

WOMEN'S PROPERTY INITIATIVES

Women's Property Initiatives

HOUSING DESIGN GUIDELINES

2026

Acknowledgement of Country

Women's Property Initiatives acknowledges the Traditional Owners of the lands on which these guidelines were developed, the Wurundjeri Woi Wurrung people of the Eastern Kulin. We extend this acknowledgement to the Traditional Owners of the lands where our homes stand today, where our renters live, and where they may live in the future.

We recognise the enduring, unbroken connection that Traditional Owners have to their lands, waters and skies. We also acknowledge the ongoing social, cultural and economic impacts of colonisation on First Nations communities. In particular, we recognise that First Nations women are disproportionately affected by homelessness, representing 23 per cent of all women without a home, and are 35 times more likely to experience domestic and family violence than non-First Nations women.

We pay our respects to Elders past and present, and honour those who will lead into the future.

Disclaimer & Revision

The design guidelines are for information purposes only. All material contained within this document should be used in conjunction with design experts' advice.

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Foreword

The Women's Property Initiative's Design Guidelines outline our practical and values-driven approach to housing design for the women and children we support who have experienced, or are at risk of, homelessness.

As a small but mighty organisation, we work closely with partners across government, philanthropy, development and design.

These Guidelines are grounded in lived experience, drawing on the voices of our renters and the professional insight of our tenancy team, who see every day the positive impact a well-designed home can have. These perspectives are combined with government policy, academic research and housing design literature to form a holistic framework, one that recognises intersecting disadvantage and our shared responsibility to respond thoughtfully.

We know that homelessness is a gendered issue and demands a gendered response. Women experience systemic financial disadvantage through the gender pay gap and disproportionate responsibility for unpaid caring work. Older women are the fastest-growing cohort experiencing homelessness in Australia, with numbers increasing by 40% between 2011 and 2021.



Roberta Buchanan
Women's Property Initiatives CEO

Women are over-represented among low-income earners and single parents, and are significantly more likely to be victim-survivors of domestic and family violence. These realities shape both the need for our work and the way we approach it.

For this reason, these Guidelines adopt a renter-focused lens, embedding renter feedback into our design thinking so our homes reflect lived experience and practical needs. We encourage project partners and consultants to engage with these objectives with care and intention. Together, we can deliver homes that are not only compliant but considered, homes that provide stability, restore confidence and support women and children to build new beginnings.

Purpose

These Guidelines focus on how considered design, rooted in the lived experience of renters, shapes choices in neighbourhood, site selection and dwelling amenity to create positive outcomes for women and children who have experienced, or are at risk of, homelessness.

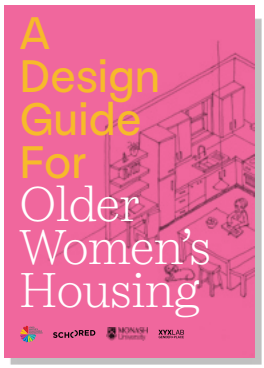
Drawing on current literature on the design of women's and social housing, WPI has developed these guidelines and objectives as part of our housing growth strategy.

WPI Approach

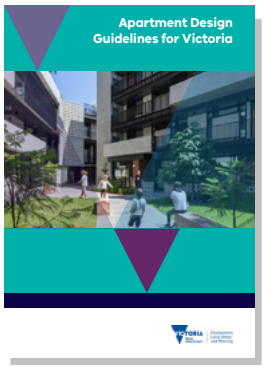
The design considerations and directions take a women-centred and trauma informed design approach. These guidelines are to be used as the guiding principle and points for consideration for future WPI homes.

It is advised that WPI is given the opportunity to review plans and elevations of dwelling design to ensure alignment with the following considerations and objectives.

Key Reference Material



A Design Guidelines For Older Women's Housing
By architects Sophie Dyring (Schored Projects) and Samantha Donnelly (XYX Lab).



Apartment Design Guidelines for Victoria – Planning
by Victorian State Government.



Design Guide for Specialist Domestic Violence Accommodation
by Housing Plus.

