



# Housing

## PART B: FUNCTIONAL BRIEF

### Affordable Housing

### Low-Rise Multiple Dwellings

### Metropolitan & Regional areas

**Lot Number:**

**Unit Number:**

**Suburb:**

**Tender Number:**

**Street Number:**



## PREFACE

The Part B Functional Brief has been developed by the Western Australian Department of Communities Housing, for use on all housing projects delivered by the Department of Communities Housing, of the appropriate Building Code of Australia (BCA) building class.

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

<b>REVISION DATE</b>	<b>COMMENTS</b>
1/12/2017	Bedrooms clause 1.2.5 Amendment – Location of GPO's.
1/12/2017	Bedrooms clause 1.2.6 Amendment – Light fitting requirements.
1/12/2017	Bedrooms clause 1.2.9 Amendment – Floor Coverings options.
1/12/2017	Bedrooms clause 1.2.10 Amendment – Provisions for air-conditioning.
1/12/2017	Living Areas clause 2.2.4 Amendment – Floor coverings options.
1/12/2017	Living Areas clause 2.2.9 Added – Light fitting requirements.
1/12/2017	Living Areas clause 2.2.10 Added – Air-conditioning provisions.
1/12/2017	Living Areas clause 2.2.11 Added – Air-conditioning condenser units.
1/12/2017	Living Areas clause 2.2.16 Added - Air-conditioning condenser units (North West).
1/12/2017	Kitchen clause 3.2.4 Amendment – Kitchen cabinetry requirements.
1/12/2017	Kitchen clause 3.2.5 Added – Overhead Cupboard requirements.
1/12/2017	Kitchen clause 3.2.8 Amendment - Range Hood requirements.
1/12/2017	Kitchen clause 3.2.9 Added – Dedicated space for Microwave oven.
1/12/2017	Kitchen clause 3.2.11 Added – Fridge recess requirements.
1/12/2017	Kitchen clause 3.2.13 Amendment – Splashback requirements.
1/12/2017	Kitchen clause 3.2.14 Amendment – Floor coverings.
1/12/2017	Kitchen clause 3.2.16 Amendment – Light fitting requirements.
1/12/2017	Kitchen clause 3.2.20 Added – Inclusion of Ceiling fan (north West only).
1/12/2017	Bathrooms clause 4.2.3 Amendment – Shower door options.
1/12/2017	Bathrooms clause 4.2.5 Amendment – Bathroom cabinetry.
1/12/2017	Bathrooms clause 4.2.10 Added – Light fitting requirements.
1/12/2017	Utilities clause 5.2.1 Amendment – Laundry cabinet.
1/12/2017	Utilities clause 5.2.2 Added – Space provisions to Laundry.
1/12/2017	Utilities clause 5.2.6 Added – Light fitting requirements.
1/12/2017	External Areas clause 8.2.2 Added – Drying area requirements.
1/12/2017	External Areas clause 8.2.3 Amendment – Lighting fitting requirements.
1/12/2017	External Areas clause 8.2.4 Amendment – Balcony areas.
1/12/2017	External Areas clause 8.2.5 Added – Balcony compliance.
1/12/2017	Car Parking clause 9.2.1 Amendment – Car Parking compliance.
1/12/2017	Finishes & Fixtures Schedule clause 14.2.2 Amendment – Internal door requirements.
1/12/2017	Finishes & Fixtures Schedule clause 14.2.3 Amendment – Painted finish.
1/12/2017	Finishes & Fixtures Schedule clause 14.2.6 Amendment – Window treatments.
1/12/2017	Exterior Finishes & Materials clause 14.2.9 Amendment - Pedestrian access.
1/12/2017	Exterior Finishes & Materials clause 14.2.10 Amendment – External Painting.
1/12/2017	Exterior Finishes & Materials clause 14.2.16 Added – Entry door level threshold.
1/12/2017	Exterior Finishes & Materials clause 14.2.21 Added – External light fittings.
1/12/2017	Exterior Finishes & Materials clause 14.2.22 Amendment – Hot Water System options.
1/12/2017	Exterior Finishes & Materials clause 14.2.26 Amendment – Common Services.
1/12/2017	Exterior Finishes & Materials clause 14.2.28 Amendment – NBN/Telecommunications.
1/12/2017	Exterior Finishes & Materials clause 14.2.29 Added – Water supply requirements.
1/12/2017	Exterior Finishes & Materials clause 14.2.30 Added – Letterboxes.
1/12/2017	Exterior Finishes & Materials clause 14.2.33 Added – Retic connections.
1/12/2017	Landscaping Section 14 – Deleted.
1/12/2017	Universal and Mobility Addendum Appendix 1 – Deleted.

## 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 dwellings and takes into consideration standard items of furniture for each of the rooms, circulation and storage facilities.

