdoor Living Area uncovered area provisions of the R-Codes permit:
- R35 and under: minimum depth of 2.4m and 3m width.
 - R40: minimum depth of 2m and 3m width.
- B4.3.4 Alfresco covers provide a minimum 2400mm clearance at all points above FFL of the alfresco area.
- B4.3.5 If an alfresco cover shades the only major glazed opening to the living area receiving northern light in Winter, the height of alfresco covers above FFL of internal living areas should equal or exceed the depth of the alfresco cover to allow northern winter light to enter windows and sliding glass doors (see Figure 11).

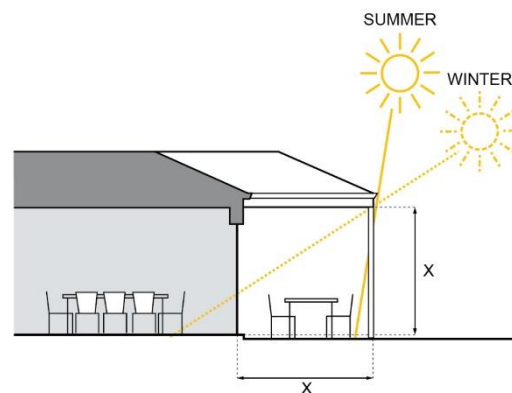


Figure 11: If an alfresco cover shades the only major openings capable of providing direct northern light into a dwelling, the height of the cover must be at least equal to the depth to allow northern light to enter the dwelling in Winter.



B5 | Dining Area

The dining area is a clearly identified space located close to the kitchen area and outdoor dining/living area..

B5.1 Dining area dimensions accommodate standard furniture sizes and the circulation space required to comfortably sit down and move chairs away from the dining setting. Dining area dimensions are proportionate to the dwelling size

- 1 bedroom dwelling: Accommodates a 4 - seater dining setting (with minimum table dimensions of 1000mm x 1000mm) and freestanding cabinet/sideboard. Minimum room dimensions should be 2600mm x 2600mm (excluding cabinet/sideboard)
- 2 - 3 bedroom dwelling: Accommodates a 6 - seater dining setting (with minimum table dimensions of 1000mm x 1500mm) and freestanding cabinet/sideboard. Minimum room dimensions (excluding cabinet/sideboard) should be 2600mm x 3100mm.
- 4+ bedroom dwelling: Accommodates an 8 - seater dining setting (with minimum table dimensions of 1000mm x 2400mm) and freestanding cabinet/sideboard. Minimum room dimensions (excluding cabinet/sideboard) should be 2600mm x 4000mm.

Where a dining area must be moved through to access other areas of the house, such as alfresco area or bedroom/bathroom wings, an additional 850mm minimum of circulation space must be provided in the dining area to facilitate clear passage around furniture.



B6 | Kitchens

Kitchens are generally used for longer periods of time during the hours when meals are prepared, therefore require direct sunlight throughout the day. Substantial natural daylight allows activities such as preparing food, reading recipes, and cleaning, to be performed easily and safely without reliance on artificial lighting during daylight hours. Window sizes and locations should provide adequate light for all kitchen activities such as reading cookbooks and preparing food. At times, meals are eaten informally in kitchen areas, and sufficient space around benchtops allow people to gather standing, or on stools around kitchen benchtops.

B6.1 Kitchen design locates cooking activities and appliances to provide a functional and convenient space to prepare food:

- B6.1.1 DGPOs/GPOs are located in areas which correspond to the likely appliance use locations including those near bench preparation areas and in dedicated appliance recesses in cupboards/shelving.
- B6.1.2 The design of countertops, cupboards and pantries include dedicated spaces for an oven, cooktop and exhaust, microwave, dishwasher, fridge, cutlery drawers, sink, and bins.
- B6.1.3 Two minimum 15-litre inbuilt bins should be provided within cabinetry near the kitchen sink.
- B6.1.4 A minimum clearance of 1200mm is provided between cabinetry to allow the use of and easy movement through the kitchen by multiple people at once.
- B6.1.5 Refrigerator GPO is located above the height of the fridge (typically 1800mm above FFL) so that the fridge can fit flush in recess.
- B6.1.6 Where a corner cupboard is a blind corner (door only opening on one external cupboard face), it is fitted with hardware such as fold-out kidney shelving or a turn-style shelf to ensure the space is useable and convenient for storage.

B6.2 Wherever possible, at least 1 openable window is designed into the kitchen space to assist with natural ventilation.