Process

Literature Review 01

Analysis of government standards, guidelines, academic literature and design best practice.

02 Portfolio Review

A close look at WPI current housing portfolio and the operating team's experience of maintenance and repair.

Renter Survey 03

Renters of WPI-owned homes were surveyed about the design features of their properties and how these influence their day-to-day living. Their responses were then analysed and assessed against key criteria.

04 Objectives & Considerations

All data was collated to develop objectives & considerations for each space WPI influences in development.

Checklist 05

A list of space-specific inclusions for future homes to delivered or acquired for/by WPI.

06 Peer Review

The guidelines were shared with other CHPs, design experts and academics for feedback and review.

Published 07

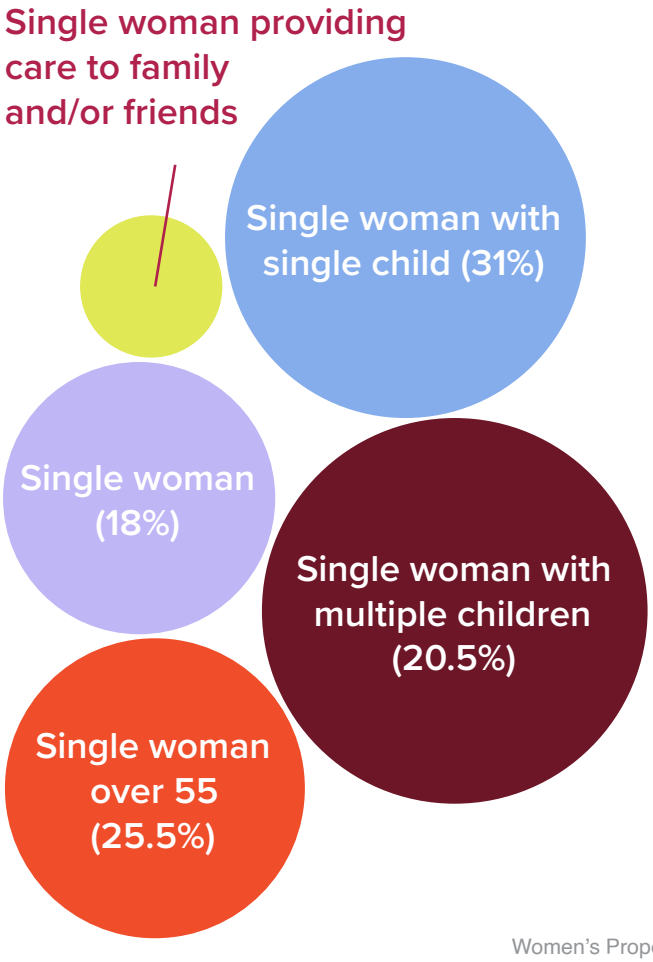
All feedback was collated and reviewed internally to formalise the final document.

What we heard

The renter survey distributed to all tenants in WPI-owned properties provided valuable insight into how our homes are used and what aspects of design matter most to the women who live in them.

Feedback from our renters has been woven throughout these guidelines, informing responses to specific spaces and design considerations identified in the initial literature review as common challenges for women with diverse housing needs.

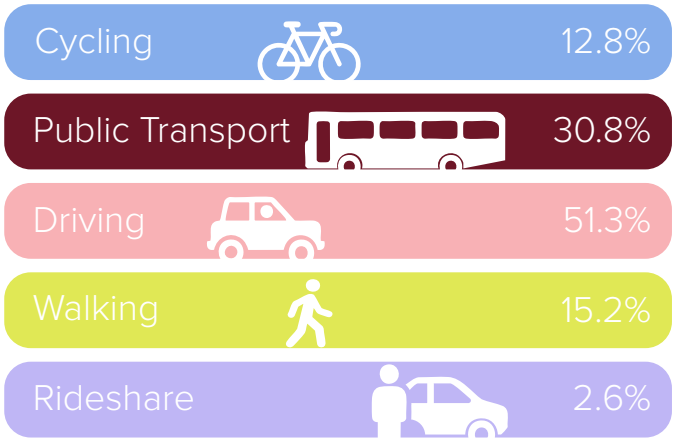
The composition of the respondents is outlined below:



How our renters responded when asked: what design features are most important in a home?



