



Housing

PART B: FUNCTIONAL BRIEF

GROH and Key Worker Housing

Single & Grouped Dwellings
Southern and Northern Regions

Lot No:

Unit Numbers:

Street Number:

Street Name:

Suburb:

Tender Number:



Revision Date	Comments
15.06.2016	Section 2 Living Room – Clause 2.2.13 Deleted, making reference to exclusion of reverse cycle split system air conditioners to bedrooms. Bedrooms are included.
03.05.2017	Section 11 Finishes and Fixtures Schedule - Clause 11.2.4 Smoke Alarms. Revised approved types.

Introduction

Purpose

The Housing Authority (HA) 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 single dwelling projects. It is expected that the Design Objectives, Performance Criteria and Acceptable Development Standards contained in this Brief will be applied to the planning, design and development phases of each project. The Qualitative Brief will be used to inform subsequent Design Review and Planning Approvals.

Who is the Part B Functional Brief for?

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

How is the Part B Functional Brief to be used?

The Part B Functional Brief provides the functional and typical design detail required for each of the dwelling types to meet the living and functional spaces required for the occupants living needs.

As indicated in the additional functional requirements for housing located north of the 27-degree latitude sections of this brief the functional and design requirements for each element, may vary to adapt and meet the requirements of living standards and needs for the regions climatical conditions. These variations apply to all dwellings located north of the 27 degrees latitude and in terrain categories Wind Regions C and D and Kalgoorlie region.

All projects must demonstrate compliance with the functional objectives and functional requirement elements of the dwelling type. This can be achieved through compliance with the individual Acceptable Development Standard checklist in a manner that addresses the functional requirements to be achieved within the dwellings typical floor areas.

If approval is sought under the Performance Criteria for alternatives to any element outlined in this Brief, the consultant must provide rationale and justification to the alternative proposed and at this to the submission.

Gaining Approval

All submissions made for review, comment or approval must be in the format of legible architectural drawings in a scale bar and minimum scale of 1:200 when printed at A3. All support drawings (refer to section 13 of this Brief) must show contextual information including street names, lot number, indicative adjacent building wall locations, north point, key setbacks, building, window dimensions.

Related Guidelines

The Part B: Functional 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:

- HA 'Part A Qualitative Brief'
- HA 'Part C: Construction Specification'
- Australian Standards AS1428
- Australian Standards AS2890
- HA 'Affordable Housing Strategy; Opening Doors 2010-2020'
- SPP 3.1 'Residential Design Codes'
- Operational Policy 'Liveable Neighbourhoods'
- National Construction Code 2019 (BCA)
- Local Planning Schemes and Policies
- Local Development Plans (DAP) and associated Design Guidelines

Group 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 the site area. Grouped dwellings make use of a shared driveway and occasionally other communal facilities such as laundries, drying areas, and gardens.

Housing and Design Standards

Dwelling sizes should allow for suitable space according to the clients living needs.

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.

Dwelling Categories

Bedroom Category	Dwelling Type	Typical Floor Areas (FECA - m ²)
Bed 1	Detached/ Semi-Detached/ Attached Group Housing	60 m ²
Bed 2	Detached/ Semi-Detached/ Attached Single Housing	93 m ²
	Detached/ Semi-Detached/ Attached Group Housing	
Bed 3	Detached/ Semi-Detached/ Attached Single Housing	135 m ²
	Detached/ Semi-Detached/ Attached Group Housing	
Bed 4	Detached/ Semi-Detached/ Attached Single Housing	150 m ²
	Detached/ Semi-Detached/ Attached Group Housing	
Bed 5	Detached/ Semi-Detached Single Housing	165 m ²
	Detached/ Semi-Detached Group Housing	
All	Two storey dwellings	Add 6m ² to overall FECA
Upper floor unit to include a 9m ² balcony for private use.		

The typical floor areas shown above are based on Fully Enclosed Covered Area (FECA) which 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, verandahs, enclosed garages, carports, patios etc.

