EMPLOYEE HOUSING
DESIGN STANDARDS AND
GUIDELINES
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1 PURPOSE

The purpose of this document is to provide guidelines for Queensland Health to procure appropriate accommodation of an acceptable standard across all regions of the state.

Accommodation is a significant issue for Health Service District’s (HSD’s) and clear policy direction and operational guidelines for Queensland Health, aim to provide benefits to both the HSD’s and Queensland Health employees who are provided with employee housing.

Scales and standards are based on the Queensland Government Employee Housing standards and have been established for Queensland Health with the aim of providing the acceptable level of amenity for existing and future departmental employee accommodation and housing.

In the interests of equity, health, security, safety and the general standardisation of housing across the State, these standards are to be adhered to when refurbishing, purchasing, building or acquiring residential accommodation by lease.
2 ACCOMMODATION SCALES AND STANDARDS FOR PURCHASE, CONSTRUCTION, UPGRADE AND ACQUISITION BY LEASE

The following scales and standards are based on the Queensland Government, Government Employee Housing Branch (GEHB) Scales and Standards (as amended 1999). GEHB standards are intended to be a guide to all Queensland Government departments involved in the purchase, construction and upgrade of dwellings for the occupancy of Government employees.

In the interest of equity and the general standardisation of Government employee housing, these standards have been adhered to and only minor amendments have been made.

It should be understood that these standards are distinct from entitlements given the level of detail relating to what is normally provided as basic. The non-provision of one of these standards does not automatically provide reasonable grounds for dispute.

2.1. Aim of the Scales and Standards

The aim of these scales and standards is to provide, over time, minimum mandatory standards and acceptable guidelines for the scales and standards required in departmental housing.

Queensland Health’s housing stock should generally conform to local community standards, and in many country areas the local community standards for specific housing features may differ to those identified in the scales and standards. In such situations, a flexible approach consistent with the goal of providing employees with suitable and comfortable housing is to be adopted.

2.2. Application of the Standards

These scales and standards have been developed as guidelines to be applied by Queensland Health in the following circumstances:-

- the assessment of environmental security risk in compliance with the Occupational Health and Safety Management System – Implementation Standard - OHSMS 2-44 #21-Security 11 at the commencement of a project to determine the risk profile of a site;
- the construction of new houses and staff accommodation, the scales and standards are to be used in the design brief to suppliers. These standards and guidelines provide sufficient scope for a range of design options to be developed to meet the requirements;
- the purchase of existing housing the standards are to be used as a guide for agents to identify houses suitable for further consideration;
- the planning of capital works upgrades to existing stock, the minimum level of amenity standards are to be used to provide the benchmark features or components of the house;
- the features contained in existing housing will not automatically be upgraded to meet all of the guidelines, but will be required to meet the stipulated mandatory standards; and
  - as a guide when leasing additional housing stock.

2.2.1. Interpretation of Standards

To clarify the use of this document:-

- All existing, purchased and leased properties are to comply with section 2.6.
- The design and construction of new properties are to comply with the minimum level of amenity, plus the mandatory standards for accommodation type, selected guideline items as required. i.e. To design and construct a new house
  - The design to include all of section 2.6, plus
  - mandatory section of section 2.8 (i.e. 2.8.5 External storage Area), plus
• any guideline items as selected under section 2.8 (i.e. 2.8.14 Fixtures and Fittings.
• Note: - All legislative requirements are to take precedence over this document. i.e. the Building Code of Australia.

2.3. Housing Categories
Under the Scales and Standards, housing may be provided in a number of categories. Examples include:-
• a standard three or four bedroom house designed and acquired for the specific purpose of accommodation family units;
• a standard one to three bedroom unit/apartment/townhouse designed and acquired for the specific purpose of accommodating single occupants without dependents;
• motel style accommodation designed and acquired for the specific purpose of accommodating staff.
• budget style accommodation designed and acquired for the specific purpose of accommodating staff.

To enable increased flexibility in the allocation of housing between family units and singles, a proportion of housing may be a hybrid of the above. For example, a family home with three large bedrooms and an ensuite or second bathroom could also be used to accommodate three unrelated staff members. Alternatively, a couple with one or no children may be accommodated in a unit or townhouse.

Housing that falls outside these parameters may be acquired or leased for the following reasons:-
• to accommodate families with a large number of dependents;
• to provide special facilities for employees or dependents with physical disabilities or special needs; and
• to meet the specific requirements of professional appointments.

2.4. Conformity with Community Housing Standards
Housing provided to Queensland Health employees should conform to contemporary and local community housing standards in terms of size, design, features (including climate control), and the use of building materials.

Houses shall generally be situated in safe residential localities, reasonably accessible to an employee’s place of employment or public transport and convenient to community facilities, and reflect a similar standard and style of housing.

2.5. Design Concept
The building design concept will strive to incorporate a wide range of environmentally sustainable design features to improve liveability, reduce the burden on the environment and be cost effective to live in and maintain. The design should incorporate spaces within the dwelling and adjacent to it that provides functional, liveable accommodation planned for the convenient arrangement of furniture, the maximum use of the available space and ease of passage. While reflecting minimum and desired requirements, the standards will be applied with sensible flexibility. In that context, wherever there is a need for discretion and there is no overall decrease in the level of the amenity, compromise solutions should be considered.

Passive solar design techniques (particularly the shading of walls and especially windows) should be maximised. All designs shall achieve optimum energy effectiveness through orientation, shading, ventilation and insulation and exceed the 5 star energy efficiency rating and 4-5 star green rating. All designs to comply with the Building Code of Australia as a minimum standard. Low toxicity and embodied energy building materials and finishes are to be used.
Consideration should be given to the use of security louvres for the provision of cross ventilation to the dwelling.

Designs must take into account environmental factors that provide favourable orientation / aspect, such as main living areas facing north/south to maximize light and cross ventilation, breezeways to promote cross ventilation and minimal openings in westerns walls. Outdoor areas should not be built on the western side of the house. Houses and units/apartments/townhouses should be constructed to facilitate convenient access for furniture removal and delivery. This should also be a factor in considering housing for purchase.

Houses and units/apartments/townhouses should be designed with disability access in mind. This will include specifications in some lowset houses to make them more readily adaptable for occupancy by disabled persons, eg. Hallway widths, door sizes, height and type of light switches.

Lowset houses will generally be of brick or masonry construction or equivalent quality cladding. They will provide either attached or free standing covered and secure car accommodation, and a secure weatherproof, insulated storage area.

Highset/above ground houses or pre-fabricated dwellings will generally be constructed of timber or fibre cement composite (James Hardie Scyon or equivalent cladding), and should provide secure accommodation and a secure weatherproof, insulated storage area. Highset/above ground houses should generally be constructed in remote locations. This type of construction improves the security of the house and is usually more appropriate to the climate in these areas.

Outside areas and gardens are to be suitably landscaped and well drained such that tenants are required to undertake minimal maintenance only. For newly constructed houses the timing of landscaping works should be planned to coincide with the tenant’s arrival.

Permanent staff in regional areas requiring new buildings will be located in areas in which employees feel safe. Consideration may need to be given to locating the building away from “client areas” if necessary.

The acquisition and management of dwellings shall be in accordance with applicable legislation including the:-

- Integrated Planning Act 1997; ¹
- Workplace and Safety Act 1995; ²
- Environmental Protection Act 1994; ³
- Land Act 1994; ⁴
- Dividing Fences Act 1953; ⁵
- Native Title Act 1993; ⁶ and
- Residential Tenancies Act 1994 (as amended). ²

And also, it will recognise and comply with standard building laws, and as far as practicable, local government laws for each location with respect to:-

- electricity;
- water supply;
- sewage disposal;
- gas supply;
- fire protection/services; and
- drainage

In addition the acquisition and management of buildings shall comply with the principles of Crime Prevention Through Environmental Design Guidelines for Queensland (CPTED). ⁸
2.6. **Minimum level of amenity for existing, purchased and leased properties - (MANDATORY)**

A minimum standard of amenity should be maintained to all department occupied properties to attain a tenantable standard of dwelling which is safe, secure, in good repair, and free of health hazards.

These guidelines set the minimum amenity standard that properties should attain and be maintained at, to ensure an effective and appropriate level of amenity and functionality is achieved on all properties within all business areas under the care and management of Queensland Health.

