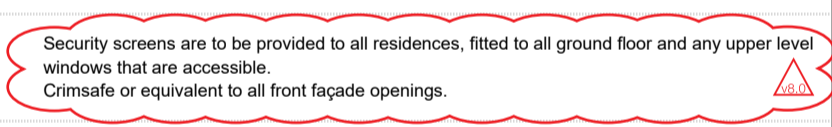



UPRN:	Region
Block/Section No.:	Property Class
Address:	Type of Dwelling
Comments:	

This document is to be read in conjunction with the *DHA Design Guidelines* and the *DHA Specification*. Item numbers cross-reference to each section of the *DHA Design Guidelines*

KEY   Revision version 8.0

Number	Criteria	Min. Dimension	Min. Area (m ²)	Requirement	Mandatory	Tender (Builder)	Tender Review (DHA)	Practical Completion (DHA)
C. SITE PLANNING AND STREETScape								
C.1 Topography								
C.1.1	Maximum building area - sites <250m2			Maximum of 80% of site area, subject to local authority DCP				
C.1.2	Maximum building area - sites 250-550m2			Maximum of 65% of site area (60% for double storey), subject to local authority DCP				
C.1.3	Maximum building area - sites >550m2			Maximum of 55% of site area (50% for double storey), subject to local authority DCP				
C.2 Orientation - Solar								
C.2.1	Solar orientation - General			Where practicable orientate living areas to the north, facing landscaped areas (except if located within Climate Zone 1). Avoid west-facing living areas				
C.2.2	Solar orientation - Main living area			Main living area windows to receive a minimum of three hours of winter sun				
C.2.3	Solar orientation - Private open space			Private open space to receive a minimum of three hours of winter sun to 50% of area				
C.5 Pedestrian and Vehicle Access								
C.5.1	Parking Area Accessibility	3.2x5.4 m		Where possible provide a separate pedestrian path adjacent to the parking area. Where the parking area forms part of the dwelling access, and no separate path to the front door is provided, the space should incorporate min. dimensions of 3.2x5.4m, an even, firm and slip-resistant surface; and a level surface with a gradient no greater than 1:40 (1:33 on bitumen)	✓			
C.5.2	Driveway cross-overs	1.5m min		Driveway cross-overs to be a minimum of 1.5m clear from street trees				
C.5.3	Driveway minimum area			Driveway must enable safe access to garage, and it must accommodate one car parked on the driveway within the block, except where rear lane access is provided				
C.6 Safety and Security								
C.6.1	Security doors			Security doors to all external doors (not required to external or internal garage doors)	✓			
C.6.2	Deadlocks			Deadlocks to all doors that access the residence - including internal access from garage, excluding roller door and door leading to the yard from the garage	✓			
C.6.3	External sliding glass door			Keyed patio bolt to external sliding glass door	✓			
C.6.4	Security screens			Security screens are to be provided to all residences, fitted to all ground floor and any upper level windows that are accessible. Crimsafe or equivalent to all front façade openings.  	✓			
C.6.5	Window locks & insect screens			Window locks & insect screens to be provided to all windows not fitted with security screens	✓			
C.6.6	External and internal access from garage			Solid-core door to be provided	✓			
C.8 Landscaping Principles								
C.8.1	Minimum landscaped area - sites < 250m2			Minimum of 20% of site area				
C.8.2	Minimum landscaped area - sites 250 - 550m2			Minimum of 35% of site area (min. 40% for double storey)				
C.8.3	Minimum landscaped area - sites > 550m2			Minimum of 45% of site area (min. 50% for double storey)				
C.8.4	Landscape plan			Landscape plan to address whole site, including verge to kerb				

