

Design Brief

Seven Imlay Street

Merimbula New South Wales

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PROJECT REQUIREMENTS

General Requirements

The project is to comply with:

Building Code of Australia (BCA) and other legislation.

Fire Safety: Requirements for fire safety are to be in accordance with the Building Code of Australia (BCA).

Waste Collection: Adequate provision shall be made for storage and collection of refuse and recycling bins. The Local Government should be contacted during the building design stage to determine the necessary requirements. A waste chute is required for first floor waste disposal.

Storm water Control: The Project Manager is to give particular and early attention to managing overland storm water flow. Floor levels for each dwelling are to be set to eliminate the risk of storm water entry. Site grading is to maintain site falls and avoid the creation of low points in longitudinal or cross-section.

Services: Provision of electricity, gas, sewerage and water is to comply with the particular Service Authority's requirements.

The Project Manager shall obtain information regarding the possible and existing location of water supply, gas, and storm water and sewerage services relevant to the site from the various service authorities.

Telecommunication services: Telecommunication services shall be underground. The telecommunication network carrier shall provide one single entry point to the site for a ten pair telephone cable. The Project Manager shall contact the telecommunications network carrier to ascertain the requirements for reticulation including provision of cable and conduit and wiring as may be required.

The Project Manager shall contact the appropriate Electricity Supply Authority to ascertain special requirements for electrical installations.

The Project Manager is to liaise with appropriate Electricity Supply Authority for provision of supply to site and allow for all costs associated with this service (including construction cost) in the cost plan. This work shall be carried out under the contract by direct arrangement between the Contractor and Electricity Supply Authority.

Cable Distribution: All data, audio/video, satellite TV cabling is to terminate in the communications room. Smart wiring is to be used throughout.

Data cabling: Permanent cabling is required for a number of outlets for computer Internet access in bedrooms lounge, craft rooms, study & kitchen/ living.

Satellite Television: Permanent cabling (RG59) is required in the lounge, bedrooms, study, kitchen/living for a single outlet for satellite television connection.

Electrical Meter Box: The location of the electrical meter box is to be easily accessible for meter reading but must not be positioned on front elevations of buildings or beyond fences and gated areas.

Electrical Cabling: Standard double S.O are to be located on each wall to eliminate trailing extension leads.

Outdoor: Balcony areas are to take into account the prevailing weather conditions, views and privacy issues.

Vehicular Access and Car parking: Vehicular access is to be directly from the street allowing for tandem car parking on site on the driveway.

Image: The dwelling and residential environment should evoke an image of "Home". The test of success will be the extent to which the house is judged as making a positive contribution to the neighboring community.

Recreational Space: The space around the dwelling shall be suitable for the peaceful enjoyment of its occupants, taking into account the need for privacy and security, and the active and passive recreational requirements of both children and adults. This space shall provide full opportunity for people with a mobility disability and allow total access to the landscaped surrounds. Recreational space is to be secured from the street so as to retain any pets.

Landscape Design: Practical landscape design should be used to minimize visual and noise intrusions and also provide protection from climatic extremes. Consideration should be given to the planting of suitably located and appropriate trees and shrubs to enhance the residential environment. However, care must be taken to ensure adequate visual surveillance of private enclosed space by occupants. The landscape design must allow for a vegetable and herb planting area and some appropriate fruit trees.

Security: Security planning principles should be attended to at the planning stage by incorporating in the design, an integrated set of security measures appropriate to the dwelling and its locality.

Elevator and Stairs: Stairways are to be designed so that they can incorporate stair lifts. Provision for the retrofitting of an elevator is to be incorporated.

Specific Design Standards

Room Name	Description
Entry	The zone or area immediately outside the front door;
Foyer	The zone or area immediately inside the front door;
Lounge	A separate living room suitable for the furniture as listed and with appropriate clearances;
Kitchen/Living	A kitchen which may open through to a dining room or Living/Dining room
Communications room	A room where all the data, TV and audio cabling terminates
Craft room	A utility room that can be used for sewing or hobbies.
Study/Office	A room to provide workspace for two people and a meeting for four people.
Separate Laundry	A separate laundry room
Bedroom 1	A bedroom suitable for one king size bed and other furniture
Bedroom 2	A bedroom suitable for one queen size bed and other furniture
Bathroom	A bathroom suitable to the dwelling type;
Ensuite bathroom	An Ensuite bathroom suitable for the dwelling type
Separate toilet	A separate water closet room
Linen store	A storage area suitable for linen;
Broom closet	A storage area suitable for brooms and cleaning equipment
Garden store	A storage space for garden tools and lawn mower easily accessible from outside the building.

FOYER

- Provide a light (this is a separate light only if this is a separate space).
- Locate switch inside entry door.
- Floor is to be covered with a non-slip surface.

