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# Form of Housing

## 1.4 Housing Accommodation Schedules

# DESIGN GUIDELINES

FOR SUSTAINABLE HOUSING & LIVEABLE NEIGHBOURHOODS

*on behalf of the South Australian Housing Trust*



Government of South Australia  
SA Housing Authority

## 1.4 HOUSING ACCOMMODATION SCHEDULES

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## 1.4 HOUSING ACCOMMODATION SCHEDULES

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### INTRODUCTION

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#### Background

Established in July 2018, the SA Housing Authority (SAHA) is a statutory corporation that administers the South Australian Housing Trust (SAHT) Act 1995.

The SAHA consolidates housing-related services and management of the housing stock; including strategy, service delivery, assets and related corporate supports; and plays a key role in enabling and supporting the State's modern, multi-provider housing system and in establishing an environment that promotes shared responsibility and ownership.

The Authority is committed to providing housing that is socially and environmentally affordable and sustainable. To help achieve this, a suite of design guidelines for sustainable housing and liveable neighbourhoods that are applicable to all types of new residential construction, both rental and affordable have been developed.

The suite of design guidelines comprise the following:

- 1.1 House Design Guide
- 1.2 Amenity Targets
- 1.3 Apartment Design BCA Class 2 Construction
- 1.4 Housing Accommodation Schedules
- 1.5 Affordable and Market Housing
- 2.1 Land Titling and Service Infrastructure
- 2.2 Design Guidelines for Site Layouts
- 2.3 SAHT Universal Housing Design Criteria
- 2.4 Environmental Sustainability
- 3.1 Neighbourhood Renewal
- 3.2 Row and Terrace House Design
- 4.1 Housing Modifications
- 4.2 Generic Design Guidelines for House Renovations

Designers must understand and incorporate the requirements of these guidelines on all residential projects that involve land and properties owned by the SAHT. These guidelines assist designers in the interpretation of current policies and practices and include applicable features of the Good Design Guide SA historically published by Planning SA.

Some design compromise is acceptable to take into account site constraints and local planning conditions. All designs will be considered by the SAHA on merit. However, the minimum spatial dimensions needed to meet universal housing living requirements are generally not negotiable.

## 1.4 HOUSING ACCOMMODATION SCHEDULES

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### This Design Guideline

This design guideline provides additional information to support the design guideline *1.1 House Design Guide*.

It sets out special arrangements and accommodation for a range of household types and building categories. All are suitable for both rental use and affordable housing products. For affordable housing a range of potential enhancements is offered for design consideration.

Minimum acceptable room areas are established with all sized to meet universal housing design requirements. The areas also anticipate likely furnishing arrangements appropriate to the household size and composition.

All dwelling types can be incorporated into apartment buildings. The smaller one and two bedroom units with laundry units within hallways or bathrooms are generally suitable for rental non-family households and may also be able to meet affordable criteria. However there is a house type scheduled that is unsuitable for rental, but meets a market niche for a 3-bedroom small house affordable product. This house type is separately scheduled.

### Acceptable Variations

Subject to approval from the Authority the SAHT designs can be reduced in size by 5% to meet particular site constraints, such as in inner urban and city. A detailed design brief must be prepared setting out the particular circumstances. Nevertheless minimum dimensions for doorways and passage widths cannot be compromised.

For multi-storey houses the range of areas scheduled in this guideline can be increased to allow for additional space taken up by stairs and secondary passageways. These houses usually of two storeys for family accommodation, may be freestanding or attached town house types.

Increases in dwelling area may also be required for elongated or unusual site configurations.

## 1.4 HOUSING ACCOMMODATION SCHEDULES

# HOUSING ACCOMMODATION SCHEDULES

### House Accommodation Summary Table for Rental Use

House Type (by Accommodation)	Living Areas Limited to	Building Type
Single bedsit apartment without laundry (single person only)	minimum 38m <sup>2</sup>	Suitable for apartment and mews use only
Single bedsit apartment or mews units (single person only with laundry included)	42m <sup>2</sup> to 55m <sup>2</sup>	
1 bedroom apartment or mews unit (single/couple only with laundry included in bathroom)	55 to 65m <sup>2</sup>	Suitable for apartment, mews or special group sites
2 bedroom apartment or mews unit (single/couple only with laundry included in bathroom)	65 to 75m <sup>2</sup>	
2 bedroom dwelling non family (couple only with optional separate laundry)	65 to 80m <sup>2</sup>	Suitable for group or shared sites only
2 bedroom dwelling small family (couple with 1 child only)	75 to 90m <sup>2</sup>	Family housing suitable for street fronted sites, attached, semi-detached and detached configurations.
3 bedroom dwelling (family with up to 4 children)	110 to 125m <sup>2</sup>	
4 bedroom dwelling (family with up to 6 children)	145 to 160m <sup>2</sup>	
5 bedroom dwelling (family with up to 8 children)	170 to 190m <sup>2</sup>	
6 bedroom dwelling (family with up to 10 children)	180 to 210m <sup>2</sup>	Suitable for multi level development.

#### Notes:

- Floor areas exclude carport/garage, porches and verandahs, but include all walls and internal circulation areas.
- Floor areas will increase slightly (around 10 to 15%) to allow for vertical circulation (stairs) in 2 storey construction. Increases in area may also be required for elongated or unusual site configurations.
- All areas allow for circulation to suit universal access.
- Inner city developments may require smaller housing units in response to the built form and specific client groups.

### Special Needs Housing

Special needs housing will generally require a specific brief for designers to respond to the housing requirements and in specific cases may require larger internal spaces, to cater for disability or carer requirements.