How our respondents move around:



No one knows our homes as well as our renters. When asked what matters most, they pointed to flexibility, usability and connection, details that can significantly shape a renter's experience of a home, and that show where our attention should be focused when developing projects ourselves or with partners.

Key Projects

WPI partners with experts in all forms to deliver a variety of outcomes to fit the variety of needs for our renters.

These projects represent three alternative delivery methods WPI has explored in the past working with architects, developers and funding partners.



Older Women's Housing Project - Studio Bright

The four-unit development in Beaconsfield was a pilot project delivered with Studio Bright and funded by philanthropic organisations. Built on an 824 m^2 suburban site, it provides four adaptable homes designed to Gold Livable Housing standards, with a flexible second living area that can be closed off to accommodate a caregiver as residents age.



Nightingale Village - Multiple Architects

WPI partnered with Nightingale to acquire nine one- and two-bedroom apartments within the Nightingale Village, across Evergreen (Clare Cousins Architects) and Skye House (Breathe Architects). Nightingale seeks to pre-allocate up to 20% of each development to community housing providers, with these apartments integrated seamlessly within the private development.

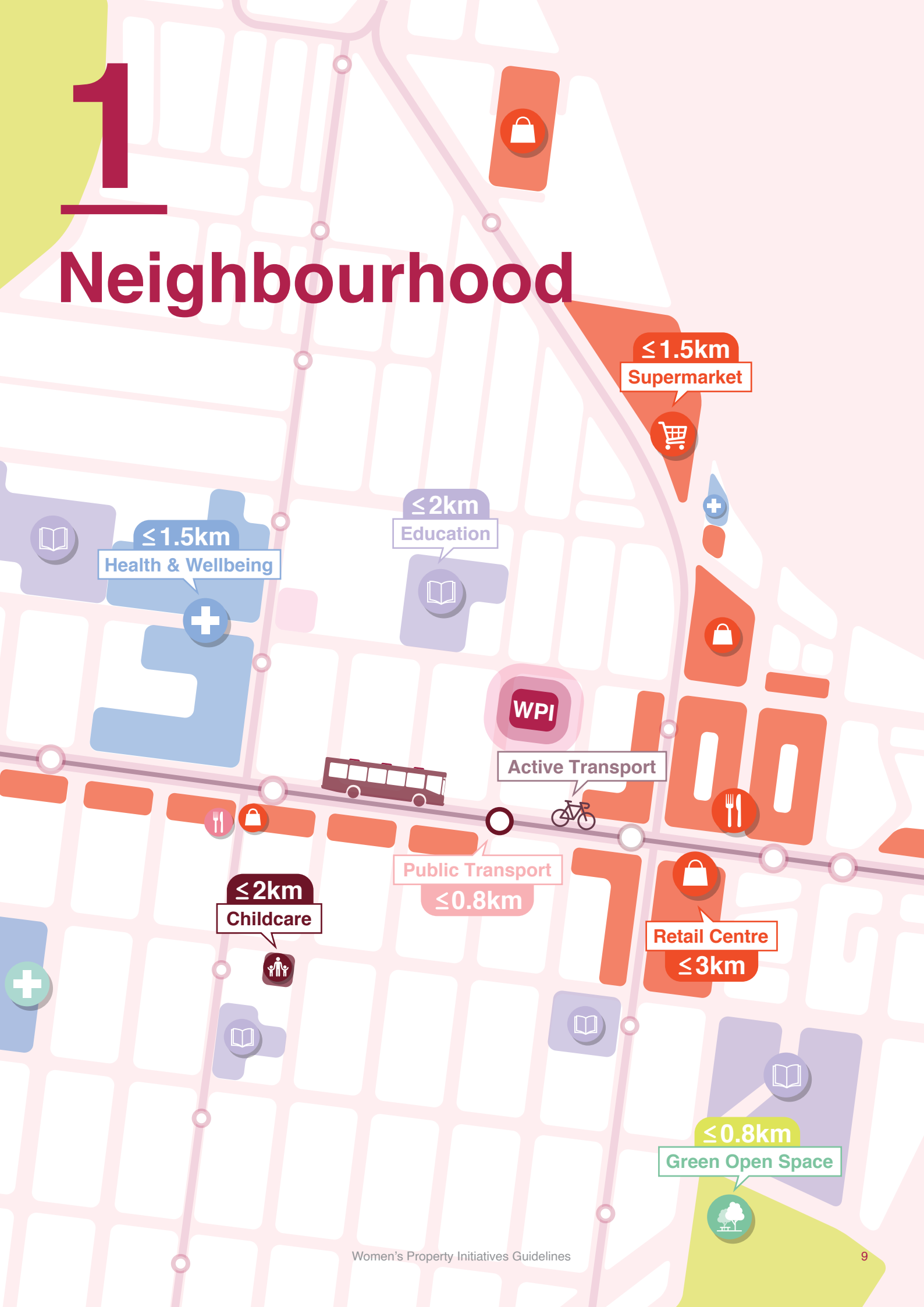


The Nest - Schored Projects & Modular Spaces

Delivered in partnership with the Property Industry Foundation and The Bridge Youth & Family Services, this project provided three two-bedroom units for young mothers seeking to live independently in safe, secure housing. The homes support residents to build a stable rental history, helping them transition to the private rental market. Available to local women, the units offer housing for up to five years.

1

Neighbourhood



Neighbourhood

Walkable, well-connected communities with access to green space and fresh food not only help reduce reliance on cars but also improve health, life satisfaction, and daily convenience.

The neighbourhood plays a vital role in supporting well-being. Many renters don't own cars, so proximity to public transport, healthcare, education, employment, and shops is essential. The built environment is therefore a critical social determinant of health, shaping physical health and mental well-being alongside opportunities for belonging and inclusion within the wider community.

