Social Housing for Culturally Diverse Groups
A Users’ and Providers’ Perspective

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A thesis submitted in fulfilment of the requirements of the degree of
Doctor of Philosophy

University of Adelaide
School of Architecture, Landscape Architecture and Urban Design

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References


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Appendices

Appendix 1: South Australian Department for Families and Communities – Structure Chart (Source: Department for Families and Communities 2008)

NOTE:
This image is included on page 283 of the print copy of the thesis held in the University of Adelaide Library.
Appendix 2: Questionnaire – Cultural Groups

University of Adelaide
School of Architecture, Landscape Architecture and Urban Design

Focus Group Survey (to be recorded and transcribed) (ver,21.6.07)

HOUSING NEEDS OF CULTURALLY DIVERSE GROUPS IN S.A.

Group (e.g. Afghan).................................................................

1. Characteristics of Group
1.1 ...........................................male...................................female

1.2 Could you give me an idea of your age?
Are you <20...........20-34...........35-55...........55+........

1.3 What was the last country you lived in before coming to Australia?
...........................................................................................

1.4 How long have you been living in Australia?
...........................................................................................

1.5 Was there any reason you chose Adelaide?
...........................................................................................

1.6 What suburb do you live in?
...........................................................................................

1.7 Do you own your house?
...........................................................................................

1.8 Do you rent your house?
...........................................................................................

1.9 If you rent, who is your landlord?
...........................................................................................

2. Life Style and Living Conditions in your Country

These questions are about living in your country.
(If an interviewee can’t remember living in their country go to question 2.9 ).

2.1 In addition to ......................people, what are some of the other cultural groups in your country?
...........................................................................................

2.2 What languages are spoken in your country?
...........................................................................................
2.3 What are the major religions in your country?

2.4 In your country did you spend most of your time living in a village, in a local town or in a city?

2.5 What sort of house did you live in? E.g. Single house, apartment, camp.

2.6 Describe the house that you lived in? E.g. colour, roof shape.

2.7 Who lived with you? E.g. immediate family, extended family.

2.8 Was it important to live close to relatives, the local school or work (location)?

YOU HAVE FINISHED THIS SECTION

If you can’t remember living in your country:
2.9 What country did you live in before coming to Australia?

2.10 What was the housing like? E.g. single house, apartment, camp

2.11 Did any members of your family live with you?

3. Lifestyle and Living Conditions in Australia

Now I would like to ask you some questions about your housing since you arrived in Australia.

3.1 Is your house near the services and supports you need?
   Services near you
   Difficult to get to services
   Near your friends
   Near your relatives
   Friendliness of suburb
   Study

3.2 What do you like about the area in which you live?
   Type of housing in the neighbourhood
   Neighbours all Australian
   Feel secure
   The street layout

3.3 What don’t you like about the area?
3.4 Here are some pictures of houses can you select the type of house you live in here in Australia? E.g. Single, duplex, flat.

3.5 Is the style and appearance of your house important to you?
   - Look different from your neighbours
   - Like housing in your country
   - Express my culture
   - Colour
   - Odd shape

3.6 Do you think you could draw a rough plan of your house showing the rooms and how you have arranged the furniture?

3.7 Does your current housing meet the requirements of your family?
   - Too small/too large
   - Suitable for children
   - Suitable for aged or disabled

3.8 Do you require space in your house for religious purposes?

3.9 If yes, can you describe how and when you use the space?
   - Celebrations
   - Prayer
   - Eating/Washing

4. Changes to your Current House

Let's talk about things you would like to change, if you could, to make your current house, better for you or your family.

4.1 Are there any changes you would like to make to the layout of rooms in your current house?
   - More flexible use of spaces
   - Larger rooms
   - Smaller rooms
   - Study and workspace
   - Shape of rooms

4.2 Would you like to change the entrance to your current house?
   - Front entry
   - Rear entry
   - Side entry
   - Porches
   - Lobby
   - Veranda

4.3 Are there any changes you would like to make to your current kitchen to make it better for you or your family?
   - Alter kitchen benches
   - Cooking arrangements (gas, electric)
   - Storage of food
   - Washing-up
   - Ventilation and condensation
Outlook to garden

4.4 Are there any changes you would make to the living and family rooms to make them better for you or your family?
- Joining rooms
- Mixed uses
- Separation
- For praying
- For celebrations

4.5 Are there any changes you would make to the bathroom or toilet areas to make them better for you or your family?
- Shower and bath
- Running water
- Hot water
- Ventilation
- Separation of functions
- Where in the house would they best be located.

4.6 Are there any changes you would like to make to the bedrooms which would make them better for you or your family?
- Grouping together
- Separation
- Near bathroom
- Study for children
- Play for children
- Size of room

4.7 Does the storage space in your house meet your needs or could it be improved?
- Kitchen cupboards and pantry
- Bathroom cupboard or vanity unit
- Linen cupboard
- Religious/festival items
- Children’s items

4.8 Are there any changes you would make to the laundry area within your house to make it better for you or your family?
- Near kitchen
- Size of space
- Drying facilities
- Door to outside
- Ironing space

4.9 Is your house comfortable in summer and winter?
- Better heating and cooling
- Easy to close-off in winter
- Shading of living areas

4.10 Is your house easy to clean and maintain?
- Floors and other surfaces
- Window cleaning
- Light fittings
- Appliances
Hot water service
Smoke alarms
Garage door
Instruction manuals.

4.11 Does your yard space meet your needs or would you change it to make it better for you or your family?
   Give more privacy
   Make more secure
   Too big or too small
   Vegetables and formal
   Delineation of boundaries (fencing)
   Parking the car
   Landlord requirements.

4.12 Is there anything else about your lifestyle or way of life in Australia you would like to comment on?

   a) Duplex

   b) Single House
c) Single House

[Image of a single house]

c) Town House

[Image of townhouses]
If your house type is not one of the above, please describe what it is like.

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Appendix 3: Questionnaire – Consultant Architects

University of Adelaide
School of Architecture, landscape Architecture and Urban Design

Questions (answers to be recorded and transcribed)

HOUSING NEEDS OF CULTURALLY DIVERSE GROUPS IN SA

Group: Consultant Architects (rev. 28.6.07)

Background

1.1 Person interviewed.....................................................on.........................

1.2 Organisation........................................................................................................

1.3 Address................................................................................................................

1.4...................................Male...............................Female

1.5 Your position?........................................................................................................

1.6 How long have you worked for this organisation?.................................

1.7 Have you designed social housing e.g. for DFC Housing Asset Services ?.................................

1.8 Have you designed housing for culturally diverse groups?...........................

If no go to the next section ; Else continue.

1.9 Which groups have you designed for?.............................................

.....................................................

1.10 Have you designed housing for any of the following groups, Sudanese, Iraqi or Afghan people? (please state which)

.........................................................................................................................

.....................................................