ENTRY/FRONT DOOR GENERAL

- The entry is not to compromise the private outdoor space. These are separate areas with separate uses and separate access (as a minimum, they must be screened from each other).
- Provide a light, switch located inside the dwelling within easy reach upon opening the door.
- Front door and doorway must have a width and circulation suitable for a swing door providing a clear opening dimension of 850mm.
- Maximum threshold height is 10mm.
- Provide security swing door and doorway and width and circulation suitable to provide a clear opening dimension of 850mm.
- The front door and security door are to swing from the same jamb.
- There must be no unscreened glass (openable or fixed) adjacent to the latch.
- The plan of the dwelling must allow surveillance of the path leading to the entry.

LIVING GENERAL

- Ensure that living spaces are located to maximize any views.
- A living space is often combined with the dining space (circulation spaces can thereby be reduced).
- Living space minimum width is 3600mm.
- Provide a clear circulation space of 2250mm diameter after furniture has been placed (refer AS 4299-1955, Clause 4.7.1).
- Past furniture and through the space is to be a minimum width of 1000mm (refer 4299-1955, Clause 4.3.7).
- Furniture placement must allow television to be viewed from seating.
- Provide direct access to provide private outdoor space (physical and visual).
- Where doors open from the living space, furniture is to be placed to allow doorway width and circulation suitable to fit doors to provide an opening dimension of 850mm (refer AS 4299-1955, Clause 4.3.7 and by reference As 1428.1-1998, Clause 7.3).
- The space must be visually remote from the WC.
- Limit the number of rooms that open from the living room (thus increased furniture placement options).
- Position the television point appropriately for anticipated furniture layout and adjacent to a socket outlet (SO).
- Provide two double socket outlet (SOs) on each opposing wall.
- The telephone point (if provided in this space) is to be adjacent to a SO.
- Provide a light and switch. Provide an additional light and switch where area exceeds 12m².

Standard Furniture Requirements (excluding seating)

- Coffee table (1300mm x 700mm)
- Television (900mm x 400mm)
- Wall cabinets (9 lineal metres)
- Standard lamps x 2

Seating Requirements

Allow for one of the following and provide on furniture layout:

- Two sofas (2000mm x 1500mm each) and two chairs (900mm x 900mm each)
- Two ottomans (650mmx650mm)

DINING GENERAL

- Ensure wherever practicable that dining spaces are located on the northern side of the dwelling.
- A dining space may be combined with the living space for four bedroom dwellings only (circulation spaces can thereby be reduced).

- When a separate dining space is provided then the minimum width of the room must be 3000mm.
- Provide a clear circulation space of 2250mm diameter after furniture has been placed (refer AS 4299-1995, Clause 4.7.1).
- Where doors open from the dining space, furniture is to be placed to allow doorway width and circulation suitable to fit doors to provide an opening dimension of 850mm (refer AS 4299-1995, Clause 4.3.7 and by reference AS 1428.1-1998, Clause 7.3).
- Position the dining space close to the kitchen.
- Position the dining space visually remote from the WC.
- Limit the number of rooms that open from the dining space (to increase furniture placement options).
- Provide a 900mm minimum clearance to walls and furniture all around dining table.
- A path past furniture and through the space is to be minimum width of 1000mm (refer AS 4299-1995, Clause 4.3.7).
- Provide a double socket outlet (SO) on all opposing walls.
- Telephone point (if provided in this room) is to be adjacent to a socket outlet (SO).
- Provide a light and switch.

Furniture Requirements

- 2300mm x 1100mm table (placed in the open and six chairs) and 1200mm x 400mm sideboard.
- 2 x standard lamps.

BACKYARD (PRIVATE OPEN SPACE) GENERAL

- Each dwelling must have a semi-covered private open space (of useful size, dimensions, orientation and services) capable of being used year round.
- There should be no ambiguity between semi-public (front) and private (back) spaces.
- The type of surface treatment in private open space must reflect the intended use of the area (clothes drying, children's play, outdoor living, rubbish bin storage, garden).
- Private outdoor space must be located to maximise desirable effects of climatic conditions.
- Provide direct access to private open space from the living room or dining room.
- Provide a paved outdoor area for outdoor living (minimum area of 8sq.m, minimum dimension in one direction: 2.4m). Access to this area is to be directly from a public room (living room or dining room), preferably through a sliding glass door.
- Provide a light over the paved outdoor area switched from inside the dwelling.
- The minimum dimension of the backyard in one direction is 4.0m

KITCHEN

General

- The kitchen is to be a separate defined space (not necessarily a separate room).
- Design must promote visual privacy of the kitchen.
- Position the kitchen adjacent to the dining space, preferably to the northern side of the dwelling.
- Position kitchen visually remote from WC.