### Non-Family Housing

A distinction between small non family housing and family housing is the provision of a bath within the bathroom and separation of laundry facilities usually within a laundry room. A bath is considered to be a design requirement for occupation that allows for the inclusion of children.

## 1.4 HOUSING ACCOMMODATION SCHEDULES

### Single Bedsit Apartment Without Laundry

*Living area from 38m<sup>2</sup> including all walls.*

Rooms Required	Minimum Floor Area and Width Dimension	Furniture and Fittings to be Accommodated
Passage	1.0m width	Door latch offset distances to be maintained throughout dwelling only where the door opens towards the user.
Living/dining	19.2m <sup>2</sup> area 3.30m width (living) 2.10m width (dining)	Soft seating for two. Provide space for coffee table, freestanding TV/video/sound system, side table, dining table with two chairs and sideboard 900mm long.
Kitchen combined with living / dining	6.0m <sup>2</sup> area	Single bowl sink and cupboard Adequate clear bench top/cupboards with drawers. Cooking appliances with 400mm minimum adjoining bench tops both sides. Minimum 1500mm wide circulation space between benchtops. Provide space for refrigerator 900mm wide.
Sleeping area	14.8m <sup>2</sup> area 3.60m width	Adequately sized wardrobe, minimum 1200mm long. Provide space for queen sized bed, two bedside tables and a dressing table and chair.
Universal design bathroom/WC (combined)	5.0m <sup>2</sup> area 2.10m width	Stepless shower area. Vanity cupboard with mirror over. Adequate length of towel rail. Toilet with circulation to meet SAHT universal housing design criteria.
Storage		Linen cupboard 600x500mm deep and utility cupboard 400x500mm. Joinery is not to be located in combined bathroom/laundry.
Entry porch	2.6m <sup>2</sup> area 1.60m width	Provide stepless entry. The porch may be part of a verandah or common (shared) access area.
Clothes line		20m minimum length of line.
Undercover carparking	3.6m wide x 6.0m length  3.3m wide x 6.0m length	For carports a covered area 3.0m wide is acceptable provided the paved width (including perimeter paving) is 3.6m clear.  For housing not required to meet universal requirements

#### Notes:

- (i) Floor areas exclude carport/garage, porches and verandahs, but include all walls and internal circulation areas;
- (ii) Laundry facilities will not be required in developments where shared on-site laundry facilities are provided or commercial laundry facilities are available;
- (iii) Internal room dimensions do not include walls;
- (iv) The width of a room is taken to be the smaller room dimension;
- (v) Entry porch, clothes line and undercover parking are site specific elements. At a minimum stepless entry is required at the main front door, a space for air drying laundry and car park shall be provided.

## 1.4 HOUSING ACCOMMODATION SCHEDULES

### Single Bedsit Apartment or Mews Unit

*Living area in the range 42m<sup>2</sup> to 55m<sup>2</sup> including all walls.*

Rooms Required	Minimum Floor Area and Width Dimension	Furniture and Fittings to be Accommodated
Passage	1.0m width	Door latch offset distances to be maintained throughout dwelling only where the door opens towards the user.
Living/dining	19.2m <sup>2</sup> area 3.30m width (living) 2.10m width (dining)	Soft seating for two. Provide space for coffee table, freestanding TV/video/sound system, side table, dining table with two chairs and sideboard 900mm long.
Kitchen combined with living / dining	6.0m <sup>2</sup> area	Single bowl plus single drainer sink and cupboard. Adequate clear bench top/cupboards with drawers. Cooking appliances with 400mm minimum adjoining bench tops both sides. Minimum 1500mm wide circulation space between benchtops. Provide space for refrigerator 900mm wide.
Sleeping area	14.8m <sup>2</sup> area 3.60m width	Adequately sized wardrobe, minimum 1200mm long. Provide space for queen sized bed, two bedside tables and a dressing table and chair.
Universal design bathroom/ laundry/WC (combined)	6.6m <sup>2</sup> area 2.10m width	Stepless shower area. Vanity cupboard with mirror over. Adequate length of towel rail. Toilet with circulation to meet SAHT universal housing design criteria. Laundry trough 45 litre with cabinet. Provide space for washing machine 750mm wide. Location for clothes drier in apartments where external drying yards are not provided. It is possible to have the passage as a circulation space and the laundry facilities within an alcove provided it is ventilated, the area is waterproofed, and graded to a floor trap. With this the bathroom can be reduced to 5.0m <sup>2</sup> .
Storage		Linen cupboard 600x500mm deep and utility cupboard 400x500mm. Joinery is not to be located in combined bathroom/laundry.
Entry porch	2.6m <sup>2</sup> area 1.60m width	Provide stepless entry. The porch may be part of a verandah or common (shared) access area.
Clothes line		20m minimum length of line.
Undercover carparking	3.6m wide x 6.0m length  3.3m wide x 6.0m length	For carports a covered area 3.0m wide is acceptable provided the paved width (including perimeter paving) is 3.6m clear.  For housing not required to meet universal requirements.

#### Notes:

- (i) Floor areas exclude carport/garage, porches and verandahs, but include all walls and internal circulation areas;
- (ii) Internal room dimensions do not include walls;
- (iii) The width of a room is taken to be the smaller room dimension.
- (iv) Entry porch, clothes line and undercover parking are site specific elements. At a minimum stepless entry is required at the main front door, a space for air drying laundry and car park shall be provided.