### Low-Rise Multiple Dwelling typology

The multiple dwelling typology comprises dwellings which are stacked vertically above one another in a complex or building, in whole or part, and are often referred to as apartments or flats. They are distinct from grouped dwellings where dwellings are adjacent to each other but not vertically stacked, commonly called villas, townhouses or units.

Multiple dwellings also includes dwellings directly over lower storeys of other uses such as retail or commercial; in this case they are often referred to as “mixed use”.

Low-rise multiple dwellings which is the subject of this document refers to complexes that are typically 2-3 storeys and may include lofts or split-level upper floors, have limited communal facilities, at-grade car parking and may be walk-up or lifted.

### Dwelling Categories

Bedroom Category	Dwelling Type	Typical Floor Areas (FECA - m <sup>2</sup> )
Bed 1	Apartment	50 - 60 m <sup>2</sup>
Bed 2	Apartment	70 - 85 m <sup>2</sup>
Bed 3	Apartment	90 - 110 m <sup>2</sup>

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 unenclosed areas such as porches, balconies, enclosed garages, carports, storerooms etc.

Refer further in this document for requirements relating to Unenclosed Covered Area (UCA) including store rooms, balconies, car parking and stairways.



1.0 Bedrooms				
<p><b>1.1 Functional Objective</b></p> <ul style="list-style-type: none"> <li>• Bedrooms for each dwelling are wherever practicable, located on the southern or eastern side of the dwelling.</li> <li>• All bedrooms for each dwelling type should be visually separated from living areas.</li> <li>• Bedrooms for each dwelling type are designed to accommodate furniture appropriate for the intended use of the room, including appropriate clearances around this furniture.</li> </ul>				
Dwelling Type	1.2 Acceptable Development	Yes	No	N/A
	<b>Functional requirement</b>			
All types	1.2.1 The master bedroom to all dwelling types is typically a minimum size of 12m <sup>2</sup> and where achievable minimum width of 2800mm excluding robes. Furnishing provisions to include QS bed, 1800mm built-in wardrobe (with a minimum of 1 mirror door) and two bedside tables.	ε	ε	ε
	1.2.2 All other bedrooms to each dwelling type are typically 10m <sup>2</sup> and must make provision for two single beds and bedside tables and 1200mm built-in wardrobe.	ε	ε	ε
	<b>Specific finishes, fit out and equipment requirements</b>			
	1.2.3 Carpet floor covering, including inside wardrobe (minimum residential medium duty, 2 star ACCS rating).	ε	ε	ε
	1.2.4 Sliding doors, shelf and rail to built-in wardrobes.	ε	ε	ε
	1.2.5 Minimum two DGPO's positioned to accommodate two bedside lamps. Location of the DGPO's to allow for flexibility in furnishing the room.	ε	ε	ε
	1.2.6 Light fittings typically centrally located single fluorescent oyster fitting or LED recessed down light at 2 metres spacing.	ε	ε	ε
<b>Additional Functional requirements: Specifically, for Affordable and Social Housing located north of 27 degrees latitude</b>				
All types	1.2.7 Internal ceiling height required to be a minimum of 2700mm.	ε	ε	ε



	1.2.8	Provide a 1400mm in diameter ceiling fan with controller, to all bedrooms.	ε	ε	ε
	1.2.9	Ceramic tile or vinyl plank flooring including inside of wardrobe to all bedrooms.	ε	ε	ε
	1.2.10	Provide electrical and spatial provisions for wall and ceiling mounted split system, reverse cycle air-conditioning.	ε	ε	ε

## 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
	<b>Functional requirement</b>			
1 bed	2.2.1 Combined living and dining room typically a minimum size of 20m <sup>2</sup> and with provision for a 4-seater lounge suite, 4 seater dining setting, a TV unit, sideboard and coffee table.	ε	ε	ε
2 bed	2.2.2 Living and dining/family rooms typically a minimum size of 27m <sup>2</sup> with a provision for a 6-seater lounge suite, 6 seater dining setting, a TV unit, free standing cabinet and coffee table.	ε	ε	ε
3 bed	2.2.3 Living and dining/family rooms typically a minimum size of 29m <sup>2</sup> with a provision for a 6-seater lounge suite, 6 seater dining setting, a TV unit, free standing cabinet and coffee table.	ε	ε	ε
	<b>Specific finishes, fit out and equipment requirements</b>			
All types	2.2.4 Ceramic tile floor finish (minimum 300x300mm slip resistant) or vinyl plank flooring. Vinyl plank flooring to be a minimum of 4mm in thickness and fixed with pressure sensitive adhesive.	ε	ε	ε
	2.2.5 Capacity within switchboard for future installation of split system air conditioning to master bedroom and living areas.	ε	ε	ε