2. The following questions are about the way you design social housing.

2.1 Are the community and social needs of the new occupants considered when you design social housing?.................................yes/no

2.1.1 If no, do you think the following might be considered? Go to 2.2.1

2.1.2 If yes, continue

2.2 How important do you think the following social and community factors are in providing good social housing outcomes?

2.2.1 Established communities and proximity to appropriate facilities
Location
Medical
Recreational, cultural, church

2.2.2 Family structure
Role of men and women
Large and extended families

2.2.3 Mobility and transport
Work/study needs
Accessibility

2.2.4 Safety and security
Fencing, ambiguities, lighting

2.2.5 Style and appearance of housing and location
Sense of address
Mix of housing in street
Identity

2.2.6 Others

2.3 Are there reasons why you might not fully consider the community and social needs of those for whom you design social housing?
e.g. not a client requirement.

2.4 What do you consider the most important factors when designing the layout and interior of social housing? e.g.:

Use of rooms, plan shape
Circulation, entrance
Kitchen and cooking, storage
Living rooms, entertaining and recreation
Bathroom and WC
Laundry
Bedrooms, storage,
Services, heating and cooling
Maintenance
Accessibility/mobility
Energy efficiency
Working from home
Studying at home
Inside /outside relationship
Cars and garaging

3.0 The following questions are about designing social housing for cultural diversity.

3.1 Do you consider that greater attention should be focused on the broader community and social needs of the occupants when designing housing for culturally diverse groups?
.........yes/no

3.1.1 If no, do you think the following might be considered? Go to 3.2.1
3.1.2 If yes, continue.

3.2 How important do you think the following social and community factors are in providing good social housing outcomes for culturally diverse groups?

3.2.1 Established communities and proximity to appropriate facilities
   Location
   Medical
   Recreational, cultural, church

3.2.2 Family structure
   Role of men and women
   Large and extended families

3.2.3 Mobility and transport
   Work/study needs
   Accessibility

3.2.4 Safety and security
   Fencing, ambiguity, lighting

3.2.5 Style and appearance of housing and location
   Sense of address
   Mix of housing in street
   Identity

3.2.6 Other factors

3.3 When designing a house layout and interior do you think you would consider any additional factors if the occupants were from a culturally diverse background?.................yes/no

3.3.1 If no, do you think the following might be considered? Go to 3.4.1

3.3.2 If yes, continue.

3.4 How important are the following when designing a house for a culturally diverse group?

3.4.1 The floor plan,
   circulation
   entrance
   size (area)

3.4.2 Cooking and meal preparation
   Storage
   Work space

3.4.3 Entertaining and recreation
   Living rooms
   Dining rooms

3.4.4 Washing
Bathroom and WC

3.4.5 Sleeping
   Bedrooms

3.4.6 Shared activities
   Study
   Work
   Prayer

3.4.7 Comfort
   Heating and cooling
   Energy efficiency
   Accessibility

3.4.8 Inside/outside relationship
   Parking and garaging
   The garden

4. Are there any other comments you would like to make about designing for diversity?
Appendix 4: Questionnaire - Managers

University of Adelaide  
School of Architecture, landscape Architecture and Urban Design

Questions (answers to be recorded and transcribed)

HOUSING NEEDS OF CULTURALLY DIVERSE GROUPS IN SA

Group: Architect/Managers in State Housing Authorities  
(rev. 28.6.07R)

Background

1.1 Person interviewed.....................................................on..................

1.2 Organisation........................................................................................................

1.3 Address..............................................................................................................

1.4 ...................................Male................................Female

1.5 Your position?..............................................................................................

1.6 How long have you worked for this organisation?.........................

1.7 Could you briefly describe your work......................................................

1.8 Who designs your new housing?........................................................

1.9 Is any of your housing designed for culturally diverse groups?.......  
If no go to next section; Else continue.

1.10 Which groups have been designed for?...........................................

1.11 Have houses been designed for the following groups, Sudanese, Iraqi or Afghan people?:........................................

2. The following questions are about how you or your organisation wants your new housing designed and located.

2.1 Do you require that the broader community and social context be considered when housing is designed for your organisation? .......yes/no.

2.1.1 If no, do you think the following might be considered by the Architect? Go to 2.2.1

2.1.2 If yes, continue
2.2 How important do you think the following social and community factors are in providing good social housing outcomes?

2.2.1 Established communities and proximity to appropriate facilities  
Location  
Medical  
Recreational, cultural, church  

2.2.2 Family structure  
Role of men and women  
Large and extended families  

2.2.3 Mobility and transport  
Work/study needs  
Accessibility  

2.2.4 Safety and security  
Fencing, ambiguity, lighting  

2.2.5 Style and appearance of housing and location  
Sense of address  
Mix of housing in street  
Identity  

2.2.6 Others  

2.3 If the community and social context are not considered can you please expand? e.g. Other areas of the organisation consider these factors.  

2.4 What do you consider the most important factors in the design and layout of the interior of your housing for your tenants or your organisation? For example:  

Use of rooms/floor plan  
Circulation, entrance  
Kitchen and cooking  
Storage  
Living rooms, entertaining and recreation  
Bathroom and WC.  
Laundry  
Bedrooms  
Services, heating and cooling  
Maintenance  
Accessibility/mobility  
Energy efficiency  
Working from home  
Studying at home  
Inside/outside relationship  
Cars and garaging  
Other..................................................
3. The following questions are about designing your housing for cultural diversity.

3.1 Do you consider that greater attention should be focused on the broader community and social needs of the occupants when designing housing for culturally diverse groups? 

………..yes/no

3.1.1 If no, do you think the following might be considered by the architect? Go to 3.2.1

3.1.2 If yes, continue.

3.2 How important do you think the following social and community factors are in providing good social housing outcomes for culturally diverse groups?

3.2.1 Established communities and proximity to appropriate facilities

Location
Medical
Recreational, cultural, church

3.2.2 Family and children

Role of men and women
Large and extended families

3.2.3 Mobility and transport

Work/study needs
Accessibility

3.2.4 Safety and security

Fencing, ambiguities, lighting

3.2.5 Style and appearance of housing and location

Sense of address
Mix of housing in street
Identity

3.2.6 Other factors

3.3 Would you consider any additional factors for the design of the layout and interior of housing for culturally diverse groups…..yes/no

3.3.1 If no, do you think the following might be considered by the architect? Go to 3.4.1

3.3.2 If yes, continue.

3.4 How are the following factors and activities important when designing a house for a culturally diverse group?

3.4.1 The floor plan,

circulation
entrance
size (area)

3.4.2 Cooking and meal preparation
Storage
Work space

3.4.3 Entertaining and recreation
   Living rooms
   Dining rooms

3.4.4 Washing
   Bathroom and WC

3.4.5 Sleeping
   Bedrooms

3.4.6 Shared activities
   Study
   Work
   Prayer

3.4.7 Comfort
   Heating and cooling
   Energy efficiency
   Accessibility

3.4.8 Inside /outside relationship
   Parking and garaging
   The garden

4. Are there any other comments you would like to make about designing for diversity?
Appendix 5: Questionnaire – Service Managers

University of Adelaide  
School of Architecture, Landscape Architecture and Urban Design

(Questions to be recorded and transcribed)  
HOUSING NEEDS OF CULTURALLY DIVERSE GROUPS IN SA

Group: Housing Management (SHAs and NGOs) (rev. 28.6.07)

Background Information

1.1 Person Interviewed....................................................on..................

1.2 Organisation.................................................................

1.3 Address..............................................................................

1.4 ........................................Male...........................Female

1.5 Your position?.................................................................

1.6 How long have you worked for this organisation?

1.7 Could you briefly describe your work?............................

1.8 Does your organisation provide housing for culturally diverse groups?..............

If no go to Section 2; Else continue.