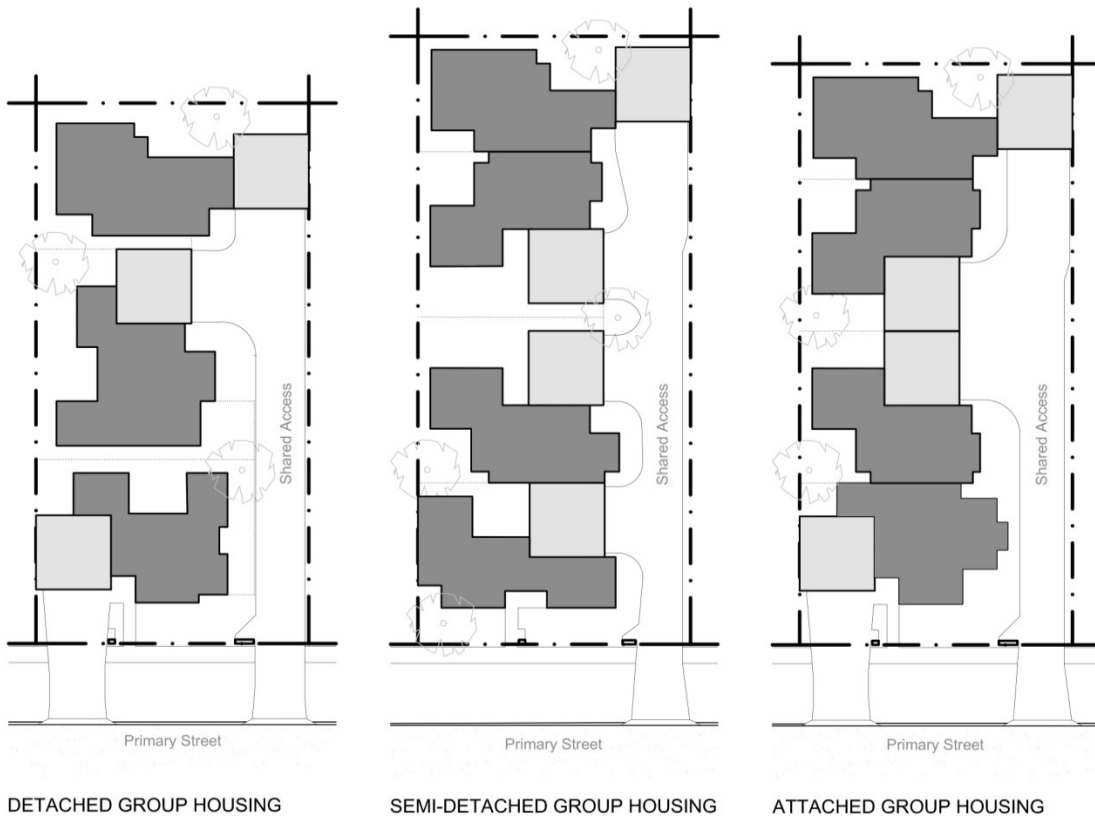


Refer further in this document for requirements relating to Unenclosed Covered Area (UCA) including store rooms, alfresco areas, carports and garages.

Single Dwelling Typologies



Grouped Dwelling Typologies



DETACHED GROUP HOUSING
 GROH & Key Worker Housing
 Single & Grouped Dwellings



1.0 Bedrooms

1.1 Functional Objective

- Bedrooms for each dwelling are wherever practicable, located on the southern or eastern side of the dwelling.
- All bedrooms for each dwelling type should be visually separated from living areas.
- Bedrooms for each dwelling type are designed to accommodate furniture appropriate for the intended use of the room, including appropriate clearances around this furniture.

Dwelling Type	1.2 Acceptable Development	Yes	No	N/A
All types	Functional requirement			
	1.2.1 The master bedroom to all dwelling types is typically a minimum size of 16m ² and must make provision for a QS bed, 2400 x 600mm built-in wardrobe with custom fit out comprising of shelving, drawers and hanging space, a dressing table and 2 bedside tables.			
	1.2.2 All other bedrooms to each dwelling type are typically 10m ² and must make provision for 2 single beds and bedside tables, dressing table, and 1800 x 600mm built-in wardrobe with top shelf and hanging rail.			
	Specific finishes, fit out and equipment requirements			
	1.2.3 Ceramic tiles or vinyl plank floor covering to bedrooms and lounge rooms, including inside wardrobe.			
	1.2.4 Sliding doors to built-in wardrobes			
	1.2.5 Minimum 2 DGPO's positioned to accommodate 2 bedside lamps. Lighting is to comprise of led recessed fully enclosed downlight luminaire with white ceiling trim. A maximum of 4 recessed downlights in the main bedroom and minimum of 2 recessed downlights to other bedrooms.			
Additional Functional requirements: Specifically, for GROH and Keyworker Housing located north of 27 degrees latitude				
All types	1.2.6 Minimum ceiling height of 2700mm.			
	1.2.7 Ceiling fan minimum 1400mm in diameter with controller to all bedrooms.			



	1.2.8 Wall and ceiling mounted split system units. Refer to Part C Construction Specification (Appendix B) for specific requirements, for GROH Housing.			
--	---	--	--	--

2.0 Living Areas (inclusive of Dining and Family Areas)

2.1 Functional Objective

- Living areas for each dwelling are located on the northern side of a dwelling.
- Living areas for each dwelling provide physical and visual access to Private Open Space (balcony, courtyard, rear yard).
- Living and dining areas for each dwelling type are of a size and design to accommodate the furniture required for the intended number of occupants, including suitable clearances around this furniture. Refer to functional requirement column of this document.

