



Government of **Western Australia**
Department of **Communities**
Housing

Housing

ADDENDUM TO PARTS A AND B

QUALITATIVE AND FUNCTIONAL BRIEFS

Prefabricated Housing

Single & Grouped Dwellings



PREFACE

The Prefabricated Housing Addendum to Parts A and B Qualitative and Functional Brief has been developed by the Western Australian Department of Communities, Housing for use on all single and group prefabricated housing projects delivered by the Department of Communities for National Construction Code Building Code of Australia (BCA) Building Classes 1A, 2, 3 and Class 10 incidental structures.

The Addendum to Parts A and B Qualitative and Functional Briefs is to be read in conjunction with the Part C Construction Specification for Prefabricated Housing. The requirements of the Part C Construction Specification for Prefabricated Housing are generic and may not cover the requirements for every project situation. Where items are not specified in the Part C Construction Specification for Prefabricated Housing, the requirements outlined in the Addendum to Parts A and B Qualitative and Functional Brief are to take precedence.

The Addendum to Part A and Part B Qualitative and Functional Briefs is to be used in conjunction with each of the Part A and B Qualitative and Functional Briefs for the required accommodation type, as a guide to the additional requirements needed that relate specifically to the prefabricated construction methodology.

Part A Qualitative Brief

Introduction

Purpose

The Department of Communities, Housing (DCH) 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 prefabricated housing projects, to promote the social, environmental and economical sustainable elements. 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 Qualitative Brief for?

This 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 Qualitative Brief be used?

All projects must demonstrate compliance with the Design Objective of each element. This can be achieved through compliance with the Acceptable Development Standard checklist for that element. However innovative and site-specific approaches that do not comply with the Acceptable Development Standard checklist may be approved under the Performance Criteria.

If approval is sought under the Performance Criteria for an element, the consultant must provide a design rationale and justification that addresses the associated Design Objective and Performance Criteria and attach this to the submission.

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 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:

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

Prefabricated Housing Typologies

Traditionally, prefabricated dwellings are buildings which are manufactured off-site in advance, usually in standard sections that can be easily assembled and then transported to the home site for construction and installation.



1.0 Built Form, Massing and Height			
<p>1.1 Design Objective</p> <ul style="list-style-type: none"> Modular dwellings do not detract from the Amenity of the area and the desired future built form. Massing and height for the locality is achieved. Has the character of a dwelling house. Privacy to backyard space with maximised unobstructed areas inclusive of patio. 			
<p>1.2 Performance Criteria</p> <ul style="list-style-type: none"> Dwelling facades should not detract from the amenity of the area and should have regard for the varied depth of walls, architectural elements, roof types and major openings addressing the street. Where possible include varied building levels and bulk incorporated to generate visual interest and respond to adjacent development and existing topography. Maximised opportunities for major openings to habitable living areas addressing the street for passive surveillance and community interaction. 			
1.3 Acceptable Development	yes	no	n/a
1.3.1 Dwelling frontages comprise at least 3 walls with varying setbacks to the primary street where lot width permits.	ε	ε	ε
1.3.2 Opportunities for passive surveillance maximised through more than one major opening addressing all streets.	ε	ε	ε
1.3.3 Defined entryway with distinct roof feature from the main roof; or entry porch, verandah or terrace extending across minimum 20% of the dwelling frontage.	ε	ε	ε
2.0 Façade & Interface			
<p>2.1 Design Objective</p> <ul style="list-style-type: none"> To contribute toward the character of streetscapes with legible building facades and interfaces between public and private space. To ensure that buildings are designed to operate efficiently within the public realm through intelligible location of letterboxes, adjacent to easily identifiable entryways, that offer security for occupants and passers-by in an attractive setting. 			
<p>2.2 Performance Criteria</p> <ul style="list-style-type: none"> Clearly visible front door from the street with a functional, appropriately scaled porch, verandah or terrace to reinforce dwelling entry point and entry sequence from footpath. Convenient location of letterbox for each dwelling with legible street number clearly visible from the Primary Street or rear lane. 			
2.3 Acceptable Development	yes	no	n/a
2.3.1 Front door visible and accessible from primary street.	ε	ε	ε



