



Internal Layout

5

RESCODE / MSS REFERENCE:

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

- 55.05 On-site Amenity and Facilities
 1 - Accessibility objective
 2 - Dwelling entry objective
 3 - Daylight to new windows objective
 6 - Storage objective

MSS (Municipal Strategic Statement)
 21.03-3 - Livable Housing

WHY IS THIS IMPORTANT?

The internal layout of the dwelling should provide sufficient space and allow seamless function of different rooms, connected by reasonable circulation spaces.

A good internal layout should provide the flexibility to change the room use in the future, allowing families to grow and accommodating the needs of older family members.

Livable housing design can future proof a home to ensure comfort and safety now and in the future, as occupants age or if an illness or injury limits mobility.

Design Response

Circulations Spaces

- Use sliding door for restricted spaces
- Provide adequate space at the primary dwelling entrance and staircase areas
- Create multi-functional rooms instead of small, separated rooms, such as laundries combined with linen storage.

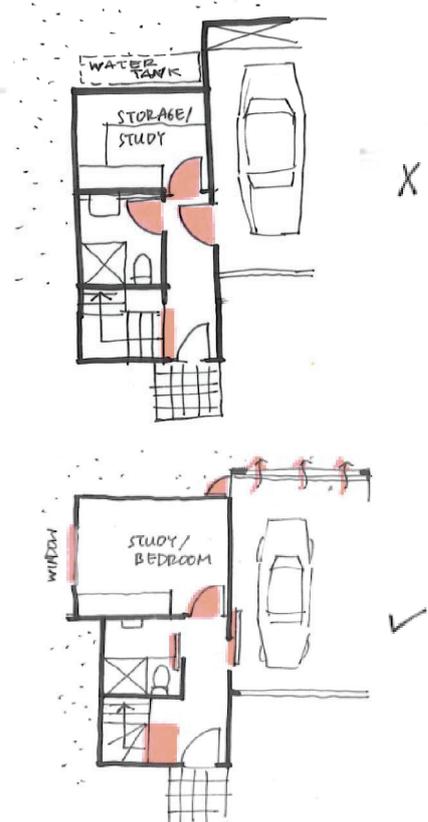
Flexibility:

- Allow the future conversion of rooms on the ground floor to become bedrooms (allow for adequate window, inbuilt furniture layout and access to the outdoor private open space)
- Create a zero-level change between terraces and adjacent internal areas utilising decking
- Allow the future conversion of different section of the house into separated granny flats by adding an additional door

Avoid

- Locating hinged doors near one another
- Tight circulation space at the entry and staircase area.

Illustration



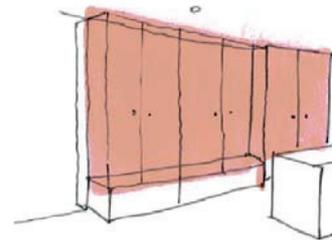
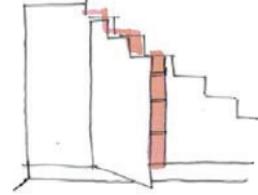
Design Response

Avoid

Illustration

Optimise internal storage by:

- Providing extra cabinetry on blank walls
 - Consider storage space below staircases
 - Provide storage below the roof space
 - Create storage by increasing ceiling heights, such as kitchen cupboards
 - Create storage in the garage, above car bonnets.
- External storage design which compromises the quality of outdoor amenity spaces such as courtyards.



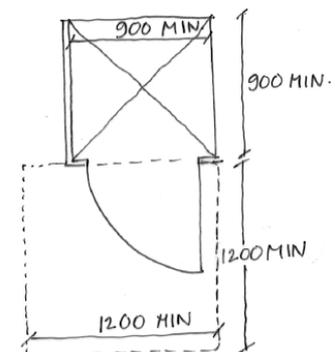
Designing for people with limited mobility

- Provide an accessible path from the street and car park areas to a level entry
- Provide minimum width of 850mm for doors and 1000mm for hallways at entry level
- Whenever practicable and reasonable, provide a bedroom, living area, kitchen, private open space, bathroom and toilet which can be efficiently adapted for people with limited mobility on entry level.
- For further information refer to the Livable Housing Design Guidelines www.livablehousingaustralia.org.au/library/SLLHA_GuidelinesJuly2017FINAL4.pdf

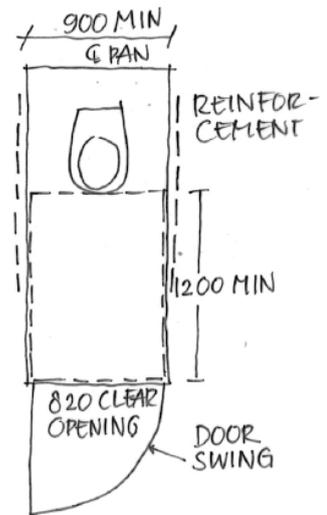
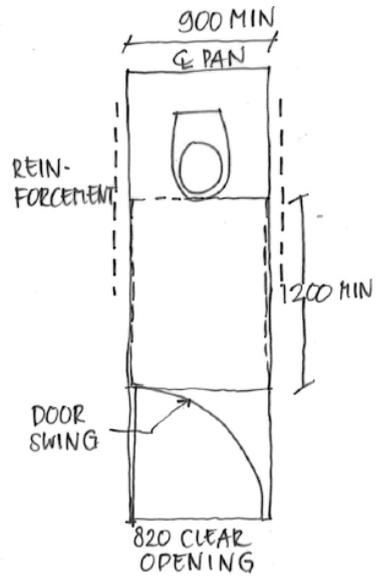
Doorway width:



Shower recess



Toilet layout



DRAFT