Dwelling Type	2.2 Acceptable Development	Yes	No	N/A
	Functional requirement			
1 bed	2.2.1 Combined living and dining room typically a minimum size of 22m ² and with provision for a 4-seater lounge suite, 4 seater dining setting, a 1200 x 500mm TV unit, a 1 x 1.8m bookshelf, sideboard, 1x1.2m x 600mm computer desk and coffee table.			
2 beds	2.2.2 Living and dining rooms as a typically a minimum size of 18m ² for the living area and 12m ² for the dining area, with a provision for a 6-seater lounge suite, 6 seater dining setting, sideboard, a 1200 x 500mm TV unit, a 1 x 1.8m bookshelf, 1x1.2m x 600mm computer desk, and coffee table.			
3 beds	2.2.3 Separate living room (to be removed from the family/dining/kitchen area) a minimum size of 18 m ² with a provision for an 8-seater lounge suite, a TV unit, a 1 x 1.8m bookshelf and coffee table.			
	2.2.4 Family room a minimum size of 18 m ² with a provision for an 8-seater lounge, a 1 x 1.8m bookshelf, a 1200 x 500mm TV unit, 1x1.2m x 600mm computer desk, coffee table.			
	2.2.5 Dining room a minimum size of 12 m ² with a provision for an 8-seater dining setting, sideboard.			
4 beds	2.2.6 Separate living room (to be removed from the family/dining/kitchen area) typically a minimum size of			



	18m ² with a provision for an 8-seater lounge suite, a TV unit, a 1 x 1.8m bookshelf and coffee table.			
	2.2.7 Family room a minimum size of 20 m ² with a provision for an 8-seater lounge, a 1 x 1.8m bookshelf, TV unit, 1x1.2m x 600mm computer desk, coffee table.			
	2.2.8 Dining room a minimum size of 12 m ² with a provision for an 8-seater dining setting, sideboard.			
5 beds	2.2.9 Separate living room (to be removed from the family/dining/kitchen area) typically a minimum size of 20m ² with a provision for a 10-seater lounge suite, a TV unit, a 1 x 1.8m bookshelf and coffee table.			
	2.2.10 Family room a minimum size of 22 m ² with a provision for a 10-seater lounge, a 1 x 1.8m bookshelf, TV unit, 1x1.2m x 600mm computer desk, coffee table.			
	2.2.11 Dining room a minimum size of 12 m ² with a provision for a 10-seater dining setting, sideboard.			
Specific finishes, fit out and equipment requirements				
All types	2.2.12 Ceramic tiles or vinyl plank floor covering to lounge rooms, dining and family areas.			
	2.2.13 Minimum 2 x DGPO and 1 TV aerial outlet- individual aerial or MATV system to be provided adjacent to DGPO to living area. Minimum 3 DGPO and minimum of 1 data and telephone point adjacent to DGPO and 1 TV aerial outlet- individual aerial or MATV system to be provided adjacent to DGPO to family/dining area.			
Additional Functional requirements: Specifically, for GROH and Keyworker Housing located in north of 27 degrees latitude				
All types	2.2.14 Minimum ceiling height of 2700mm.			
	2.2.15 Ceiling fan minimum 1400mm in diameter with controller to all bedrooms.			
	2.2.16 Wall and ceiling mounted split system units to Lounge, Dining and Family areas. Refer to Part C Construction Specification (Appendix B) for specific requirements, to Government Regional Officers' Housing (GROH).			
3.0 Entry				
All types	3.1 To be separate from the living areas. Sidelight windows or glazing are <u>not to be included</u> .			





4.0 Passageway				
All types	4.1 Minimum width to all passageways 1 metre.			
5.0 Kitchen				
5.1 Functional Objective				
<ul style="list-style-type: none"> All dwelling types are provided with a well located and functional kitchen located within a defined space and adjacent to the dining area. Kitchens for each dwelling type are of size and design to accommodate appropriate bench space and facilities for the dwelling type and intended number of occupants including suitable clearances between bench spaces. Kitchens for each dwelling are visually remote from bathrooms and WC's, and are positioned to maximise natural ventilation and sunlight. 				
Dwelling Type	5.2 Acceptable Development	Yes	No	N/A
	Functional requirement			
1 bed	5.2.1 Kitchen typically a minimum size of 9m ² with provision for Minimum 1380mm 1 ^{1/2} bowl inset sink and single drainer cupboards under bench. Minimum 3000m x 600mm bench top with cupboards under bench. Column of 4 drawer's minimum of 450mm wide. Overhead cupboards minimum of 1200mm in length. Corner pantry minimum of 900 x 600mm. Wall oven and microwave shelf 700 x 450mm above and pot draw below wall oven. Bench cupboard below cook top.			
2,3,4, & 5 bed	5.2.2 Kitchen typically a minimum size of 9m ² with provision for Minimum 1380mm 1 ^{1/2} bowl inset sink and single drainer with cupboards under bench. Minimum 3600m x 600mm bench top with cupboards under bench. Column of 4 drawer's minimum of 450mm wide (with cutlery insert in top drawer). Overhead cupboards a minimum of 1800mm in length. Corner pantry minimum of 900 x 600mm. Wall oven and microwave shelf 700 x 450mm above and pot draw below wall oven. Bench cupboard below cook top.			
	Specific finishes, fit out and equipment requirements			
All types	5.2.3 Laminate to kitchen bench tops, cabinetry front panels, cupboards and drawers and other vertical locations. Square or bullnose edging all cupboards and drawers.			
	5.2.4 Provide full length piano hinge to join door opening together (or corner cupboards in kitchens) elsewhere fit 180° opening angle hinges.			