Among our respondents, 36% of those who don't spend time in local parks or green spaces cited safety concerns or poor-quality open space as the reason. Key design features that contributed to a sense of safety included proximity to public transport, visible neighbours, and good lighting; features that made respondents feel unsafe included local crime, fear of home invasions, and proximity to intimidating neighbours.

Key Considerations

- Locate homes where residents can easily access public transport, healthcare, education, employment, and essential services.
- Avoid areas with poor street connectivity and limited amenity, which increase car dependence and disadvantage.
- Ensure access to affordable, fresh, and nutritious food through proximity to supermarkets, outlets, and community gardens.
- Integrate social housing within mixed, diverse communities to reduce stigma, encourage social cohesion, and foster belonging.
- Advocate for public spaces (streets, parks, playgrounds) to be designed to be safe, inclusive, and accessible for all ages and abilities.
- Apply Crime Prevention Through Environmental Design (CPTED) principles to strengthen safety, support positive social interaction, and promote community ownership.

20 Minute Neighbourhood

The 20-minute neighbourhood philosophy promotes higher-density, mixed-use communities where residents can access everyday services within a 20-minute walk, or 800 metres, of home. Walking and cycling reduce car dependence, lower emissions, improve health, and support local economies. Good urban design with safe streets and quality public spaces creates inclusive, connected communities for all ages and abilities.

2
Site Layout



Nightingale Preston.
Preston, VIC
by Breathe Architects and TCL

Site Layout

Site planning shapes how residents interact with their homes and the broader community.

Thoughtful design through active frontages, layered thresholds, and orientation for natural light can enhance safety, comfort, and social connection, while sensitive integration into the neighbourhood reduces stigma and ensures developments are welcoming and liveable for residents of all ages.

Efficient site layout also allows for higher housing yield without compromising quality of life, supporting inclusion, neighbourliness, and diversity across life stages.