	2.2.6	Minimum one data and telephone point adjacent to DGPO located in Kitchen or Living areas.	ε	ε	ε
	2.2.7	TV aerial outlet- individual aerial or MATV system to be provided adjacent to DGPO.	ε	ε	ε
	2.2.8	Minimum three DGPO's (dependent on room configuration) positioned to accommodate living and dining room functions and practical furniture arrangement.	ε	ε	ε
	2.2.9	Typically, light fittings comprise of four recessed down lights at 2 metre spacing's and to suit furnishing of the room.	ε	ε	ε
	2.2.10	Provide provisions for wall and ceiling mounted split system, reverse cycle air conditioning.	ε	ε	ε
	2.2.11	Installation of wall mounted split system, reverse cycle air-conditioning. Condensers and associated conduits/ductwork to be screened from public view. When locating condenser units, consideration is to be given to: <ul style="list-style-type: none"> <li>• Minimising visual and noise impacts of services with vents directed away from habitable areas;</li> <li>• Having adequate access for maintenance.</li> </ul>	ε	ε	ε
<b>Additional Functional requirements:            Specifically, for Affordable and Social Housing located north of 27 degrees latitude</b>					
All types	2.2.12	Provide SGPO and electric heater in Kalgoorlie region only.	ε	ε	ε
	2.2.13	Internal ceiling height required to be a minimum of 2700mm.	ε	ε	ε
	2.2.14	Provide a 1400mm in diameter ceiling fan with controller, to living room and dining room.	ε	ε	ε
	2.2.15	Provide provisions for wall and ceiling mounted split system, reverse cycle air-conditioning.	ε	ε	ε
	2.2.16	Installation of wall mounted split system, reverse cycle air conditioning. Condensers and associated conduits/ductwork to be screened from public view. When locating condenser units, consideration is to be given to: <ul style="list-style-type: none"> <li>• Minimising visual and noise impacts of services with vents directed away from habitable areas;</li> <li>• Having adequate access for maintenance.</li> </ul>	ε	ε	ε



### 3.0 Kitchen

#### 3.1 Functional Objective

- 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	3.2 Acceptable Development	Yes	No	N/A																
	<b>Functional requirement</b>																			
All types	3.2.1 Located within a defined space and adjacent to the dining area.	ε	ε	ε																
	3.2.2 Appropriate size and design for the dwelling type and intended number of occupants, including suitable circulation clearances.	ε	ε	ε																
	3.2.3 Visually separated from bathrooms and WC's, and positioned to maximise natural ventilation and sunlight.	ε	ε	ε																
	<b>Specific finishes, fit out and equipment requirements</b>																			
	3.2.4 Durable work surfaces to kitchen bench tops (i.e. composite stone or high-pressure laminate) with plastic laminate to kitchen cabinetry front panels, cupboards and drawers and other vertical locations. ABS edging to all cupboards and 4 drawer columns. Provide cupboards under benchtop to maximise storage space. Bench top lengths to be exclusive of corners. Typical minimum benchtop requirements excluding stainless steel inset sink and hob:	<table border="1"> <thead> <tr> <th>Dwelling Configuration</th> <th>Inset Sink</th> <th>Contiguous</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>1 to 2 Bedroom</td> <td>1<sup>1/2</sup> Bowl &amp; Drainer</td> <td>600mm</td> <td>1500mm</td> </tr> <tr> <td>3 Bedroom</td> <td>1<sup>1/2</sup> Bowl &amp; Drainer</td> <td>800mm</td> <td>1800mm</td> </tr> <tr> <td>4 bedroom +</td> <td>Double Bowl and Drainer</td> <td>1200mm</td> <td>3600mm</td> </tr> </tbody> </table>				Dwelling Configuration	Inset Sink	Contiguous	Total	1 to 2 Bedroom	1 <sup>1/2</sup> Bowl & Drainer	600mm	1500mm	3 Bedroom	1 <sup>1/2</sup> Bowl & Drainer	800mm	1800mm	4 bedroom +	Double Bowl and Drainer	1200mm
Dwelling Configuration	Inset Sink	Contiguous	Total																	
1 to 2 Bedroom	1 <sup>1/2</sup> Bowl & Drainer	600mm	1500mm																	
3 Bedroom	1 <sup>1/2</sup> Bowl & Drainer	800mm	1800mm																	
4 bedroom +	Double Bowl and Drainer	1200mm	3600mm																	
	<b>Note:</b> Typical minimum contiguous (uninterrupted) length of benchtop for food preparation. Kitchen layouts should maximize functionality of kitchen by ensuring sufficient food preparation area relative to size of dwelling.																			