## 1.4 HOUSING ACCOMMODATION SCHEDULES

### 1 Bedroom Apartment or Mews Unit

*Living area in the range 55m<sup>2</sup> to 65m<sup>2</sup> including all walls.*

Rooms Required	Minimum Floor Area and Width Dimension	Furniture and Fittings to be Accommodated
Passage	1.0m width	Door latch offset distances to be maintained throughout dwelling only where the door opens towards the user.
Living/dining	19.2m <sup>2</sup> area 3.30m width (living) 2.10m width (dining)	Soft seating for four. Provide space for coffee table, freestanding TV/video/sound system, side table, dining table with four chairs and sideboard 1200mm long.
Kitchen (may be combined with living / dining)	6.0m <sup>2</sup> area 2.70m width	Single bowl plus single drainer sink and cupboard. Adequate clear bench top 600mm (deep including sink) ranging from 2.50m to 3.90m in length/cupboards with drawers. Pantry face dimension 450 to 600mm minimum. Cooking appliances with 400mm minimum adjoining bench tops both sides. Minimum 1500mm wide circulation space between benchtops. Provide space for refrigerator 900mm wide.
Sleeping area	14.8m <sup>2</sup> area 3.60m width	Adequately sized wardrobe minimum 600 x 1200mm Provide space for queen sized bed, two bedside tables and a dressing table and chair.
Universal design bathroom / laundry / WC (combined)	6.6m <sup>2</sup> area 2.10m width	Stepless shower area. Vanity cupboard with mirror over. Adequate length of towel rail. Toilet with circulation to meet SAHT universal housing design criteria. Laundry trough 45 litre with cabinet. Provide space for washing machine 750mm wide. Location for clothes drier in apartments where external drying yards are not provided. It is possible to have the passage as a circulation space and the laundry facilities within an alcove provided it is naturally ventilated, the area is waterproofed, and graded to a floor trap. With this the bathroom can be reduced to 5.0m <sup>2</sup> .
Storage		Linen cupboard 1000 x 500mm deep and utility cupboard 500 x 500mm. Joinery is not to be located in combined bathroom/laundry.
Entry porch	2.6m <sup>2</sup> area 1.60m width	Provide stepless entry. The porch may be part of a verandah.
Clothes line		20m minimum length of line.
Undercover carparking	3.6m wide x 6.0m length  3.3m wide x 6.0m length	For carports a covered area 3.0m wide is acceptable provided the paved width (including perimeter paving) is 3.6m clear.  For housing not required to meet universal requirements.

#### Notes:

- (i) Floor areas exclude carport/garage, porches and verandahs, but include all walls and internal circulation areas;
- (ii) For 1 bedroom apartments, the living/dining areas may be reduced to accommodate soft seating and dining for three people only;
- (iii) Internal room dimensions do not include walls;
- (iv) The width of a room is taken to be the smaller room dimension;
- (v) Entry porch, clothes line and undercover parking are site specific elements. At a minimum stepless entry is required at the main front door, a space for air drying laundry and car park shall be provided.

## 1.4 HOUSING ACCOMMODATION SCHEDULES

### 2 Bedroom Apartment or Mews Unit

*Living area in the range 65m<sup>2</sup> to 75m<sup>2</sup> including all walls.*

Rooms Required	Minimum Floor Area and Width Dimension	Furniture and Fittings to be Accommodated
Passage	1.0m width	Door latch offset distances to be maintained throughout dwelling only where the door opens towards the user.
Living/dining	19.8m <sup>2</sup> area 3.30m width (living) 2.10m width (dining)	Soft seating for five. Provide space for a coffee table, freestanding TV/video/sound system, side table, dining table with five chairs and sideboard 1500mm long.
Kitchen (may be combined with living/dining)	6.1m <sup>2</sup> area 2.70m width	1 and ½ bowl plus single drainer sink and cupboard. Adequate clear bench top 600mm (deep including sink) ranging from 2.80m to 4.20m in length/cupboards with drawers and pantry face dimension 450 to 600mm minimum. Cooking appliances with 400mm minimum adjoining bench tops both sides. Minimum 1500mm wide circulation space between benchtops. Provide space for refrigerator 900mm wide.
Main bedroom	14.8m <sup>2</sup> area 3.60m width	Adequately sized wardrobe min. 600mm (d) x 1200mm (l) Provide space for queen sized bed, two bedside tables and a dressing table and chair.
Other bedroom	7.5m <sup>2</sup> area 2.60m width	Provide space for one single sized bed, one bedside table, dressing table and chair and adequately sized wardrobe min. 600mm (d) x 1200mm (l).
Universal housing design bathroom / laundry / WC (combined)	6.6m <sup>2</sup> area 2.10m width	Stepless shower area. Vanity cupboard with mirror over. Toilet with circulation to meet SAHT universal housing design criteria. Adequate length of towel rail. Laundry trough 45 litre with cabinet. Provide space for washing machine 750mm wide It is possible to have the passage as a circulation space and the laundry facilities within an alcove provided it is ventilated, the area is waterproofed, and graded to a floor trap. With this the bathroom can be reduced to 5.0m <sup>2</sup> .
Storage		Linen cupboard 1000 x 500mm deep and utility cupboard 500 x 500mm. Joinery is not to be located in combined bathroom/laundry.
Entry porch	2.6m <sup>2</sup> area 1.60m width	Provide stepless entry. The porch may be part of a verandah.
Clothes line		30m minimum length of line
Undercover carparking	3.6m wide x 6.0m length  3.3m wide x 6.0m length	For carports a covered area 3.0m wide is acceptable provided the paved width (including perimeter paving) is 3.6m clear. For housing not required to meet universal requirements.