Nightingale Preston, Breathe Architects

The studio apartments which line the ground level of Nightingale Preston showcase a soft edge between private and public through the use of mesh fencing and street-facing benches.
These semi-public front yards connect with the foot traffic through to the Upfield train line and bike path.

Feedback from respondents highlights the need to balance security with social visibility. Homes that offer both sanctuary and opportunities for connection allow renters to choose when to engage with neighbours and when to retreat for privacy.

When asked which design features mattered most within the home, respondents most frequently mentioned natural light and large windows, privacy, and accessibility.

Key Considerations

- Include active frontages to promote passive surveillance, safety, and informal social interaction; avoid blank walls or poorly defined edges.
- Maximise housing yield without compromising liveability, ensuring density supports inclusion, neighbourliness, and diversity across life stages.
- Create welcoming street interfaces with subtle transitions between public and private spaces, using landscaping, low fencing, or setbacks to balance privacy and connection.
- Integrate landscaping to enhance legibility, micro-climate, and resident pride, while planning for long-term maintenance responsibilities.
- Orient homes to capture natural light, reduce energy costs, and improve comfort for residents.

3

Perceptions of Safety



Summerhill Village
Footscray, VIC
by Tandem Design Studio

Perceptions of Safety

Safety must be both real and perceived for our renters.

Women who have experienced trauma need environments that feel secure and offer a sense of control and freedom of movement. Good lighting, clear sight-lines, natural surveillance, and accessible entry points help create this, enabling residents to monitor shared spaces, manage who has access, and move through their homes and neighbourhoods with confidence and dignity.

Privacy and safety were identified by respondents as their most significant concerns in the design of a home.



Crime Prevention Through Environmental Design (CPTED)

Crime on private properties, such as residential burglary, can be reduced through the design of individual dwellings and their relationship to surrounding homes and the broader neighbourhood. Key principles include territorial reinforcement, natural and passive surveillance, access control, and space or activity management. By shaping the built environment and preventing urban decay, opportunities for crime can be reduced and avoidance behaviours discouraged.

Respondents with children additionally pointed to having strong visual connections to children's play spaces as a key safety feature. Other features mentioned by respondents included providing multiple access and egress points, having security systems in place, and maintaining clear sight-lines to neighbours.

Key Considerations

- Safe, easy entry/exit for all dwellings, particularly in higher-density settings, allowing residents to escape dangerous situations if needed.
- Include good lighting and clear sight-lines to make paths visible, reduce hiding spots, and improve safety perceptions.
- Include passive surveillance into shared and public spaces, enabling residents to observe activity and deterring antisocial behaviour.
- Clearly define public, communal, and private spaces using fencing, landscaping, paving, or lighting to support ownership and reduce intrusion anxiety.
- Create visible, welcoming, and secure entrances, avoiding recessed doorways, blind corners, or alcoves that could conceal intruders.
- Incorporate clear way-finding and address visibility for emergency services and essential visitors, particularly in larger or complex developments.
- Maintain well-kept gardens, pathways, and building exteriors to convey care, deter antisocial behaviour, and strengthen residents' sense of safety.

Key Facts

27%

Roughly 1 in 4 women in Australia have experienced violence by an intimate partner or family member since the age of 15 years. [1]

Aboriginal and Torres Strait Islander women experience disproportionately high rates of violence and are 31 times more likely to be hospitalised due to family violence-related assaults.[2]

31 x

Every 8 days

On average, one woman is killed every 8 days by a current or former partner.[3]

Avg. 13 women / day

In the year 2021/22, 4,620 women aged 15 years and over were hospitalised due to family and domestic violence.

[1] Australian Bureau of Statistics. (2021-22). Personal Safety, Australia. ABS. https://www.abs.gov.au/statistics/people/crime-and-justice/personal-safety-australia/latest-release.

[2] Australian Institute of Health and Welfare. (2023). 2.10 Community safety. Indigenous Health Performance Framework. https://www.indigenoushpf.gov.au/measures/2-10-community-safety

[3] Australian Institute of Health and Welfare. (2025, July 30). Domestic homicide. https://www.aihw.gov.au/family-domestic-and-sexual-violence/responses-and-outcomes/domestic-homicide

[4] Australian Institute for Health and Welfare (2023) Family, domestic and sexual violence, Data tables: National Hospital Morbidity Database, AIHW.