	5.2.5 Provide chrome combined concealed assembly with ceramic disk mixer tap (hot and cold).			
	5.2.6 Electric oven and cooktop minimum 4-burner, with range hood over and flume vent to external air.			
	5.2.7 Minimum of 600mm dishwasher recess with single GPO and cold tap set.			
	5.2.8 Fridge/Freezer recess (minimum 1600mm width) with DGPO safety shuttered.			
	5.2.9 DGPO's provided to bench preparation areas. One DGPO in close proximity to the telephone point and SGPO located to suit microwave shelf and range hood. SGPO in close proximity to dishwasher recess to accommodate tenant's dishwasher.			
	5.2.10 Lighting is to comprise of a minimum of 4 led recessed fully enclosed downlight luminaire with white ceiling trim.			
	5.2.11 Provide hinged doors and backs to all cabinets. Provide full height piano hinge to join door opening together (or corner application in kitchens).			
	5.2.12 Provide sink cupboards to full length and depth of sink and provide a lockable one door wide poisons compartment. Cupboards under bench tops against wall of 600mm depth. Where an island bench is included, provide a minimum of 850mm wide bench top (250mm overhang on dining side) to function as a breakfast bar. Overhead cupboard 455mm above bench top.			
	5.2.13 Corner pantry cupboard provision for 5 intermediate shelves. Bottom shelf 600mm above floor.			
	5.2.14 Splashback (minimum height 400mm above sink and bench tops, including return walls) to be glazed ceramic tiles.			
Functional requirements: Specifically, for GROH and Keyworker Housing located north of 27 degrees latitude				
All types	5.2.15 Minimum ceiling height of 2700mm.			
	5.2.16 Ceiling fan minimum 1400mm in diameter with controller to all bedrooms.			
	5.2.17 Wall and ceiling mounted split system units. Refer to Part C Construction Specification (Appendix B) for specific requirements, to Government Regional Officers' Housing (GROH).			



	5.2.18 Provide 1600mm wide fridge/freezer recess.			
	5.2.19 Exhaust fan not to be flume vented through roof. Exhaust fan provided to include self-closing mechanism.			
6.0 Bathrooms				
6.1 Functional Objective				
<ul style="list-style-type: none"> All dwelling types are provided with a well located and functional bathroom. Bathrooms for each dwelling are located close to bedrooms and provide for privacy from kitchen, living, and dining areas. The bathroom entry point and its relationship to a toilet pedestal and sightlines from anticipated key activity areas in kitchen/living/dining areas should be carefully considered. All bathrooms should be located so they are not accessible from a bedroom only (excluding unsuited). Bathrooms for each dwelling type are of a size and design to accommodate facilities appropriate for the dwelling type and the intended number of occupants including appropriate clearances between facilities. Refer to functional requirements column in this design brief document. 				
Dwelling Type	6.2 Acceptable Development	Yes	No	N/A
	Functional requirement			
1 Bed	6.2.1 A combined bathroom and WC typically a minimum size of 4.3m ² with provision for which should typically accommodate a 1m x 900mm shower recess enclosed on 3 sides with soap holder and pivot door. Wash basin in 900mm long vanity cabinet with a lockable one door wide poisons compartment. Mirror to full length of vanity cabinet. A 2400mm long towel rail (2 x 1200 dual offset rails). Toilet paper holder and dual flush toilet system.			
2,3,4, & 5 Bed	6.2.2 The family bathroom is typically a minimum size of 4.3m ² with provision for 1600mm pressed steel bath, 1m x 900mm shower recess enclosed on 3 sides with soap holder and pivot door. A wash basin inset in a 900mm long vanity cabinet with a lockable poisons compartment one door wide. A 2400mm long towel rail (2 x 1200 dual offset rails).			
	Specific finishes, fit out and equipment requirements			
All types	6.2.3 Baths are required to be recessed into walls. Provide two taps (hot and cold) and 150mm long fixed outlet to bath. Provide two taps (hot and cold) and fixed outlet with aerator to vanity basin. Provide two taps (hot and cold) and a 300mm long all directional shower arm with minimum 100mm swivel shower rose. Floor waste in shower recess.			