2.3.2	Integrated entry porch, verandah or terrace with minimum dimension of 1200mm and a minimum area of 2.5m ² .	ε	ε	ε
2.3.3	Direct, private access way from pedestrian footpath to front door.	ε	ε	ε
2.3.4	Individual letter boxes provided for dwellings fronting and accessed directly from the street, located adjacent to front entries. Consolidated letterbox bank provided for remaining dwellings, located adjacent to private access way.	ε	ε	ε
2.3.5	Letter box complementary in design and materiality to dwelling and fencing.	ε	ε	ε
2.3.6	Secure, separate pedestrian access provided to rear lane where lot width permits.	ε	ε	ε
2.3.7	Stormwater drainage to Local Authority requirements.	ε	ε	ε
2.3.8	Crossovers constructed to the Local Authority Specifications.	ε	ε	ε
3.0 Details & Materials				
3.1 Design Objective				
<ul style="list-style-type: none"> To ensure that dwellings are constructed from building materials which contribute toward the character of the streetscape through appropriate construction details and techniques. Where buildings are to be constructed within a designated bushfire prone area, the buildings, building materials and building performance comply with relevant requirements of the Building Code of Australia (BCA) and Australian Standard AS3959. 				
3.2 Performance Criteria				
<ul style="list-style-type: none"> Balanced mix of materials, textures and finishes to dwelling facades that are complementary to the local area and streetscape. High quality materials and design features devoted to building frontages and facades addressing public space, particularly highly visible sections of the building at street level that warrant a fine level of detail. 				
3.3 Acceptable Development		yes	no	n/a
3.3.1	Dwelling frontages comprise at least 3 different wall materials, textures or finishes where appropriate.	ε	ε	ε
3.3.2	Feature building trim (i.e.: fascia, gutter, barge board) is a different colour or tone to walls and roofing.	ε	ε	ε
3.3.3	Building finishes and materials are contextually appropriate.	ε	ε	ε
3.3.4	The building finishes and materials to be used are compliant with the Building Code of Australia (BCA) Construction requirements and	ε	ε	ε



Bushfire Attack Level (BAL) BAL-40, where the site is located within a designated bushfire prone area.			
3.3.5 All modular buildings are to be constructed to Wind Region D Terrain Category 1. A dwelling is to be constructed to withstand cyclonic conditions of wind region D and terrain category 1 using durable and impact resistant materials appropriate to the cyclonic and climatic conditions to maximise the buildings performance.	ε	ε	ε
4.0 Building Performance & Amenity			
4.1 Design Objective <ul style="list-style-type: none"> To ensure buildings are appropriately situated on site for optimal, climatic responsive design for improved internal comfort and reduced heating and cooling demand. To ensure that building design maximises opportunity for prevailing cool breezes to be efficiently utilised for cross ventilation and awning design is optimised for the shading of summer sun and deep winter sun penetration into habitable rooms. To reduce greenhouse gas emissions by reduced building waste and energy intensive materials. 			
4.2 Performance Criteria <ul style="list-style-type: none"> Optimal climatically responsive design through appropriately oriented dwellings to facilitate cross ventilation and passive solar design principles. Suitable eaves or awnings to allow for winter sun penetration into dwelling and shade windows from summer sun. Efficient dwelling floorplans and use of space that can adapt to future uses, conversions and extensions. Circulation space reduced and open plan living promoted. 			
4.3 Acceptable Development	yes	no	n/a
4.3.1 Main internal and external living areas oriented North.	ε	ε	ε
4.3.2 Multiple operable, major openings provided to promote cross ventilation and breezeways throughout dwelling.	ε	ε	ε
4.3.3 Eaves and awnings allow for winter sun penetration into dwelling and fully shade openings from summer sun.	ε	ε	ε
4.3.4 Verandah's to three sides of the dwelling (inclusive of Alfresco area). Minimum width of verandah's to be 2 meters.	ε	ε	ε
4.3.5 Internal circulation corridors do not exceed 5% of internal dwelling floor area.	ε	ε	ε
4.3.6 Bathrooms, wash closets and laundries separated and screened from living areas.	ε	ε	ε
4.3.7 Bathroom and WC should be accessible to the bedrooms without the need to pass through the living areas.	ε	ε	ε