#### Notes:

- (i) Floor areas exclude carport/garage, porches and verandahs, but include all walls and internal circulation areas;
- (ii) Internal room dimensions do not include walls;
- (iii) The width of a room is taken to be the smaller room dimension.
- (iv) Entry porch, clothes line and undercover parking are site specific elements. At a minimum stepless entry is required at the main front door, a space for air drying laundry and car park shall be provided.

## 1.4 HOUSING ACCOMMODATION SCHEDULES

### 2 Bedroom Dwelling Non Family (Couple Only)

*Living area in the range 65m<sup>2</sup> to 80m<sup>2</sup> including all walls.*

Rooms Required	Minimum Floor Area and Width Dimension	Furniture and Fittings to be Accommodated
Passage	1.0m width	Door latch offset distances to be maintained throughout dwelling only where the door opens towards the user.
Living/dining	19.8m <sup>2</sup> area 3.30m width (living) 2.10m width (dining)	Soft seating for five. Provide space for a coffee table, freestanding TV/video/sound system, side table, dining table with five chairs and sideboard 1500mm long.
Kitchen	6.1m <sup>2</sup> area 2.70m width	1 and ½ bowl plus single drainer sink and cupboard. Adequate clear bench top 600mm (deep including sink) ranging from 2.80m to 4.20m in length/cupboards with drawers and pantry face dimension 450 to 600mm minimum. Cooking appliances with 400mm minimum adjoining bench tops both sides. Minimum 1500mm wide circulation space between benchtops. Provide space for refrigerator 900mm wide.
Main bedroom	14.8m <sup>2</sup> area 3.60m width	Adequately sized wardrobe min. 600mm (d) x 1200mm (l). Provide space for queen sized bed, two bedside tables and a dressing table and chair.
Other bedroom	7.5m <sup>2</sup> area 2.60m width	Provide space for one single sized bed, one bedside table, dressing table and chair and adequately sized wardrobe min. 600mm (d) x 1200mm (l).
Universal design bathroom / WC only	5.0m <sup>2</sup> area 2.10m width	Stepless shower area. Vanity cupboard with mirror over. Toilet with circulation to meet SAHT universal housing design criteria. Adequate length of towel rail.
Laundry	3.7m <sup>2</sup> area 1.80m width	Laundry trough 45 litre with cabinet. Provide space for washing machine 750mm wide Location for clothes drier in apartments where external drying yards are not provided. It is possible to have the passage as a circulation space and the laundry facilities within an alcove provided it is ventilated, the area is waterproofed, and graded to a floor trap.
Storage		Linen cupboard 1000mm x 500mm deep and utility cupboard 500mm x 500mm. Joinery is not to be located in combined bathroom/laundry.
Entry porch	2.6m <sup>2</sup> area 1.60m width	Provide stepless entry. The porch may be part of a verandah.
Clothes line		30m minimum length of line
Undercover carparking	3.6m wide x 6.0m length 3.3m wide x 6.0m length	For carports a covered area 3.0m wide is acceptable provided the paved width (including perimeter paving) is 3.6m clear. For housing not required to meet universal requirements.

#### Notes:

- (i) Floor areas exclude carport/garage, porches and verandahs, but include all walls and internal circulation areas;
- (ii) Internal room dimensions do not include walls;
- (iii) The width of a room is taken to be the smaller room dimension.
- (iv) Entry porch, clothes line and undercover parking are site specific elements. At a minimum stepless entry is required at the main front door, a space for air drying laundry and car park shall be provided.

## 1.4 HOUSING ACCOMMODATION SCHEDULES

### 2 Bedroom Dwelling Small Family (couple and one child)

*Living area in the range 75m<sup>2</sup> to 90m<sup>2</sup> including all walls.*

Rooms Required	Minimum Floor Area and Width Dimension	Furniture and Fittings to be Accommodated
Passage	1.0m width	Door latch offset distances to be maintained throughout dwelling only where the door opens towards the user.
Living/dining	19.8m <sup>2</sup> area 3.30m width (living) 2.10m width (dining)	Soft seating for five. Provide space for a coffee table, freestanding TV/video/sound system, side table, dining table with five chairs and sideboard 1500mm long.
Kitchen	7.3m <sup>2</sup> area 2.70m width	1 and ½ bowl plus single drainer sink and cupboard. Adequate clear bench top 600mm (deep including sink) ranging from 2.80m to 4.20m in length /cupboards with drawers and pantry face dimension 450mm to 600mm minimum. Cooking appliances with 400mm minimum adjoining bench tops both sides. Minimum 1500mm wide circulation space between benchtops. Provide space for refrigerator 900mm wide.
Main bedroom	14.8m <sup>2</sup> area 3.60m width	Adequately sized wardrobe min. 600mm (d) x 1200mm (l). Provide space for queen sized bed, two bedside tables and a dressing table and chair.
Other bedroom	10.8m <sup>2</sup> area 3.00m width	Provide space for two single sized beds, two bedside tables, dressing table and chair and adequately sized wardrobe min. 600mm (d) x 1200mm (l).
Universal design bathroom / WC	7.0m <sup>2</sup> area 2.40m width	Stepless shower area and separate bath min. 1500mm long. Vanity cupboard with mirror over. Adequate length of towel rail. Toilet with circulation to meet SAHT universal housing design criteria.
Laundry	3.7m <sup>2</sup> area 1.80m width	Laundry trough 45 litre with cabinet. Provide space for washing machine 750mm wide. It is possible to have the passage as a circulation space and the laundry facilities within an alcove provided it is ventilated, the area is waterproofed, and graded to a floor trap.
Storage		Linen cupboard 1000mm x 500mm deep and utility cupboard 500mm x 500mm.
Entry porch	2.6m <sup>2</sup> area 1.60m width	Provide stepless entry. The porch may be part of a verandah.
Clothes line		30m minimum length of line
Undercover carparking	3.6m wide x 6.0m length 3.3m wide x 6.0m length	For carports a covered area 3.0m wide is acceptable provided the paved width (including perimeter paving) is 3.6m clear. For housing not required to meet universal requirements.