All types	6.2.4 Wall tiles to 2000mm in shower recess, and provision of separate floor waste (chrome plated, 80mm minimum)			
	6.2.5 Laminate to vanity cabinet bench top, with vitreous china basin and mirror above and to full width of vanity cabinet.			
	6.2.6 HMR MDF board to all cabinetwork, bullnose or square edging to all cupboard doors.			
	6.2.7 DGPO above vanity and adjacent to Mirror. Exhaust fan over shower recess and flume vent through roof to outside air.			
	6.2.8 Provide one centrally located ceiling mounted incandescent light point.			
	6.2.9 Mirrors to be powder coated aluminium to match shower screen colour.			
	6.2.10 Ceramic tile floor finish (non-slip) with colour matched grout. Glazed wall tiles above vanity cabinet and bath (400mm minimum height), wall tiles covering lip of chased bath into the wall, faces of bath riser, bath hob, and base of vanity, enclosed walls to shower (to a height of 2000mm above floor), window reveals and one row of skirting tiles.			
	6.2.11 All exhaust fans to be flume vented through roof and to include self-closing mechanism.			
Functional requirements: Specifically for GROH and Keyworker Housing located north of 27 degrees latitude				
All types	6.2.12 Minimum ceiling height of 2700mm.			
	6.2.13 Exhaust fan not to be flume vented through roof. Exhaust fan provided is to include self closing mechanism.			
7.0 Ensuite				
7.1 Functional Objective				
<ul style="list-style-type: none"> Nominated dwelling types are provided with a well located and functional Ensuite. Ensuites are to be located off main bedrooms and provide for privacy from kitchen and living areas. Ensuites for each dwelling type are of a size and design to accommodate facilities appropriate for the dwelling type and the intended number of occupants including appropriate clearances between facilities. Refer to functional requirements column in this design brief document. 				
Type	7.2 Acceptable Development	Yes	No	N/A
3 & 4 Bed	Functional Requirement			



	7.2.1 Ensuite bathroom is typically a minimum size of 4m ² with provision for enclosed shower on three sides of 1m x 900mm with pivot door, 100mm tiled hob and soap holder. Wash basin in 900mm long vanity cabinet with a lockable one door wide poisons compartment. Framed mirror above and full length of vanity cabinet. Towel rail of 2400mm (or 2x 1200mm dual rails). A dual flush toilet pedestal pan with seat flap.			
5 Bed	7.2.2 Ensuite bathroom is typically a minimum size of 4m ² with provision for enclosed shower on three sides of 1m x 900mm with pivot door, 100mm tiled hob and soap holder. Wash basin in 900mm long vanity cabinet with a lockable one door wide poisons compartment. Framed mirror above and full length of vanity cabinet. Towel rail of 2400mm (or 2x 1200mm dual rails).			
All Ensuites	Specific finishes, fit out and equipment requirements			
	7.2.3 Provide two taps (hot and cold) and fixed outlet with aerator to vanity basin. Provide two taps (hot and cold) and a 300mm long all directional shower arm with minimum 100mm swivel shower rose to shower.			
	7.2.4 Wall tiles to 2000mm in shower recess, and provision of separate floor waste (chrome plated, 80mm minimum) in shower recess.			
	7.2.5 Laminate to vanity cabinet bench top, with vitreous china basin and mirror above and to full width of vanity cabinet. Mirrors to be powder coated aluminium to match shower screen colour. HMR MDF board to all cabinetwork, bullnose or square edging to all cupboard doors.			
	7.2.6 Provide one centrally located ceiling mounted incandescent light point. DGPO above vanity and adjacent to Mirror. Exhaust fan over shower recess and flume vent through roof to outside air and to include a self-closing mechanism.			
	7.2.7 Ceramic tile floor finish (non-slip) with colour matched grout. Glazed wall tiles above vanity cabinet and bath (400mm minimum height), wall tiles covering lip of chased bath into the wall, faces of bath riser, bath hob, shower hob and base of vanity, enclosed walls to shower (to a height of 2000mm above floor), window reveals and one row of skirting tiles.			
Functional requirements: Specifically for GROH and Keyworker Housing located north of 27 degrees latitude				
All types	7.2.8 Minimum ceiling height of 2700mm.			



	7.2.9 Exhaust fan not to be flume vented through roof. Exhaust fan provided to include self closing mechanism.			
--	--	--	--	--

8.0 WC

8.1 Functional Objective

- Nominated dwelling types are provided with separate WC's removed from bathrooms. Separate WC's are to be suitably located in the dwelling and provide privacy from kitchen and living areas.
- WC's for each dwelling type are of a size and design to accommodate facilities appropriate for the dwelling type and intended number of occupants including appropriate clearances between facilities. Refer to functional requirements column in this design brief document.

Dwelling Type	8.2 Acceptable Development	Yes	No	N/A
	Functional Requirement			
3,4, & 5 beds	8.2.1 WC is typically a minimum size of 1.6m ² with provision for a dual flush system toilet. Two WC's are required to be provided in dwelling types nominated and one WC is to be separate from the family bathroom. One WC can be located in the ensuite bathroom.			
	Specific finishes, fit out and equipment requirements			
All types	8.2.2 WC with pedestal pan, seat and flap, toilet paper holder and floor waste.			
	8.2.3 One centrally located ceiling mounted incandescent light point. Location of the light point is required to avoid path of door swing. Exhaust fan located over and flume vent through roof and outside air.			
	8.2.4 One row of glazed ceramic skirting tiles to walls of WC. Floor finish in slip resistant ceramic tiles.			
Functional requirements: Specifically for GROH and Keyworker Housing located north of 27 degrees latitude				
All types	8.2.5 Minimum ceiling height of 2700mm.			
	8.2.6 Exhaust fan not to be flume vented through roof. Exhaust fan provided to include a self closing mechanism.			
9.0 Utilities				
9.1 Functional Objective				



- Laundries for each dwelling are located to provide convenient access to some clothes drying area.
- A separate laundry is not required for a 1 bedroom or 2-bedroom dwelling and may be incorporated into the bathroom or provided as European Laundry (A European laundry is typically a laundry that's hidden in a cupboard behind bi-fold or sliding doors. Space should allow for washing machine, dryer above, sink and storage).
- Laundries for each dwelling type are of a size and design to accommodate suitable facilities for the dwelling type and intended number of occupants, including appropriate clearances around these facilities.
- Laundries are positioned to maximise natural ventilation wherever practicable and are to incorporate a door to close off the laundry room from the passage way or sightline from other rooms.