3.2.5	Provide overhead cupboards. Typical minimum of 1500mm in length and 340mm in depth.	ε	ε	ε
3.2.6	Minimum 600mm stainless steel, electric fan forced, under bench or wall mount multi-function oven.	ε	ε	ε
3.2.7	Minimum 4-burner, stainless steel, gas cooktop where reticulated gas service available or minimum 4-zone, ceramic glass, electric cooktop where gas service not available.	ε	ε	ε
3.2.8	Provide fixed (not retractable) range hoods with removable filters above cooktops and flued externally.	ε	ε	ε
3.2.9	Provide dedicated location for microwave oven and GPO.	ε	ε	ε
3.2.10	Dishwasher recess with single GPO and cold tap set.	ε	ε	ε
3.2.11	Fridge recess with single GPO. Minimum recess size: 1 bedroom dwelling – 800mm 2 and 3 Bedroom dwelling – 900mm	ε	ε	ε
3.2.12	All tapware and fittings to be chrome plated lever handled mixer tap (hot and cold).	ε	ε	ε
3.2.13	Splashback (minimum height 400mm above benchtops) to be glazed ceramic tiles or coloured glass.	ε	ε	ε
3.2.14	Ceramic tile floor finish (minimum 300 x 300mm slip resistant).	ε	ε	ε
3.2.15	DGPO's provided to bench preparation areas (number dependent on kitchen configuration).	ε	ε	ε
3.2.16	Light fittings typically recessed down lights at 2 metre spacing's. Located above bench tops to achieve optimum light. Minimum lighting requirements: 1 and 2 bedroom dwellings – Typically two recessed down lights; 3 bedroom dwellings – Typically three recessed downlights.	ε	ε	ε

**Additional Functional requirements:  
 Specifically, for Affordable and Social Housing located north of 27 degrees latitude**



All types	3.2.17	Provide an electric oven and electric 4 burner hot plate.	ε	ε	ε
	3.2.18	Internal ceiling height to be a minimum of 2700mm.	ε	ε	ε
	3.2.19	Exhaust Fan/Range hood flued to external air (no penetrations to roof). Exhaust fans with self-closer and switch on wall.	ε	ε	ε
	3.2.20	Provide a 1400mm in diameter ceiling fan with controller to Kitchen.	ε	ε	ε

## 4.0 Bathrooms

### 4.1 Functional Objective

- 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	4.2 Acceptable Development	Yes	No	N/A
	<b>Functional requirement</b>			
1, 2 Bed	4.2.1 A combined bathroom, laundry and WC which should typically accommodate a shower recess enclosed on three sides with pivot door and no hob. European Laundry (i.e.: contained within a cupboard adjacent to bathroom or located off hallway) is also acceptable.	ε	ε	ε
3 Bed	4.2.2 The main/family bathroom is required to accommodate a shower recess enclosed on three sides with pivot door and no hob.	ε	ε	ε
	4.2.3 The ensuite bathroom is required to accommodate a shower recess enclosed on three sides with pivot door or tri-sliders to showers where applicable and no hob.	ε	ε	ε
	<b>Specific finishes, fit out and equipment requirements</b>			
All types	4.2.4 Wall tiles to 2000mm in shower recess, and provision of separate floor waste (chrome plated, 80mm minimum).	ε	ε	ε



	4.2.5	Vanity cabinet with durable bench top (i.e.: composite stone or high-pressure laminate), vitreous china basin and mirror and light above vanity.	ε	ε	ε
	4.2.6	HMR board to all cabinetwork, ABS edging to all cupboard doors.	ε	ε	ε
	4.2.7	Towel rail, toilet roll holder and exhaust fan. Exhaust fan operated with wall switch and flued to outside air with self-closing mechanism.	ε	ε	ε
	4.2.8	WHERE COMBINED LAUNDRY PROVIDED 250mm exhaust fan, minimum 42 litre laundry troughs with cabinet and adjacent space and taps for automatic washing machine and space for dryer. Provide GPO to accommodate dryer. Provide ceramic tile floor finish.	ε	ε	ε
	4.2.9	Ceramic tile floor finish (slip resistant).	ε	ε	ε
	4.2.10	Provide centrally located single florescent oyster light fitting. Not required where a combined heat lamp and fan appliance is provided.	ε	ε	ε
<b>Additional Functional requirements:            Specifically, for Affordable and Social Housing located north of 27 degrees latitude</b>					
All types	4.2.11	Internal ceiling height to be a minimum of 2700mm.	ε	ε	ε
	4.2.12	Exhaust fan flued to external air (no penetrations to roof). Exhaust fans with self-closer mechanism and switch on wall.	ε	ε	ε
<b>5.0 Utilities</b>					
<b>5.1 Functional Objective</b> <ul style="list-style-type: none"> <li>• Laundries for each dwelling are located to provide convenient access to a clothes drying area.</li> <li>• A separate laundry is <b>not</b> required for a 1 bedroom or 2-bedroom dwelling and may be incorporated into the bathroom or provided as European Laundry (see definition above).</li> <li>• A separate Laundry is of a size and design to accommodate suitable facilities for the dwelling type and intended number of occupants, including appropriate clearances around these facilities.</li> <li>• 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.</li> </ul>					
<b>Dwelling Type</b>	<b>5.2 Acceptable Development</b>		<b>Yes</b>	<b>No</b>	<b>N/A</b>
	<b>Functional requirement</b>				