1.9 What percentage is this group of all the people you house?.......

1.10 Which culturally diverse groups have you housed?....................

1.11 Have you housed any of the following groups, Sudanese, Iraqi or Afghan people? 

2. The following questions are about the design and the provision of housing for your client groups?

2.1 Following are some social and community factors can you tell me how important they are in providing good social housing outcomes?

2.1.1 Established communities and proximity to appropriate facilities

   Location
   Medical
   Recreational, cultural, church

2.1.2 Family Structure

   Role of men and women
Large and extended families

2.1.3 Mobility and transport
   Work/study needs
   Accessibility

2.1.4 Safety and security
   Fencing, ambiguities, lighting

2.1.5 Style and appearance of housing and location
   Sense of address
   Mix of housing in street
   Identity

2.1.6 Others

2.2 if no factors considered important please comment.
   e.g. others would consider not me

2.3 What do you consider the most important factors in the design of the layout and interior of housing for your clients? For example:

   Use of rooms, floor plan
   Circulation and entrance
   Kitchen and cooking,
   Storage
   Living rooms, entertaining and recreation
   Bathroom and WC.
   Laundry
   Bedrooms
   Services, heating and cooling
   Maintenance
   Accessibility/mobility
   Energy efficiency
   Working from home
   Studying at home
   Inside/outside relationship
   Cars and garaging
   Other............................

3. The following questions are about designing your housing for culturally diverse groups.

3.1 Firstly, do you think that greater attention to community and social needs is required when designing housing for culturally diverse tenants? ...yes/no

3.1.1 If no, do you think the following might be considered by architects? Go to 3.2.1

3.1.2 If yes, continue.
3.2 How important do you think the following social and community factors are in providing good social housing outcomes for culturally diverse groups?

3.2.1 Established communities and proximity to appropriate facilities
   Location
   Medical
   Recreational, cultural, church

3.2.2 Family Structure
   Role of men and women
   Large and extended families

3.2.3 Mobility and transport
   Work/study needs
   Accessibility

3.2.4 Safety and security
   Fencing, ambiguity, lighting

3.2.5 Style and appearance of housing and location
   Sense of address
   Mix of housing in street
   Identity

3.2.6 Other factors

3.3 Do you think there are additional factors that should be considered for the design of the interior and layout of housing for culturally diverse groups?........yes/no

3.3.1 If no, do you think the following might be considered by the architect? Go to 3.3.1

3.3.2 If yes, continue.

3.4 How important are the following when designing a house for a culturally diverse group?

3.4.1 The floor plan,
   circulation
   entrance
   size (area)

3.4.2 Cooking and meal preparation
   Storage
   Work space

3.4.3 Entertaining and recreation
   Living and Dining rooms

3.4.4 Washing
   Bathroom and WC

3.4.5 Sleeping
   Bedrooms
3.4.6 Shared activities
   Study
   Work
   Prayer

3.4.7 Comfort
   Heating and cooling
   Energy efficiency
   Accessibility

3.4.8 Inside /outside relationship
   Car parking and garaging
   The garden

4. Are there any other comments you would like to make about designing housing for diverse groups?
## Appendix 6: Schedule of Interviews

<table>
<thead>
<tr>
<th>Generic Group</th>
<th>Organisation</th>
<th>Person</th>
<th>Position</th>
<th>Date of Interview</th>
<th>Info. Sheet</th>
<th>Consent</th>
<th>Transcript</th>
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<td>Anisa Yassar</td>
<td>senior youth worker</td>
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<td>25/06/2007</td>
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<td>Bi-lingual community Liaison Officer</td>
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<td>Younus Noori</td>
<td>Community Liaison Officer</td>
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<td>Sudanese Comm. Assoc. Caseworker</td>
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<td>30/03/2007</td>
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<td>3 HousingSA</td>
<td>Arkangelo Mayol</td>
<td>Community Liaison Officer</td>
<td>06/08/2007</td>
<td>06/08/2007</td>
<td>06/08/2007</td>
<td>06/08/07DT</td>
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<td>Senior Youth Worker</td>
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<td>Kellie Joseph</td>
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<td></td>
<td>DFC Asset Services</td>
<td>Rodney Barrington</td>
<td>Consultant Architect</td>
<td>03/07/2007 03/07/2007 03/07/2007 04/07/07DT</td>
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<td>DFC Asset Services</td>
<td>Chris Hammett</td>
<td>Manager, Newbuild</td>
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<td>Program Consultant On Arrival Program</td>
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<td>Director</td>
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Appendix 7: Information Sheet - Cultural Groups

STUDY ON THE HOUSING NEEDS OF CULTURALLY DIVERSE GROUPS
IN SOUTH AUSTRALIA
(Focus Groups)

Information for Participants
(Information Sheet)

Introduction

My name is Michael Findlay and I am undertaking research as part of a Doctorate program in the School of Architecture, Landscape Architecture and Urban Design at the University of Adelaide.

Aims and Purpose of the Study

The study aims to investigate the housing needs of a number of culturally diverse groups in Adelaide, from the African and Middle Eastern communities. The housing needs of each group will be compared with the housing currently provided to culturally diverse groups by HousingSA (previously the South Australian Housing Trust).

Information Collection and Use

The study will involve talking to groups or individuals from various cultural backgrounds to find out the way you feel about your housing needs. First I would talk about your family life and the importance you place on the home in your country. Secondly I would like to discuss how you feel about housing in Australia from your own experience and if you think there could be some changes.

The Way the Study will be Carried Out

Between eight and ten people from similar cultural backgrounds will be participating in a focus group or workshop and you will only need to attend one session. Each workshop will be arranged to suit your times and appointments and will be held in a place of your choice. An interview on a one-to-one basis can also be arranged if you prefer.

A workshop or interview will take about one hour and will be more like an informal conversation than a formal interview. I would like to tape the conversation if you have no objection. This information will be securely stored until the end of the study then erased. Your comments are completely confidential so nothing that you say will be reported in any way that will identify your remarks about any person or organisation, unless you agree to be
identified. If you agree to participate in the study you are free to change your mind and withdraw during the workshop or interview if you want. Also you do not have to answer questions or to discuss any issues that you do not wish to discuss. Later, when I have written up your interview you can look at what I have written and withdraw comments or correct the words I have written if you wish.