Specific

- Fittings and fixtures must be suitable for use in adaptable accommodation
- Provide separate hotplates and wall oven.
- Range hoods are to be ventilated to the exterior of the building.
- Hotplates are not to be installed under windows

- Hotplates are not to be installed in benches that are not against a wall unless a suitable upstand is provided to the back of the bench
- A range isolating switch is to be installed 100mm above benchtop, on the rear wall beside and not behind the hotplates.
- Allow minimum clearance of 300mm between hotplates and other appliances (wall oven, refrigerator)
- The top of the cabinet around the wall oven must be 1150mm to 1200mm above floor level (the top of the cabinet can then serve as the microwave oven shelf).
- Minimum clear width between benches is 1550mm (refer AS 4299-1995, Clause 4.5.2)
- Minimum clearance in front of refrigerator is 1550mm (refer AS 4299-1995, Clause 4.5.2)
- Windows provided above bench to have sill 900mm above floor level.
- Benches are to be 850mm above finished floor (refer AS 4299-1995, Clause 4.5.6).
- Benches are to be 600mm wide
- All benchtop is to be continuous between refrigerator recess and wall oven.
- Provide a minimum one bank of drawers (including cutlery drawer)

Likely length of kitchen bench measured along the front edge (including hotplates and sink):

- Bench length: 4.2 metres
- Plinth is to be 200mm high
- Kickboard is to be 200mm back from the front line of the cupboard doors/drawers
- Provide pantry with a minimum width of 100mm and a pair of swing doors
- Pantry shelves (5 minimum) must be height adjustable and 450mm - 600mm deep and full width (not a cut-out shape).
- Lazy Susan storage units may be installed under internal corners of kitchen bench (3/4 size, 360° turn)
- Sink bowl is to be a maximum depth of 150mm
- Provide mixer and spout to sink
- Generally, the sink is to be a single bowl (attaining under-sink circulation clearances may be difficult with a double bowl sink)
- Provide a work surface (800mm minimum length) beside each of the following:
 - Wall oven
 - Hotplates
 - Refrigerator

Note that two appliances may share a work surface. A sink can form part of the work surface beside an appliance; hotplates can form part of the work surface beside the refrigerator or wall oven

- Provide for microwave oven between 750mm and 1200mm above floor level (generally above wall oven); and provide single socket outlet (SO)
- Provide for refrigerator maximum size two doors with plumbing for icemaker connection.
- Provide double SO for refrigerator to be within 300mm of the front edge of the bench and 1500mm above the floor
- Double Sops not to be within 600mm of an internal corner
- Provide minimum two additional double SOs - at least one double SO to be within 300mm of the front edge of the benchtop
- Cupboard doors, plinth and shelf under the sink are to be removable to a minimum length of 820mm
- The under sink space must provide the required knee space
- Insulate exposed hot water pipes and surfaces under the sink
- Cupboard doors, plinth and shelf under or partly under the hotplates are to be removable to a minimum length of 820mm. This section of removable cupboard is to form the work surface described in AS 4299-1995, Clause 4.5.5
- Finished floor is to continue under the cupboard plinths in both areas of removable

- cupboard
- Ensure sufficient storage is provided in case both sections of under-bench cupboard are removed.
- Overhead wall cupboards may be installed as appropriate (but not above hotplates).
- Provide a fluorescent light and switch and down lights above each work surface.

HALLWAY GENERAL

- Minimum width of any hallway is 1200mm (structural dimension); ensure that walling is capable of enduring damage from the likes of wheelchair damage for at least 1000mm from the floor.
- Actual width informed by circulation space for doors that open from the hallway.
- Provide a single socket outlet (SO) at each end.
- Provide a light with two way switching
- Storage spaces (linen, hot water unit & broom) and incorporated laundry (recess) may open directly into a hallway
- Where a surface mounted sliding door intrudes into the required circulation space at another doorway, the width of the hallway must be increased to meet the requirements of AS 1428.1-1998, Clause 7.3

BEDROOMS GENERAL

- Ensure wherever practicable that bedrooms are not on the western side of the dwelling
- Ensure wherever practicable that bedroom doors are aligned when located opposite each other. This enables flow-through of breezes
- A minimum of two windows per room is preferred.
- Each bedroom is to have a light with a switch adjacent to the door
- Each bedroom is to have two (SOs) of either side of the bed head.
- Separate the sleeping areas from the living areas
- Generally position bedrooms close to bathroom facilities
- Isolate sleeping areas from noise (coming from both within and outside the house)
- Provide windows to two walls wherever possible (to promote cross-ventilation)
- Protect windows in a way that allows ventilation during rain
- Provide as many bedrooms as possible (minimum of two) with aspect (view to street, private open space or similar)

Furniture Requirements

- King 1835mm wide x 2030mm long
- Queen 1525mm wide x 2030mm long
- Single 920mm wide x 1900mm long

Relevant furniture sizes

- Drawer unit 400mm wide x 700mm deep
- Sideboard 1400mm x 400mm
- Bed side tables 400mm x 600mm

Built-in wardrobes

- 600mm deep
- Full width shelf 1700mm above finished floor
- 16° hanging rail
- One third of the length of the wardrobe (away from the corner is to be fitted with three additional shelves.