4.3.8 Living and sleeping areas to be separated.	ε	ε	ε
4.3.9 The lounge area should retain privacy from entry.	ε	ε	ε
4.3.10 Maximise size of dining/family room, which should have direct access to private outdoor living areas.	ε	ε	ε
4.3.11 Inclusion of separate external living areas, with a direct link to internal living spaces i.e. living/dining rooms and laundry.	ε	ε	ε
4.3.12 The laundry should provide convenient access from both inside and outside the building. The laundry is to be provided with a door to isolate it from the remainder of the house.	ε	ε	ε
4.3.13 Kitchen work areas should be outside main circulation routes.	ε	ε	ε
4.3.14 Access for the removal and installation of furniture should be provided for all rooms.	ε	ε	ε
4.3.15 Service equipment and utilities screened from public realm behind the front façade.	ε	ε	ε

5.0 Parking & Landscape

5.1 Design Objective

- To reduce the economic, environmental impacts associated with site works to facilitate housing.
- To ensure that each development makes a contribution to the streetscape by respecting the natural topography of each site, reducing the visual impact of car parking and enhancing existing landscape amenity.
- Considerations to the site impact and biodiversity i.e. natural features of the site such as site topography, local climate, native flora and fauna. Existing trees to be retained where possible with landscaping requiring minimum water and maintenance, minimises soil erosion and storm water contamination and damage.

5.2 Performance Criteria

- To ensure landscape design optimises functionality, useability, privacy and amenity and provides for practical establishment and maintenance.
- Clear delineation of public and private space through landscaping and visually permeable fencing.
- Provision of at least one tree that can support a healthy growth of more than 3m within the primary street setback where lot size permits.
- Building design to accommodate natural site features, trees and topography.
- Avoid the removal of existing trees where possible, with the exception of dangerous trees and trees that may interfere with the building structure or services.
- Water sensitive design implemented through water permeable hardscapes and appropriate plant selection.



5.3 Acceptable Development		yes	no	n/a
5.3.1	Corner dwelling fencing to secondary streets to form an extension of primary street permeable fencing for a minimum of 35% from the front boundary.	ε	ε	ε
5.3.2	Front landscaping contains at least one 100 litre tree.	ε	ε	ε
5.3.3	Existing trees over 3 metres in height retained and integrated into building design and outdoor areas where lot size permits.	ε	ε	ε
5.3.4	Water permeable hardscapes provided and water management maintained onsite.	ε	ε	ε
5.3.5	Landscape buffer provided between car parking and dwellings.	ε	ε	ε
5.3.6	On-site retaining minimised and direct pedestrian access to street prioritised.	ε	ε	ε
6.0 Compliance				
6.1 ‘Residential Design Codes’ Compliance		ε	ε	ε
6.2 Local Town Planning Scheme Compliance		ε	ε	ε
6.3 List areas of non-compliance or where performance provisions have been applied: _____ _____ _____ _____ _____ _____ _____ _____ _____				
7.0 Submission Requirements				
Requirement	Details	yes	no	n/a
Survey of Existing Site Plan 1:200	Street name & lot number.	ε	ε	ε
	North point & scale bar.	ε	ε	ε
	Existing site dimensions, levels, 0.5 m contours & boundary spot levels.	ε	ε	ε
	Indicative position & dimension of existing & adjoining buildings, retaining walls & structures.	ε	ε	ε



	Indicative position of adjoining buildings outdoor living areas.	ε	ε	ε
	Position & size of any tree exceeding 3m in height.	ε	ε	ε
	Location of service connections & easements.	ε	ε	ε
	Street verge, including footpaths, street trees, crossovers, truncations, power poles, backstays & services.	ε	ε	ε
Development Site Plan 1:200	Property details, site dimensions, north point, contours & levels.	ε	ε	ε
	Horizontal position, floor levels & positions of all openings of existing & proposed buildings where any building is within 7.5m of a side boundary.	ε	ε	ε
	Position & levels of all proposed buildings, walls, fences, retaining walls & other structures.	ε	ε	ε
	Position of paved vehicle, pedestrian access ways & parking spaces.	ε	ε	ε
	Structures & trees to be retained or removed.	ε	ε	ε
	Private Open Space areas, dimensions & areas to be landscaped.	ε	ε	ε
	Proposed finished site levels.	ε	ε	ε
	Shadow that would be cast at 12 noon on 21 June by any proposed 2 storey building onto an adjoining property.	ε	ε	ε
	Proposed site area boundaries of any strata lots.	ε	ε	ε
Supporting drawings 1:100	All floor plans & their setbacks from the boundaries of the site.	ε	ε	ε
	All elevations with the existing & natural ground levels, wall heights & roof heights related to the common datum.	ε	ε	ε
	Cross-sections through any proposed areas of excavation or filling with relevant existing, natural & proposed levels relating to common datum.	ε	ε	ε
	Proposed materials, colours & finishes of the exterior of the building.	ε	ε	ε