4

Communal Areas



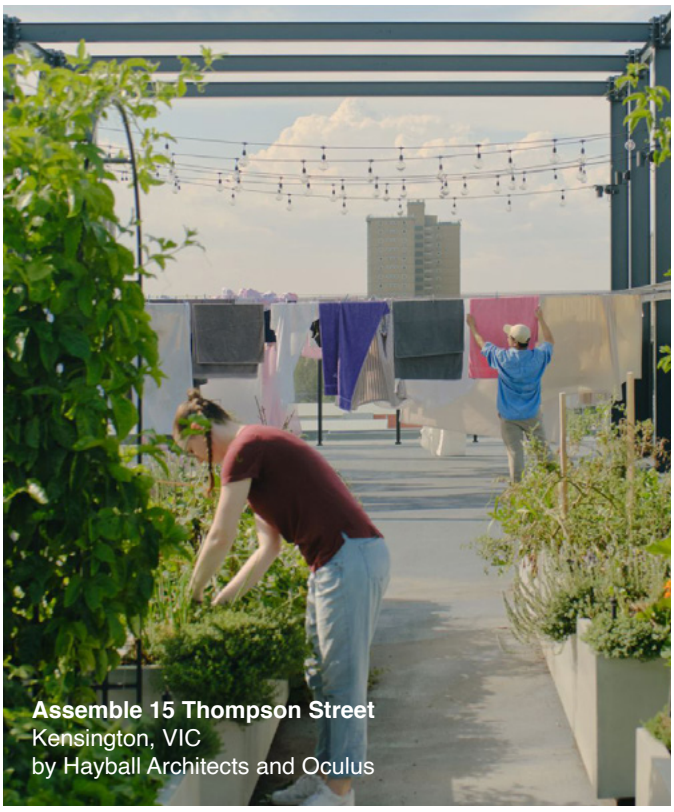
Hawke & King
West Melbourne, VIC
by Six Degree Architects and TNLA

Communal Areas

Communal and shared spaces foster belonging, reduce loneliness, and support incidental social interaction.

Thoughtful design promotes inclusivity, visibility, and a sense of ownership over these spaces. Not all apartment complexes provide shared spaces, but respondents who had access valued them. Practical reasons to visit, such as gardening or laundry, helped facilitate casual interactions and strengthen community ties.

Inclusion of an outdoor space to host guests opens up, rather than restricts, apartment living.



Assemble 15 Thompson Street
Kensington, VIC
by Hayball Architects and Oculus

Key Considerations

- Design for diversity and inclusivity, accommodating a wide range of backgrounds, cultures, body sizes, and abilities to encourage broad use and promote safety through visible activity.
- Support incidental social interaction through accessible, well-lit shared facilities such as laundries, clotheslines, barbecues, communal kitchens, and outdoor seating.
- Incorporate greening and natural elements, including canopy trees and adaptable outdoor spaces, to encourage gathering, mental well-being, and physical activity.
- Ensure accessibility and adaptability with level paths, ramps, handrails, seating, and flexible spaces that can accommodate quiet reflection, social gatherings, and cultural events.
- Prioritise safety and comfort with clear sight-lines, effective lighting, passive surveillance, child-friendly play areas, acoustic considerations, and culturally sensitive design.
- Encourage resident involvement and manageable maintenance, using low-maintenance landscaping, native plants, raised garden beds, and secure storage to keep communal spaces tidy and functional.

All apartment dwellers identified good lighting as a key design feature in shared spaces, contributing to both safety and ease of movement.

5

Dwelling



Tarakan Street Social and Affordable Housing
West Heidelberg, VIC
by NH Architecture, Bird de la Coeur Architects
and Openwork + Tract

Dwelling (Internal Amenity)

The design of individual dwellings has a direct impact on residents' comfort, health, privacy, and sense of control.