Dwelling Type	9.2 Acceptable Development	Yes	No	N/A
All types	Functional requirement			
	9.2.1 Laundry room is typically a minimum size of 4.3m ² with provision for laundry trough and cabinet, washing machine space and taps and space for a wall mounted clothes dryer.			
All types	Specific finishes, fit out and equipment requirements			
	9.2.2 Minimum 70 litre stainless steel laundry trough with suds saver and cabinet with lockable door catch. Adjacent space of a minimum of 900mm for automatic washing machine and taps. And space for wall mounted clothes dryer. One DGPO for washing machine and clothes dryer. Direct access from laundry to clothes drying area.			
	9.2.3 Provision of linen cupboard (5 shelves) 900 mm wide x 450 mm deep located within or adjacent to laundries. Provision of a broom cupboard (fixed top shelf at 1.8mm) of 600mm wide x 450mm deep located within the laundry.			
	9.2.4 Ceramic tile (non-slip) floor finish.			
Functional requirements: Specifically for GROH and Keyworker Housing located north of 27 degrees latitude				
All types	9.2.5 Minimum ceiling height of 2700mm.			
	9.2.6 Exhaust fan not to be flume vented through roof. Exhaust fan provided to include a self closing mechanism.			

10.0 External Areas – Unenclosed Covered Area (UCA)



10.1 Functional Objective

- External areas to all dwelling types are required to be located and of a size appropriate to meet the functional requirements of the typical activities and use of the occupants.



Dwelling Type	10.2 Acceptable Development	Yes	No	N/A
Storeroom	Functional requirement			
	10.2.1 A storeroom is to be provided in accordance with Local Authority requirements. Storerooms are to be located under the main roof of each dwelling with concrete floor and at the size nominated for the dwelling type. 1 Bedroom – 4m ² 2 Bedroom – 6m ² 3,4 & 5 Bedroom – 9m ² Storerooms are to have adequate permanent ventilation through the roof, central light fitting and where external access is provided an 870mm external solid core door with weather seal and deadlock with release mechanism.			
	Specific finishes, fit out and equipment requirements			
	10.2.2 Central light fitting			
	10.2.3 870mm external solid core door			
Covered Alfresco Area	Functional requirement			
	10.2.4 The Alfresco area is located off the internal living or dining areas and under main roof providing cover from climatic elements. Include a weatherproof DGPO. The alfresco minimum areas for each dwelling type: 1 Bed – 10m ² 2 Bed – 15m ² 3,4 & 5 Bed – 25m ²			
	10.2.5 The balcony of an above ground dwelling is to be covered. The alfresco area of a ground floor dwelling is to be covered by a verandah or similar structure (with minimum dimension of 3000mm and a minimum area of 12m ²). A balcony of an above ground dwelling or ground floor dwelling is to include private space for screening from view drying laundry.			
	Functional requirements: Specifically for GROH and Keyworker Housing located north of 27 degrees latitude			
10.2.6 Provide a 1400mm in diameter ceiling fan (with Ingress Protection Rating of IP56) with controller to outdoor alfresco area.	ε	ε	ε	



	10.2.7 External areas not located under the main roof of the dwelling, are required to have a lined and insulated ceiling.	ε	ε	ε
External Covered Areas	10.2.8 Front Porch required as a covered area to access front entrance door minimum area of 3.6m ² . External paved landings of 1200mm wide to external doors for full width of openings. Sensor lights with isolation switch to all front and rear external doors.	ε	ε	ε
Single Carport 1 & 2 Bed	Functional requirement			
	10.2.9 Carport under the main roof with concrete floor, minimum size 18m ² with clear internal dimensions of 3m wide x 6m in length.	ε	ε	ε
	Specific finishes, fit out and equipment requirements			
	10.2.10 Lined ceiling, central light fitting and light switch and wall mounted waterproof DGPO. Provide 2-way switches to the carport and dwelling front entry to illuminate pedestrian path between entry door and carport.	ε	ε	ε
Double Carport 3,4 & 5 bed	Functional requirement Functional			
	10.2.11 Carport under the main roof with concrete floor, minimum size 36m ² with clear internal dimensions of 6m wide and 6m in length.	ε	ε	ε
	Specific finishes, fit out and equipment requirements	ε	ε	ε
	10.2.12 Lined ceiling, central light fitting and light switch and wall mounted waterproof DGPO. Provide 2-way switches to the carport and dwelling front entry to illuminate pedestrian path between entry door and carport.	ε	ε	ε
	10.2.13 Typical minimum size of 20m ² with clear internal dimensions of 3210mm wide x 5610mm length	ε	ε	ε
11.0 Finishes and Fixtures Schedule				
11.1 Functional Objective				
<ul style="list-style-type: none"> To ensure that all developments achieve a satisfactory level of finish and that appropriate fixtures, finishes and equipment are incorporated. 				
	11.2 Acceptable Development	Yes	No	N/A
	Interior finishes and materials			