All types	5.2.1	Minimum requirements include integrated 42 litre stainless steel laundry trough with steel cabinet.	ε	ε	ε
	5.2.2	Provide space adjacent to laundry trough for washing machine and taps.	ε	ε	ε
	5.2.3	Provisions for clothes dryer to all units.	ε	ε	ε
	5.2.4	Provision of linen cupboard located within or adjacent to laundry.	ε	ε	ε
	5.2.5	Provision for broom cupboard within laundry.	ε	ε	ε
	5.2.6	Centrally located single florescent oyster light fitting.	ε	ε	ε
	<b>Specific finishes, fit out and equipment requirements</b>				
5.2.7	Ceramic tile floor finish (slip resistant).	ε	ε	ε	
<b>Additional Functional requirements: Specifically, for Affordable and Social Housing located north of 27 degrees latitude</b>					
All types	5.2.8	Internal ceiling height to be a minimum of 2700mm.	ε	ε	ε
<b>6.0 Passageway</b>					
<b>6.1 Functional Objective</b>					
<ul style="list-style-type: none"> <li>All dwelling types are provided with functional passage ways of an appropriate width.</li> <li>Passage ways for each dwelling are of a functional width consistent with its length and level of occupant use.</li> <li>Passage ways for each dwelling are provided with appropriate lighting, taking in to consideration the passage way and level of occupant use.</li> </ul>					
<b>Dwelling Type</b>	<b>6.2 Acceptable Development</b>		<b>Yes</b>	<b>No</b>	<b>N/A</b>
All types	6.2.1	Minimum width of all passageways 1 metre. Provide LED recessed down lighting at a maximum of 2.4 metre centres.	ε	ε	ε
	6.2.2	Ceramic tile floor finish (minimum 300x300mm slip resistant) or vinyl plank floor covering.	ε	ε	ε
<b>Additional Functional requirements: Specifically, for Affordable and Social Housing located north of 27 degrees latitude</b>					
All types	6.2.3	Internal ceiling heights required to be a minimum of 2700mm.	ε	ε	ε
<b>7.0 Communal Staircases &amp; Foyers</b>					



### 7.1 Functional Objective

- Stair access and foyers should be designed as open access to encourage healthy living and ensure that there are opportunities for community connectivity.
- Allow for generous, well designed staircases with access to corridors and the external environment to encourage increased activity as a desirable and pleasant alternative to using lifts.
- Stairwells are required to be well lit and safe and meet the BCA requirements for fire egress.
- Corridors, stairs and lifts should be wide enough to facilitate the moving of large furniture items to apartments.
- Core circulation spaces to serve groups of dwellings on each floor.
- Internal staircases to be designed in accordance with relevant Australian Standard and National Construction Code (BCA) requirements.
- Slip resistant finishes to tread (stairs) and nosing strip to BCA requirements.
- Provide handrails and balustrading in accordance with BCA requirements.
- Public lighting in foyers and stairwells of buildings is to be in accordance with current Australian Standards (AS/NZS 2293) and BCA requirements.
- In locating lights, consideration is to be given to the future changing of lamps, testing of emergency lighting and maintenance.

Dwelling Type	7.2 Acceptable Development	Yes	No	N/A
<b>Functional requirement</b>				
All types	7.2.1 Foyers are a publically accessible space and must be designed to meet BCA requirements. Within these access areas avoid enclosure and doors to simplify fire separation and BCA requirements for enclosed space.	ε	ε	ε
	7.2.2 Foyers are required to include for access and mobility requirements in accordance with Australian Standard AS1428.	ε	ε	ε
	7.2.3 Corridors, stairs and lifts should be wide enough to accommodate large furniture items to apartments.	ε	ε	ε
	7.2.4 Ensure provisions to maximise security for tenants is considered in the design element of internal shared spaces i.e. foyers, stairs and lifts.	ε	ε	ε