Please do not hesitate to contact me if you need to talk about my research. My contact details are:

Michael Findlay  
PhD Candidate  
University of Adelaide  
School of Architecture, landscape Architecture and Urban Design  
Telephone: 82070576  
Email: michael.findlay@dfc.sa.gov.au

If you have any other questions about the study that you do not wish to ask me directly please contact my supervisor at the University of Adelaide:

Dr. Susan Shannon  
Senior Lecturer  
University of Adelaide  
School of Architecture, Landscape Architecture and Urban Design  
Telephone: 8303 5490  
Email: susan.shannon@adelaide.edu.au

Your Consent

If you would like to take part in this study please complete the consent form attached and bring it to the workshop. Your cooperation is appreciated.
Appendix 8: Information Sheet - Provider Groups

STUDY ON THE HOUSING NEEDS OF CULTURALLY DIVERSE GROUPS IN SOUTH AUSTRALIA
( Architects and Managers)
(rev 21.6.07)
Information for Participants
(Information Sheet)

Introduction

My name is Michael Findlay and I am undertaking research as part of a Doctorate program in the School of Architecture, Landscape Architecture and Urban Design at the University of Adelaide.

Aims and Purpose of the Study

One of the study aims is to investigate the perceived needs of a number of culturally diverse groups as seen from the perspective of designers and those who allocate and manage housing for these groups. You may not have designed or provided housing for culturally diverse groups and it may be necessary to answer these questions in a general fashion based on your experience with special needs groups.

Information Collection and Use

The study will involve in-depth interviews with designers and managers about their perceptions of the housing needs of these groups in South Australia. After some background questions I will be asking about how you or your organisation wants your new housing designed. Then I will ask whether there are any differences you see in the design of houses for culturally diverse groups.

The information will be used to identify any differences and similarities that exist between the housing needs of mainstream clients and those from a culturally diverse background.

The Way the Study will be Carried Out

The interview will be carried out on a one-to-one basis and will be more like an informal conversation than a formal interview. I would like to tape the conversation if you have no objection. The tape would be erased as soon as I have finished the study.

Your comments are completely confidential so nothing that you say will be reported in any way that will identify your remarks about any person or organisation, unless you agree to be identified. If you agree to participate in the study you are free to change your mind and
withdraw at any time before the study has been completed. Also you are not obliged to answer questions or to discuss any issues that you do not wish to discuss.

Please do not hesitate to contact me if you need further information about my research. My contact details are:

Michael Findlay
PhD Candidate
University of Adelaide
School of Architecture, landscape Architecture and Urban Design
Telephone: 82070576
Email: michael.findlay@dfc.sa.gov.au

If you have any other questions about the study that you do not wish to ask me directly please contact my supervisor at the University of Adelaide:

Dr. Susan Shannon
Senior Lecturer
University of Adelaide
School of Architecture, Landscape Architecture and Urban Design
Telephone: 8303 5490
Email: susan.shannon@adelaide.edu.au

Your Consent

If you would like to take part in this study please complete the consent form attached and bring it to the workshop. Your cooperation is appreciated.
Appendix 9: Consent Form

STUDY ON THE HOUSING NEEDS OF CULTURALLY DIVERSE GROUPS IN SOUTH AUSTRALIA
(All Groups)
Participant’s Consent Form

I (print name)………………………………………………………………am willing to be involved with the study on the housing needs of culturally diverse groups in South Australia. I have read the attached information sheet that describes the aims and purposes of the study. I have had the study fully explained to my satisfaction by the researcher, Michael Findlay. My consent for the purpose of the study by Michael Findlay is given freely.

Although I understand the purpose of the study is to investigate housing designs for culturally diverse groups, it has been explained to me that my involvement in the study may not be of any benefit to me, or my community.

I understand that I can request that my name not be connected with any information that I provide to the study.
I do/do not (circle one) wish to be identified.

I understand that if I do not wish my comments in the interview to be tape-recorded, Michael Findlay will only take notes for that part.
I do/do not (circle one) wish to be tape-recorded.

I understand that my participation is completely voluntary and that:
- I am free to withdraw the information that I provide at any time during the information gathering stage of the study.
- I do not have to give reasons for withdrawing the information that I provide.
- I am under no obligation during the interview to give information or to discuss issues if I do not wish to do so.

I understand that I will be provided with a copy of my interview for sign-off if I wish.
I do/do not (circle one) wish to be provided with a copy of my interview for sign-off.

If you require information about the study outcomes please provide your contact details:
..........................................................................................................................
..........................................................................................................................
..........................................................................................................................
...........
I am aware I should have a copy of this consent form and the attached Information Sheet when complete.

Signature
(participant)……………………………………………………date……………………

WITNESS

I Michael Findlay, have described to………………………………………………..the nature of the interview to be carried out. In my opinion she/he understood the explanation.

Signature(interviewer)……………………………………………date………………
Appendix 10: Alignment of Key Factors for Designing for Diversity with HousingSA Housing Design Guidelines Requirements (Source: HousingSA 2005)

The following is the introduction to the HousingSA Housing Design Guidelines:

The Design Guidelines for Sustainable Housing and Liveable Neighbourhoods capture existing corporate knowledge and design philosophy for:

- The development and acquisition of rental housing, and
- Provide guidance on the shape and form of future housing.

The Guidelines provide clear and consistent briefs outlining the HousingSA requirements for housing. They also assist staff in gaining a full appreciation and understanding of HousingSA requirements for housing, ensuring that these requirements meet the needs of HousingSA customers.

These guidelines are a guide only to acceptable housing solutions.

Guides Issued Electronically and Valid to 29 September 2008

1.1 House Design Guide
1.2 Amenity Targets
2.1 Land Titling and Service Infrastructure
2.2 Design Guidelines for Site Layouts
2.3 Design Criteria for Adaptable Housing
2.4 Environmental Sustainability
4.1 Housing Modifications
4.2 Generic Design Guidelines for House Renovations

(KFS2 HOUSE STYLE AND APPEARANCE
This key factor relates to the following extracts from the HousingSA Housing Design Guidelines.

1.1 HOUSE DESIGN GUIDE
Neighbourhood Amenity
Public housing should not be readily distinguishable from new private sector housing particularly with regard to:
- building setbacks from street alignment
- treatment of elements of front elevation
- roof pitches and materials, and
- colour schemes

2.2 DESIGN GUIDELINES FOR SITE LAYOUTS
Guideline Design Principles
The DFC aims to create housing that provides users with a sense of security and ownership.
2.4 ENVIRONMENTAL SUSTAINABILITY
Built Urban Environment – Streetscape
The streetscape is the visual identity of the neighbourhood and plays an important role in facilitating interaction between residents and creating community. The designed streetscape should encourage connection, understand the community spirit among residences. The objectives to achieve this in urban development projects include:

- ensuring the construction of buildings that assist the creation of an attractive streetscape;
- protection of the amenity of adjoining properties.