Number	Criteria	Min. Dimension	Min. Area (m ²)	Requirement	Mandatory	Tender (Builder)	Tender Review (DHA)	Practical Completion (DHA)
D. BUILDING ENVELOPE								
D.1.1 Façade Design								
D.1.1.1	Street address			Avoid street-facing bathroom/laundry windows where possible				
D.1.1.2	Street entry			Entry visible from street				
D.1.2 Roof Form and Awning Design								
D.1.2.1	Roof language			Pitched rooves to be between 22.5° and 26° Flat/skillion rooves are also permissible				
D.1.2.2	Minimum eave width	450/900 mm		450mm generally, 900mm in Climate Zone 1	✓			
D.2.1 Shading								
D.2.1.1	Windows			External shading protection to west-facing windows				
D.2.1.2	Mandatory blinds to windows & louvres			Vertical blinds are mandatory for all openings in dry areas. Plastic or metal venetian blinds are to be fitted to wet areas	✓			
D.3.3 Roof Ventilation								
D.3.3.1	Exhaust fans to wet areas			Exhaust fans are to be provided to all bathroom and ensuites	✓			
D.4.1 Performance Guidelines								
D.4.1.1	NatHERS			All houses to achieve a minimum of 6-star NatHERS certification. Where possible, consider increasing the star rating and performance of dwellings to reduce overall energy consumption, especially of those located within Climate Zones 1, 7 and 8.	✓			
D.4.2 Insulation and Thermal Bridging								
D.4.2.1	Insulation to external walls			Wall insulation or masonry/double brick walls to specification				
D.4.2.2	Insulation			Ceiling and roof insulation to meet requirements as set out in guidelines and specification				
D.5.1 Materials								
D.5.1.2	Internal tiling			Bathroom & ensuite - tile to 1200mm above finished floor level minimum Baths - tile 600mm above bath minimum Shower recess - tile 2000mm above finished floor level minimum Toilet - tiled skirting 150mm minimum Laundry - tiled skirting 150mm and above tub 450mm minimum				
D.5.2 Walls & Ceilings								
D.5.2.1	Ceiling heights			Provide 2700mm high ceilings where possible. The minimum ceiling height is 2550mm for all zones (2700mm min. for Climate Zone 1)	✓			
D.5.4 Windows and Doors								
D.5.4.1	Hardware - doorbell			Doorbell to be installed at entrance. Doorbells to be hard wired	✓			
D.5.4.2	Hardware - lock			Tri-lock system to be installed to front entry doors				
D.5.4.9	Entry Door	870 mm wide min		The front entry door is to provide a minimum clear opening width of 870mm. If Silver Level is required a level transition and threshold is to be provided (5mm vertical tolerance allowed).	✓			
D.6.2 Water Management								
D.6.2.3	Rainwater Tank			Rainwater tanks are not mandatory, unless stipulated otherwise in authority regulations. Unless noted otherwise, rainwater tanks are to be 3000L slimline tanks with colour to match the house, and include a first flush diverter, stopcock fitted to tank base and upturned; and a submersible pump. Catchment to be 35% of the roof area as a minimum				

Number	Criteria	Min. Dimension	Min. Area (m ²)	Requirement	Mandatory	Tender (Builder)	Tender Review (DHA)	Practical Completion (DHA)
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E. EXTERNAL AREAS - SIZE AND FUNCTION

E.1 Car Parking

E.1.1	Minimum provision			Covered lock-up single car accommodation as a minimum	✓			
E.1.2	Garages - double	6m x 6m	36	Double garages permitted in lots greater than 12.5m wide. Where practicable, garages to include space for storage				
E.1.3	Garages - single	6m x 3.5m	21	Single garages permitted in lots less than 12.5m wide. Provide additional 9m ² of storage space.				
E.1.4	Garage door - width	2.4x5 m max		Garage door to be a maximum of 50% of front façade with a maximum dimension of 2.4m x 5m	✓			
E.1.5	Garage door - design			Garage door design to be simple and plain-coloured Garage door materials are to be in keeping with or recessive to the façade palette				
E.1.6	Garage door - ventilation			Garage doors to include vents (Climate Zone 1 only)				
E.1.7	Garage setback		1m min	Garage setback minimum of 1m from building line				
E.1.9	Garages on corner lots			Garages on corner lots to be accessed from the secondary street where practicable				

E.2 Front Entry

E.2.1	Sheltered front porch	1.5m	2	Sheltered porch to be a minimum of 1.5m in one direction, with reasonable shelter overhead	✓			
E.2.2	Path of travel	1m minimum		Provide a safe and continuous pathway from the front boundary or a car space, to the front entry door, with a minimum clear width of 1m. Path is to have a crossfall of no more than 1:40 and a maximum slope of 1:20	✓			