8.0 Project Details	
Site Location:	Lot No: _____ Unit Numbers: _____ Street No: _____ Street Name: _____ Suburb: _____
Tender No:	HOU96 _____ / _____
9.0 Signature of Submitting Proponent	
Date:	_____
Name & Position:	_____
Sign:	_____
10.0 Signature of Approving Officer	
Date:	_____
Name & Position:	_____
Sign:	_____



Part B Functional Brief

Housing and Design Standards

Dwelling sizes should allow for suitable space according to the occupants 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 prefabricated housing and takes into consideration standard items of furniture for each of the rooms, circulation and storage facilities, and prefabricated standard structural framing sizes.

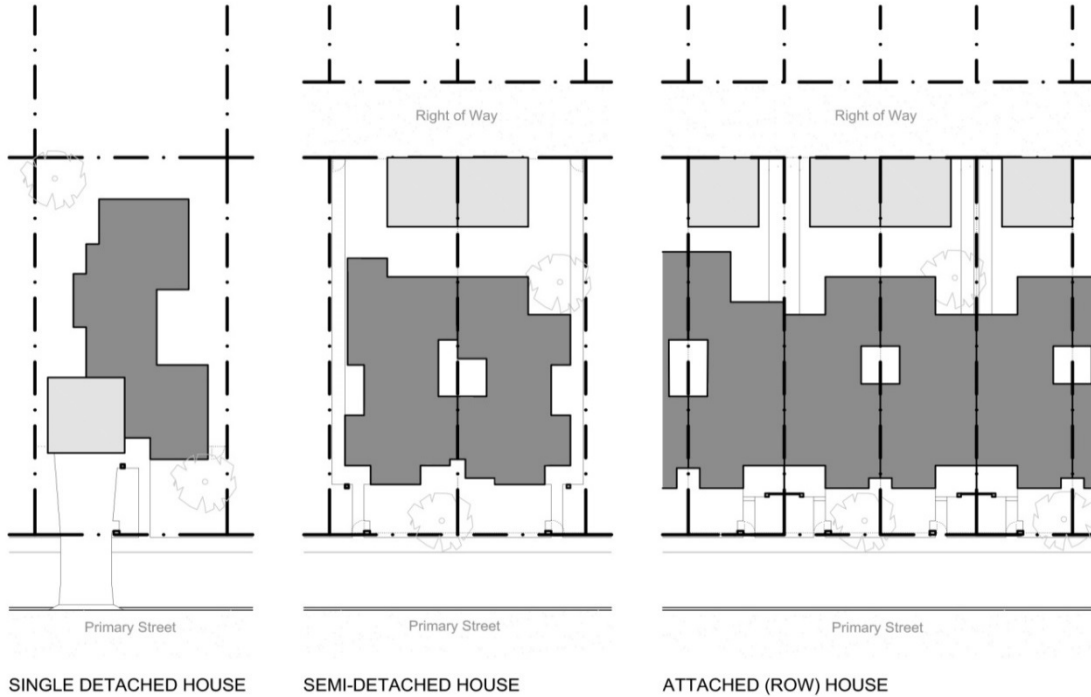
Prefabricated Dwelling Categories

Bedroom Category	Dwelling Type	Typical Floor Areas Affordable Housing (FECA - m ²)	Typical Floor Areas GROH & Keyworker Housing (FECA m ²)
Bed 1	Detached/ Semi-Detached/ Attached Group Housing	50 - 60 m ²	60 m ²
Bed 2	Detached/ Semi-Detached/ Attached Single Housing	75 - 85 m ²	93 m ²
	Detached/ Semi-Detached/ Attached Group Housing		
Bed 3	Detached/ Semi-Detached/ Attached Single Housing	90 - 110 m ²	135 m ²
	Detached/ Semi-Detached/ Attached Group Housing		
Bed 4	Detached/ Semi-Detached/ Attached Single Housing	110 - 130 m ²	150 m ²
	Detached/ Semi-Detached/ Attached Group Housing		
Bed 5	Detached/ Semi-Detached Single Housing	130 - 150 m ²	165 m ²
	Detached/ Semi-Detached Group Housing		