KF5 LAYOUT OF HOUSE
This key factor relates to the following extracts from the HousingSA Housing Design Guidelines.

1.1 HOUSE DESIGN GUIDE
5-Bedroom Adaptable Dwelling (family up to 8 children)
Living area in the range 170 to 180m² including all walls.

Internal Layout
Living and sleeping areas should be separated to provide privacy and heating and cooling efficiencies.

Internal Living Spaces
Ready access from the dining space to the kitchen is essential. This area may form part of the kitchen or be a separate room. Where combined, a clear definition of spaces is required. A separate living room must be provided for 4 or more bedroom housing, together with an additional family room which may be separate or combined with the dining space.

Circulation
The layout of internal areas must provide direct and adequate circulation space with regard to adaptability requirements.

2.4 ENVIRONMENTAL SUSTAINABILITY
Internal Layout and Zoning
Internal spaces of a dwelling should be designed so that rooms used most during the day obtain as much benefit from natural heating and cooling as possible. As a result living, dining and family rooms (rooms with long periods of daytime use) should be located where possible on the northern side of the dwelling. Sleeping and service areas such as bathrooms and laundries (used for short periods) should be located where possible on the southern side of a dwelling.

An open-plan style designed for living spaces ids desirable. Not only does it make the best use of all available space, it also allows light to penetrate easily and air circulate freely around the dwelling. Open areas should be designed so they can be reduced in size by closing doors to minimise the areas that may require heating or cooling at any one time (Zoning or compartmentalisation of the house). The grouping of rooms into similar use patterns or zones will allow heating and cooling resources to be focused on particular areas being used most frequently for that part of the day. Bathrooms, bedrooms and laundries would make up a typical zone while living areas, kitchens and dining rooms would make another zone. Each zone would then be designed so that it could be isolated from the adjoining area.
2.3 DESIGN CRITERIA FOR ADAPTABLE HOUSING

Corridors
- Should be 1000mm minimum width.

![Corridor Door Swing Clearances](image)

Figure 1. Adaptable corridor and door arrangements (Source: HousingSA Housing Design Guidelines)

2.4 ENVIRONMENTAL SUSTAINABILITY

Passive Solar Design
The location and orientation of a house and its rooms should take advantage of the thermal, hygienic and psychological benefits of sunlight. Relevant sun angles for different times of day and year are necessary in the determination of siting of buildings for;
- overshadowing to neighbouring dwellings and private open space
- northern orientation to private open space and avoiding overshadowing from neighbouring buildings.

The orientation of individual rooms within a house should provide;
- northern orientation and aspect to living rooms wherever possible
- living rooms to open directly to private open space.

![Orientation of Houses](image)

Figure 2. Orientation (Source: HousingSA Housing Design Guidelines)
1.1 HOUSE DESIGN GUIDE

Privacy
All external private open space shall be designed to achieve a high level of privacy, avoiding overlooking where possible.

Sense of Address
All housing must have a sense of address from the street. The main entry, street number and letterbox must be clearly visible.

Outdoor and Indoor Spaces
There should be a strong relationship between outdoor and indoor living spaces which will create easy surveillance, access opportunities and a sense of space.

Shape of Housing and Sites
The shape and configuration of the house will often be determined by the maximum allowable site density established by local planning requirements which will impact on the size of house footprint and number of levels and the demand profile of the prospective occupants.

Single Lot House Siting
Ensure the house design fits the allotment and is within the building envelope (where applicable) with regard to easements and required setbacks.

House Fabric
These design guides are also supported by a DFC minimum specification document used in the acquisition process for both maintenance and new construction. These are detailed technical documents written under trade headings that form part of the building contract. The outcomes expected from the application of both these design guidelines and the minimum specifications for housing to be built include:

- floors
- external walls
- windows
- internal walls
- roofs and gutters

2.2 DESIGN GUIDELINES FOR SITE LAYOUTS

Security – Crime Prevention Through Environmental Design (CPTED)
‘Natural’ strategies (CPTED) designed into the site at the outset usually require no additional cost. There are three means of designing to CPTED principles:

- Natural Surveillance
- Natural access control
- Territorial reinforcement

Fencing and Policy
There is a need to distinguish between front fencing and rear yard private fencing. Front fencing is usually lower and transparent and is a general enhancement to street frontage.
Rear yard fencing is typically 1800mm high and provides privacy to private open space.
4.1 HOUSING MODIFICATIONS

Walkways

Figure 3: Typical ramp addition (Source: HousingSA Housing Design Guidelines)

**KF6 EATING AND FOOD PREPARATION**
This key factor relates to the following extracts from the HousingSA Housing Design Guidelines.

1.1 HOUSE DESIGN GUIDE

**Kitchen**
Surveillance of the primary outdoor space from the kitchen or living area should be easily achieved.
The layout of the kitchen must be efficient and allow for easy movement between refrigerator, cooking space and sink.
Ready access to dining space from the kitchen is essential.

**Kitchen Design**
Kitchens should be set out in a simple L or U shape located in a discrete but not necessarily separate area adjacent to dining or meals space.
For safety, cook tops and upright stoves require a minimum of 400mm of adjacent bench space on at least one side. A fridge space of 900mm is to be allowed for the resident’s own fridge.
Overhead cupboards may supplement storage in 4 or more bed houses.
Minimum useable 600mm bench space of 4 metres required. Sink unit of 1800mm required with 13/4 bowl sink.

**5-Bedroom Adaptable Dwelling**
Kitchen minimum floor area of 10.8 m² and 2.7 metre width.
Minimum 1500mm wide circulation space between bench tops.

1.2 Amenity Targets
Wall tiles above sink
Built-in cupboards and drawers and bench tops with inset sink and drainer.
Pantry
Cooking appliance
Exhaust fan or range hood
1.1 HOUSING DESIGN GUIDE
Kitchen Design Dimensions

<table>
<thead>
<tr>
<th>House Type</th>
<th>Useable 600mm wide bend space including sink unit *</th>
<th>Sink Unit</th>
<th>Pantry cupboard face dimension</th>
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<tbody>
<tr>
<td>1 Bedroom</td>
<td>Range from 2.50m to 3.90m</td>
<td>900mm</td>
<td>450 to 600mm</td>
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<tr>
<td>2 Bedroom</td>
<td>Range from 2.80m to 4.20m</td>
<td>1200mm</td>
<td>450 to 600mm</td>
</tr>
<tr>
<td>3 Bedroom</td>
<td>Range from 3.20m to 4.80m</td>
<td>1200 to 1500mm</td>
<td>600 to 750mm</td>
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<tr>
<td>4 Bedroom and larger</td>
<td>Minimum 4.00m</td>
<td>1500 to 1800mm</td>
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* measured along centre line of bench.