Maintenance service guidelines have been drawn from the department’s policies and standards, and are compliant with all legal requirements (statutory, regulatory and codes).

These standards are intended to represent a fair and acceptable condition that is cost effective and, which contributes to optimising the service capacity and the remaining useful life of the department’s portfolio.

2.6.1. **Properties to be safe - (MANDATORY)**

Properties should be maintained to a safe standard for its occupants as follows:

- all properties to have hard-wired, operational smoke alarms fitted in accordance with the Building Code of Australia and regularly tested;
- all properties to have electrical safety switches (Residual Current Devices – RCD) fitted to all circuits and regularly tested;
- fire service equipment to be fully functional and regularly tested;
- electronic security systems, (alarm, duress alarm where installed), are to be fully functional and regularly tested
- glass to be unbroken;
- gas appliances to be tested and have a current compliance certificate;
- electric stove to have anti tilt bracket fitted;
- electrical fixtures and fittings to be secure and free of damage;
- internal doors and fixtures to be provided and operational;
- stairs and hand rails to be secure;
- slip, trip and fall hazards are to be rectified;
- relevant safety warnings such as posters and stickers are applied as required (smoke alarm, fire doors, Hot Water Service); and
- structural components including fencing to be free of sharp or protruding objects.

2.6.2. **Properties to be secure – (MANDATORY)**

Properties should be securable as follows:

- deadlocks complete with keys to be provided and fully operational to all external doors, except designated fire exits;
- the external of the buildings are to be keyed alike, with internal bedrooms to be keyed separately under a “maison” keying system.
- the keys are to be on a registered system separate from the District master system to prevent the unauthorized access and copying of the keys.
- the external doors to have a mortice lock on both swinging and sliding doors similar to the Lockwood 3500 series. The locks to have a deadlock function except for designated fire exits.
- the internal doors to be a mortice lock similar to the Lockwood 3500 series with bathroom and bedroom doors to have individual keys.
- security screens securely installed to all openable parts of windows and doors on external walls (except to fire doors). Construction to meet all relevant Australian Standards.
• window security screens to be fitted to all windows below 3 meters from ground or accessible point i.e. awning, downpipe, fence;
• where a security risk assessment determines a higher potential for security risk, all glass areas of doors and windows to have security screens fitted.
• where a security risk assessment determines a higher potential for security risk, an alarm system or duress alarm system may be required to be installed and regularly tested.
• suitable and functional catches and fittings to be provided to all windows;
• fencing and gates to be in good repair, catches provided and functional and
• all gates and security doors to have protection shields fitted at locks.

2.6.3. Properties to be in good repair – (MANDATORY)

Properties should be kept in good repair as follows:
• dwellings to be weatherproof;
• appliances to be energised and all fittings fully operational;
• supplied electrical equipment to be regularly tested;
• reticulated water service, fixtures and fittings to be free of leaks;
• sanitary fixtures and fittings to be free of damage and fully functional;
• linings and cladding to be free of holes;
• paintwork to be free of peeling paint and in sound condition;
• installed floor coverings to be free of holes or tears and in sound condition;
• clothesline to be fully operational;
• roof guttering to be free of holes (particularly over entrances) and secure on commencement of occupation and assessed annually;
• roof guttering and downpipes to be free of debris and blockages;
• termite barriers not to be breached;
• sub floor stump battens to be secure and above ground level; and
• flooring to patios, ramps and stairways to be secure.

2.6.4. Properties free of health hazards – (MANDATORY)

Properties should be maintained to achieve a healthy environment as follows:
• hot and cold water reticulation to be provided to all plumbing receptacles;
• reticulated water services to be free of stagnant water;
• sanitary installation to be free of leaks and blockages;
• insect screening to be provided to all windows and doors that can be opened in conjunction with security screens;
• hygiene areas listed below to be intact:
  • kitchen cupboards including the sink;
  • bathroom floor covering, tub, shower, basin and wet area walls; and laundry floor covering and wash tub.
  • wet area floors to be a slip resistant finish;
  • hot water heater temperature not to be less than 60 degrees Celsius;
  • rainwater tank inlet and overflow to be installed with mosquito-proof devices;
  • roof gutters to have adequate fall to prevent water ponding;
  • site/yard to be free of long-term ponding of water;
  • pedestrian access such as paths, steps and ramps to be of a slip resistant finish and free of trip hazards;
  • friable materials that have tested positive for asbestos content to be removed;
  • asbestos containing materials should be risk-free and managed in accordance with QH policy;
  • all asbestos roof sheeting to be removed;
• existing paint on buildings constructed prior to 1970 to be tested for lead content prior to repainting;
• thermostatic Mixing Valves to be installed to the hot water pipes servicing the bathroom, only when recommended by an occupational therapist; and
• evaporative air coolers / air conditioners / heaters to be serviced to manufacturer’s specifications.

2.6.5. Facility Manuals – (MANDATORY)

Each facility and accommodation unit is to be provided with a manual which outlines:
• identification and description of building safety features (safe rooms, alarms, electrical sub-board locations)
• the safe use and operation of equipment (pumps, generators, fittings, alarms etc)
• the tenants responsibilities for maintaining serviceable items (smoke alarms, consumables items etc)
• contacts for maintenance and other essential services

2.6.6. Evacuation Signs and Diagrams – (MANDATORY)

Each facility and accommodation unit is to comply with the OHS Statewide Mandatory – Evacuation Signs and Diagrams – Work Place Directive. In addition to mandatory requirements, diagrams to include such safety and security items as:
• locations of security and duress alarms
• location of safe rooms
• location of quick release security screens

2.7. Safe Rooms – (MANDATORY)

Where a Security Risk Assessment complying with the “Occupational Health and Safety Management System – Implementation Standard - OHSMS 2-44 #21-Security,” determines a higher potential for security risk, it may be necessary to consider incorporating a “safe room” into the building design. In determining whether a safe room should or should not be incorporated into the fabric of the building advice must be sought from the Principal Occupational Health and Safety Consultant, Security (POHSCS). A Security Risk Assessment must consider all factors and include the security risk profile as determined and supported by statistical data from sources such as Queensland Police, State Government Security Service and Bureau of Statistics.

The POHSCS in consultation with Capital Works and Asset Management Branch will determine whether a safe room is to be incorporated into the design fabric.

Where a safe room is to be included in the building design, the following features are to be incorporated into the fabric of the building:
• the room to be located on an external wall providing access to a public thoroughfare
• the internal walls to prevent ingress through the wall by:
  • construction of brick or other impervious material or
  • lining of the wall with ply before the installation of the wall finish or
  • providing mesh within the wall cavity
  • provide a minimum of F72 mesh to the ceiling cavity to prevent the ingress through the ceiling
  • provide a solid core door
  • provide a lock similar to the Lockwood 3500 series with an internal snib and key to external
• security screens – to all parts of all windows with insect screens incorporated. Construction to meet all relevant Australian Standards and at least one window to allow keyless emergency egress and the opening mechanism be easily accessible to the occupants, i.e., a maximum height of 100 mm above the bottom;
• room to have a minimum of FRL 120/120/120 Fire rating
• provide communication to a response point

2.8. Design Standards for New Family Housing

2.8.1. Functional Areas – (GUIDELINE)

The house should provide:
• three (3) or four (4) bedrooms;
• ensuite;
• walk-in-robe (optional)
• bathroom;
• toilet;
• kitchen;
• laundry;
• lounge;
• dining;
• family room (optional)
• enclosed car accommodation for two vehicles;
• lockable, insulated weather proof storage area;
• verandah / patio
• entry (optional);
• hallway (optional);
• two sets of stairs (for highset dwellings);

NOTE: The Standards of accommodation will vary in situations where Queensland Health enters into a head lease for existing accommodation.

2.8.2. Floor Areas – (GUIDELINES)

The enclosed footprint area of a three (3) bedroom house excluding car accommodation, verandah, porches and storage area but including exterior walls should be at least 150 m², and for a four (4) bedroom house 162 m², comprising the following rooms/areas. These room sizes are notional. Different size combination may be considered to achieve the same overall area.
• bedroom 1 (excluding built-in wardrobe) – 16 m²;
• walk-in-robe – 6m² (optional)
• bedrooms 2, 3 & 4 (excluding built-ins) – 12 m²;
• kitchen – 12 m²;
• main bathroom – 8m²;
• ensuite – 5 m²;
• toilet – 1.6 m²;
• lounge – 22 m²;
• dining – 14 m²;
• family room – 20 m² (optional)
• study – 10m² (optional)
• laundry – 8 m²;
• storage area – 9 m²;
• circulation space and access ways – as required;
• ceiling height – 2700mm;
• entry areas front and rear to be sheltered;
• external living 25m².