### 8.0 External Areas – Unenclosed Covered Area (UCA)

#### 8.1 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 occupant.

Dwelling Type	8.2 Acceptable Development	Yes	No	N/A
<b>Functional requirement</b>				
Storeroom	8.2.1 A storeroom to be provided in accordance with local authority requirements. Storerooms are required to have adequate permanent ceiling	ε	ε	ε



	ventilation through the roof, central light fitting and where external access is provided, an 870mm external solid core door, with door seal, deadlock with release mechanism and standard lock set. Store room floor to be concrete slab.			
Drying Area	<b>Functional requirement</b>			
	8.2.2 Drying requirements are to comprise of provisions for dryers or external private drying areas. Where provisions for a clothes dryer is not provided, provide a screened clothesline to ground floor dwellings. Drying areas to upper floor units are to comprise of a screened area on balconies compliant with the Residential Design Codes and Local Town Planning Scheme.	ε	ε	ε
Covered Alfresco Area and Balconies	<b>Functional requirement</b>			
	8.2.3 Alfresco area located off the internal living areas and providing cover from climatic elements. Alfresco area is to be covered by a verandah or similar structure. Provide exterior light fitting with diffuser, and weatherproof GPO and hose cock.	ε	ε	ε
	8.2.4 Balconies are to comply with the Residential Design Codes and Local Authority requirements. The Balconies are to be covered. Provide exterior light fitting with diffuser, and weatherproof GPO and hose cock.	ε	ε	ε
	8.2.5 Balconies provided are to comply with the Residential Design Codes and Local Authority requirements.	ε	ε	ε
<b>Additional Functional requirements: Specifically, for Affordable and Social Housing located north of 27 degrees latitude</b>				
	8.2.6 Provide a 1400mm in diameter ceiling fan with controller to outdoor alfresco area.	ε	ε	ε
<b>9.0 Car Parking</b>				
<b>9.1 Functional Objective</b>				
<ul style="list-style-type: none"> <li>• Residential Design Codes compliance.</li> <li>• Local Town Planning Scheme Compliance</li> <li>• Where under croft parking is proposed, it should be screened from public realm where possible and exterior design should contribute positively to street frontage.</li> <li>• Allocated car parking spaces should ideally have flexibility to include storage facilities.</li> <li>• Individually secure and covered car parking is preferred.</li> <li>• Car Parking to AS2890.1 and Local Authority requirements.</li> </ul>				



<ul style="list-style-type: none"> <li>Shared driveways and car parking facilities to incorporate AS1428 compliant pedestrian access and unobstructed (except security gates) access to public footpath.</li> </ul>				
<b>Dwelling type</b>	<b>9.2 Acceptable Development</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>
<b>Functional requirement</b>				
All types	9.2.1 Car parking provided is to comply with Residential Design Code and Local Authority requirements and in accordance with relevant Australian Standards.	ε	ε	ε
	9.2.2 Car parking security lights to be horizontal post mounted. Car parking lamps are to include cover shields to reduce illumination particularly if visible from windows of apartments and dwellings. Provide wall mounted security lights at driveway and pedestrian path locations enclosed by walls greater than 2 meters.	ε	ε	ε
<b>10.0 Cycle Parking</b>				
<b>10.1 Functional Objective</b>				
<ul style="list-style-type: none"> <li>Cycle parking to be provided within units or in communal cycle storage area.</li> <li>Residential Design Codes Compliance.</li> <li>Local Town Planning Scheme Compliance</li> </ul>				
<b>Dwelling Type</b>	<b>10.2 Acceptable Development</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>
All types	10.2.1 Cycle parking to be provided in a secure and sheltered and well-lit area, in accordance with Residential Design Codes and Local Town Planning Scheme compliance.	ε	ε	ε
<b>11.0 Pathways and Entrances</b>				
<b>11.1 Functional Objective</b>				
<ul style="list-style-type: none"> <li>Designs to facilitate pedestrian and cyclist movement across and through the site for residents of all ages and abilities through provision of lit pathways with a minimum width of 1200mm connecting buildings, facilities and services at grade and minimum 2.5 meters wide where adjacent to high rise building entrances or at intersections.</li> <li>Entrances to buildings and ground floor level individual dwellings should remain visible from the public realm, close to car parking, illuminated, with weather protection.</li> <li>Where a security management system is required, it will need to enable residents to enter main foyer and use of the lifts, and make provision for visitors to the site, obtain access only when permitted by a resident. I.e. intercom system or other.</li> <li>Vehicle and pedestrian movement should be separated at entries to the site and to dwellings and/or apartment buildings. Pathways should be integrated with landscaping and provide lighting to the appropriate Australian Standard for priority pedestrian routes.</li> </ul>				
<b>Dwelling type</b>	<b>11.2 Acceptable Development</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>
<b>Functional requirement</b>				