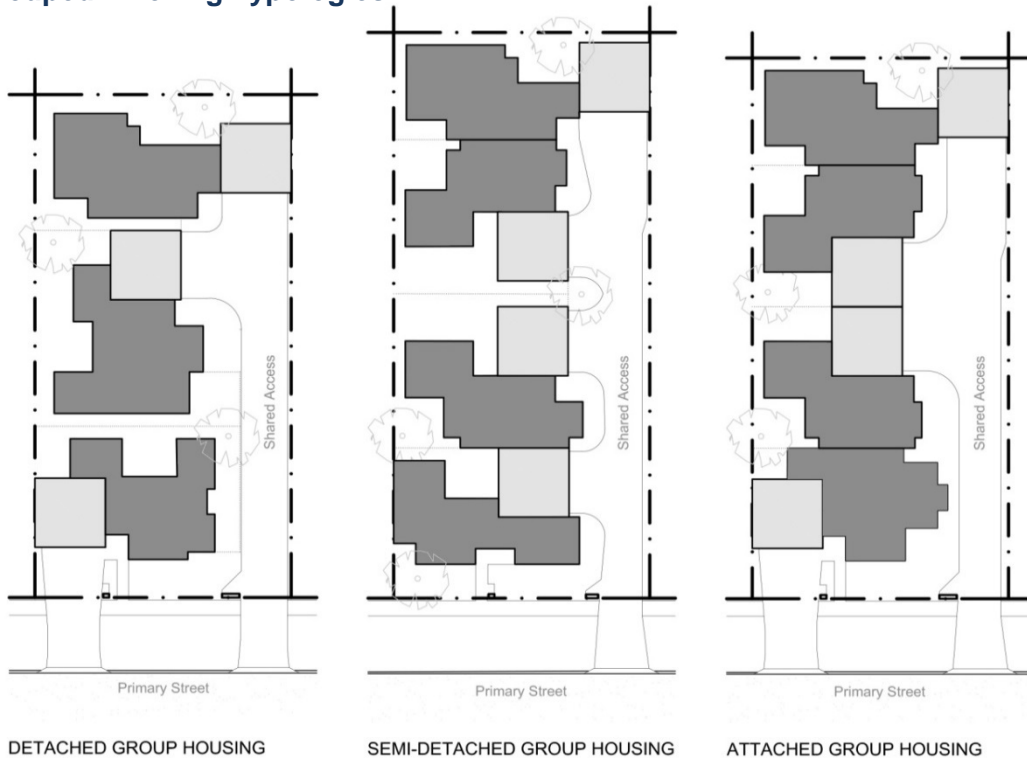


The typical floor areas shown above are based on Fully Enclosed Covered Area (FECA) which is measured to the normal inside face of external walls. Note that FECA does not include the area of the store room under the main roof, or unenclosed areas such as porches, verandahs, enclosed garages, carports, 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





1.0 Transportation General Requirements

1.1 Transportation of Prefabricated Housing

- This includes all transportation, jacking and lifting requirements, raising of powerlines and the provision of security for the dwelling and its components during the transportation process.
- The prefabricated dwellings may vary in size, height, width and weight. The Contractor will be required to make all relevant and appropriate provisions to transport the dwelling regardless of size, height, width and weight.
- The Contractor will be required to communicate with the relevant Local Authority in regard to Local Government transportation restrictions, which may include but not limited to Noise restrictions, curfews, height limits (in relation to location of power and other service lines) and traffic management. This may require the Contractor to plan in conjunction with the Local Authority the whole transportation path.
- The Contractor will be required to communicate with the relevant Local Authority in regard to Construction Curfews, construction plant and equipment restrictions, building enclosure material restrictions i.e. wall and roof materials, site and landscaping requirements i.e. type of landscape and total area of landscaping required and any other restrictions in relation to design and construction.

2.0 Site Preparation

2.1 Project site preparation

- Prior to delivery of the Prefabricated housing units to site, prepare the site area ready for the final positioning of the housing units and provide associated facilities, including the following works:
 - Pathways
 - Retaining walls
 - Clearing
 - Demolition of redundant works
 - Levelling, filling and cutting
 - Marking out of set out points of storeroom and attached installations i.e. Carports, verandahs and decking.
 - Protection of vegetation and trees.
- Refer to the Department of Communities, Housing Part C Construction Specification Work sections relating to Preliminary Site Preparation requirements.