It maybe more appropriate to procure existing housing not strictly meeting the above criteria where circumstances such as time constraints, market availability, remote areas and need for units/apartments dictate the necessity to acquire properties of a smaller size. In addition smaller
rooms /properties may be acceptable if compensating factors are available e.g. larger rumpus/family room.

2.8.3. **Painting – (MANDATORY)**

All surfaces should be given two finished coats of paint in addition to primer/sealer and undercoat as required. Areas with high salt concentration in the air will require additional protective coatings. Paint finishes to be:-

- external surfaces – gloss finish;
- internal surfaces – low gloss finish (except for architraves, skirtings, etc, which shall be gloss finish)
- all paint to comply with the Australian Paint Approval Scheme (APAS) ²

2.8.4. **Aluminium Protective Coatings – (MANDATORY)**

All aluminium within a five kilometre distance from the coast shall be anodised to a thickness of at least AA25 (25 Microns) in accordance with AS 1231

2.8.5. **External Storage Area – (MANDATORY)**

The storage area to be lockable, fully insulated, weather proof and vermin proof. It may be a freestanding shed, an area within the car accommodation or under the house. Suitable open shelving is to be provided. Location and construction of external building / structure should not facilitate access to accommodation and to comply with the principles of CPTED.

2.8.6. **Car Accommodation – (GUIDELINE)**

The car accommodation should be enclosed and secure (2 for three (3) or four (4) bedroom homes). If free standing there should be covered access provided to the dwelling. All new carports in regional and remote areas shall be able to accommodate a 4WD vehicle (6m wide x 3m deep x 2.4m high opening plus additional 500mm (= 2.9m) to fit roller door or 260mm (= 2.69m) to fit panel door). Additional carports may be provided for homes accommodating more than 2 adults (i.e. shared accommodation). Location and construction of external building / structure should not facilitate access to accommodation and to comply with the principles of CPTED.

2.8.7. **Landscaping and Outside Works – (MANDATORY)**

Landscaping and outside works should comply with CPTED principles to ensure maximum visibility whilst reducing opportunities for unwanted activities.

Standard outside features of family homes are:-

- outdoor recreation area – paved or concreted recreation area complete with covered insulated solid roof and gas outlets for portable barbeque;
- fencing – 1200mm weldmesh or powder coated steel/aluminium or equivalent for security, to close off the back yard where possible and 1800mm treated wooden palings for privacy;
- gates – 1200/1800mm metal framed, to suit fence type, to front and sides as required (double gates to driveway);
- driveway – paved or concrete driveway not less than 2.7m wide to run from the kerb to the car accommodation. The concrete driveway is to be 100mm thick reinforced with contraction joints to suit;
- clothes line to be a minimum length 30 meters for a 3 bedroom home and 40meters for a 4 bedroom home (portion of clothes line to be under cover);
- pathways – paved or concreted path from house to the front gate, clothes line and car accommodation if free standing;
- letter box – lockable “Australia Post preferred” letter box with street number attached to be placed adjacent to front gate;
• garden taps – two garden taps, one accessible from the front yard and one from the back yard. Metal multiple outlet adapter to be installed to tap providing irrigation system;
• topsoil and turfing – turf to 300sqm. Turf is to be maintained for a period of six (6) weeks after practical completion. Where climate and water factors do not sustain turf suitable alternatives will be provided which are aesthetically pleasing and facilitate outdoor activity.
• trees and shrubs – an allocation of trees and shrubs selected to enhance the property, to provide shade, and to be relatively robust and maintenance free. Endemic species are to be selected and planted in such locations as to not interfere with footings and services;
• retaining walls – to be installed to provide serviceable areas around the house e.g. patio, and to all areas where the height of banks exceed 450mm. These are to be of masonry or concrete construction and engineer certified;
• location and construction of external building / structure or garden/landscape materials should not facilitate access to accommodation (Eg lattice work, fences, gazebos etc)

2.8.8. **Landscaping and Irrigation – (MANDATORY)**

Front and back areas of newly constructed houses will be suitably landscaped and provided with appropriate commercial grade automatic irrigation systems to a maximum of 400sqm and connected to a non-potable water supply. i.e. water tank

2.8.9. **Cupboards – (GUIDELINE)**

Standard cupboards should be:-

• built-in wardrobes:
• bedroom 1– 3000mm x 600mm to ceiling height with a shelf over the hanging space;
• in other bedrooms 2000mm x 600mm, to ceiling height with a shelf over the hanging space;
• each cupboard is to include a block of shelves 600 x 600 at 450mm intervals located at one end
• walk-in-robos (optional)
• shelf over hanging space;
• to include two blocks of shelves 600 x 600 at 450mm intervals below shelf over hanging space
• kitchen cupboards:
• kitchen bench 4000mm x 600mm including space for a dishwasher (600mm wide) near the sink. Cupboards under (one child resistant catch to be supplied to the door of one contained cupboard for poisons) and will include pot drawer/s;
• space for 500ltr refrigerator/freezer (1000mm wide 1800mm high 760mm deep);
• benches to be 900mm high with rolled edge tops;
• overhead kitchen cupboards – 1800mm x 600mmx 300mm –enclosed to the ceiling;
• 450mm nest of draws in cupboards. The top draws to include a fitted plastic cutlery divide;
• microwave oven alcove 700mm wide x 600mm depth x 450mm high to be incorporated in cupboards at a height of 1400-1500 from floor level to base of alcove;
• kitchen pantry – 1000mm x 600mm to ceiling height with suitable shelving;
• linen cupboard – 1200 mm x 600mm to ceiling height with fixed shelving (five) 5 off;
• broom cupboard – 500mm x 450mm to ceiling height with a high shelf for the storage of cleaning materials at 1800mm;
• laundry bench – 1000mm x 600mm x 900 high with 1000mm x 300mm shelf located 450mm above bench;
• washing machine space 900mm and space for wall mounted clothes dryer;
• 600mm space for chest freezer

2.8.10. Doors and Screens – (MANDATORY)

The standards for doors and screens are to include:

• security screens – to the openable part of all windows with insect screens incorporated. Construction to meet all relevant Australian Standards and at least one window in each bedroom allows keyless emergency egress and the opening mechanism be easily accessible to the occupants, i.e., a maximum height of 100 mm above the bottom;
• single lock security screens to doors which can be opened from the inside (without using a key or snib), by activating the lever handle in a single downwards action using one hand – Aluminium security door to meet all relevant Australian Standards with insect screen to all external doors including sliding door (doors to be keyed alike);
• where a Security Risk Assessment determines a higher potential for security risk, all glass areas of doors and windows to have security screens fitted.
• garage doors – roller door or equivalent tilting door if garage constructed with open wooden batons; (batons to be affixed on vertical plane to prevent climbing)
• external doors – exterior quality door 35mm thick with solid core faced both sides with waterproof plywood;
• internal doors – internal quality door 35mm thick with medium density infill faced with hardboard;
• wardrobe doors – sliding doors including one full length mirror;
• sliding doors – clear glass to meet all relevant Australian Standards and fitted with key operated patio bolts or locks;
• windows – sliding anodised aluminium windows, or louvres, with clear glass (except obscure glass with fitted vent to bathrooms and toilets). Window security screens to be fitted to all windows below 3 meters from ground or an accessible point and which meet all relevant Australian Standards and fitted with appropriate locking devices;
• the external of the buildings are to be keyed alike, with internal bedrooms to be keyed separately under a “maison” keying system.
• the keys are to be on a registered system separate from the District master system to prevent the unauthorized access and copying of the keys.
• the external doors to have a mortice lock on both swinging and sliding doors similar to the Lockwood 3500 series. The locks to have a deadlock function.
• the internal doors to be a mortice lock similar to the Lockwood 3500 series with bathroom and bedroom doors to have individual keys. (Where shared accommodation – individually locked doors should be installed to private areas (eg bedrooms)
• front and back doors to be fitted with Raven door seals or equivalent.