#### Notes:

- (i) Floor areas exclude carport/garage, porches and verandahs, but include all walls and internal circulation areas;
- (ii) Internal room dimensions do not include walls;
- (iii) The width of a room is taken to be the smaller room dimension.
- (iv) Entry porch, clothes line and undercover parking are site specific elements. At a minimum stepless entry is required at the main front door, a space for air drying laundry and car park shall be provided.

## 1.4 HOUSING ACCOMMODATION SCHEDULES

### 3 Bedroom Dwelling (family up to 4 children)

*Living area in the range 110m<sup>2</sup> to 125m<sup>2</sup> including all walls.*

Rooms Required	Minimum Floor Area and Width Dimension	Furniture and Fittings to be Accommodated
Passage	1.0m width	Door latch offset distances to be maintained throughout dwelling only where the door opens towards the user.
Living	19.5m <sup>2</sup> area 3.60m width	Soft seating for seven. Provide space for coffee table, freestanding TV/video/sound system and two side tables.
Dining	9.9m <sup>2</sup> area 2.40m width	Provide space for dining table with seven chairs and sideboard 1800mm long.
Kitchen	9.0m <sup>2</sup> area 2.70m width	1 and ½ bowl plus single drainer sink and cupboard. Adequate clear bench top 600mm (deep including sink) ranging from 3.20m to 4.80m in length / cupboards with drawers and pantry face dimension 600mm to 750mm minimum. Cooking appliances with 400mm minimum adjoining bench tops both sides. Minimum 1500mm wide circulation space between benchtops. Provide space for refrigerator 900mm.
Main bedroom	14.8m <sup>2</sup> area 3.60m width	Adequately sized wardrobe min. 600mm (d) x 1400mm (l). Provide space for queen sized bed, two bedside tables and a dressing table and chair.
Other bedrooms	10.8m <sup>2</sup> area 3.00m width	Provide space for two single sized beds, two bedside tables, dressing table and chair and adequately sized wardrobe min. 600mm (d) x 1400mm (l).
WC	1.8m <sup>2</sup> area 0.90m width	Universal design not required. Include a hand basin if not adjacent to a bathroom or in two storey housing.
Universal design bathroom / WC	7.0m <sup>2</sup> area 2.70m width	Stepless shower area and separate bath. Vanity cupboard with mirror over. Adequate length of towel rail. Second toilet for SAHT universal housing design criteria.
Laundry	4.3m <sup>2</sup> area 1.80m width	Laundry trough 70 litre with cabinet. Provide space for washing machine 750mm wide.
Storage		Linen cupboard 1200mm x 500mm deep usually located in passage. Utility cupboard 500mm x 500mm usually located in laundry.
Entry porch	2.6m <sup>2</sup> area 1.60m width	Provide stepless entry. The porch may be part of a verandah.
Clothes line		40m minimum length of line
Undercover carparking	3.6m wide x 6.0m length 3.3m wide x 6.0m length	For carports a covered area 3.0m wide is acceptable provided the paved width (including perimeter paving) is 3.6m clear. For housing not required to meet universal requirements.

#### Notes:

- (i) Floor areas exclude carport/garage, porches and verandahs, but include all walls and internal circulation areas;
- (ii) Internal room dimensions do not include walls;
- (iii) The width of a room is taken to be the smaller room dimension.
- (iv) Entry porch, clothes line and undercover parking are site specific elements. At a minimum stepless entry is required at the main front door, a space for air drying laundry and car park shall be provided.

## 1.4 HOUSING ACCOMMODATION SCHEDULES

### 4 Bedroom Dwelling (family up to 6 children)

*Living area in the range 145m<sup>2</sup> to 160m<sup>2</sup> including all walls.*