BEDROOM ONE

- Room must accommodate a king-sized bed with the head against a wall and access to the other three edges
- Double socket outlet (SO) is positioned adjacent to the bed head on either side
- Provide one additional double SO
- Minimum window sill height at bed head is 1500mm
- Provide telephone point adjacent to SO
- Clearance to each side of the bed is 1200mm minimum
- Clearance to the foot of the bed is 1540mm minimum
- Provide built-in wardrobe with sliding doors - preferably positioned away from the head of the bed with access from both bedroom and laundry room.
- Doorway must have width and circulation suitable to fit sliding door to provide an opening dimension of 850mm

BEDROOM TWO

- Room is to accommodate a queen bed with the head against a wall
- Double socket outlet (SO) is to be positioned adjacent to the bed head on either side.
- Provide one additional double SO
- Clearance to each side of the bed is 1200mm minimum
- Clearance to the foot of the bed is 1540mm minimum
- Provide built-in wardrobe with sliding doors - preferably positioned away from the head of the bed
- Doorway is to have a width and circulation suitable for door (sliding door preferred) providing an opening dimension of 850mm

CRAFT ROOM

- Room is to accommodate sewing machine (450mmx600mm), overlocking sewing machine (450mm x450mm)
- Double socket outlet (SO) is to be positioned on each wall
- Work table
- Storage space for fabric and craft supplies

COMMUNICATIONS ROOM

- All data, communications and Pay TV cabling is to terminate in the communications room for both levels.
- Surge protected power outlets are to be provided.
- A standard 19 inch 42RU 600mm x 960mm x 2000mm (W x D x H) server cabinet to be mounted with access to all sides.
- Room must be well ventilated to reduce heat build up.
- Bench space and task lighting to be provided.

HOME OFFICE

- Provide for two workstations
- 50 lineal metres of adjustable bookcase space.

Provide for the following furniture & equipment

- 2 x 4 drawer filing cabinets (500mm x 600mm each)
- Round table with four chairs
- Scanner (300mm x 400mm)
- Laser printer (600mm x 600mm)
- Colour Printer (810mm x 565mm) + CPU (500mm x 200mm)

- Laminator machine (300mm x 400mm)
- Binder machine (400mm x 400mm)
- Hard drive bank (500mm x 200mm)
- Computer CPU's x 2 (500mm x 200mm each)
- Cutting surface A1 (900mm x 600mm)
- Fax machine

BATHROOMS AND TOILETS

Ensuite bathroom 1

General

The ensuite bathroom is the bathroom adjacent Bedroom 1.

- The ensuite is to be accessible from bedroom one and the public areas.
- Both accesses are to comply with the requirements for circulation spaces at doorways.
- Ensuite is to contain a shower recess area, toilet and a vanity.
- Vanity to have clear accessible space under for cleaning purposes.
- Shelving for clothes, towels and miscellaneous items whilst showering is encouraged.
- Provide a light and switch near doorway.
- Provide a double SO on wall beside vanity unit.
- Provide exhaust fan and dedicated switch.
- Locate bathrooms, wherever practicable, to the southern side of the dwelling, thus allowing living spaces to face north.
- Locate bathrooms to promote privacy from kitchen, living and dining spaces.
- Doorways are to comply with the requirements for circulation space.
- Provide in wall sliding door with removal maintenance access panel to track.
- Circulation spaces can overlap (refer AS 4299-1995, Clause 4.4.1 and Appendix D and by reference AS 1428.1-1998, Clause 10.6 (a)).
- Use slip resistant tiled floor.
- Splashback is to be tiled.
- Waterproofing is to be in accordance with AS 3740-1994.
- Towel rail/s (2) minimum number are to have minimum aggregate length of 1200mm (minimum length of single rail - 600mm).
- Provide two locations within wall framing suitable for attaching a future grabrail.
- Double socket outlet (SO) on side wall at vanity bench is to be 600mm from the corner and 100mm above bench height
- Provide a light and switch
- Provide exhaust fan switched with the light
- Provide natural light and ventilation whenever possible.
- Design of the bathrooms is to accentuate 'domestic' and avoid 'institutional' as much as is possible: planning that minimised the floor area of the room is of particular relevance.

Shower ensuite bathroom 1

- Fit hobless 1200mm x 1200mm (minimum) shower area.
- Shower configuration is to be as per AS 1428.1-1998, Figure 25 NOT Figure 26.
- Position waste in centre of enclosed shower area with gutter wastes on the perimeter.
- Entire floor must fall to shower waste.
- Position shower away from doors that lead to other rooms.
- Reinforce wall areas.
- Walls of shower area are to be tiled to the ceiling.
- Shower curtain rail is to be located approximately 1800mm above finished floor level.
- Soap holder is to be recessed.
- AAA rated showerheads (release 9L per minute).
- Shower mixer is to be approved for use in adaptable accommodation.