2.8.11. Floor Finishes – (MANDATORY)

The floor finishes should be:

• carpet composed of low-volatile organic compound and of a quality that is hard wearing and does not show marks easily, is to be installed in bedrooms and study;
• hard wearing natural flooring (eg bamboo) or non-slip, non-porous ceramic tiles and grout to be installed in hallways, lounge, family room, toilets, bathrooms, laundries, kitchen, dinning rooms and entries. (High quality, non-porous vinyl of similar aesthetic quality may be considered);
• all concrete to be waterproofed from rising damp;
• all buildings to be vermin-proof and include ‘Termimesh’ in conjunction with concrete slabs for termite protection;
• non-slip surfaces on exposed step treads.

2.8.12. Lighting and Electrical Equipment: - (MANDATORY)

Electrical equipment and installations to be of a practical design and located in positions to facilitate safe user access. Electrical equipment to consist of:-

• stove – built in hot plates with glassed or tiled splashback to 400mm, grill and fan forced wall oven under bench;
• rangehood with light and exhaust fan to have fume vent through roof to outside air, and be located above the hot plates;
• telephone outlets/Internet access – pre-wired telephone cabling from external connection point to the kitchen, study and each bedroom. Double GPO next to each phone outlet for phone and computer connection;
• TV antenna will be provided to enable clear reception. An outlet will be provided in the lounge, family room/rumpus and main bedroom;
• meter box – located to the requirements of the local electricity supply authority, circuit protection by miniature circuit breakers, minimum of four spare poles after connection of all circuits, supply to be metered under domestic light, power and controlled hot water tariffs;
• meter box – to be fitted with a supply authority approved lock
• Residual Current Devices (RCD) to be provided to all circuits and regularly tested;
• install compact T5 fluorescent globes and T5 fluorescent tubes in kitchen, living room, bathroom, laundry and toilet;
• bedrooms – each two double GPO on opposite walls and a light;
• toilet – light and extraction fan;
• bathroom – double GPO, heat lamps (3 in one design) or light and ring type exhaust fan;
• hallway – single GPO and light;
• lounge – three double GPO and two lights;
• family room/rumpus – three double GPO and two lights;
• dining – double GPO and a light;
• study – double GPO and a light;
• kitchen – three double GPO, four single GPO (one in the cupboard near the sink for a dishwasher, one in the microwave alcove, one in fridge alcove and one near the phone outlet).
• stove and range hood to be hard wired with accessible on/off switch and fitted with anti-tilt bracket;
• verandah / Porch – light;
• exterior weatherproof power points at the front and rear of houses;
• commercial grade automatic sprinkler – weatherproof GPO adjacent to tap;
• storage area – single GPO and light;
• laundry – three double GPO (one for washer and dryer and one above bench and one for freezer space) and light;
• car accommodation – light and double GPO (waterproof if necessary);
• pergola – single T5 fluorescent light and waterproofed double GPO;
• hot water system – permanent connection for hot water system;
• water pressure pump – weather proof GPO adjacent to tank;
• base of front and rear stairs – light;
• two-way switching – hallway, and front and/or internal stairs in two storey houses;
• smoke detectors – hard wired with a battery backup be installed in accordance with the Building Code of Australia, and interconnected to alert all occupants upon
activation of any single smoke alarm, with additional hard wired smoke detectors installed within each bedroom complying and with AS3786.

- sensor lights – Highset houses should have sensor lights under the house;
- exterior lighting at the front and rear of dwellings for security.
- all paths of travel between building, workplaces, carports and external building to comply with the principles of CPTED and be lit at night;
- all external fittings to be vandal proof and resistant to corrosion.
- individual lights to be shielded to prevent overflow of light to neighbouring properties.
- the emitting light levels for the fittings are to comply with all relevant standards.
- the fittings are to provide maximum efficiency from both a cost and maintenance perspective.

### 2.8.13. Water Supply – (MANDATORY)

The water supply should consist of:-

- solar panels for water heating to be installed where possible and appropriate. To include 300 litre cylinders, 3 panels 6m³ pump system, with extra insulation on the cylinder and a mains electric backup on a relay switch. (Caution in areas with high salt concentration in the air e.g. coastal areas); OR
- hot water system – mains pressure storage type electric heat pump hot water system with a rated hot water delivery of 315 litres installed in accordance with AS3500;
- if natural gas available by mains, instantaneous hot water units to be preferred;
- water softener to be supplied where applicable (for bore water or areas of high salinity);
- bore water cooler – where applicable;
- rain water tanks (4000 litre) to be installed on concrete slabs with drinking water connection to kitchen and an external tap for garden use;
- water pressure pump – a domestic pressure system to reticulate rainwater to the cold outlet in the kitchen with a minimum output of approximately 30litre per minute at 140kpa;
- rainwater filter – all housing in locations declared non-potable by Queensland Water Authority, or where water salinity exceeds 1000mcg/l, to be supplied with UV lamp and carbon filter to rainwater connection to kitchen to supply safe drinking water;
- all housing in locations declared non-potable by Queensland Water Authority to have a water conditioner installed to the mains water supply;

### 2.8.14. Fixtures and Fittings – (GUIDELINE)

Fixtures and fittings should consist of:-

- toilet – ceramic bowl and heavy, durable plastic seat and dual flush cistern;
- vanity unit – 1500mm long with inset ceramic hand basin with three drawers and a cupboard under. Child resistant catch to one door;
- bathroom cabinet – 900 mm wide vertical shaving cabinet with mirrored doors, wall mounted at a functional height above the vanity unit;
- automatic washing machine taps (hot and cold) to be located above top of laundry tub;
- shower – 1000mm x 900mm minimum size. Larger where possible;
- hinged shower door – single glass door;
- bath tub – pressed steel enamelled approximately 1520mm x 760mm recessed into walls and separate from the shower;
- laundry tub – 64litre stainless steel tubs with suds saver and cupboard under. Cabinet to have child resistant catch;
- kitchen sink – twin bowl stainless steel sink with single drainer and ceramic disk mixer tap;
• bathroom hardware – two 1200mm dual offset towel rails, one hand towel hook or ring,
• shower shelf, two bathroom hooks, toilet roll holder and soap holders to bath and shower;
• water restriction devices to be installed eg AAA rated shower heads which deliver 6-9l/min and flow restricting tap washers;
• window furnishings will be provided for privacy as required. This may be blinds (sun screen, Venetian or vertical) and/or heavy duty curtain rods and 100% cotton Chintz thermal drapes. Sample to be approved.

2.8.15. Climate Control:

Climate control should consist of:-

Passive Cooling measures: - (MANDATORY)

• all measures to comply with the Building Code of Australia
• breezeways that promote natural ventilation;
• installation of louvres to increase airflow to be considered;
• eaves – 750mm eaves to all aspects;
• whole-house or specific room ventilation fans which remove warm air from the house to be installed with roof ventilation (using either ridge vents, aluminium turbine ventilator (2 to 3 per house), gable vents and eave vents);
• awnings to be provided where additional protection from sunlight is required;
• insulation- double sided aluminium foil flame retardant wall insulation to be installed to the full perimeter of the building and storage shed;
• single sided 50mm fibreglass blanket to roof, storage shed roof and exterior pergola roof;
• fibreglass insulation batts (75mm) to be installed in western wall;
• dust and draught excluder door seals to external doors.

Active cooling measures: - (GUIDELINE)

• ceiling fans – where applicable 900mm fans to kitchen and 1200mm fans to bedrooms, lounge, dining and main verandah/patio. Where fitted, fans should be centrally mounted and not interfere with lighting. (Combination fan/lights should be used where ceiling heights permit);

Or

• split system reverse cycle air-conditioners – where applicable allow openings and install wall mounted units or equivalent to dining, lounge and bedrooms (a separate electrical circuit shall be provided for air conditioning);
• ducted air-conditioning should be considered for 3 and 4 bedroom houses in preference to split systems, to improve cooling and energy efficiencies.
• shading or protective structures may be required around condensing unit if not located in a cool and safe exterior location (e.g. shaded side of house);
• install programmable thermostats which turn off heating and cooling automatically.
• Air-conditioning systems to be capable of operating in ambient temperatures ranging from -10°C to +46°C.