Rooms Required	Minimum Floor Area and Width Dimension	Furniture and Fittings to be Accommodated
Passage	1.0m width	Door latch offset distances to be maintained throughout dwelling only where the door opens towards the user.
Living	24.3m <sup>2</sup> area 4.50m width	Soft seating for ten. Provide space for, coffee table, freestanding TV/video/sound system and three side tables.
Dining (may be combined with kitchen)	10.6m <sup>2</sup> area 2.40m width	Provide space for, dining table with ten chairs and sideboard 2400mm long.
Family (may be combined with dining or kitchen)	11.9m <sup>2</sup> area 2.70m width	Soft seating for five. Provide space for coffee table, freestanding TV/video/sound system and side table.
Kitchen	10.8m <sup>2</sup> area 2.70m width	Double bowl plus single drainer sink and cupboard. Adequate clear bench top 600mm (deep including sink) minimum 4m in length / cupboards with drawers and pantry face dimension minimum 750mm. Cooking appliances with 400mm minimum adjoining bench tops both sides. Minimum 1500mm wide circulation space between benchtops. Provide space for refrigerator 900mm wide.
Main bedroom	14.8m <sup>2</sup> area 3.60m width	Adequately sized wardrobe minimum 600mm (d) x 1600mm (l). Provide space for queen sized bed, two bedside tables and a dressing table and chair.
Other bedrooms	10.8m <sup>2</sup> area 3.00m width	Provide space for two single sized beds, two bedside tables, dressing table and chair and adequately sized wardrobe minimum 600mm (d) x 1600mm (l).
WC	1.8m <sup>2</sup> area 0.90m width	Separate WC not required if in main bathroom (not required to meet SAHT universal housing design criteria).
Bathroom (not required to meet SAHT universal housing design criteria)	6.5m <sup>2</sup> area 2.40m width	WC may increase area. Shower area and separate bath. Vanity cupboard with mirror over. Adequate length of towel rail. WC if not separate.
Second SAHT universal housing design bathroom with WC	5.0m <sup>2</sup> area 2.10m width	Stepless shower area for adaptability. Vanity cupboard with mirror over. Adequate length of towel rail. WC for universal purposes. Second toilet for SAHT universal housing design criteria
Laundry	5.4m <sup>2</sup> area 1.80m width	Laundry trough 70 litre with cabinet. Provide space for washing machine 750mm wide.
Storage		Linen cupboard 1500mm x 500mm deep usually located in passage. Utility cupboard 500mm x 500mm usually located in laundry.
Entry porch	2.6m <sup>2</sup> area 1.60m width	Provide stepless entry. The porch may be part of a verandah.
Clothes line		45m minimum length of line
Undercover carparking	3.6m wide x 6.0m length 3.3m wide x 6.0m length	For carports a covered area 3.0m wide is acceptable provided the paved width (including perimeter paving) is 3.6m clear. For housing not required to meet universal requirements.

#### Notes:

- (i) Floor areas exclude carport/garage, porches and verandahs, but include all walls and internal circulation areas;
- (ii) Internal room dimensions do not include walls;
- (iii) The width of a room is taken to be the smaller room dimension.
- (iv) Entry porch, clothes line and undercover parking are site specific elements. At a minimum stepless entry is required at the main front door, a space for air drying laundry and car park shall be provided.

## 1.4 HOUSING ACCOMMODATION SCHEDULES

### 5 Bedroom Dwelling (family up to 8 children)

*Living area in the range 170m<sup>2</sup> to 190m<sup>2</sup> including all walls.*

Rooms Required	Minimum Floor Area and Width Dimension	Furniture and Fittings to be Accommodated
Passage	1.0m width	Door latch offset distances to be maintained throughout dwelling only where the door opens towards the user.
Living	25.7m <sup>2</sup> area 4.50m width	Soft seating for twelve. Provide space for, coffee table, freestanding TV/video/sound system and three side tables.
Dining (may be combined with kitchen)	13.5m <sup>2</sup> area 2.70m width	Provide space for, dining table with twelve chairs and sideboard 2400mm long.
Family (may be combined with dining or kitchen)	13.5m <sup>2</sup> area 2.70m width	Soft seating for five. Provide space for coffee table, freestanding TV/video/sound system and side table.
Kitchen	10.8m <sup>2</sup> area 2.70m width	Double bowl plus single drainer sink and cupboard. Adequate clear bench top 600mm (deep including sink) minimum 4m in length/cupboards with drawers and pantry face dimension minimum 750mm. Cooking appliances with 400mm minimum adjoining bench tops both sides. Minimum 1500mm wide circulation space between benchtops. Provide space for refrigerator 900mm wide.
Main bedroom	14.8m <sup>2</sup> area 3.60m width	Adequately sized wardrobe min. 600mm (d) x 1800mm (l). Provide space for queen sized bed, two bedside tables and a dressing table and chair.
Other bedrooms	10.8m <sup>2</sup> area 3.00m width	Provide space for two single sized beds, two bedside tables, dressing table and chair and adequately sized wardrobe min. 600mm (d) x 1800mm (l).
WC	1.8m <sup>2</sup> area 0.90m width	Separate WC not required if in main bathroom (not required to meet SAHT universal housing design criteria).
Bathroom (not required to meet SAHT universal housing design criteria)	6.5m <sup>2</sup> area 2.40m width	Shower area and separate bath. Vanity cupboard with mirror over. Adequate length of towel rail. WC if not separate.
Second SAHT universal housing design bathroom with WC	5.0m <sup>2</sup> area 2.10m width	Stepless shower area for adaptability. Vanity cupboard with mirror over. Adequate length of towel rail. Second toilet for SAHT universal housing design criteria.
Laundry	5.4m <sup>2</sup> area 1.80m width	Laundry trough 70 litre with cabinet. Provide space for washing machine 750mm wide.
Storage		Utility cupboard 500mm x 500mm usually located in laundry. Linen cupboard 1500mm x 500mm deep usually located in passage.
Entry porch	2.6m <sup>2</sup> area 1.60m width	Provide stepless entry. The porch may be part of a verandah.
Clothes line		50m minimum length of line
Undercover carparking	6.0m x 6.0m	Double garage/carport

#### Notes:

- (i) Floor areas exclude carport/garage, porches and verandahs, but include all walls and internal circulation areas;
- (ii) Internal room dimensions do not include walls;
- (iii) The width of a room is taken to be the smaller room dimension.
- (iv) Entry porch, clothes line and undercover parking are site specific elements. At a minimum stepless entry is required at the main front door, a space for air drying laundry and car park shall be provided.