All types	11.2.1	Ramping for accessibility minimised by building entry location and setting ground floor levels in relation to footpath levels.	ε	ε	ε
	11.2.2	Pedestrian walkways ramps and landings designed to incorporate requirements of Australian Standard AS1428 “Design for Access and Mobility”.	ε	ε	ε
	11.2.3	Ensure security by providing well-defined entrances to clearly demarcate public and private space.	ε	ε	ε
	11.2.4	Enable casual surveillance of ground level open spaces and from ground level residences.	ε	ε	ε
	11.2.5	Provide “residents only” semi private open spaces with secure access from public space.	ε	ε	ε
	11.2.6	Provide ground level access to lifts with visibility of the lift doors from the entrance.	ε	ε	ε
	11.2.7	Ensure appropriate levels of lighting (including solar lighting) throughout the site.	ε	ε	ε
<b>12.0 Bin Stores</b>					
<b>12.1 Functional Objective</b>					
<ul style="list-style-type: none"> <li>All on site waste management is to address the Local Authority requirements.</li> </ul>					
<b>Dwelling type</b>	<b>12.2 Acceptable Development</b>		<b>Yes</b>	<b>No</b>	<b>N/A</b>
<b>Functional requirements</b>					
All types	12.2.1	Bin stores where required; are to meet all Local Authority requirements, ensuring domestic waste is removed at no additional operating costs.	ε	ε	ε
	12.2.2	Bin stores not to be located in a publicly accessible or visible area and away from dwelling living areas.	ε	ε	ε
<b>Functional requirement</b>					
<b>13.0 Finishes and Fixtures Schedule</b>					
<b>13.1 Functional Objective</b>					
<ul style="list-style-type: none"> <li>To ensure that all developments achieve a satisfactory level of finish and that appropriate fixtures, finishes and equipment are incorporated to minimise maintenance.</li> </ul>					
All types	<b>13.2 Acceptable Development</b>		<b>Yes</b>	<b>No</b>	<b>N/A</b>





<b>Interior finishes and materials</b>				
	13.2.1 Full painting to ceiling, internal walls, doors, door frames and wood surfaces.	ε	ε	ε
	13.2.2 870mm internal doors.	ε	ε	ε
	13.2.3 Skirting to be installed throughout dwelling; painted to match door frames with high gloss paint finish.	ε	ε	ε
	13.2.4 Provide door buffers to all internal hinged doors; floor or wall fixed.	ε	ε	ε
	13.2.5 Protective metal corner beading strips to all trafficable corners.	ε	ε	ε
	13.2.6 All DGPO's, switches data and TV outlets are to be positioned to facilitate functional use of each room and practical furnishing layout.	ε	ε	ε
	13.2.7 Hardwired smoke alarms. Photoelectric, non-removable battery (with 10-year battery life) smoke alarms. Approved type Brooks EIB 166e or Brooks EIB 650IC. Interconnection devices: Wireless smoke alarms Brooks EIB 166e: for EIB100 or Brooks EIB 650IC: for EIB600.	ε	ε	ε
	13.2.8 Window treatments to all opening windows and sliding doors (including laundry), except wet areas and WC.	ε	ε	ε
<b>Exterior finishes and materials</b>				
All types	13.2.9 Brick paving to driveway, verandah, alfresco, laundry access area and in-situ concrete paving to carport/garage. Provide pedestrian access (path) around perimeter of dwelling where a side gate is provided.	ε	ε	ε
	13.2.10 External painting to include but not limited to: eaves, with a pre-finished powder coated finish (from the standard external powder coated colour selection) facias, gutters, downpipes and service cabinets.	ε	ε	ε
	13.2.11 Storm proof slotted gutters.	ε	ε	ε
	13.2.12 Downpipes to be pre-finished or painted zinalume.	ε	ε	ε



13.2.13 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
13.2.14 Insect screens to all opening sliding doors and windows.	ε	ε	ε
13.2.15 All external doors to be 870mm wide.	ε	ε	ε
13.2.16 All entry doors to ground floor dwelling units to include level threshold, where ground levels permit.	ε	ε	ε
13.2.17 All external doors with direct access to corridors and public areas into the dwelling are to have weather seal and deadlock with release mechanism, and double rebated door frames to allow retrofitted barrier doors.	ε	ε	ε
13.2.18 Single cylinder 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
13.2.19 All entrance doors to each apartment with direct access to corridors and public areas are required to comply with National Construction Code (BCA) fire rated requirements.	ε	ε	ε
<b>Specific fit out and equipment</b>			
13.2.20 Connected to reticulated gas service if available.	ε	ε	ε
13.2.21 External light fittings, including sensor light to front and rear external doors (to ground floor dwellings only).	ε	ε	ε
13.2.22 Gas boosted solar or high efficiency gas instantaneous hot water system where reticulated gas available, otherwise instantaneous electric (where reticulated gas not available), electric boosted solar or heat pump hot water system.	ε	ε	ε
13.2.23 Double power points (DGPO) throughout, if not specified otherwise.	ε	ε	ε
13.2.24 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
13.2.25 Service equipment and utilities screened from public realm behind front façade. All noise generating equipment is designed to protect the acoustic privacy of residents and neighbours.	ε	ε	ε



