

5. INTERNAL LAYOUT

PLANNING SCHEME REFERENCES:

55.04 Amenity Impacts

- 55.04-4 – North-facing windows objective
- 55.04-6 – Overlooking objective
- 55.04-7 – Internal views objective

55.05 On-site Amenity and Facilities

- 55.05-1 – Accessibility objective
- 55.05-2 – Dwelling entry objective
- 55.05-3 – Daylight to new windows objective
- 55.05-4 – Storage objective

SUPPLEMENTARY REFERENCES

From **Livable Housing Australia:**

[Livable Housing Design Guidelines](#)

WHY IS THIS IMPORTANT?

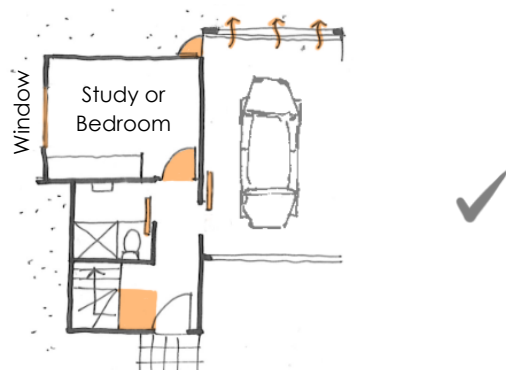
Internal Layout should:

- ✓ Provide sufficient space within rooms and provide sufficient circulation spaces between rooms
- ✓ Provide flexibility to change the use of a room in the future
- ✓ Incorporate Livable housing design features
- ✓ Provide sufficient internal storage space to meet the needs of future occupants

5.1 CIRCULATION SPACES

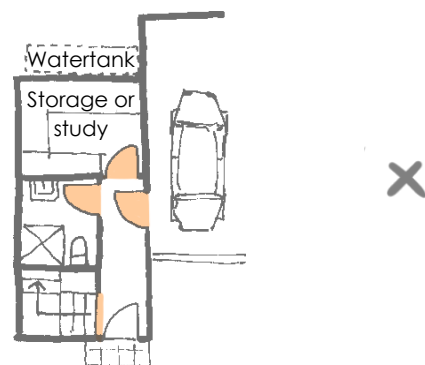
Design Response Considerations

- Consider using sliding door for restricted spaces.
- Create multi-functional rooms instead of small, separated rooms, such as laundries combined with linen storage.



Things to Avoid

- Locating hinged doors too close together
- Insufficient circulation space at the entry and staircase area



5.2 DESIGNING FOR LIVABILITY

Design Response Considerations

New dwellings are encouraged to achieve Silver Level of performance under the Livable Housing Australia, Livable Housing Design Guidelines, including:

- Providing an accessible path from the street and car park areas to a level entry.
- Providing minimum clear opening width of 850mm for doors and 1000mm for hallways at ground (or entry) level.
- Whenever practical and reasonable, providing a living area, kitchen and bedroom at entry level.
- Hobless shower recesses designed to enable later removal of shower screens and installation of grab rails.