Note: the longer dimension assumes a U shape kitchen.

4.1 HOUSING MODIFICATIONS
Kitchen Modifications

Figure 4: Adaptable kitchen layout in Duplex Conversion (Source: HousingSA Housing Design Guidelines)
4.2 GENERIC DESIGN GUIDELINES FOR HOUSING RENOVATIONS
Kitchens

Figure 5: Typical adaptable kitchen (Source: HousingSA Housing Design Guidelines)

2.3 DESIGN CRITERIA FOR ADAPTABLE HOUSING
Kitchens
Minimum circulation of 1500mm between cupboards. Mixer tap to sink 36-watt fluoro light with prismatic diffuser. HousingSA will adjust bench height if requested and to allow for future work service connections should be at height to allow lowering in the future if required.

Figure 6: Kitchen benches and stove (Source: HousingSA Housing Design Guidelines)
**KF7 BATHING AND BATHROOMS**
This key factor relates to the following extracts from the HousingSA Housing Design Guidelines.

1.1 HOUSE DESIGN GUIDE
**Bathroom and WC**
Generally bathrooms and WCs should be located away from living spaces, close to bedrooms and on an external wall.
A second usually smaller bathroom, typically with a shower, hand basin and toilet must be provided for housing with 4 or more bedrooms. For the larger houses the second bathroom can more readily be designed to meet adaptability requirements.
Bathrooms and WC’s must be well lit and naturally ventilated spaces where possible.

**5-Bedroom Adaptable Dwelling**
Bathroom (not adaptable) minimum floor area of 6.5m² and 2.4 metres width.
Shower and separate bath, vanity and WC (which can be separate)
Second adaptable bathroom with WC, minimum floor area of 4.5m² and 2.1 metres width.
Stepless shower, vanity and adaptable WC.

2.3 DESIGN CRITERIA FOR ADAPTABLE HOUSING
**Bathroom and Toilet**
The bathroom should be built in its adaptable form from the start so that the only changes required to convert it for disabled use would be the installation of grab rails and removal of the shower screen.
Include the minimum of a shower, a WC and a wash hand basin with cabinet over.
A bath is not required
Floor tiling should be non-slip
Hot water temperature limited to 50degrees C.
Tap sets should have capstan or lever handles
Waterproofing extend under whole bathroom floor.
140mmx35mm trimmer in wall for fixing future handrails.
Plywood panels combined with wall frame bracing.

1.2 Amenity targets
Exhaust fan to each bathroom

---

*Figure 7: Adaptable vanity unit (Source: HousingSA Housing Design Guidelines)*
4.1 HOUSING MODIFICATIONS

Shower Facilities
- Hand-held showers shall be fitted on vertical adjustment rods in accordance with manufacturer’s recommendations, to mains pressure hot water services.
- Continuous grab rails in showers are preferred.
- Floor and waste outlets may require the installation of metal grates to a tiled recess for people with severe disabilities.
- Tiles in disabled toilets, bathrooms and laundries shall be slip resistant in accordance with DFC specifications.
- All showers must be provided with rails to carry tenant-supplied shower curtains.
- The introduction of hand held showers will not affect electrical equipment (such as power points and light switches) provided the shower area is defined by a curtain or screen.

Sanitary Facilities
Modifications to bathroom and toilet facilities should be made after careful assessment of the existing conditions and the tenant’s requirements. The modifications required to suit wheelchair users are much greater than ambulant users. In some cases suitable modifications will not be possible.

![Accessible bathroom for ambulant user](Source: HousingSA Housing Design Guidelines)
4.2 GENERIC DESIGN GUIDELINES FOR HOUSE RENOVATIONS

Laundry

![Figure 9: Typical laundry facilities in Duplex Conversion (Source: HousingSA Housing Design Guidelines)](image)

1.1 HOUSE DESIGN GUIDE

Laundries must be separate rooms for family housing with two or more bedrooms.

Bathrooms and Toilets

![Figure 10: Bathroom facilities in Duplex Conversion (Source: HousingSA Housing Design Guidelines)](image)
**KF8 ENTERTAINMENT AND LIVING AREAS**
This key factor relates to the following extracts from the HousingSA Housing Design Guidelines.

### 1.1 HOUSE DESIGN GUIDE
**Internal Living Spaces**
A separate living room must be provided for 4 or more bedroom housing, together with an additional family room which may be separate or combined with a dining space. Avoid thoroughfares through living rooms. Diagonal traffic through living rooms is not acceptable. Avoid direct vision into the living room from the front door. Separate or combined living spaces must be isolated from passageways via a door, creating efficient heating and cooling of rooms.

**Sense of Address**
All housing must have a sense of address from the street. The main entry, street number and letterbox must be clearly visible.

### 2.2 DESIGN GUIDELINES FOR SITE LAYOUTS
**Design Considerations for Front Entrances**
For visitor arrival and user friendliness these considerations must be addressed:
- Front entrances must be safe to use with good lighting
- Easy to find and visible
- Porch design
- Lighting should be accessible from the inside for the residents’ amenity and wellbeing
- Create a line of sight from the front living areas and front doorway to the letterbox locations (address point) and out to the street for passive surveillance.

**5-Bedroom Adaptable Dwelling**
**Living room** minimum floor area 25.7m² and 4.5 metre width
Soft seating for twelve
Space for coffee table TV, sound system and side tables.
**Family room** (may be combined with the dining or kitchen) minimum floor area 13.5 m² and 2.7 metre width
Soft seating for five, coffee table TV, sound system, side table.
**Dining** (may be combined with the kitchen) minimum floor area of 13.5m² and 2.7 metre width.
Space for dining table and 12 chairs and sideboard.

### 2.2 DESIGN GUIDELINES FOR SITE LAYOUTS

#### Solar Clothes Drying
Recent practice for solar clothes drying lines has been to provide:
- for 3-bedroom and larger family housing an Extendaline type occupying around 16 m² area.

Traditional rotary clotheslines are acceptable where appropriate.

#### Garages and Carports
Provide secure parking where required by councils.
Generally a minimum clear covered area of 3000mm width x 6000mm depth is required with an additional 800mm in width where possible to allow for persons with physical disabilities to exit or enter their vehicle.
Allow the following for additional off-street car parking. Verify with relevant councils.
- Four or more bedrooms: two additional car parks, usually in front of and behind the secured car park, depending on site configuration.

![Figure 12: House siting](Source: HousingSA Housing Design Guidelines)
1.1 HOUSE DESIGN GUIDE
Private Open Space
For consistency within its own housing, an area for private open space amenity has been determined by DFC. These areas are incorporated in these guidelines and summarised in the table below.

![Table of Extent of Useable Private Open Space](image)

2.3 DESIGN CRITERIA FOR ADAPTABLE HOUSING
Living Room, Dining Room and Family Room
In the living area, space for a wheelchair turning circle of 1500mm must be accommodated within the furnishing layout. Either the living room, dining room or family room should have a door to an external living area. A sliding door needs to be set down into a rebate to allow wheelchair access.

