

**Department of Community Development,
Sport and Cultural Affairs**

Government Employee Housing

**CORE AMENITY
AND
DESIGN
STANDARDS**

March 2004

Amendment	Description	Date
A	Alteration of telephone service in INTERNAL FEATURES	30/04/04
B	Fencing text clarified & floor finishes to Kitchen amended to ceramic tile	14/05/04

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Part 2

Suite of Designs
(attachment)

INTRODUCTION

The primary objective of the Housing Business Division is to provide appropriate accommodation for our clients, which is cost effective and yet does not compromise the quality of life for government employee housing tenants.

These guidelines establish the minimum level of amenity, the minimum requirements for the design of Government Employee Housing (GEH) throughout the Territory, and the level to which existing housing will be upgraded as funding permits and within structural constraints.

All new construction to be built in accordance with Building Code of Australia (BCA)

Core Amenity and Design Standards (CADS) was approved by government in December 2003.

It does not represent a design brief.

GOVERNMENT EMPLOYEE HOUSING –

DESIGN CONSIDERATIONS

Each dwelling must comfortably accommodate the intended number of occupants with rooms sized for their intended use and normal furnishings, and should address the climatic conditions of each area. The fittings and finishes shall provide for durability and low maintenance.

In the tropics, (Darwin, Katherine and East Arnhem regions) the whole dwelling will be cooled with refrigerated air-conditioning including all bedrooms and living areas, and all habitable rooms provided with an overhead fan. In the arid areas (Tennant Creek and Alice Springs regions), the whole house will be cooled with reverse cycle refrigerated air conditioning system.

To reduce maintenance costs and damage incurred during relocations, durability and low maintenance of transportable dwellings is a high priority in the selection of materials, fittings and finishes.

Appropriate security measures shall be included in the design, taking into account the requirements of the community in which the dwelling is located.

EXTERNAL FEATURES

- **Carport/ Storeroom** – Adequate for a standard 4 x 4 vehicle with secure facility if required. (allow min. 2400mm clearance, suitable clearances for 4x4) May be incorporated into main structure.
- [Separate garden shed provided in yard (1.8 x 1.8) where internal storage room is not easily assessable to general yard area – generally applies to Duplex design]
- **Clothes hoist** – Rotary, fixed T frame, Paraline or Extendaline wall mounted unit.
- **Driveways and Pathways** – 3600 wide, concrete or bitumen driveways from front boundary to carport structure; 900 wide concrete path to clothesline.
- **Entry Doors** – Minimum 820mm wide to existing dwellings and 920mm wide to all new dwellings, hinged, solid core, 40mm thick paint finished complete with lockable door hardware and weatherseal.
- **Fencing** – Up to maximum 1800mm ht galvanised chain mesh with strainer wires boundary fence (taking into account the requirements of the community (1200-ht for small town centres and 1500-ht for remote)), variety of colours and design to suit regional and agency requirements. Material may also be galvanised fence panel. Provide vehicle and pedestrian access gates.
- **Garden shed** - Colorbond finish, size approximately 9m², complete with lockable door, power outlet and shelving, on reinforced concrete ground slab. (if no built in storage provided)

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- **Garden Area / Landscaping** – Gardens should comprise low level garden shrubs and planter gardens located no closer than 2m from external walls. Supply shade trees and/ or suitable plants to suit the region.
- **Guttering** - To entry areas.
- **Lighting** - Verandah lighting, movement activated security lighting adjacent rear/front door openings. Additional flood lighting in special circumstances. Locate light switch adjacent to front entry.
- **Roofing** – Minimum 12.5 pitch, light coloured colorbond, generally Trimdeck or similar profile. All fixings and tie down to be in accordance with Building Code of Australia and Deemed to Comply standards (dependant upon region).
- **Security Screens** - Provide security screens to all windows, aluminium flywire gauge to all operable windows. (fitted with security screening), 'crimsafe' triple-lock security screen doors to all doors and sliding glass doors, additional in specific circumstances. Provide deadlocks (cylinder external and snib internally) to all external doors, keyed alike.
- **Safe Rooms** – In circumstances where aggression in remote communities is identified and ongoing, and the GEH security standard cannot be met, convert the main bedroom to safe room which includes solid core door with internal locking mechanism, separate telephone connection and secure exit door/ window accessible internally only.
- **Storeroom** – Adequately sized, secure, and weatherproof room attached to dwelling, (or incorporated within the dwelling) complete with fixed shelving and light (if no garden shed provided).
- **Sun Screening** - To western windows only.
- **Verandahs** - Modestly sized for outside living (approximately 25m²), and located to suit differing climatic conditions.
- **Wall structures** – Rigid, durable and weatherproof material constructed in accordance with Building Code of Australia and deemed to comply standards.
- **Water Tanks** – To be supplied to poor and unreliable water quality areas, where PowerWater deem local supply unpotable. Guttering is to be standard to provide water to tank but not necessarily to include plumbing into the house.
- **Windows** – Aluminum framed louvre gallery in the Tropical regions or aluminum framed sliding sash in the Arid regions to all habitable rooms

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Provision for freezer (if no allowance in kitchen).

- **Main Bedroom** - built in wardrobe, space for queen-sized bed and dressing table.
- **Other Bedrooms** - built in wardrobe, space for two single beds.
- **Services**
Hot and cold water taps to kitchen sink, bathroom hand basin, shower and laundry.
TV outlet in living room complete with external antenna (allowing for connection to satellite dish if appropriate),
Telephone outlet in kitchen/living room area and all bedrooms,
run telephone service to front boundary in accordance with Austral standards.
External hose cocks x 2
- **Toilet** - Separate from bathroom in 3 and 4 br dwellings with dual flush cistern and paper roll holder. Provide exhaust fan where no louvred window fitted (ventilation requirements as per BCA)
- **Walls** – Rigid and durable material constructed in accordance with Building Code of Australia and deemed to comply standards.
- **Windows** – Lockable window devices to all windows. Pelmet board with plastic coated curtain rod and brackets to all window openings and sliding glass doors.

APPLIANCES

- **Ceiling Fans** Electric to all habitable rooms (tropics only)
- **Fire Protection** – Fire blanket mounted adjacent to stove and fire extinguisher mounted on wall adjacent to main entry of dwelling, where no fire services provided within community
- **Refrigerated Air Conditioning** - Refrigerated air conditioning to living area and all bedrooms in tropical areas only.
Reverse cycle refrigerated air conditioning to living area and all bedrooms in arid areas only.
- **Solar Hot Water** - Mains pressure generally, with electric booster.
Electric hot water systems may be acceptable in some circumstances.
Gas Hot Water Service in Arid areas where electric services restrictive.
- **Smoke Detectors** – Smoke detectors hard wired, complete with battery backup, mounted to underside of ceiling adjacent to sleeping areas and to each level of a double storey dwelling. All works to be accordance with BCA and Australian Standards.
- **Stove** - Electric (ENERGY EFFICIENT) four plate, griller and oven.
Gas stove in Arid areas where electric service restrictive. Provide gas stove and Hot Water Service.