Heating feature to include: - (MANDATORY)

• heating to be provided in housing in temperate and arid areas. This will be by either split system reverse cycle air conditioners, or LPG heaters;
• if LPG heaters required, installation shall be provided with gas connection to mains gas supply. If mains gas not available then two 45kg bottles of LPG with a double hood, bracket and chains, connection pipes and dual manual regulator;
• heat lamps (3 in one design) will be installed in bathrooms.
2.9. Variations to the above Standards to accommodate New Multiple Tenancy Dwellings eg Unit, Apartment or Townhouse

2.9.1. Functional Areas: - (GUIDELINE)

The accommodation to provide:

- one, two or three bedrooms
- ensuite to each bedroom
- walk in robe (optional in one bedroom units)
- separate toilet adjacent to communal areas
- kitchen
- laundry
- lounge
- dining
- covered car accommodation for each individual in shared accommodation
- lockable, insulated, weather proof storage area
- entry (optional)
- hallway (optional)
- external entertainment area

The minimum floor areas to be:

Enclosed area of unit (excluding car accommodation and storage area) – 80m² for 1 bedroom, 130m² for two bedrooms and 150m² for three bedrooms. These room sizes are notional. Different size combination may be considered to achieve the same overall area.

- bedrooms (excluding built-in wardrobe) – 16 m²
- kitchen – 12 m²
- ensuite – 6m² to include shower, toilet and built-in hand basin – may include Laundry (total 8m²)
- walk in robe – 6m²
- toilet – 1.6 m²
- lounge – 22 m² (Lounge dinning may be combined in one bedroom units)
- dining – 12 m²
- laundry – 6 m²
- storage area – (separate for each individual) – 4.3 m²
- circulation space and access ways – as required.
- ceiling height – 2700mm
- entry areas front and rear to be sheltered.
- external entertainment area 25m² (10.5m² for one bedroom units)

NOTE: The Standards of accommodation will vary in situations where Queensland Health enters into a head lease for existing accommodation.

2.9.2. Painting – (MANDATORY)

All surfaces to be given two finished coats of paint in addition to primer/sealer and undercoat as required. Areas with high salt concentration in the air will require additional protective coatings.

Paint finishes to be:

- external surfaces – gloss finish;
- internal surfaces – low gloss finish (except for architraves, skirtings, etc, which shall be gloss finish);
- all paint to comply with the Australian Paint Approval Scheme (APAS)
2.9.3. **Aluminium Protective Coatings – (MANDATORY)**

All aluminium within a five kilometre distance from the coast shall be anodised to a thickness of at least AA25 (25 Microns) in accordance with AS 1231.

2.9.4. **External Storage Area – (MANDATORY)**

Individually secure, fully insulated storage areas, 2.4m x 1.8m, to be provided for each occupant in multi-tenancy dwellings. These will be weather proof and vermin proof. Storage may be a freestanding shed, an area within the car accommodation or under the house. If within the car accommodation or under the house, suitable open shelving is to be provided.

2.9.5. **Car Accommodation – (GUIDELINE)**

Covered car accommodation will be provided for one vehicle per unit or bedroom. If free standing there should be covered access provided to the dwelling. All new carports in regional and remote areas shall be able to accommodate a 4WD vehicle (6m x 3m x 2.69 or 2.9m height).

2.9.6. **Landscaping and Outside Works: - (MANDATORY)**

Landscaping and outside works to comply with CPTED principles to ensure maximum visibility whilst reducing opportunities for unwanted activities.

Standard outside features of multiple tenancy dwellings are:
- outdoor recreation area( 25m²) – in multi-tenancy situations, each unit/flat is to have access to a common recreation area, paved of concreted and complete with solid insulated roof;
- fencing – 1200mm weldmesh or powder coated steel/aluminium or equivalent for security, to close off the back yard where possible and 1800mm treated wooden palings for privacy;
- gates – 1200/1800mm metal framed, to suite fence type, to front and sides as required (double gates to driveway);
- driveway – paved or concrete driveway not less than 2.7m wide to run from the kerb to the car accommodation. The concrete driveway is to be 100mm thick reinforced with contraction joints to suit;
- clothes line – minimum length 20 meters per unit/bedroom (portion of clothes line to be under cover)
- pathways – paved or concreted path from house to the front gate, clothes line and car accommodation if free standing;
- letter box – lockable “Australia Post preferred” letter box with street number attached to be placed adjacent to front gate;
- garden taps – two garden taps, one accessible from the front yard and one from the back yard. Metal multiple outlet adapter to be installed to tap providing irrigation system;
- topsoil and turfing – Full turfing to the front and rear of property as required. Turf is to be maintained for a period of six (6) weeks after practical completion. Where climate and water factors do not sustain turf suitable alternatives will be provided which are aesthetically pleasing and facilitate outdoor activity.
- trees and shrubs – an allocation of trees and shrubs selected to enhance the property, to provide shade, and to be relatively robust and maintenance free. Endemic species are to be selected and planted in such locations as to not interfere with footings and services;
- retaining walls – to be installed to provide serviceable areas around the house e.g. patio, and to all areas where the height of banks exceed 450mm. These are to be of masonry or concrete construction and engineer certified.

**Landscaping and irrigation – (MANDATORY)**
Front and back areas of newly constructed houses will be suitably landscaped and provided with appropriate commercial grade automatic irrigation systems as required around premises and connected to a non-potable water supply. i.e. water tank

2.9.7. **Cupboards – (GUIDELINE)**

Standard cupboards to be:

- built-in wardrobes;
- bedroom – 3000mm x 600mm to ceiling height with a shelf over the hanging space;
- each cupboard is to include a block of shelves 600 x 600 at 450mm intervals located at one end;
- kitchen cupboards:
  - kitchen bench 4000mm x 600mm including space for a dishwasher (600mm wide) near the sink. Cupboards under to include pot drawer/s;
  - space for 500ltr refrigerator/freezer (1000mm wide,1800mm high and 760mm deep);
  - benches to be 900mm high and tops with rolled edges;
  - overhead kitchen cupboards – 1800mm x 600mmx 300mm **enclosed to the ceiling**;
  - 450mm nest of draws in cupboards, the top draws to include a fitted plastic cutlery divide;
  - microwave oven alcove 700mm wide x 600mm depth x 450mm high to be incorporated in cupboards at a height of 1400-1500 from floor level to base of alcove;
  - kitchen pantry – 600mm x 600mm to ceiling height with suitable shelving;
  - linen cupboard – 1000 mm x 600mm to ceiling height with fixed shelving (five) 5 off;
  - broom cupboard – 500mm x 600mm to ceiling height with a high shelf for the storage of cleaning materials at 1800mm;
  - laundry bench – 1000mm x 600mm x 900 high with a 1000mm x 300mm shelf located 450mm above bench;
  - washing machine space 900mm and space for wall mounted clothes dryer;
  - 600mm space for chest freezer;
  - lockable, Individual storage areas – 1000mm x 500 to ceiling height with suitable shelving, be locate close to relevant unit/bedroom;

2.9.8. **Doors and Screens – (MANDATORY)**

The standards for doors and screens are;

- security screens – to the openable part of all windows with insect screens incorporated. Construction to meet all relevant Australian Standards and at least one window in each bedroom allows keyless emergency egress and the opening mechanism be easily accessible to the occupants, i.e., a maximum height of 100 mm above the bottom;
- single lock security screens to doors which can be opened from the inside (without using a key or snib), by activating the lever handle in a single downwards action using one hand – Aluminium security door to meet all relevant Australian Standards with insect screen to all external doors including sliding door (doors to be keyed alike);
- where a Security Risk Assessment determines a higher potential for security risk, all glass areas of doors and windows to have security screens fitted.
- external doors – exterior quality door 35mm thick with solid core faced both sides with waterproof plywood;
- internal doors – internal quality door 35mm thick with medium density infill faced with hardboard;
- wardrobe doors – sliding doors including one full length mirror;
- sliding doors – clear glass to meet all relevant Australian Standards and fitted with key operated patio bolts or locks;
windows – sliding anodised aluminium windows, or louvres, with clear glass (except obscure glass with fitted vent to bathrooms and toilets). Window security screens to be fitted to all windows below 3 meters from ground or an accessible point;

the external of the buildings are to be keyed alike, with internal bedrooms to be keyed separately under a “maison” keying system.