4.1 HOUSING MODIFICATIONS
Adaptability
Doors and Doorways
The minimum clear opening of all doorways, including the open door, shall be 800mm.

![Diagram of Door swing and offset requirements](image)

*Figure 13: Adaptable access requirements for doorways (Source: HousingSA Housing Design Guidelines)*
**KF9 SLEEPING AND BEDROOMS**

This key factor relates to the following extracts from the HousingSA Housing Design Guidelines.

### 1.1 HOUSE DESIGN GUIDE

**Bedrooms**

Bedrooms should be located close to each other, creating a sleeping zone. Where possible they should be separated by wardrobes or bathrooms to provide aural privacy. 1200 to 1500mm long and 600 deep wardrobe must be provided in the main bedroom for clothes storage.

**5-bedroom Adaptable Dwelling**

- **Main bedroom**: minimum floor area 14.8m² and 3.6metres width. Provide space for queen size bed, two bedside tables and a dressing table and chair.
- **Other Bedrooms**: minimum floor area 10.8m² and 3.0 metres width. Space for two single beds, two bedside tables and a dressing table and chair.

### DESIGN CRITERIA FOR ADAPTABLE HOUSING

**Bedrooms**

- Allow for wheelchair turn of 1500 width.
- Bedroom dimensions as above
- Bedroom windowsill 750mm above floor level to allow seeing out from bed and 450 to 600mm above floor in living rooms to see out from seated position.

**KF10 COMFORT**

This key factor relates to the following extracts from the HousingSA Housing Design Guidelines.

### 1.1 HOUSE DESIGN GUIDE

**Laundry**

Laundries must be separate rooms for family housing. Laundries should be well lit and naturally ventilated. Direct access to outside is preferred. Laundry door may be the ‘back door’.

**5-Bedroom Adaptable dwelling**

- Laundry minimum floor area 5.4m² and 1.8metres width.
- Laundry trough and cabinet, 750mm space for washing machine.
- Utility cupboard 500x500mm.

### 1.2 AMENITY TARGETS

**Electrical**

- 240v power supply
- 3 power points in kitchen, 2 in living room and main bedroom and one in all other rooms.
- One light point per room.
- External porch light
- Separate circuit for air conditioner.
- Outside meters, inside sub boards
- Telephone point in living area and kitchen.

**Heating and cooling**

- Insulation to all ceilings and walls.

**Health and safety**

- Hard wired smoke detectors
- Locks to external doors
Safety screen doors
Earth leakage circuit breakers

2.4 ENVIRONMENTAL SUSTAINABILITY

Water Conservation
A 1000litre gravity fed rainwater tank is plumbed to one of the toilets in the house with automatic top-up from the water mains.

It is a requirement that the following products must have a minimum AAA rating.

- Toilet suites must be dual flush.
- Shower heads to have a maximum flow rate of 9 litres per minute.
- Taps and tap outlets.

Passive Solar Design
In South Australia the management of solar radiation requires a balance between maximising the winter sun penetration during cooler months and minimising summer sun and overheating in warmer months.

Landscaping
The measures to be considered in landscape planning and design include:

- Selection of appropriate plants and vegetation for the geographic area;
- Selection of appropriate plants and vegetation suited to specific open areas (amount of sun/shade);
- Use of plants and vegetation that are drought tolerant and will require less water at all times;
- Minimise lawn areas. Where lawn is required, drought tolerant species (e.g. Couch, Kikuyu, Buffalo and Paspalum) shall only be used; and
- Recommending the use of mulch in all garden bed areas to reduce evaporation, soil erosion and topsoil runoff.
Appendix 11: Afghan Group – Location of Current Houses
Appendix 12: Afghan Respondent’s House Plan (Source: HousingSA 2008)
Appendix 13: Sudanese Group – Location of Current Houses
Appendix 14: Sudanese Respondent’s House Plan (Source: HousingSA 2008)
Appendix 15: Iraqi Group – Location of Current Houses
Appendix 16: Themes Identified As Important By The Three Provider Groups In Designing Social Housing

The following table provides a summary of the themes identified as important by the three provider groups when designing social housing.

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Consultant Architects</th>
<th>HousingSA Managers</th>
<th>Service Managers</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Community Needs and Diversity</strong></td>
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<tr>
<td>KF1: Access to Services and Supports</td>
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<tr>
<td>T1.1 Location of Services</td>
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<tr>
<td>T 1.2: Connection</td>
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<td>T 1.3: Practice</td>
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<td>KF2: Neighbourhood</td>
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<td>T 2.1: Networks</td>
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<td>T 2.2: Security</td>
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<td>T 2.3: Unfriendly/Friendly</td>
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<tr>
<td>KF3: House Style and Appearance.</td>
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<tr>
<td>T 3.1 Integration</td>
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<td>Identified</td>
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<tr>
<td>T 3.3: External/Internal Appearance</td>
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<tr>
<td>T 3.4: Policies and Guidelines</td>
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<td>KF4: Family Culture and Religion</td>
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<td>T 4.1: Family Structure</td>
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<td>T 4.2: Practice</td>
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<td>T 4.3 Understanding Diversity</td>
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<td>T 4.4: Consultation</td>
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<td>T 4.5: Owning a House</td>
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<td>T 4.6: Renting a House</td>
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<tr>
<td>T 4.7: Religion and Prayer</td>
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<td>Housing Design and Diversity</td>
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<td>KF5: Layout of the House</td>
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<td>T 5.1: Flexibility</td>
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<td>T 5.2: Policy Guidelines of the Authorities</td>
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<td>T 5.3: Plan Shape (Open-plan)</td>
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<td>T 5.5: Adaptability</td>
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<td>T 5.6: Cost</td>
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<td>T 5.7: ESD</td>
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<td>T 5.8 Address and Approach</td>
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<td>T 5.9: Custom</td>
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<td>T 5.10: Zoning of the House</td>
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<td>T 5.11: House size</td>
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<td>T 5.12: Privacy</td>
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<td>KF6: Eating and Food Preparation</td>
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<td>T 6.4: Custom and eating</td>
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<td>KF7: Bathing and Bathrooms</td>
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<tr>
<td>T 7.1: Bathing Customs</td>
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<td>T 7.2: Bathroom Size/Layout</td>
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<td>T 7.4: Modifications</td>
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<td>T 7.6: Bathroom Style</td>
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<tr>
<td>KF8: Entertaining and Living Areas</td>
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<td>T 8.1: Hospitality</td>
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<td>T 8.4: Working/Study at Home</td>
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<td>T 8.5: Outside</td>
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<td>KF9: Sleeping and Bedrooms</td>
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<td>T 9.1: Flexibility and Size</td>
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<td>T 9.2: Cultural Practice</td>
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<td>KF10: Comfort</td>
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<td>T 10.1: Sustainable Practice</td>
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<td>T 10.2: Services</td>
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</tr>
</tbody>
</table>
Appendix 17: HousingSA Housing Design Guidelines –
Requirements for the Design of a Generic House (Source:
HousingSA 2005)