	11.2.1 Full painting to ceiling, internal walls, doors and door frames architraves and wood surfaces.	ε	ε	ε
	11.2.2 Skirting to be installed throughout dwelling, painted to match door frames.	ε	ε	ε
	11.2.3 Protective metal corner beading strips to all trafficable corners.	ε	ε	ε
	11.2.4 Hardwired smoke alarms. Photoelectric, non-removable battery (with 10 years battery life) smoke alarms. Select either Brooks EIB 166e or Brooks EIB650IC. Interconnection devices: Wireless smoke alarms either Brooks EIB 166e: for EIB100. Or Brooks EIB650IC: for EIB600.	ε	ε	ε
	11.2.5 Exhaust fans operated by wall switches with SGPO and plug in power connection in ceiling. Wall mounted exhaust fans shall have shaft to outside air. Vent ceiling mounted exhaust fans to outside air by flume vents.	ε	ε	ε
	11.2.6 Conceal cables and conduits. Cables and conduits in walls shall run vertically not horizontally.	ε	ε	ε
	11.2.7 Metering shall be Multiple Master Metering, with one meter for each unit plus one meter for common services. Provide internal load centre with circuit breakers to each dwelling. Electrical load centre to be located internally in Living/Dining area on an external wall.	ε	ε	ε
	11.2.8 Main entry door and store door 870mm width external hinged solid core flush timber door. No glazing is permitted to entry. Security screen door to each external entry door. Internal flush timber doors hinged at 820mm. Sliding glass doors to external areas min 2170mm with safety motif.	ε	ε	ε
	11.2.9 Internal lighting throughout to comprise of led recessed fully enclosed downlights with white trim.	ε	ε	ε
	11.2.10 Window treatments to all windows and sliding doors (including laundry). Exclude wet areas.	ε	ε	ε
	11.2.11 Reverse cycle split system air-conditioning unit to all rooms, except wet areas.	ε	ε	ε
Framed Construction:				
	11.2.12 Internal linings a minimum of 10mm plasterboard.	ε	ε	ε
	Exterior finishes and materials			



	11.2.13 Minimum 3m wide concrete driveway. Carport floor, verandah and alfresco concrete hardstand.	ε	ε	ε
	11.2.14 Where site permits provide double gates to rear yards (1350mm or 1x900mm and 1x1800mm) for vehicular access.	ε	ε	ε
	11.2.15 Where pedestrian access intersects vehicular access, provide kerb cuts designed to allow easy wheelchair access.	ε	ε	ε
	11.2.16 Pedestrian access (footpaths) minimum 1m wide concrete.	ε	ε	ε
	11.2.17 Neeta screen fencing to compliment fencing adjacent to site. Fencing to front boundary 900mm high. Fencing to rear perimeter and wing fencing 1800mm high. All fencing to include a single pedestrian gate and one set of double gates (where site permits) for vehicular access to rear yard.	ε	ε	ε
	11.2.18 Existing painting to include eaves, fascia, gutters, downpipes, meter box and timber surfaces.	ε	ε	ε
	11.2.19 Storm proof slotted gutters	ε	ε	ε
	11.2.20 Downpipes to be pre-finished or painted zincalume. All stormwater disposal off site must comply with Local Authority requirements. Where downpipes discharge into soak wells a gully is to be provided at bottom of down pipe.	ε	ε	ε
	11.2.21 Timber framing, where used, shall be resistant to borers and termites in accordance with either the AS5604 (for Natural Timbers) or AS1604 (for Treated Timbers)	ε	ε	ε
	11.2.22 Stainless steel woven mesh security screens to all opening windows to ground floor rooms. Removable insect screens to all opening windows on the upper storey.	ε	ε	ε
	11.2.23 Dead locks to all external doors. Sliding doors are to be fitted with patio bolts as a minimum standard of secure door lock	ε	ε	ε
Framed Construction:				
	11.2.24 External cladding to comprise of compressed steel sheet, weatherboard profiles or compressed fibre cement sheet with exposed joints.	ε	ε	ε
	Specific fit out and equipment			