Well-planned homes support daily routines, promote independence, and accommodate diverse household needs. Careful attention to layout, natural light, ventilation, storage, and adaptable spaces ensures dwellings remain safe, functional, and liveable over time.

When asked which design features they value most, respondents highlighted privacy, opportunities for personalisation, low-maintenance materials, built-in storage, and access to outdoor or green spaces. A large majority (88%) emphasised the importance of quiet areas, particularly acoustic privacy and clear separation between living and sleeping spaces.

Older women and women with children also raised concerns that some design and material choices hadn't adequately considered their long-term needs, particularly around ageing in place, feeling that, at times, aesthetic appeal had been prioritised over residents' well-being and ongoing care.

Key Considerations

- Allow personalisation through flexible layouts, adaptable finishes, and small touches that help residents make the space their own.
- Provide flexible and functional layouts that support daily routines, allow for adaptable use, and accommodate different household sizes and life stages.
- Maximise natural light and ventilation to improve comfort, reduce energy costs, and support physical and mental well-being.
- Ensure privacy and acoustic separation within and between dwellings to support personal space, rest, and family life.
- Incorporate sufficient storage for belongings, including secure storage for bicycles, prams, and other essential items.
- Design for accessibility and future adaptability, with level thresholds, wide doorways, and spaces that can accommodate changes in mobility or household needs.
- Use durable, low-maintenance materials to reduce long-term upkeep, ensure safety, and maintain a sense of pride and dignity in the home.
- Support safe and easy access to dwellings with clear entries, way-finding, and connections to communal and external spaces.

Case Study:



First floor



Ground floor

1 Porch
2 Bedroom
3 Hall
4 Entry
5 Pond
6 Store
7 Stair
8 Laundry
9 Living
10 Dining
11 Kitchen
12 Rear yard
13 Barbecue
14 Garage
15 Verandah
16 Studio
17 Bridge
18 Void over pond
19 Robe/study
20 Terrace
21 Productive garden

Helvetia House, Austin Maynard Architects 2023

This retrofit and renovation of a two-storey Victorian terrace in inner Melbourne. The three-bedroom family home provides multiple spaces for family members to retreat to or adapt to changing needs. Flexible boundaries, including sliding doors and curtains, allow rooms to shift in function over time, supporting evolving family life.

Circulation is minimised and integrated into living spaces, maximising usable area. The introduction of windows, a vertical atrium and sliding doors enables flexible use while creating visual, rather than acoustic, connections throughout the home, allowing occupants to opt in or out of shared spaces.



A House To Gather
Thornbury, VIC
by Sibling Architecture

All respondents living in family households indicated that it was **deeply important** for each member to have their own private space.

When asked what works well about their home's layout, many mentioned that open-plan configurations made day-to-day use easier and more flexible.

However, many of respondents indicated they did not have enough storage, struggling to find space for cleaning equipment, children's belongings, and seasonal items.

6

Private Outdoor Space



Hope Street Housing
White Gum Valley, WA
by Officer Woods Architects, MDC Architects
and Aspect Studios

Private Outdoor Space

Private outdoor spaces give residents a place to relax, reflect, and enjoy fresh air while maintaining a sense of ownership and control over their environment.

These outdoor areas support mental and physical well-being, provide opportunities for gardening or other recreation, and enhance privacy in higher-density developments, with thoughtful design ensuring they remain safe, usable, and accessible for all household members.

20% of respondents identified access to a backyard or private outdoor area as their most valued design feature. As most renters use these spaces for gardening and drying clothes, ample sunlight throughout the day is essential.

Backyards:
Used by renters to connect with their families, gardening, enjoying fresh air. Difficulties were largely maintenance of lawns and neighbouring pollutants.

Balconies:
Used by renters to grow herbs, hang clothes and relaxing in fresh air. Difficulties are having enough space, air-conditioning units and wind.