- Ensure that the showerhead at the full extension of the hose does not reach to the rim of the WC. This reduces the possibility of cross connection of the potable water supply.

Ensuite bathroom 1 basin: fitted into a vanity

- Use semi recessed type approved for use in adaptable accommodation.
- Height at front lip of basin is to be 770mm - 800mm.
- Washbasin clearances are to be as per AS 4299-1995, Figure 4.4.
- Waste is to be concealed in wall behind basin.
- Circulation space.
- Position the basin to the end of the vanity unit that is away from the corner.

Vanity

- Vanity must be minimum 1050mm long.
- Vanity must be 300mm clear of the floor.
- Drawers are to be minimum 450mm wide (with 'D' handles) to one side.
- Corners are to be rounded.
- One 100mm high row of tiles is to be used as splashback to vanity.
- Mirror behind vanity from the top of tiles to joinery height and minimum 750mm wide (900mm - 1200mm wide preferred).

Toilet in ensuite bathroom 1

- Provide ceramic bowl, plastic seat with lid, and cistern approved for use in adaptable accommodation.
- Set-out. Note that the set-out from the rear wall to the front of the WC is to be in the range of 800mm to 820mm
- Minimum dimension from centreline of WC to edge of shower area is to be 450mm.
- Toilet roll holder suitable for one handed use.

Bathroom 2: basin fitted into a vanity

- Ceramic basin is to be approved for general use
- Basin mixer/taps and spout are to be approved for general use.
- Waste (where exposed) must be chrome plated.
- Position the basin centrally or to the end of the vanity unit that is away from the corner.

Vanity

- Vanity must be a minimum 1200mm long.
- Vanity must be 300mm clear of the floor.
- Drawers are to be minimum 450mm wide (with 'D' handles) to one side.
- Corners are to be rounded.
- One 100mm high row of tiles is to be used as splashback to vanity.
- Mirror behind vanity from the top of tiles to joinery height and minimum 750mm wide (900mm 1200mm wide preferred).

Bathtub with Shower Bathtub (If applicable)

- Tile the walls to the ceiling
- AAA rated showerheads (release 9L per minute), bath spout and taps are to be approved for general use (refer Product List).
- Shower curtain rail is to be located approximately 1800mm above finished floor level.
- Provide two soap holders.

Separate toilet

- Separate toilet is to be located in a separate room with a swing door.
- Provide ceramic bowl, plastic seat with lid, and cistern approved for general use.
- Clear floor area is to be 900mm minimum width and 1650mm minimum length.
- Toilet roll holder

- Provide easy access to a hand-washing facility.
- Toilet is to be located with access from public areas or laundry.
- Provide a light and switch.

LAUNDRY

General

- Although, it is proposed to dedicated a room for the laundry. Smart, innovative design of internal space is encouraged.
- Locate laundries, wherever practicable, to the southern side of the dwelling, thus allowing living spaces to face north.
- There must be convenient access to a clothes drying facility.

Requirements

- Doors to and from the laundry must have a width and circulation suitable for a swing door providing an opening dimension of 850mm
- Provide a 70 litre laundry tub (compact configuration preferred).
- Provide space for appliances beside tub (1250mm long and 750mm deep).
- Provide circulation space of 1550mm minimum clear in front of tub and appliances
- Mixer approved for use in adaptable accommodation is to be positioned on the sidewall at the laundry tub.
- 150mm swivel laundry arm is to be positioned on rear wall.
- Connect dry floor waste (where installed) to frog flap (discharging above ground).
- Floor is to be tiled (with tiles continuing under the wash tub).
- Use one row of tiles as a skirting.
- Provide tiled splashback to a minimum 450mm above tub and continuing as a band behind the appliances.
- Taps for washing machine are to be 1300mm above finished floor level.
- Double Socket Outlet (SO) is to be located on the wall at rear of appliance recess, 1500mm above finished floor level.
- Fit wall mounted shelf unit above tub (two shelves - 600mm long and 300mm deep).
- Provide light and switch.
- Washer & dryer to be mounted at bench height with open space below.
- Provide a built in ironing station.

STORAGE

General

- Pantry (refer Kitchen)
- Built-in wardrobes (refer Bedrooms)
- Vanity (refer Bathroom)
- Linen
- Broom
- Hot water unit
- Poisons
- Medicines
- Exploit leftover spaces (eg. under or over stairs) to provide additional storage wherever suitable.
- Storage areas (including wardrobes) may be provided under the eaves (with a consequently lower ceiling height).

Linen

- Fit top shelf at 1700mm and three additional shelves evenly spaced below.
- Linen store may be provided as two separate stores: aggregate length must meet the minimums set out below.