## 1.4 HOUSING ACCOMMODATION SCHEDULES

### 6 Bedroom Dwelling (family up to 10 children)

*Living area in the range 180m<sup>2</sup> to 210m<sup>2</sup> including all walls.*

Rooms Required	Minimum Floor Area and Width Dimension	Furniture and Fittings to be Accommodated
Passage	1.0m width	Door latch offset distances to be maintained throughout dwelling only where the door opens towards the user.
Living	29m <sup>2</sup> area 4.50m width	Soft seating for twelve. Provide space for, coffee table, freestanding TV/video/sound system and three side tables.
Dining (may be combined with kitchen)	16m <sup>2</sup> area 2.70m width	Provide space for dining table with twelve chairs and sideboard 2400mm long.
Family (may be combined with dining or kitchen)	16m <sup>2</sup> area 2.70m width	Soft seating for five. Provide space for coffee table, freestanding TV/video/sound system and side table.
Kitchen	12m <sup>2</sup> area 2.70m width	Double bowl plus single drainer sink and cupboard. Adequate clear bench top 600mm deep (including sink) minimum 4m in length / cupboards with drawers and pantry face dimension minimum 750mm. Cooking appliances with 400mm minimum adjoining bench tops both sides. Minimum 1500mm wide circulation space between benchtops. Provide space for refrigerator 900mm wide. Consider walk in pantry.
First and second bedrooms	14.8m <sup>2</sup> area 3.60m width	Adequately sized wardrobe min. 600mm (d) x 1800mm (l). Provide space for queen sized bed, two bedside tables and a dressing table and chair.
Other bedrooms	10.8m <sup>2</sup> area 3.00m width	Provide space for two single sized beds, two bedside tables, dressing table and chair and adequately sized wardrobe min. 600mm (d) x 1200mm (l).
WC	1.8m <sup>2</sup> area 0.90m width	Separate WC required. but not required to meet SAHT universal housing design criteria. Provide hand basin. May be located adjacent to laundry.
Bathroom (not required to meet SAHT universal housing design criteria)	6.5m <sup>2</sup> area 2.40m width	WC may increase area. Shower area and separate bath. Vanity cupboard with mirror over. Adequate length of towel rail. WC if not separate.
Second SAHT universal housing design bathroom with WC	5.0m <sup>2</sup> area 2.10m width	Stepless shower area for adaptability. Vanity cupboard with mirror over. Adequate length of towel rail. Second toilet for SAHT universal housing design criteria.
Laundry	5.4m <sup>2</sup> area 1.80m width	Laundry trough 70 litre with cabinet. Provide space for washing machine 750mm wide.
Storage		Utility cupboard 500mm x 500mm usually located in laundry. Linen cupboard 1800mm x 500mm deep usually located in passage.
Entry porch	2.6m <sup>2</sup> area 1.60m width	Provide stepless entry. The porch may be part of a verandah.
Clothes line		60m minimum length of line
Undercover carparking	6.0m x 6.0m	Double garage/carport

#### Notes:

- (i) Floor areas exclude carport/garage, porches and verandahs, but include all walls & internal circulation areas;
- (ii) Internal room dimensions do not include walls;
- (iii) The width of a room is taken to be the smaller room dimension.
- (iv) Entry porch, clothes line and undercover parking are site specific elements. At a minimum stepless entry is required at the main front door, a space for air drying laundry and car park shall be provided.

## 1.4 HOUSING ACCOMMODATION SCHEDULES

### 3-4 Bedroom Townhouse (family up to 6 children)

Living area in the range 145m<sup>2</sup> to 200m<sup>2</sup> including all walls.

Rooms Required	Minimum Floor Area & Width Dimension	Furniture and Fittings to be Accommodated
Passage	1.0m width	Door latch offset distances to be maintained throughout dwelling only where the door opens towards the user.
Living	24.3m <sup>2</sup> area 4.50m width	Soft seating for ten. Provide space for, coffee table, freestanding TV/video/sound system and three side tables.
Dining (may be combined with kitchen)	10.6m <sup>2</sup> area 2.40m width	Provide space for dining table with ten chairs and sideboard 2400mm long.
Family (may be combined with dining or kitchen)	11.9m <sup>2</sup> area 2.70m width	Soft seating for five. Provide space for coffee table, freestanding TV/video/sound system and side table.
Kitchen	10.8m <sup>2</sup> area 2.70m width	Double bowl plus single drainer sink and cupboard. Adequate clear bench top 600mm deep (including sink) minimum 4m in length / cupboards with drawers and pantry face dimension minimum 750mm. Cooking appliances with 400mm minimum adjoining bench tops both sides. Minimum 1500mm wide circulation space between benchtops. Provide space for refrigerator 900mm wide. Consider walk in pantry.
Main bedroom	14.8m <sup>2</sup> area 3.60m width	Adequately sized wardrobe min. 600mm (d) x 1600mm (l). Provide space for queen sized bed, two bedside tables and a dressing table and chair.
Other bedrooms (At least one universal design bedroom downstairs)	10.8m <sup>2</sup> area 3.00m width	Provide space for two single sized beds, two bedside tables, dressing table and chair and adequately sized wardrobe min. 600mm (d) x 1600mm (l).
WC	1.8m <sup>2</sup> area 0.90m width	Separate WC not required if in main bathroom (not required to meet SAHT universal housing design criteria).
Bathroom (not required to meet SAHT universal housing design criteria) <b>MUST BE UPSTAIRS</b>	6.5m <sup>2</sup> area 2.40m width	WC may increase area. Shower area and separate bath. Vanity cupboard with mirror over. Adequate length of towel rail. WC if not separate. 15mm hob allowed as shower perimeter.
Second SAHT universal housing design bathroom with WC <b>MUST BE DOWNSTAIRS</b>	5.0m <sup>2</sup> area 2.10m width	Stepless shower area. Vanity cupboard with mirror over. Adequate length of towel rail. WC not connected to rainwater tank - to meet BCA requirements provide a laundry tap over the sink with the moniker 'R' on the tap head. Second toilet for SAHT universal housing design criteria.
Laundry	5.4m <sup>2</sup> area 1.80m width	Laundry trough 70 litre with cabinet. Provide space for washing machine 750mm wide.
Storage		Utility cupboard 500mm x 500mm usually located in laundry. Linen cupboard 1500mm x 500mm deep usually located in passage.
Entry porch	2.6m <sup>2</sup> area 1.60m width	Provide stepless entry. The porch may be part of a verandah.
Clothes line		45m minimum length of line
Undercover carparking	3.6m wide x 6.0m length 3.3m wide x 6.0m length	For carports a covered area 3.0m wide is acceptable provided the paved width (including perimeter paving) is 3.6m clear. For housing not required to meet universal requirements.