E.3 Covered Outdoor Area

E.3.1	Minimum undercover area - provision	3m min.		Must fit table and chairs for 6 people and space for a BBQ, and provide a minimum dimension of 3m in one direction	✓			
E.3.2	Minimum undercover area - freestanding dwellings		15	Minimum 15m ² all-weather undercover area for freestanding dwellings	✓			
E.3.3	Minimum undercover area - all other dwellings		10	Minimum 10m ² all-weather undercover area for all other dwellings	✓			

E.4 Rear Yard Principles

E.4.1	Minimum fenced yard	3m x 3m min	25/35	Recommended 3m x 3m minimum, directly assessable from living areas (excluding outdoor covered areas). Where combined with Covered Outdoor Area, the total area should be greater than 35m ² for low density dwellings, and 25m ² for mid density dwellings	✓			
E.4.2	Usable area			Ensure the area provided is useable and not encroached upon by planters, garden beds, vegetation, plant or equipment.				

E.14 Garden Beds

E.14.1	Garden beds			Plant beds in front yard and alongside driveway				
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E.15 Planting

E.15.1	Planting & mulch covering to garden beds			All garden beds to be mulched and landscaped with regionally-appropriate native, drought-resistant plantings				
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E.16 Trees

E.16.1	Trees			Minimum two small trees in front yards and one large tree in rear yard, setback away from house				
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E.17 Letterbox

E.17.1	Letterbox			To be constructed from materials complimentary to dwelling, with stepping stones or pathway				
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E.18 Driveway



E.18.1	Driveway - dimensions	3m/4.8m		Minimum 3m driveway width for single car ports, minimum 4.8m driveway width for double car ports. Minimum 750mm offset from side boundary				
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E.19 Pavement

E.19.1	Maximum paved area			Maximum of 20% of site area to be paved				
E.19.2	Pavement width	800 mm		Minimum 800mm pavement width on utilities/bin location side (800 clearance to whole house excluding useable yard space)	✓			
E.19.3	Pathway to clothes line - freestanding 			Hard continuous path to clothes line, preferably accessed from external laundry door	✓			

E.20 Fencing and Gates

E.20.1	Height	1.8 m		Maximum 1.8m high, set back from front façade by a minimum of 1m	✓			
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E.20.3	Retaining walls			Masonry preferred to all non-structural retaining walls				
E.21 Clothes Line								
E.21.1	Clothes line - minimum	28.5 Ln/m		Clothes line to be a minimum of 28.5 lineal metres. Rotary hoist preferred where space permits	✓			
E.21.2	Clothes line - wall-mounted 	600mm min clear		Wall-mounted clothes lines must have pavement underneath. A 600mm clear path past the clothes line must be maintained when extended	✓			
E.23 External Storage								
E.23.1	Minimum provision for external storage		9	Minimum of 9m ² of secure external storage, to be provided by either: > Double garage (tandem or side-by-side) > Extended single garage (additional width or length) > Storage room under the roof line When storage cannot be provided by any of the above, a separate external storage unit that is weatherproof and located within the fenced yard can be provided. Approval must be sought for this option.	✓			
F. INTERNAL AREAS - SIZE AND FUNCTION								
F.1 Entry								
F.1.1	Entry dimensions	1.2x1.2m		1.2x1.2m clear minimum at dwelling entrance	✓			
F.2 Circulation and Corridors								
F.2.1	Corridors on entry level	1000 mm wide min		Corridors servicing the living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment rooms on the entrance floor should maintain a minimum clear width of 1000mm	✓			
F.3 Internal Openings								
F.3.1	Doorways on entry level	820 mm clear width min		Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes should provide a minimum clear opening width of 820mm and a level threshold (5mm vertical tolerance allowed)	✓			
F.4 Bedrooms								
F.4.1	Number of bedrooms for a Service Residence			Minimum of 3 bedrooms	✓			
F.4.2	Master bedroom			Space for at least a queen sized bed and space for a desk, chair or chest of drawers and a full-height mirror	✓			
F.4.3	Bedrooms - All other	3m min	9	Space for at least a king single bed and side tables, and space for a desk, chair or chest of drawers	✓			
F.4.4	Wardrobes	700x3000 mm min clear (master) 600x1500mm min clear (other)		Minimum provision - Built-ins with shelving to all bedrooms. Master Bedroom: 700x3000mm clear min. hanging space plus shelving All other bedrooms: 600x1500mm clear min. hanging space plus shelving	✓			
F.5 Kitchen								
F.5.2	Exhaust fan/rangehood			Kitchen exhaust fan to be provided and vented externally	✓			
F.5.3	Pantry			Full length pantry cupboard in or immediately adjacent to kitchen	✓			
F.5.4	Dishwasher			Cavity for a dishwasher to be provided ready for appliance connection 	✓			
F.5.5	Electrical			Min. 2x double GPO or equivalent	✓			
F.5.8	Benchtop - minimum dimensions	600mm wide, (800 for island) 3.6m total length		600mm kitchen benchtop depth. Islands minimum of 800mm deep 3.6m total length for kitchen minimum	✓			
F.5.9	Fridge - cavity	1100mm wide x 1850mm high		Vented fridge cavity to be provided. Min. dimensions 1100mm wide x 1850mm high, clear of all obstructions such as skirtings. Fridge nook to be vented, with power and water provision	✓			
F.6 Dining Area								
F.6.2	Size - 3+ bedroom dwellings	2.7x2.1 m min	21m ² (excl. 1m ² at entrance)	Must have space for a six seat dining suite within a minimum area of 2.7x2.1m. An "L" shaped lounge room can be described as a lounge/dining room and must be greater than 21m ² excluding a 1m ² deduction at entrances	✓			
F.7 Lounge Area								
F.7.2	Size - All dwellings	4m x 4m / 4m x 6m if combined with dining	16m ² /24m ² if combined with dining	Must be large enough to contain lounge seating for four (five for houses with 3 bedrooms or larger), entertainment unit, coffee table	✓			