<table>
<thead>
<tr>
<th>Rooms Required</th>
<th>Minimum Floor Area and Width Dimension *</th>
<th>Furniture and Fittings to be Accommodated</th>
</tr>
</thead>
<tbody>
<tr>
<td>Living</td>
<td>24.3m² area 4.50m width</td>
<td>Soft seating for ten. Provide space for coffee table, freestanding TV/video/sound system and three side tables. Provide circulation for a wheelchair.</td>
</tr>
<tr>
<td>Dining (may be combined with kitchen)</td>
<td>10.6m² area 2.40m width</td>
<td>Provide space for dining table with ten chairs and sideboard 2400mm long. Provide circulation for a wheelchair.</td>
</tr>
<tr>
<td>Family (may be combined with dining or kitchen)</td>
<td>11.9m² area 2.70m width</td>
<td>Soft seating for five. Provide space for coffee table, freestanding TV/video/sound system and side table. Provide circulation for a wheelchair.</td>
</tr>
<tr>
<td>Kitchen</td>
<td>10.8m² area 2.70m width</td>
<td>Sink cupboard. Adequate clear bench top/cupboards with drawers and pantry. Cooking appliances with 400mm minimum adjoining bench tops both sides. Minimum 1500mm wide circulation space between benchtops. Provide space for refrigerator 900mm.</td>
</tr>
<tr>
<td>Main bedroom</td>
<td>14.8m² area 3.60m width</td>
<td>Adequately sized wardrobe. Provide space for queen sized bed, two bedside tables and a dressing table and chair.</td>
</tr>
<tr>
<td>Middle bedrooms</td>
<td>10.8m² area 3.00m width</td>
<td>Provide space for two single sized beds, two bedside tables, dressing table and chair and adequately sized wardrobe.</td>
</tr>
<tr>
<td>Last bedroom</td>
<td>6.5m² area 2.40m width</td>
<td>Provide space for a single sized bed, bedside table, dressing table and chair and adequately sized wardrobe.</td>
</tr>
<tr>
<td>WC (not required to be adaptable)</td>
<td>1.8m² area 0.90m width</td>
<td>Separate WC not required if in main bathroom (not adaptable).</td>
</tr>
<tr>
<td>Bathroom (not required to be adaptable)</td>
<td>6.5m² area 2.40m width</td>
<td>WC may increase area. Shower area and separate bath. Vanity cupboard with mirror over. Adequate length of towel rail. WC if not separate.</td>
</tr>
<tr>
<td>Second adaptable bathroom with WC</td>
<td>4.5m² area 2.10m width</td>
<td>Stepless shower area for adaptability. Vanity cupboard with mirror over. Adequate length of towel rail. WC for adaptability purposes.</td>
</tr>
<tr>
<td>Laundry</td>
<td>5.4m² area 1.80m width</td>
<td>Laundry trough and cabinet. Provide space for washing machine 750mm wide.</td>
</tr>
<tr>
<td>Storage</td>
<td>Linen cupboard 1500x500mm deep usually located in passage. Utility cupboard 500x500mm usually located in laundry.</td>
<td></td>
</tr>
<tr>
<td>Entry porch</td>
<td>2.6m² area 1.60m width</td>
<td>Provide stepless entry. The porch may be part of a verandah.</td>
</tr>
</tbody>
</table>

*Internal room dimensions do not include walls.
1.1 HOUSE DESIGN GUIDE

5 Bedroom Adaptable Dwelling (family up to 8 children)
Living area in the range 170 to 180m² including all walls.

<table>
<thead>
<tr>
<th>Rooms Required</th>
<th>Minimum Floor Area and Width Dimension</th>
<th>Furniture and Fittings to be Accommodated</th>
</tr>
</thead>
<tbody>
<tr>
<td>Living</td>
<td>25.7m² area 4.5m width</td>
<td>Soft seating for twelve. Provide space for, coffee table, freestanding TV/video/sound system and three side tables. Provide circulation for a wheelchair.</td>
</tr>
<tr>
<td>Dining (may be combined with kitchen)</td>
<td>13.5m² area 2.7m width</td>
<td>Provide space for, dining table with twelve chairs and sideboard 2400mm long. Provide circulation for a wheelchair.</td>
</tr>
<tr>
<td>Family (may be combined with dining or kitchen)</td>
<td>13.5m² area 2.7m width</td>
<td>Soft seating for five. Provide space for coffee table, freestanding TV/video/sound system and side table. Provide circulation for a wheelchair.</td>
</tr>
<tr>
<td>Kitchen</td>
<td>10.8m² area 2.70m width</td>
<td>Sink cupboard. Adequate clear bench top/cupboards with drawers and pantry. Cooking appliances with 400mm minimum adjoining bench tops both sides. Minimum 1500mm wide circulation space between benchtops. Provide space for refrigerator 900mm.</td>
</tr>
<tr>
<td>Main bedroom</td>
<td>14.8m² area 3.60m width</td>
<td>Adequately sized wardrobe. Provide space for queen sized bed, two bedside tables and a dressing table and chair.</td>
</tr>
<tr>
<td>Other bedrooms</td>
<td>10.8m² area 3.00m width</td>
<td>Provide space for two single sized beds, two bedside tables, dressing table and chair and adequately sized wardrobe.</td>
</tr>
<tr>
<td>WC</td>
<td>1.8m² area 0.90m width</td>
<td>Separate WC not required if in main bathroom. Not adaptable.</td>
</tr>
<tr>
<td>Bathroom (not required to be adaptable)</td>
<td>6.5m² area 2.40m width</td>
<td>Shower area and separate bath. Vanity cupboard with mirror over. Adequate length of towel rail. WC If not separate.</td>
</tr>
<tr>
<td>Second adaptable bathroom with WC</td>
<td>4.5m² area 2.10m width</td>
<td>Stepless shower area for adaptability. Vanity cupboard with mirror over. Adequate length of towel rail. WC for adaptability purposes.</td>
</tr>
<tr>
<td>Laundry</td>
<td>5.4m² area 1.80m width</td>
<td>Laundry trough and cabinet. Provide space for washing machine 750mm wide.</td>
</tr>
<tr>
<td>Storage</td>
<td></td>
<td>Utility cupboard 500x500mm usually located in laundry. Linen cupboard 1500x500mm deep usually located in passage.</td>
</tr>
<tr>
<td>Entry porch</td>
<td>2.6m² area 1.60m width</td>
<td>Provide stepless entry. The porch may be part of a verandah.</td>
</tr>
</tbody>
</table>

*Internal room dimensions do not include walls.*
Appendix 18: Five-bedroom Newbuild House Plan (Source: HousingSA 2008)
Appendix 19: Five-bedroom Duplex Conversion Plan (Source: HousingSA 2008)