3.0 Unit Construction

3.1 Construction Objective

- All prefabricated dwellings are to be constructed to withstand **Region D Terrain Category 1 Cyclonic Conditions** using appropriate durable and impact resistant materials in the built form.
- All elements of the design should be selected with the aim of minimising maintenance costs and facilitating easy cyclical maintenance.
- The unit layout and siting of units within the lot should achieve an effective use of space using the economics of the construction system as much as possible and use of economic and standardised components minimising cutting and wastage.
- Where possible the design of the dwelling should incorporate environmental sustainability features such as energy and water conservation.
- Connection to all available commons services within the locality.
- The design and construction of the dwelling should have regard for natural features of the site, topography, local climate, flora and fauna.
- The built form of all modular dwellings is required to take into consideration the four climate zones of Western Australia i.e. Tropical, Sub Tropical, Hot Arid and Warm Temperate as defined by the Building Code of Australia (BCA).
- Is designed to be moved from one position to another.



<ul style="list-style-type: none"> Is not permanently attached to land. 				
Item	3.2 Acceptable Development	Yes	No	N/A
Generally - All Housing types				
Construction Method	3.2.1 Reinforced concrete slab and footings in ground construction, steel framed or masonry veneer walls, metal deck roof sheeting, on steel or timber manufactured trusses or site fabricated roof framing to be engineered designed.	ε	ε	ε
Floor Level & Contour	3.2.2 The relationship between a dwelling, neighbouring buildings and ground contour should be carefully considered. In general the floor level should be kept as low as possible while still maintaining a sense of continuity with adjoining dwellings. Floor levels are to be 150mm minimum above finished ground level and conform to Local Authority requirements.	ε	ε	ε
Cut and Fill/Retaining Walls	3.2.3 Where units are to be built onto sand pads the compacted surface area of the pad shall extend beyond the building external walls for a minimum distance of two meters and graded away from the footing/wall at 1:10 maximum slope. Provide retaining walls at boundaries where there is a difference or greater than 150mm between finished ground level within the site and existing adjacent ground levels of the neighbouring lot. Where retaining walls are required on a boundary the fencing is to be erected on the high side of the retaining wall.	ε	ε	ε
Foundations & Slabs	3.2.4 Concrete foundations (in ground) and reinforced concrete slab with suitable ground anchoring points designed and engineered to Wind Region D, Terrain Category 1 Specifications .	ε	ε	ε
Roofing	3.2.5 Roof Cladding: Metal sheeting. Roof Pitch: 18 and 26 degrees. The number of hips, valley plus the detailing to gables is to be kept to an aesthetic minimum. Eaves are to be lined. Vented roof gables are not to be included in roof design. NOTE: Cyclonic approved ridge venting (E Vents) are an acceptable alternative. Structural Steel: Roof trusses designed in accordance with relevant structural framing codes. Detail the provision of structural steel to roof where necessary. Steel Roof Structure is to be engineer designed and fabricated from zincalume steel components in accordance with Australian Standards. Guttering: Provide full slotted longline guttering standard metal fascia and 100 x 50 standard down pipes of maximum 6 centres. Provide spouts for	ε	ε	ε