B6.3 Kitchen designs meet the requirements below:

Number of Bedrooms	Contiguous Bench Length	Total Usable Bench Length (excludes corners)	Inset Sink Type	Fridge Recess Width
1 - 2	600mm	1500mm	1 ½ bowl & drainer	900mm
3	800mm	1800mm	1 ½ bowl & drainer	900mm
4+	1000mm	3600mm	2 bowl & drainer	1000mm



B7 | Bathroom & Powder Room

Bathrooms must be located in close proximity to bedrooms for convenience and away from living, kitchen and dining areas to maintain privacy. The toilet pan should not be visible from any internal areas other than hallways.

Bathrooms need to provide space for comfortable and safe movement that allows people to perform activities such as dry themselves and bathe children.

B7.1 Bathrooms are healthy spaces that are easy to manoeuvre in:

- B7.1.1 Bathrooms have openable windows to facilitate natural ventilation.
- B7.1.2 All toilet bowls provide a minimum clearance of 425mm from the bowl centre to obstructions either side to allow comfortable use.

B7.2 Bathrooms are located to be convenient to use and do not detract from the amenity of the home:

- B7.2.1 Bathroom windows should not be located on front dwelling elevations where possible. Where visible from the public realm (including common driveway, front porch, public open spaces, and street) all windows to bathrooms shall be highlight windows to provide privacy to occupants.
- B7.2.2 Bathrooms are located close to bedrooms.
- B7.2.3 Toilet bowls are not able to be seen from habitable rooms, especially the kitchen and living areas, when the bathroom door is open.

B7.3 The main bathroom accommodates a bath and a hobless shower enclosed on three sides with a pivot door that can easily be removed at a later date or built-in shower curtain rod.

B7.4 In houses with 3 bedrooms or more, the toilet of the family bathroom is provided in a separate room.

B7.5 Bathrooms should have at least 1 downlight positioned no further than 1m from the shower to provide adequate light for bathing activities.



B8 | Utilities

The laundry space is typically used for washing textiles which can create condensation, leading to mould growth and health issues. Maximising natural ventilation and daylight in these spaces aid in drying out and keeping laundry spaces healthy and clean. The process of 'doing the washing' involves not only the washing of textiles, but the drying and folding also. Access to an outdoor drying area from the laundry space must be short and direct to minimise the path of travel when carrying heavy washing baskets. Laundry spaces often contain loud appliances and must be physically and visually separated from living areas to prevent acoustic interference and impacts on amenity.

B8.1 The clothes drying area is located in close proximity to the laundry and facilitates convenient and easy clothes washing process:

- B8.1.1 The route between the laundry and clothes drying area is direct, short and clear of obstructions.
- B8.1.2 Clothes drying area is located on the western or southern side where possible and/or directly accessible from the laundry.
- B8.1.3 Drying areas comprise of a total area of 3m² and have a minimum dimension of 1500mm clear between walls/fences.

B8.2 Laundry is a safe and healthy space and design limits the potential for build-up of damp:

- B8.2.1 A window or external door that can be left securely open must be provided to the laundry, such as window with fixed opening, sliding door with security screen, or patio bolts, so the laundry can be naturally ventilated. Mechanical ventilation should be provided if no external window or door is possible.
- B8.2.2 For combined bathroom/laundry rooms, linen cupboards are not located within the same room (broom cupboard exempt).

B8.3 Linen storage is easy to access, in close vicinity to the laundry and clothes drying area, and suitable for storing intended items:

- B8.3.1 Cabinetry size and design (within laundry and linen store) can accommodate the storage of linen, an ironing board, a vacuum cleaner, broom and other typical laundry/linen supplies.

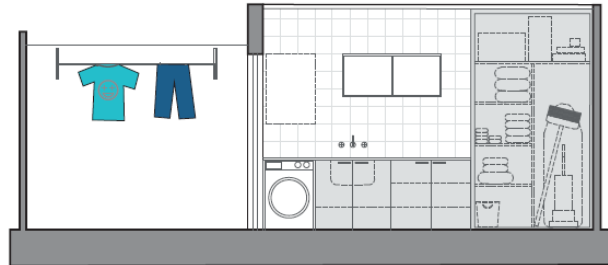


Figure 12: Storage is designed around standard laundry and cleaning household items

B8.4 Laundry clothesline and services are located where they do not negatively impact amenity within the home:

B8.4.1 The clothesline is located away from view from the kitchen, living, dining, bedroom and alfresco areas (Figure 13).