Number	Criteria	Min. Dimension	Min. Area (m ²)	Requirement	Mandatory	Tender (Builder)	Tender Review (DHA)	Practical Completion (DHA)
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F.10 Bathroom and Ensuite Principles

F.10.2	Separate toilet			All service residences must have a separate toilet. For double storey residences, the separate toilet is to be located on the ground floor. In relation to 3 bedroom single level dwellings, DHA will consider for toilets to be included in the bathroom where it is demonstrated that this will directly impact on the size and available space of the living areas.	✓			
F.10.3	Shower recess			Extraction/ventilation to be provided to shower	✓			
F.10.5	Shower - dimensions	900mm min.		Hobless shower recess must have a minimum clear internal dimensions of 900 x 900mm	✓			
F.10.6	Bath size	1500mm long, 400mm deep		Baths are to be a minimum of 1500mm long & minimum 400mm deep	✓			
F.10.8	Vanity - bathroom	900mm min.		Vanity in bathrooms to be a minimum of 900mm wide, with hand basin and storage cupboards underneath	✓			
F.10.9	Vanity - ensuite	600mm min.		Vanity in ensuites to be 600m wide minimum, with hand basin and storage cupboards underneath	✓			
F.10.12	Splashback			Splashbacks to extend to meet mirror				
F.10.13	Mirror - bathroom and ensuite			Mirror to be placed above vanity, sized to be full width of vanity and aligned with the top of the shower screen				
F.10.14	Mirror - powder room			Mirror to be placed above hand basin				
F.10.17	Hardware - towel rails			To suit a minimum of 2 towels in . Chrome or powdercoated metal	✓			
F.10.24	Windows			Windows to bathrooms, ensuites, toilets and powder rooms should be fitted with obscured glass and plastic venetian blinds.	✓			
F.10.25	Bathroom ventilation			An extraction fan vented to the outside is to be provided to all bathrooms and ensuites	✓			
F.10.26	Ceiling fans			A ceiling fan is to be provided to bathrooms located in Climate Zone 1	✓			
F.11	Laundry principals			High shelf refer to F.12.2 . Clothes dryer support/board to be provided. Laundry tub	✓			