	<p>window hoods, except when window hood is an extension of the main roof then downpipes are required. Timber fascia's and nonstandard gutter and fascia profiles are not to be used without prior approval. <u>Guttering not required in Tropical areas.</u></p>			
Fireproof Blanket	3.2.6 Fireproof Blanket: Provided in accordance with the relevant Australian Standards and all requirements of the Building Code of Australia (BCA) for applicable building class.	ε	ε	ε
Ceilings	3.2.7 Ceilings: Flush jointed with paint finish complete with 600mm x 400mm inspection panel and 75mm cornice.	ε	ε	ε
Insulation	3.2.8 Insulation: Insulation to ceilings and walls in accordance with the requirements of Part C Construction Specification and relevant Australian Standards.	ε	ε	ε
Walls	3.2.9 <ul style="list-style-type: none"> a. Galvanised steel b. External cladding to comprise of compressed steel sheet, weatherboard profiles or compressed fibre cement sheet with exposed joints. c. Internal wall linings minimum of 10mm to be flush jointed, with paint finish. d. Wall Insulation as specified. Refer to Part C Construction Specification. e. To suit 2700mm minimum ceiling height. 	ε	ε	ε
Skirtings	3.2.10 Provide satin finish pre-primed HMR MDF skirting minimum 67mm high x 18mm deep to all rooms with the exception of the wet areas.	ε	ε	ε
Windows	3.2.11 Provide windows with horizontal opening sliding sashes only.	ε	ε	ε
Door Frames	3.2.12 External Doors: Minimum 870mm wide. No glazing (including side panels) permitted. Sliding doors: Minimum 2170mm. All glazing to meet relevant Australian Standards for Wind Region D Terrain Category 1 cyclonic requirements. Internal Doors: Minimum 820mm wide.	ε	ε	ε
Security Doors	3.2.13 Provide Security door to each external entry door, in accordance with relevant Australian Standards and Department of Communities, Housing Part C Construction Specification (Refer to Specification Wind Regions C & D (glazing).	ε	ε	ε
Security Grilles	3.2.14 Provide a woven stainless steel mesh security screen to all opening windows in each dwelling for those	ε	ε	ε



	<p> dwellings located north of the 27 degrees latitude and in towns:</p> <ul style="list-style-type: none"> • Fitzroy Crossing • Halls Creek • Kununurra • Meekatharra • Newman 			
Air-conditioning	3.2.15 Air-conditioning requirements as specified and as shown on drawings.	ε	ε	ε
Common Services	3.2.16 Water Supply: Provide an individual metered water supply to each of the dwellings in accordance with Water Corporations requirements. Provide an additional (x1) metered water supply for garden reticulation to common landscaped areas on site. All water meters are to be located at front boundary, and 1.5 meters from driveways and concealed from public view.	ε	ε	ε
	3.2.17 Stormwater: All stormwater disposal is to be in accordance with Local Authority requirements. Where there is no Local Authority requirements in place provide adequate soak wells on site to meet stormwater capacity. Where downpipes discharge into a soak well provide gully at the base of the downpipe. Spoon drains are required at the base of each downpipe to reduce erosion.	ε	ε	ε
	3.2.18 Gas: Provide an individual metered gas supply to each of the dwellings in accordance with Alinta Gas requirements. Where reticulated gas is not available provide bottled gas (x2 bottles) to each dwelling.	ε	ε	ε
	3.2.19 Sewerage: Provide individual sewer connections to each dwelling in accordance with Water Corporations requirements. Where deep sewer is not available provide effluent disposal system appropriate for site conditions. The location of and installation should ensure easy accessibility for clearing contents and easy maintenance. Effluent disposal system and installation is to be in accordance with the Local Authority requirements.	ε	ε	ε
11.0 Compliance				
11.1 Department of Communities, Housing Part A Qualitative Brief for Prefabricated Housing				
11.2 Department of Communities, Housing Addendum to Part B Functional Brief for Prefabricated Housing Compliance				
11.3 Current National Construction Codes of Australia				
11.4 Current Australian Standards				



11.5 Department of Communities, Housing Part C Construction Specification Prefabricated Housing			
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11.6 List areas of non-compliance or where functional objectives have been applied:

12.0 Submission Requirements

Requirement	Details	Yes	No	N/A
Existing Site Plan 1:200	Refer to Department of Communities, Housing Part A Qualitative Brief Prefabricated Housing			
Development Site Plan 1:200	Refer to Department of Communities, Housing Part A Qualitative Brief Prefabricated Housing			
Supporting Drawings 1:100	All floor plans identifying overall and individual room dimensions, room names, floor finishes and internal finishes			
	Electrical layout and furnishing floor plans indicating location of light switches, GPO's phone/data/tv points, light fittings and typical furniture layout utilising standard size furniture			
	All elevations with the existing and natural ground levels, wall heights and roof heights, window positions and sizes related to the common datum			
	Proposed materials, colours and finishes of the exterior of the building			
	Cross sections through dwelling in transverse and longitudinal direction			

12.0 Signature of Submitting Proponent

Date: _____

Name & Position: _____

Sign: _____



13.0 Signature of Approving Officer

Date: _____

Name & Position: _____

Sign: _____