Four bedrooms

- 1500mm wide (minimum) x 600mm deep (floor to ceiling)

Broom

- 500mm wide x 450mm deep (floor to ceiling) with shelf at 1700mm

Linen/Broom

- If the linen and broom storage are provided adjacent to each other, the two sections are to be separate.

Poisons

- One section of under-bench storage in the kitchen is to be fitted with a childproof latch.

Medicines

- One section of storage in the bathroom is to be fitted with a childproof latch.

Hot Water Unit

- Generally the unit is positioned to minimise draw-off losses: close or central to kitchen, bathroom and laundry (with a preference towards the kitchen).
- Generally the unit is preferred outside for ease of servicing and replacement (and so that the unit can failsafe).
- Capacity 5 persons.

Electrical requirements

- Electrical installation including television, telephone, data and smoke alarm systems.

Furniture list

The following list established the minimum furniture to be shown in developed design drawings.

- Dining Table
- Dining Chairs
- Side Board
- Sofas
- Lounge Chairs
- Coffee Table
- Television
- Storage/cabinet
- Bed in First Bedroom
- Bed in Second Bedroom
- Beds in Each Subsequent Bedroom
- Side Tables in First Bedroom
- Drawer Unit in Each Subsequent Bedroom
- Desk/Table in Each Subsequent Bedroom

CARPARKING**General**

- Provide one enclosed and/or secure car accommodation space per dwelling (all garages and carports for dwelling are to be fitted with garage doors).
- Provide driveway (not car tracks) from the street
- Clear internal minimum dimension of car accommodation is 6000mm x 3800mm with a minimum ceiling height of 2500mm
- Minimum door height is to be 2100mm
- Car accommodation must not dominate in the streetscape

- Car accommodation should be attached to the house
- Provide covered access into the house
- Provide one visitor's car parking space on hardstanding per house (this may be in tandem with the tenant's car accommodation - on the driveway)

Garages (enclosed)

- Provide a double weatherproof socket outlet (SO).
- Provide an additional single SO located in a place that is suitable for future remote controlled door motor.
- Provide fluorescent light with two-way switch to inside the house.
- Provide access to rear yard for the likes of a trailer.

CONSTRUCTION STANDARDS

General

- The construction must conform to the building laws and local government requirements as applicable.
- All elements of the design should aim to minimise maintenance costs.
- Materials must be used in accordance with the manufacturer's written recommendations and conform to relevant Australian Standards.

Roofing

- Roof shapes are generally to be simple: avoid short ridges.
- Avoid large skillion roofs that necessitate the extension of 'walls' up to the raised top plate (these walls would be unnecessary if a hipped roof form is chosen).
- Roofing materials (concrete tiles or metal roof sheeting) are to be light coloured.
- Roof pitch is to accommodate photovoltaic panels at 25°.
- Use truss or conventional framing.
- Framing of timber or steel must conform to the relevant codes.
- Rainwater goods generally are to have a Colorbond finish.
- Provide vents to roofs.
- Seek opportunities for natural day lighting.

Eaves

- Provide vents to eaves and/or soffits.

Ceiling

- Ceiling height generally is to be 2700mm minimum in habitable rooms.
- Use recessed edge flush jointed sheeting on framing with painted finish.
- Use textured finish to concrete slab soffit.
- Provide an access opening to each ceiling space.
- Provide eaves ventilation to ceiling spaces.

Walls

External

Use predominantly low maintenance material. Compressed fibre cement with a texture coating to resemble bagged masonry.

Internal

- Apply painted cement render or painted recessed edge flush jointed sheeting to masonry.
- Apply painted recessed edge flush jointed sheeting to timber or steel framing. Flush sheeting in bathrooms is to be fibre cement.

Door Thresholds

- Threshold at external doors is to be a maximum height of 10mm
- Door seals must be provided.

Door sizes

- Doors are to have a 850mm minimum clear opening:
- For complying swing door, minimum leaf size is 920mm
- For complying sliding flush door, minimum leaf size is 1020mm
- For complying aluminium framed glass door, provide door with overall frame width of 2100mm (larger size is not preferred due to increased weight of door).
- Provide wherever possible in wall sliding door with removal maintenance access panel to track.

External timber door

- Fit painted flush swing door with blockboard core.
- Doors must swing inwards.

Internal timber door (swing and sliding)

- Fit painted flush hollow core door.
- For sliding doors use in-wall sliding in preference to surface mounting.
- In wall sliding doors to have a removal maintenance access panel to track.

Door frames

- Doors are to have steel door frames.

Aluminium framed sliding glass doors

- Recess the bottom track of sliding glass doors.
- Use a powder coat finish.
- Use clear float glass.