the keys are to be on a registered system separate from the District master system to prevent the unauthorized access and copying of the keys.

the external doors to have a mortice lock on both swinging and sliding doors similar to the Lockwood 3500 series. The locks to have a deadlock function, except for designated fire exits.

the internal doors to be a mortice lock similar to the Lockwood 3500 series with bathroom and bedroom doors to have individual keys. (Where shared accommodation – individually locked doors to be installed to private areas (eg bedrooms, single communal toilet doors)

2.9.9. Floor Finishes – (MANDATORY)

Floor finishes to be:

- carpet composed of low-volatile organic compound and of a quality that is hard wearing and does not show marks easily, is to be installed in bedrooms and study;
- hard wearing natural flooring (eg bamboo) or non-slip, non-porous ceramic tiles and grout to be installed in hallways, lounge, toilets, bathrooms, laundries, kitchen, dinning rooms and entries (High quality non-porous vinyl of similar aesthetic quality may be considered);
- all concrete to be waterproofed from rising damp;
- all buildings to be rodent-proof and include ‘Termimesh’ on top of concrete slabs for termite protection, where applicable
- non-slip surfaces on exposed step treads;

2.9.10. Lighting and Electrical Equipment – (MANDATORY)

Electrical equipment and installations to be of a practical design and located in positions to facilitate safe user access. Electrical equipment to consist of;

- stove – built in hot plates with tiled or glassed splashback to 400mm, grill and fan forced wall oven under bench;
- rangehood with light and exhaust fan to have fume vent through roof to outside air, and be located above the hot plates;
- telephone outlets/Internet access – pre-wired telephone cabling from external connection point to the kitchen and each bedroom. Double GPO next to each phone outlet for phone and computer connection;
- where necessary, TV antenna will be provided to enable clear reception. An outlet will be provided in the lounge and each bedroom;
- meter box – located to the requirements of the local electricity supply authority, circuit protection by miniature circuit breakers, minimum of four spare poles after connection of all circuits, supply to be metered under domestic light, power and controlled hot water tariffs;
- meter box - to be fitted with a supply authority approved lock
- residual current devices are to be provided on all power circuits;
- install compact T5 fluorescent globes and T5 fluorescent tubes in kitchen, living room, bathroom, laundry and toilet;
- bedrooms – each two double GPO on opposite walls and a light;
- toilet – light and extraction fan;
- bathroom – double GPO, heating / light and ring type exhaust fan;
- hallway – single GPO and light;
- lounge –three double GPO and two lights;
• dining – double GPO and a light;
• kitchen – three double GPO, three single GPO (one in the cupboard near the sink for a dishwasher, one in the microwave alcove, one in fridge alcove). One double GPO near the phone outlet.
• stove and range hood to be hard wired with accessible on/off switch;
• verandah/Porch – light;
• exterior weatherproof power points at the front and rear of houses;
• commercial grade automatic sprinkler – weatherproof GPO adjacent to tap;
• storage area – single GPO and light;
• laundry – three double GPO (one for washer and dryer and one above bench and one for freezer space) and light;
• car accommodation – light and double GPO (waterproof if necessary);
• pergola – single T5 fluorescent light and waterproofed double GPO;
• hot water system – permanent connection for hot water system;
• water pressure pump – weather proof GPO adjacent to tank;
• base of front and rear stairs – light;
• two-way switching – hallway, and front and/or internal stairs in two storey houses;
• smoke detectors – hard wired with a battery backup be installed in accordance with the Building Code of Australia and interconnected to alert all occupants upon activation of any single smoke alarm, with additional hard wired smoke detectors installed within each bedroom complying and with AS3786.
• base of front and rear stairs – light;
• two-way switching – hallway, and front and/or internal stairs in two storey houses;
• sensor lights – Highset buildings should have sensor lights adjacent to entries and stairways;
• communal area lighting to comply with DALI (Digital Addressable Lighting Interface) protocol as set out in the technical standard IEC 62386.
• exterior lighting at the front and rear of dwellings for security.
• all paths of travel between building, workplaces, carports and external building to comply with the principles of CPTED and be lit at night;
• all external fittings to be vandal proof and resistant to corrosion.
• individual lights to be shielded to prevent overflow of light to neighbouring properties.
• the emitting light levels for the fittings are to comply with all relevant standards.
• the fittings are to provide maximum efficiency from both a cost and maintenance perspective.

2.9.11. Water Supply – (MANDATORY)

The water supply to consist of:
• solar panels for water heating to be installed where possible and appropriate. To include 300 litre cylinder, 3 panels, 6m² pump system, with extra insulation on the cylinder and a mains electric backup on a relay switch. (Caution in areas with high salt concentration in the air e.g. coastal areas);
• hot water system – mains pressure storage type electric heat pump hot water system with a rated hot water delivery of 160 litres/individual or 320litres per two/three bedroom apartment installed in accordance with AS3500;
• if natural gas available by mains, instantaneous hot water units to be considered;
• water softener to be supplied where applicable (for Bore water or areas of high salinity);
• bore water cooler – where applicable;
• rain water tanks to be installed on concrete slabs with, connection to the kitchen and/or, a tap for garden use;
• water pressure pump – a domestic pressure system to reticulate rainwater to the cold outlet in the kitchen with a minimum output of approximately 30litre per minute at 140kpa;
• rainwater filter – All housing in locations declared non-potable by Queensland Water Authority or where water salinity exceeds 1000mcg/l to be supplied with UV lamp and carbon filter to rainwater connection to kitchen to supply safe drinking water;
• all housing in locations declared non-potable by Queensland Water Authority to have a water conditioner installed to the mains water supply;

2.9.12. Fixtures and Fittings – (GUIDELINE)

Fixtures and fittings to consist of:
• toilet – ceramic bowl and heavy weight durable plastic seat and dual flush cistern.
• vanity unit – 900mm long with inset ceramic hand basin with three drawers and a cupboard under;
• bathroom cabinet – 600 mm wide vertical shaving cabinet with mirrored doors, wall mounted at a functional height above the vanity unit;
• automatic washing machine taps (hot and cold) to be located above top of laundry tub;
• shower – 1000mm x 900mm minimum size;
• shower screen – single glass door;
• laundry tub– (twin where possible) 64litre stainless steel tub with suds saver and cupboard under. Cabinet to have child resistant catch;
• kitchen sink – twin bowl stainless steel sink with single drainer and ceramic disk mixer tap;
• bathroom hardware – two 1200mm dual offset towel rails, one hand towel hook or ring, shower shelf, two bathroom hooks, toilet roll holder and soap holders to bath and shower;
• water restriction devices to be installed eg AAA rated shower heads which deliver 6-9l/min and flow restricting tap washers;
• window furnishings will be provided for privacy as required. This may be blinds (sun screen, Venetian or vertical) and/or heavy duty curtain rods and 100% cotton Chintz thermal drapes. Sample to be approved;

2.9.13. Climate Control

Climate control to consist of;

Passive Cooling Measures; - (MANDATORY)
• all measures to comply with the Building Code of Australia;
• breezeways that promote natural ventilation;
• installation of louvres to increase airflow to be considered;
• eaves – 750mm eaves to all aspects;
• whole-house or room specific ventilation fan to remove warm air from the house to be installed with roof ventilation where possible (using either ridge vents, aluminium turbine ventilators (2-3/house), gable vents and eave vents);
• awnings to be provided where additional protection from sunlight is required;
• insulation – double sided aluminium foil flame retardant wall insulation to be installed to the full perimeter of the building and external storage. Single sided 50mm fibreglass blanket to roof, storage roof and exterior pergola roof. Fibreglass insulation batts (75mm) to be installed in western wall;
• dust and draught excluder door seals to external doors;

Active Cooling Measures: - (GUIDELINE)
ceiling fans – where applicable 900mm fans to kitchen and 1200mm fans to bedrooms, lounge and dining. Where fitted, fans should be centrally mounted and not interfere with lighting. (Combination fan/lights should be used where ceiling heights permits);

Or

split system reverse cycle air-conditioners – where applicable allow openings and install wall mounted units or equivalent to dining, lounge and bedrooms (a separate electrical circuit shall be provided for air conditioning);

air-conditioning systems to be capable of operating in ambient temperatures ranging from -10°C to +46°C.