11.2.25	Vandal resistant (weatherproof) incandescent light fittings 235mm in diameter ceiling or wall mounted adjacent to all external doors, with weatherproof switch. Sensor lights with isolation switch to front and rear doors.	ε	ε	ε
11.2.26	Car parking security lights to be horizontal post mounted. Car parking lamps are to include cover shields to reduce illumination directly to or visible from windows of projects dwellings. Provide wall mounted security lights at driveway and pedestrian path locations enclosed by walls greater than 2metres height.	ε	ε	ε
11.2.27	Double power points (DGPO) throughout, if not specified otherwise.	ε	ε	ε
11.2.28	All DGPOs, switches, data points and MATV outlets to be positioned to facilitate functional use of each room and practical furnishing layout	ε	ε	ε
11.2.29	Main switchboard cabinet is to be steel, on concrete plinth or built into fence, with SGPO connected to common services meter. The common services meter is to be a "SMARTPOWER" meter where security lighting, reticulation controller, television amplifier, pumps and any other common equipment collectively totals 200 watts or more. Reticulation cabinet positioned above the MATV cabinet with SGPO inside cabinet. Each service cabinet to have two separate keys for access.	ε	ε	ε
11.2.30	Provide reticulation cabinet with SGPO to each individual dwelling.	ε	ε	ε
11.2.31	Provide 90mm sleeves for the reticulation under paths, paving and driveways with separate cut in for reticulation.	ε	ε	ε
11.2.32	Provide 100mm of topsoil at practical completion to areas of the site not paved or built on for garden and landscaping preparation.	ε	ε	ε
11.2.33	MATV system required for 3 or more unit developments. Each unit is to be connected to local television broadcasting and reception.	ε	ε	ε
11.2.34	Satellite dish & decoder where other services are not available.	ε	ε	ε
11.2.35	Water heaters 270 litre heat pump system.	ε	ε	ε
11.2.36	Standard letterbox and street number, where a postal service is provided. Provide letter boxes for each unit. Provide paved pathway to letterboxes.	ε	ε	ε



	11.2.37 Standard clothesline. 1 and 2 bedroom dwellings to be provided with 23 meters of line space. 3, 4 and 5 bedroom dwellings 37 meters of line space.	ε	ε	ε
	11.2.38 Front and rear external hose cocks.	ε	ε	ε
	11.2.39 Common services to be connected to individual units in accordance with the relevant Utilities Authority and where required Local Authority requirements.	ε	ε	ε
	11.2.40 Common services wiring in group housing complexes to be kept to the absolute minimum with services provided off individual units where possible.	ε	ε	ε
	11.2.41 Provisions for NBN Network Systems are to be included in areas delineated P, A, and B on the NBN rollout Map as shown on the following link. http://www.nbnco.com.au/develop-or-plan-with-the-nbn/check-rollout-map.html Liaise with the telecommunications services carrier and comply with all standards and requirements of the carrier. Guidelines for new developments can be sought from the nbnco website at http://www.nbnco.com.au/develop-or-plan-with-the-nbn/new-developments.html	ε	ε	ε
	11.2.42 Bin stores where required are to be provided in accordance with Local Authority.	ε	ε	ε

**Functional requirements:
 Specifically for GROH and Keyworker Housing located north of 27 degrees latitude**

All types	11.2.43 Provide a security screen door to each external entry door. Refer Part C Construction Specification requirements.	ε	ε	ε
	11.2.44 Provide cyclone screens to wind regions C and D. Cyclone screens to both fixed and opening window sashes with stainless steel mesh welded to an extruded aluminium frame. Screens shall be hinged or sliding and held in position while opened or closed and allowing for a keyless one touch locking system to allow escape egress from inside the dwelling, and cleaning of any fixed panels outside. Refer to Part C Construction Specification (Appendix A) for specification requirements specific to Wind Regions C and D.	ε	ε	ε
	11.2.45 Guttering not required in tropical areas.	ε	ε	ε



	11.2.46 Letter boxes only where Australia Post provides a postal service to the locality, provide letterboxes to all units.	ε	ε	ε
12.0 Compliance				
12.1 Housing Authority Part A: Qualitative Brief Compliance		ε	ε	ε
12.2 Current National Construction Code 2019 of Australia Compliance		ε	ε	ε
12.3 Current relevant Australian Standards Compliance		ε	ε	ε

12.4 List areas of non-compliance or where functional objectives have been applied:

13.0 Submission Requirements

Requirement	Details	Yes	No	N/A
Existing Site Plan 1:200	See Housing Authority Part A: Qualitative Brief	ε	ε	ε
Development Site Plan 1:200	See Housing Authority Part A: Qualitative Brief	ε	ε	ε
Supporting Drawings 1:100	All floor plans identifying overall & individual room dimensions, room names, floor finishes & internal finishes	ε	ε	ε
	Electrical layout & furnishing floor plans indicating location of light switches, GPO's, phone/data/tv	ε	ε	ε



	points, light fittings & typical furniture layout utilising standard size furniture			
	All elevations with the existing & natural ground levels, wall heights & roof heights, window positions & sizes related to the common datum	ε	ε	ε
	Proposed materials, colours & finishes of the exterior of the building	ε	ε	ε
	Cross sections through dwelling in transverse & longitudinal direction	ε	ε	ε

14.0 Project Details

Site Location	Lot No: _____ Unit Numbers: _____ Street No: _____ Street Name: _____ Suburb: _____
Tender No:	HOU96 _____ / _____

15.0 Signature of Submitting Proponent

Date: _____

Name & Position: _____

Sign: _____

16.0 Signature of Approving Officer

Date: _____

Name & Position: _____

Sign: _____