Windows

- Fit aluminum framed glass windows.
- Use a powder coat finish
- Use obscure glass in bathrooms and toilets
- Use clear float glass elsewhere.
- Double hung winders are **not** acceptable.
- Provide curtain brackets.
- Ensure that window type is capable of meeting the requirements of Security Screening.
- Ensure all windows are shaded. Horizontal extent of awnings or eaves should be at least half the height of the windows
- All glazing to comply with AS 2047.99 (WERS program).

Floors

- Floors are generally concrete slab on ground or suspended concrete slab.
- Structural floors of ground floor bathrooms are to be set down 100mm to enable correct falls.

Termite Protection

- Provide termite barriers other than chemical spraying in accordance with AS 3660-1 and approved by the local government.

Steel Protective Treatment

- All steel work which is external or built into masonry shall be hot dipped galvanised after fabrication.

Protection of Structural Timber

Avoid designs and detailing in which structural timber is unnecessarily exposed to the elements. Unacceptable detailing includes:

- Exposed rafters and battens at eaves
- Floor joists that continue out from under buildings to support decks.

Insulation

Metal sheeted roofs

Fit reflective foil laminate to AS/NZS 4200.1 with a flammability index not exceeding 5, installed in accordance with AS/NZA 4200.2 directly over rafters and under roof battens. Stretch foil laminate so as to hold the bulk insulation specified below in contact with the metal sheeting. Fit insulation material to AS 3742 installed in accordance with manufacturers instructions to achieve a minimum thermal resistance of $2.5\text{m}^2\text{K/W}$.

External walls

Provide insulation in all external walls to achieve a minimum thermal resistance of $1.5\text{m}^2\text{K/W}$. For external brick/block veneer and lightweight cladding construction, provide reflective foil laminate to AS/NZS 4200.1 with a flammability index not exceeding 5, installed in accordance with AS/NZS 4200.2. Apply to the outer face of external stud walls from the top plate down over the bottom plate and flashing. Run across the studs and lap at least 150mm at joints.

SECURITY SCREENING

Fly Screens

- Fly screens are to be provided with all security screens.

Security Screen Doors

- Fit one to the front door
- Fit one to a rear door
- Key hooks are to be provided in an easily accessible location, out of sight from external view, adjacent to the security screen door.

Window Security Screens

- Fit one screen per bedroom (to the openable section of the larger window only - not across the fixed glass).
- All other openable windows are to be fitted with a keyed alike window lock. Note
- In instances where screening of the window compromises fire safety, provision for escape must be established. The following are considered suitable:
- Leave another easily accessible window (or windows) within the room unscreened.
- Provide glass in the non-opening (fixed glass) section of the screened window that can be broken and is in easy reach and large enough for an adult to exit through.
- Fit an openable security screen to the window.

Window locks

- All unscreened openable windows are to be fitted with a keyed alike window lock.

FLOORCOVERINGS

Wet Areas (kitchen, laundry, bathroom, toilet)

- Non slip ceramic tiles are to be used.

Note

In special circumstances the floor covering in wet areas may be welded sheet vinyl (type and extent to be indicated in the brief).

DOORWAYS (TO THE OUTSIDE)

Swing front doors

- Ceramic tiles must be laid to an area of 1-2m²: actual extent will depend on design.

Sliding doors from bedrooms

- Ceramic tiles are to be laid to the width of the door and the depth of the reveal.

Bedrooms

- Concrete floors: Use direct-stick carpet.

Public Rooms (living, dining, hallway)

- Concrete floors: Use direct-stick carpet or Non-Slip Ceramic tiles.

Prevailing Winds Merimbula Airport.

Afternoon Direction	N	NNE	NE	ENE	E	ESE	SE	SSE	S	SSW	SW	WSW	W	WNW	NW	NNW	Days of wind
July	1	3	6	2	3	2	1	0	2	2	2	1	1	1	0	0	27
August	0	4	5	4	2	2	1	0	0	1	4	0	3	1	1	0	28
September	0	1	6	4	2	5	4	0	1	1	1	3	1	0	0	0	29
October	0	7	6	2	5	2	7	1	0	0	1	0	0	0	0	0	31
November	1	6	6	2	0	3	5	1	3	1	1	0	0	0	0	0	29
December	0	1	9	0	5	4	6	0	0	2	1	1	0	1	0	0	30
January	0	7	8	1	4	2	5	1	2	0	1	0	0	0	0	0	31
February	0	5	4	0	4	7	4	1	1	1	1	0	0	0	0	0	28
March	1	3	7	9	2	4	1	1	2	0	0	0	1	0	0	0	31
April	0	1	4	1	3	3	4	1	4	0	4	2	1	0	0	1	29
May	0	3	3	1	3	0	3	1	6	2	2	4	2	0	1	0	31
June	0	1	1	2	2	2	2	0	1	4	5	2	1	0	0	1	24
July	0	4	2	3	2	2	0	0	4	4	1	0	2	0	1	1	26
	3	46	67	31	37	38	43	7	26	18	24	13	12	3	3	3	374