shading or protective structures may be required around condensing unit if not located in a cool and safe exterior location (e.g. shaded side of house);

Heating feature to include; - (MANDATORY)

heating to be provided in new housing in temperate and arid areas. This will be in the form of either reverse cycle air conditioning or LPG heaters;

if LPG heaters required, installation shall be provided with gas connection to mains gas supply. If mains gas not available then consider two 45kg bottles of LPG with a double hood, bracket and chains, connection pipes and dual manual regulator.

heat lamps (3 in one design) will be installed in bathrooms;

all measures to include programmable thermostats which turn off heating and cooling automatically;

2.10. Variations to the above Standards to accommodate New Motel Style facilities

2.10.1. Functional Areas: - (GUIDELINE)

Each motel accommodation to provide:

• one double bedroom
• ensuite with shower, toilet and hand basin
• kitchenette/lounge /dinning
• washer/dryer alcove in ensuite or Communal laundry Room
• one covered car accommodation per unit
• storage area
• entry (optional)
• hallway (optional)
• two stairways(optional)

The minium floor areas to be: - (GUIDELINE)

Enclosed area of unit – 50m2 to include the following facilities;

• bedrooms (including built-in wardrobe) – 15 m2;
• kitchenette, Lounge/ Dining – 14m2;
• ensuite – 7m2 to include shower, toilet, built-in hand basin and alcove for washer/dryer;
• ceiling height – 2700mm;
• deck – 10.8m2

External to individual unit; - (GUIDELINE)

• circulation space and access ways – as required;
• entry areas front and rear to be sheltered;
• privacy partitions 1800mm high between buildings as required

NOTE: The Standards of accommodation will vary in situations where Queensland Health enters into a head lease for existing accommodation.
2.10.2. **Painting – (MANDATORY)**

All surfaces should be given two finished coats of paint in addition to primer/sealer and undercoat as required. Areas with high salt concentration in the air will require additional protective coatings.

Paint finishes to be;

- external surfaces – gloss finish;
- internal surfaces – low gloss finish (except for architraves, skirtings, etc, which shall be gloss finish);
- all paint to comply with the Australian Paint Approval Scheme (APAS)

2.10.3. **Aluminium Protective Coatings – (MANDATORY)**

All aluminium within a five kilometre distance from the coast shall be anodised to a thickness of at least AA25 (25 Microns) in accordance with AS 1231

2.10.4. **External Storage Area – (MANDATORY)**

Individually secure storage areas, 2.4m x 1m, to be provided for each room of motel style facilities. These will be weather proof, insulated and vermin proof. Storage will be located within the complex with open shelving provided.

2.10.5. **Car Accommodation – (GUIDELINE)**

Covered car accommodation will be provided for each room of the motel style facility. If free standing there should be covered access provided to the dwelling. All new car ports in regional and remote areas shall be able to accommodate a 4WD vehicle (6m x 3m x 2.9/2.69m).

2.10.6. **Landscaping and Outside Works: - (MANDATORY)**

Landscaping and outside works should comply with CPTED principles to ensure maximum visibility whilst reducing opportunities for unwanted activities.

Standard outside features of motel style facilities are;

- outdoor recreation area 25m2 – each motel is to have access to a common recreation area, paved of concreted and complete with solid insulated roof (optional);
- fencing – 1200mm weldmesh or powder coated steel/aluminium or equivalent for security, to close off the back of the property where possible;
- gates – 1200/1800mm metal framed, to suite fence type, to front and sides as required (double gates to driveway);
- driveway – paved or concrete driveway not less than 2.7m wide to run from the kerb to the car accommodation. The concrete driveway is to be 100mm thick reinforced with contraction joints to suit;
- clothes line to be minimum length of 10 metres per unit. A portion of the clothes line is to be under cover;
- pathways – paved or concreted path from house to the front gate, clothes line and car accommodation if free standing;
- individual letter boxes – lockable “Australia Post preferred” letter box with street and unit number attached to be placed adjacent to front gate;
- garden taps – two garden taps, one accessible from the front yard and one from the back yard. Metal multiple outlet adapter to be installed to tap providing irrigation system;
- topsoil and turfing – Full turfing to the front and rear of property as required. Turf is to be maintained for a period of six (6) weeks after practical completion; where climate and water factors do not sustain turf suitable alternatives will be provided which are aesthetically pleasing and facilitate outdoor activity.
- trees and shrubs – an allocation of trees and shrubs selected to enhance the property, to provide shade, and to be relatively robust and maintenance free. Endemic species
are to be selected and planted in such locations as to not interfere with footings and services;

- retaining walls – to be installed to provide serviceable areas around the house e.g. patio, and to all areas where the height of banks exceed 450mm. These are to be of masonry or concrete construction and engineer certified;

**Landscaping and Irrigation — (MANDATORY)**

Front and back areas of newly constructed dwellings will be suitably landscaped and provided with appropriate commercial grade automatic irrigation systems as required around premises.

### 2.10.7. Cupboards – (GUIDELINE)

Standard cupboards to be;

- built-in wardrobes;
- bedroom – 2000mm x 600mm to ceiling height with a shelf over the hanging space. Each cupboard is to include a block of shelves 600 x 600 at 450mm intervals located at one end;
- kitchen cupboards;
- kitchen bench 2000mm x 600mm. Cupboards under (one child resistant catch to be supplied to one contained cupboard door)
- space for 250ltr refrigerator/freezer (900mm wide);
- benches to be 900mm high and tops with rolled edges;
- overhead kitchen cupboards – 1800mm x 600mmx 300mm –enclosed to the ceiling;
- 450mm nest of draws in cupboards the top draws to include a fitted plastic cutlery divide;
- microwave oven alcove 700mm wide x 600mm depth x 450mm high to be incorporated in cupboards at a height of 1400-1500 from floor level to base of alcove;
- kitchen pantry – 450mm x 600mmx 300mm –enclosed to the ceiling;
- broom cupboard – 400mm x 600mm to ceiling height with a high shelf for the storage of cleaning materials at 1800mm;

### 2.10.8. Doors and Screens – (MANDATORY)

The standards for doors and screens are;

- security screens – to the openable part of all windows with insect screens incorporated. Construction to meet all relevant Australian Standards and at least one window in each bedroom allows keyless emergency egress and the opening mechanism be easily accessible to the occupants, i.e., a maximum height of 100 mm above the bottom;
- single lock security screens to doors which can be opened from the inside (without using a key or snib), by activating the lever handle in a single downwards action using one hand – Aluminium security door to meet all relevant Australian Standards with insect screen to all external doors including sliding door (doors to be keyed alike);
- where a Security Risk Assessment determines a higher potential for security risk, all glass areas of doors and windows to have security screens fitted.
- external doors – exterior quality door 35mm thick with solid core faced both sides with waterproof plywood;
- internal doors – internal quality door 35mm thick with medium density infill faced with hardboard;
- wardrobe doors – sliding doors including one full length mirror;
- sliding doors – clear glass to meet all relevant Australian Standards and fitted with key operated patio bolts or locks;
• windows – sliding anodised aluminium windows with clear glass (except obscure glass with fitted vent to bathrooms and toilets). Window security screens to be fitted to all windows below 3 meters from ground or an accessible point;
• The external of the buildings are to be keyed alike, with internal bedrooms to be keyed separately under a “maison” keying system.
• The keys are to be on a registered system separate from the District master system to prevent the unauthorized access and copying of the keys.
• the external doors to have a mortice lock on both swinging and sliding doors similar to the Lockwood 3500 series. The locks to have a deadlock function, except for designated fire exits.
• the internal doors to be a mortice lock similar to the Lockwood 3500 series with bathroom and bedroom doors to have individual keys. (Where shared accommodation – individually locked doors should be installed to private areas (eg bedrooms, single communal toilet doors)

2.10.9. Floor Finishes – (MANDATORY)

Floor finishes to be;
• carpet composed of low-volatile organic compound and of a quality that is hard wearing and does not show marks easily, is to be installed around bed;
• hard wearing natural flooring (e.g. bamboo) or non-slip, non-porous ceramic tiles and grout to be installed in ensuite, kitchenette, lounge/dinning areas, laundry room and entries. (High quality non-porous vinyl of similar aesthetic quality may be considered);
• all concrete to be waterproofed from rising damp;
• all buildings to be rodent-proof and include ‘Termimesh’ on top of concrete slabs for termite protection;
• non-slip surfaces on exposed step treads;