	<p>13.2.26 Separate metering to be provided for all common services i.e. power, security lighting and reticulation of common areas.</p>	ε	ε	ε
	<p>13.2.27 Main switchboard cabinet is to be steel, (painted to match letterbox) 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.</p>	ε	ε	ε
	<p>13.2.28 Provisions for NBN Network Systems and Telecommunications. For all developments, the building contractor is required to:</p> <ul style="list-style-type: none"> <li>• Register the development with infrastructure provider;</li> <li>• Ensure that ‘Fibre Ready’ facilities are provided (Pipes and Pathways infrastructure) as per the Telecommunications Act 1997 (this is interpreted as enabling the dwellings to receive a fibre connection from the incumbent Infrastructure Provider of Last Resort (IPOLR); and</li> <li>• Ensure the relevant cabling (coiled) is provided to service pit and draw wire protected by conduit is provided to dwelling to allow for service activation.</li> </ul> <p>Where infrastructure provider is NBN and NTD pre-install is available, the Contractor shall request a NTD pre-installation anytime during the construction phase prior to handover, ideally at Plate Height stage.</p>	ε	ε	ε
	<p>13.2.29 Provide water supply and connection in accordance with WA Water Corporation sub-meter requirements:</p> <ul style="list-style-type: none"> <li>• Individual water meter for each dwelling.  <b>Group Housing Developments of 3 dwellings or more:</b></li> <li>• Provide additional meter to service landscaping to common areas. Refer Specification Preliminaries Section 0131 clause 1.7.</li> </ul> <p>Retic connections are required to meet statutory requirements for backflow prevention.</p>	ε	ε	ε
	<p>13.2.30 Provide a single separate letter box for each ground floor dwelling, adjacent to individual front entries where possible. Upper level dwelling letterboxes are to be incorporated into a set of letterboxes for the development, and visible from the street. Letterboxes are to be located in a position easily accessible and visually unobstructed to the public realm to provide</p>	ε	ε	ε



	additional safety and security to residents. Preferably letterboxes positioned undercover and well lit.			
	13.2.31 Street number identifying the development site is to be clearly visible from the street frontage.	ε	ε	ε
	13.2.32 Front and rear external hose cocks to ground floor dwellings.	ε	ε	ε
	13.2.33 Retic Box for common property located adjacent to or in close proximity to the electrical meter box. Retic connections are required to meet statutory requirements for backflow prevention. Where Individual unit courtyards are reticulated preference for tap timers with tap splitter.	ε	ε	ε
	13.2.34 New boundary fencing for the full perimeter of the site required, unless communicated otherwise by Project Manager. Preferred fencing type is powder coated finish steel frame, post and panel system. I.e. Neeta screen unless Local Authority requirements stipulate otherwise.	ε	ε	ε
	13.2.35 Stormwater disposal is to be in accordance with Local Authority requirements.	ε	ε	ε
	13.2.36 All designs are to comply with all relevant Federal, State, Local Authority, Utilities Authority, by-laws, laws and Regulations.	ε	ε	ε
<b>Additional Functional requirements: Specifically, for Affordable and Social Housing located north of 27 degrees latitude</b>				
All types	13.2.37 Guttering to housing in Kalgoorlie region <u>only</u> . Not required in tropical areas or wind regions C and D.	ε	ε	ε
	13.2.38 <u>WIND REGION C &amp; D ONLY</u> : Provide a woven stainless steel mesh security screen to all opening windows. Refer to Part C Construction Specification requirements Section 2.2. Security grills and screen doors.	ε	ε	ε
<b>14.0 Compliance</b>				
<b>14.1 Department of Communities Part A: Qualitative Brief Compliance</b>		ε	ε	ε
<b>14.2 Current National Construction Codes of Australia Compliance</b>		ε	ε	ε
<b>14.3 Current relevant Australian Standards Compliance</b>		ε	ε	ε



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

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**15.0 Submission Requirements**

Requirement	Details	Yes	No	N/A
Existing Site Plan 1:200	See Department of Communities Part A: Qualitative Brief.	ε	ε	ε
Development Site Plan 1:200	See Department of Communities 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 points, light fittings & typical furniture layout utilising standard size furniture.	ε	ε	ε
	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

**16.0 Signature of Submitting Proponent**

Date: \_\_\_\_\_

Name & Position: \_\_\_\_\_

Sign: \_\_\_\_\_

**17.0 Signature of Project Manager**

Date: \_\_\_\_\_

Name & Position: \_\_\_\_\_

Sign: \_\_\_\_\_