Weather Averages Merimbula Airport

Element	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Mean daily maximum temperature - deg C	24.3	24.6	23.4	21.2	18.7	16.3	15.8	16.7	18.3	20	21.2	23.1	20.3
Mean no. of days where Max Temp >= 40.0 deg C	0.1	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.2
Mean no. of days where Max Temp >= 35.0 deg C	0.2	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.2	0.7
Mean no. of days where Max Temp >= 30.0 deg C	0.9	1.1	0.3	0.1	0.0	0.0	0.0	0.0	0.1	0.7	0.4	0.9	4.4
Highest daily Max Temp - deg C	42.8	42.2	37.0	35.5	25.9	22.5	25.2	27.7	33.6	34.0	41.1	40.5	42.8
Mean daily minimum temperature - deg C	15.1	15.4	13.9	11.0	8.2	5.8	4.3	4.9	6.9	9.4	11.6	13.6	10.0
Mean no. of days where Min Temp <= 2.0 deg C	0	0	0.0	0.0	0.1	2.5	6.5	4.5	1.0	0.0	0.0	0.0	14.6
Mean no. of days where Min Temp <= 0.0 deg C	0	0	0.0	0.0	0.0	0.2	0.7	0.3	0.1	0.0	0.0	0.0	1.3
Lowest daily Min Temp - deg C	4.8	7.1	6.5	2.6	0.7	-1.3	-2.1	-1.4	-0.3	1.8	2.6	5.6	-2.1
Mean 9am air temp - deg C	20	19.7	19.0	16.6	13.3	10.5	9.7	11.1	13.9	16.2	17.0	19.0	15.5
Mean 9am wet bulb temp - deg C	16.9	17.1	16.1	13.7	11.2	8.7	7.6	8.6	10.7	12.7	14.0	15.7	12.7
Mean 9am dew point - deg C	14.5	15.1	13.9	11.5	9.2	6.7	5.3	5.6	7.1	9.3	11.4	13.2	10.2
Mean 9am relative humidity - %	72	76	73.0	73.0	77.0	79.0	75.0	70.0	65.0	66.0	71.0	70.0	72.0
Mean 9am wind speed - km/h	10.5	8.6	9.6	9.4	9.6	10.7	10.8	11.0	13.2	13.4	11.9	12.0	10.9
Mean 3pm air temp - deg C	22.7	23.2	21.9	19.8	17.4	15.0	14.5	15.2	16.3	17.8	19.3	21.1	18.6
Mean 3pm wet bulb temp - deg C	18.4	19.2	17.9	15.7	13.6	11.4	10.6	11.1	12.2	13.9	15.6	17.2	14.7
Mean 3pm dew point - deg C	15.8	16.5	15.2	12.7	10.5	7.9	6.6	6.5	8.2	10.4	12.7	14.4	11.4
Mean 3pm relative humidity - %	67	68	67.0	64.0	65.0	64.0	60.0	58.0	61.0	65.0	67.0	68.0	64.0
Mean 3pm wind speed - km/h	20.8	19.4	18.4	16.0	14.3	13.7	15.5	19.0	20.3	20.6	20.0	20.6	18.2
Mean monthly rainfall - mm	77.2	78.6	91.0	83.1	65.0	69.2	41.2	41.5	56.3	68.6	87.6	78.3	837.5
Median (5th decile) monthly rainfall - mm	54.8	61.1	93.6	31.0	39.4	36.8	22.4	30.7	42.7	43.7	68.7	50.8	842.6
9th decile of monthly rainfall - mm	150.6	175.5	224.3	291.6	160.4	167.8	122.4	86.8	129.6	175.5	213.5	174.2	1219.0
1st decile of monthly rainfall - mm	19.8	5.6	9.6	6.2	3.7	10.9	4.7	6.5	12.1	15.2	14.5	14.3	501.8
Mean no. of raindays	10.4	9.5	10.0	9.2	9.4	9.3	7.3	9.1	10.9	11.1	12.6	11.0	119.9
Highest monthly rainfall - mm	181.1	391.5	255.9	447.2	279.7	314.8	132.8	157.6	144.4	327.0	270.4	405.8	
Lowest monthly rainfall - mm	13.8	2	7.0	4.6	1.0	2.3	1.3	4.0	4.6	9.6	4.6	1.6	
Highest recorded daily rainfall - mm	110.4	160.3	181.2	139.0	97.0	135.4	58.8	58.4	79.2	87.6	173.6	252.0	252.0
Mean no. of clear days	7.1	6.5	7.5	7.9	6.7	7.3	9.6	9.0	7.1	6.6	5.1	6.1	86.6
Mean no. of cloudy days	10.6	8.8	9.8	8.2	9.6	8.2	6.4	6.5	8.5	9.8	11.1	10.3	107.9