2.10.10. Lighting and Electrical Equipment – (MANDATORY)

Electrical equipment and installations to be of a practical design and located in positions to facilitate safe user access. Electrical equipment to consist of;
• telephone outlets/Internet access – pre-wired telephone cabling from external connection point to each bedroom with double GPO;
• TV antenna will be provided to enable clear reception with an outlet will be provided in the lounge;
• meter box – located to the requirements of the local electricity supply authority, circuit protection by miniature circuit breakers, minimum of four spare poles after connection of all circuits, supply to be metered under domestic light, power and controlled hot water tariffs;
• meter box - to be fitted with a supply authority approved lock
• residual current devices are to be provided on all power circuits;
• bedrooms – two double GPO and a light;
• ensuite – double GPO, heat lamps (3 in one design) light and exhaust fan;
• dining / lounge –three double GPO and two lights;
• kitchen – two double GPO, two single GPO (one in the microwave alcove, one in fridge alcove).
• verandah / Porch – light;
• exterior weatherproof power points at the front and rear of building;
• commercial grade automatic sprinkler – weatherproof GPO adjacent to tap;
• storage areas – single GPO and light;
• communal lounge /recreation room three double GPO and two lights
• communal laundry – two double GPO and light;
• car accommodation – light and double GPO (waterproof if necessary);
• pergola – double fluorescent light and waterproof GPO;
• hot water system – permanent connection for hot water system;
• water pressure pump – weather proof GPO adjacent to tank;
• two-way switching – hallway, and front and/or internal stairs in two storey buildings;
• fire extinguishers or retardants (minimum of one fire blanket) to be located in the kitchen;
• base of front and rear stairs – light;
• two-way switching – hallway, and front and/or internal stairs in two storey houses;
• smoke detectors – hard wired with a battery backup be installed in accordance with the Building Code of Australia and interconnected to alert all occupants upon activation of any single smoke alarm, with additional hard wired smoke detectors installed within each bedroom complying and with AS3786.
• Communal area lighting to comply with DALI (Digital Addressable Lighting Interface) protocol as set out in the technical standard IEC 62386.
• sensor lights – Highset buildings should have sensor lights adjacent to entries and stairways;
• exterior lighting at the front and rear of dwellings for security;
• all paths of travel between building, workplaces, carports and external building to comply with the principles of CPTED and be lit at night;
• all external fittings to be vandal proof and resistant to corrosion.
• individual lights to be shielded to prevent overflow of light to neighbouring properties.
• the emitting light levels for the fittings are to comply with all relevant standards.
• the fittings are to provide maximum efficiency from both a cost and maintenance perspective.

2.10.11. Water Supply – (MANDATORY)

The water supply to consist of:

• solar panels for water heating to be installed where possible and appropriate (caution in areas with high salt concentration in the air e.g. coastal areas). To include 300 litre cylinder, 3 panels, 6m³ pump system, with extra insulation on the cylinder for three units and a mains electric backup on a relay switch to each apartment;
• hot water system – mains pressure storage type electric heat pump hot water system with a rated hot water delivery of 160 litres/individual or 320 litres per two/three bedroom apartment installed in accordance with AS3500;
• if natural gas available by mains, instantaneous hot water units to be considered;
• water softener to be supplied where applicable (for Bore water or areas of high salinity);
• bore water cooler – where applicable;
• rain water tanks to be installed on concrete slabs with, connection to the kitchen and/or, a tap for garden use;
• water pressure pump – a domestic pressure system to reticulate rainwater to the cold outlet in the kitchen with a minimum output of approximately 30 litre per minute at 140kpa;
• rainwater filter – All housing in locations declared non-potable by Queensland Water Authority or where water salinity exceeds 1000mcg/l to be supplied with UV lamp and carbon filter to rainwater connection to kitchen for the provision of a supply of safe drinking water;
• all housing in locations declared non-potable by Queensland Water Authority to have a water conditioner installed to the mains water supply;

2.10.12. Fixtures and Fittings – (GUIDELINE)

Fixtures and fittings should consist of:
• toilet – ceramic bowl and heavy weight durable plastic seat and dual flush cistern.
• vanity unit – 900mm long with inset ceramic hand basin with three drawers and a cupboard under;
• bathroom cabinet – 600 mm wide vertical shaving cabinet with mirrored doors, wall mounted at a functional height above the vanity unit;
• automatic washing machine taps (hot and cold) to be located above top of washing machine in laundry room;
• shower – 900mm x 900mm minimum size;
• shower screen – single glass door;
• laundry tub – stainless steel tubs with cupboard under in communal laundry if included.
• kitchen sink – single bowl stainless steel sink with single drainer;
• bathroom hardware – two 1200mm dual offset towel rails, one hand towel hook or ring, shower shelf, two bathroom hooks, toilet roll holder and soap holders to shower;
• water restriction devices to be installed eg AAA rated shower heads which deliver 6-9l/min and flow restricting tap washers;
• window furnishings will be provided for privacy as required. This may be blinds (sun screen, Venetian or vertical) and/or heavy duty curtain rods and 100% cotton Chintz thermal drapes. Sample to be approved;

2.10.13. Climate Control

Climate control should consist of:

Passive Cooling Measures; - (MANDATORY)
- all measures to comply with the Building Code of Australia;
- breezeways that promote natural ventilation
- installation of louvres to increase airflow to be considered
- eaves – 750mm eaves to on all aspects.
- awnings to be provided where additional protection from sunlight is required.
- insulation – double sided aluminium foil flame retardant wall insulation to be installed to the full perimeter of the building. Single sided 50mm fibreglass blanket to roof and exterior pergola roof. Fibreglass insulation batts (75mm) to be installed in western wall.
- dust and draught excluder door seals to external doors

Active cooling measures; - (GUIDELINE)
- ceiling fans – where applicable 900mm fans to kitchen and 1200mm fans to bedrooms, lounge/dining and communal lounge/recreation room. Where fitted, fans should be centrally mounted and not interfere with lighting. (Combination fan/lights should be used where ceiling heights permits);

Or

- split system reverse cycle air-conditioners – where applicable allow openings and install wall mounted units or equivalent to dining/lounge and bedrooms (a separate electrical circuit shall be provided for air conditioning);
- Air-conditioning systems to be capable of operating in ambient temperatures ranging from -10° C to +46°C.
- shading or protective structures may be required around condensing unit if not located in a cool and safe exterior location (e.g. shaded side of house);

Heating feature to include: - (MANDATORY)
- heating to be provided in new dwellings in temperate and arid areas. This will be in the form of either reverse cycle air conditioning or LPG heaters;
- if LPG heaters required, installation shall be provided with gas connection to mains gas supply. If mains gas not available then consider two 45kg bottles of LPG with a double hood, bracket and chains, connection pipes and dual manual regulator;
• heat lamps (3 in one design) will be installed in bathrooms;
• all measures to include programmable thermostats which turn off heating and cooling automatically;

2.11. Furniture and Equipment Inventory

Furniture and equipment supplied to new regional and remote accommodation for professional staff is outlined in the “Queensland Government, Government Employee Housing Scheme, Policy and Conduct. February 2006” and will be provided to the value of $10,000.

In addition the following items will be provided as required:

• microwave
• clothes dryer
• television to lounge
• fire extinguishers or retardants (minimum of one fire blanket) to be located in the kitchen
• TV/DVD Cabinet
• radio/CD player
• DVD/Video player
• linen
• toaster
• kettle
• safety Torch

Project Services and the District Manager to identify items to be included in budget estimates and items to be purchased in the most cost effective manner.
GLOSSARY OF TERMS

Accommodation
- Includes all residential housing used for the purpose of providing employee accommodation both long and short term. This includes nurse’s quarters, rooms, units and houses.

Employee Housing
- Includes all residential housing used for the purpose of providing employee accommodation both long and short term. This includes nurse’s quarters, rooms, units and houses.

Inclusions
- Everything supplied with the premises for the tenant’s use.
- Premises and Residential Premises
- Dwelling, house, unit, duplex, quarters.
- Premises used, or intended to be used, as a place of residence or mainly as a place of residence

3 ANNEXURES

Annexure 1 – Furniture Standards

4 LINKS

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