F.12 Internal Storage

F.12.1	Linen cupboard	2ln/m - 3 bedroom 3ln/m - 4 bedroom		Linen cupboard to be floor-to-ceiling and a minimum of 2 lineal metres for a 3 bedroom service residence, or a minimum of 3 lineal metres for a 4+ bedroom service residence. Note that storage does not have to be continuous and can be accommodated across a number of cupboards	✓			
F.12.2	Storage for hazardous chemicals and goods			A place for the storage of hazardous chemicals and goods must be provided. This must be a secure location that is out of reach for children, such as a high shelf or a lockable cupboard	✓			
F.12.3	Broom cupboard			Broom / tall cupboard to be provided (if in laundry, high shelf can be included inside)	✓			
F.12.4	Coat Cupboard / Utility Cupboard			Coat / Utility cupboard to be provided, where possible located within proximity of the front entry	✓			
F.12.5	Coat hooks	4 off minimum		Coat hooks to be provided at close proximity to the front door. Where the coat cupboard is located near the front entry, the coat hooks can be mount inside. Coat hooks to me mounted on a board	✓			

F.15 Internal Stairway

F.15.1	Continuous handrail			Stairways in dwellings must feature a continuous handrail on one side of the stairway where there is a rise of 1m or more	✓			
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Number	Criteria	Min. Dimension	Min. Area (m ²)	Requirement	Mandatory	Tender (Builder)	Tender Review (DHA)	Practical Completion (DHA)
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G. SERVICES AND INFRASTRUCTURE

G.1 Essential Amenities

G.1.1	Hot water service			Provision of a hot water service. Refer to G.2 - Hot Water Systems for permitted systems and minimum volumes required				
G.1.2	Heating or air conditioning			Provision of heating or air conditioning services. Refer to schedule in H.5				
G.1.3	Water service			Provision of water services				
G.1.4	Gas or electricity service			Provision of gas or electricity services. Refer to G.4.3 - Electrical Provisions				

G.2 Hot Water Systems

G.2.2	Instantaneous Hot Water system			Minimum volume not applicable - instantaneous				
G.2.2	Gas storage			Minimum volume - 130L min				
G.2.3	Electric storage			Minimum volume - 300L min				
G.2.4	Heat pumps			Minimum volume - 250L min				
G.2.5	Solar storage			Minimum volume - 300L min with booster (150L in Climate Zone 1)				

G.3 Communications Provision

	Lounge	Dining	Meals	Family	Rumpus	Kitchen	Bathroom	Ensuite	Powder Room	Laundry	Master Bedroom	Other Bedrooms	Study / Study Nook	Garage	Covered External Area	Mandatory	Tender (Builder)	Tender Review (DHA)	Practical Completion (DHA)
TV	1			1												✓			
Phone / Data	1			1		1					1		1			✓			

G.4 Power

G.4.1	Continuous/Backup power			Continuous/backup power supply if fibre optic communications are installed				
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G.4.3 Electrical Provisions

	Lounge	Dining	Meals	Family	Rumpus	Kitchen	Bathroom	Ensuite	Powder Room	Laundry	Master Bedroom	Other Bedrooms	Study / Study Nook	Garage	Covered External Area	Mandatory	Tender (Builder)	Tender Review (DHA)	Practical Completion (DHA)
Double GPO	4	1	1	4	2	3	1	1	1	1	3	2	2	1		✓			
Double GPO - Waterproofed															1	✓			
Note - for kitchen island include additional GPO for island bench, dishwasher, microwave and refrigerator																			

G.5 Heating and Cooling

	Adelaide	Adelaide Hills	Alice Springs	Canberra, Armidale & Tamworth (Climate zone 4)	Hunter / Newcastle, incl. Northern NSW	Nowra	Perth	Southern Queensland, incl. Brisbane, Toowoomba & Ipswich	Riverina, incl. Wagga & Wodonga	Sydney	Victoria, incl. Seymour, Puckapunyal, Frankston, Sale & Tasmania	Darwin / Tindal / Katherine	Townsville / Cairns	Mandatory	Tender (Builder)	Tender Review (DHA)	Practical Completion (DHA)
Ducted evaporative cooling (whole house)	Y			Y			Y		Y		Y						
Ducted heating	Y			Y					Y		Y						
RC split systems master bedroom & living			Y		Y	Y		Y		Y							
Ceiling fans, bedrooms and living			Y		Y	Y		Y		Y		Y	Y				
RC split system air conditioning whole house			Y								Y						
Refrigerated AC central or split systems (whole house)												Y	Y				
Suitable heating							Y										
Circulation fans under pergola			Y									Y	Y				