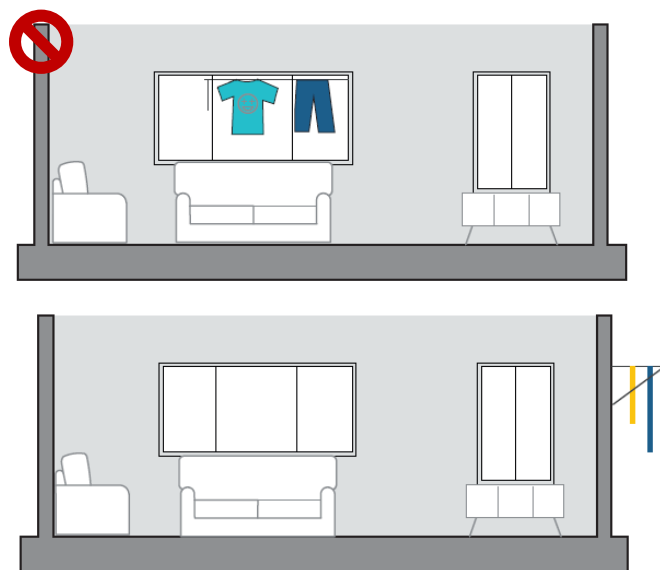


Figure 13: Laundry line in a location where hanging washing is not visible from inside the house.

B8.5 Laundry size is appropriate for the number of occupants possible in the house:

B8.5.1 European laundries may be used for 1 or 2 bedroom dwellings and must be designed and located where noise impact is minimised to bedrooms and living areas. They may be located separate from, or within the main bathroom.

B8.5.2 Dedicated laundry rooms must be provided for 3+ bedroom dwellings.

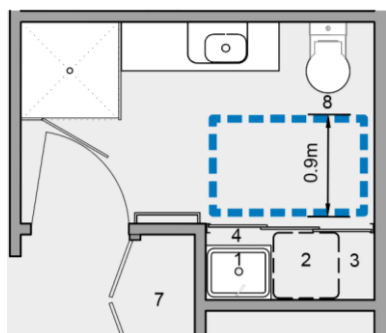


Figure 14: Laundry integrated in bathroom – in screened recess

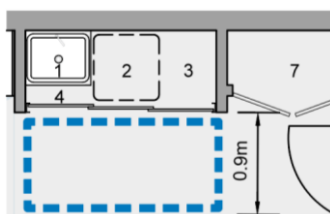


Figure 15: European Laundry in passageway

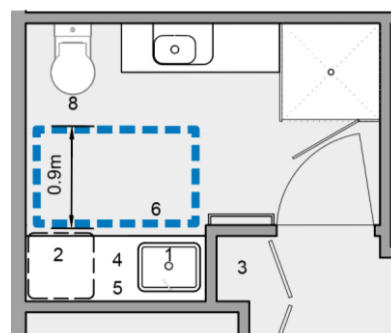


Figure 16: Laundry integrated in bathroom – open joinery

Key

- | | |
|--|--|
| 1. Laundry trough | 5. 300mm high tiled splashback |
| 2. Washing machine | 6. Joinery with cupboards and inset trough |
| 3. Broom storage | 7. Linen cupboard |
| 4. Stacking tri-sliders or hinged pocket doors | |

B8.6 Bin storage spaces are designed to accommodate future LGA bin requirements, be easy to use, and not impact negatively on the enjoyment of the dwelling:

- B8.6.1 Dedicated bin storage area/s for each dwelling is provided and not visible from the public realm or common property.
- B8.6.2 Bin stores should provide space for Recycling, General Rubbish and Organic waste bins required by future WALGA requirements.

B8.7 The NBN box must be hidden from view within the habitable rooms and hallways of the house, such as mounted on internal garage walls, dedicated utility cupboard, built-in-wardrobe, or similar.



B9 | Electrical

B9.1 Energy efficiency, furniture layouts and intended use of spaces are factored into the placement and design of electrical fittings and fixtures around the home:

- B9.1.1 The location of GPOs facilitates the functional use of each room and practical furnishing layouts.
- B9.1.2 The orientation and layout of rooms utilises daylight to ensure spaces can be used during the day without reliance on artificial lighting.
- B9.1.3 Motion control sensors are utilised for lighting in infrequently used areas such as outdoor entry spaces.



Appendix | Compliance Self-assessment

The proponent certifies that all objectives and clauses of this brief have been complied with except the following:

Proponent name: _____

Proponent signature: _____

The design meets all but the following clauses of this design brief:

Clause no.	Justification