#### Notes:

- (i) Floor areas exclude carport/garage, porches and verandahs, but include all walls & internal circulation areas;
- (ii) Internal room dimensions do not include walls;
- (iii) The width of a room is taken to be the smaller room dimension.
- (iv) Entry porch, clothes line and undercover parking are site specific elements. At a minimum stepless entry is required at the main front door, a space for air drying laundry and car park shall be provided.

## 1.4 HOUSING ACCOMMODATION SCHEDULES

### AFFORDABLE HOUSE PRODUCTS SCHEDULE

#### Preamble

All SAHT rental houses can meet affordable housing parameters.

Enhancement options for marketability may include the following features all of which must fit within funding and budgetary constraints.

#### Kitchen Area

- Dishwasher space or removable cupboard and a power point must be provided;
- Benchtop upgrade subject to budget constraints;
- Additional overhead cupboards;
- Check fridge space to allow for double door unit in larger family housing;
- Quality branded cooking appliances including rangehood and wall-oven options all subject to budget constraints;
- Pantry spaces for family housing.

#### Bathrooms

- Light over mirror;
- Increase size of mirror;
- Glazed shower screen with door;
- Extent of tiling subject to budget constraints;
- Ceramic toilet cisterns subject to budget constraints.

#### Heating and Cooling

The usual knockout opening and electrical outlet for a future air-conditioner is not required. Allow for a future 15 amp connection to electrical distribution board with cable taken to roof space junction box clearly identified. Installation arrangements will be by the occupant or purchaser.

#### Floor Coverings

Subject to particular marketing advice applicable to locality, review floor finishes in living area and bedrooms.

#### Door Furniture

SAHT requirements meet universal housing design requirements and are both acceptable and marketable.

#### House Accommodation Schedule for Affordable Housing

House Type (by Accommodation)	Living Areas Limited to	Building Type
3 bedroom housing (Couple with maximum of 2 children)	85m <sup>2</sup> to 110m <sup>2</sup> area	Suitable for all housing configurations

*Note: Not to be used for SAHT rental accommodation.*

## 1.4 HOUSING ACCOMMODATION SCHEDULES

### 3 Bedroom Affordable Dwelling Small Family (couple with max. two children)

*Living area in the range 85m<sup>2</sup> to 110m<sup>2</sup> including all walls.*

Rooms Required	Minimum Floor Area and Width Dimension *	Furniture and Fittings to be Accommodated
Living/dining	19.8m <sup>2</sup> area 3.30m width (living) 2.10m width (dining)	Soft seating for five. Provide space for a coffee table, freestanding TV/video/sound system, side table, dining table with five chairs and sideboard 1500mm long.
Kitchen	7.3m <sup>2</sup> area 2.70m width	1 and ½ bowl plus single drainer sink and cupboard. Adequate clear bench top/cupboards with drawers and pantry. Cooking appliances with 400mm minimum adjoining bench tops both sides. Minimum 1500mm wide circulation space between benchtops. Provide space for refrigerator 900 mm wide.
Main bedroom	14.8m <sup>2</sup> area 3.60m width	Adequately sized wardrobe. Provide space for queen sized bed, two bedside tables and a dressing table and chair.
Second bedroom	10.8m <sup>2</sup> area 3.00m width	Provide space for two single sized beds, two bedside tables, dressing table and chair and adequately sized wardrobe.
Third bedroom or Study	7.5m <sup>2</sup> area 2.60m width	Provide space for two single sized beds, two bedside tables, dressing table and chair and adequately sized wardrobe.
Bathroom	7.0m <sup>2</sup> area 2.40m width	Stepless shower area and separate bath minimum 1500mm long. Vanity cupboard with mirror over. Adequate length of towel rail. Toilet with circulation to meet SAHT universal housing design criteria.
Laundry	3.70m <sup>2</sup> area 1.80m width	Laundry trough and cabinet. Provide space for washing machine 750mm wide.
Storage		Linen cupboard 1000mm x 500mm deep and utility cupboard 500mm x 500mm.
Entry porch	2.6m <sup>2</sup> area 1.60m width	Provide stepless entry. The porch may be part of a verandah.

#### Notes:

- (i) Not to be used for SAHT rental accommodation;
- (ii) Floor areas exclude carport/garage, porches and verandahs, but include all walls;
- (iii) A separate toilet compartment is NOT required, however a separate laundry room is assumed;
- (iv) Internal room dimensions do not include walls;
- (v) The width of a room is taken to be the smaller room dimension.