Key Considerations

- Provide safe and secure outdoor spaces that allow residents to feel protected while using their private areas.
- Ensure accessibility for residents of all ages and abilities, including level surfaces, ramps, and adaptable layouts.
- Maximise usability by providing adequate space for seating, play, or small-scale gardening, tailored to household needs.
- Consider privacy and visual separation from neighbours and communal areas through fencing, landscaping, or strategic orientation.
- Incorporate natural elements such as plants, trees, and shade to improve micro-climate, comfort, and mental well-being.
- Use durable, low-maintenance materials to reduce upkeep and ensure long-term functionality.
- Connect to internal living spaces to encourage use and strengthen the indoor outdoor relationship, enhancing daily living.

Case Study: Hope Street Housing, Officer Woods Architects 2023

Situated in a low-rise suburban setting, Hope Street Housing takes a landscape-first approach, prioritising outdoor space and openness across the site.

The 28 terrace houses and walk-up apartments are arranged around private backyards that provide a sense of enclosure while maintaining visual connections to the surrounding landscape.

7

Checklist

The following checklist outlines WPI's desired inclusions and considerations for future homes, developed from grey and academic literature, maintenance data from our housing portfolio, and, most importantly, the lived experience of our renters.

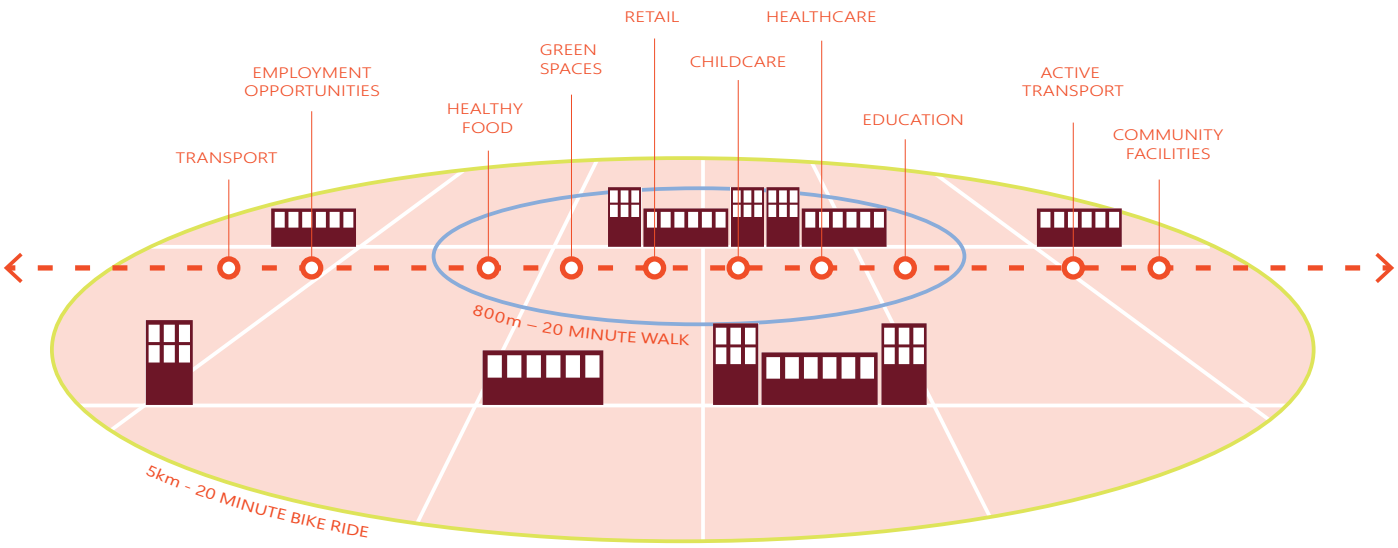
Designs will be reviewed holistically, with unmet items considered in the context of those that have been achieved.

Proposals for prospective homes will be assessed against these guidelines to evaluate how effectively they respond to the needs of our renters. The checklist may also be shared with architects and designers to support a renter-focused approach throughout the design process.

In addition to these guidelines, careful consideration should be given to the specific cohort targeted by each development. Older women and single mothers, for example, may have differing needs; however, supporting long-term tenancy should remain a central objective across all designs.

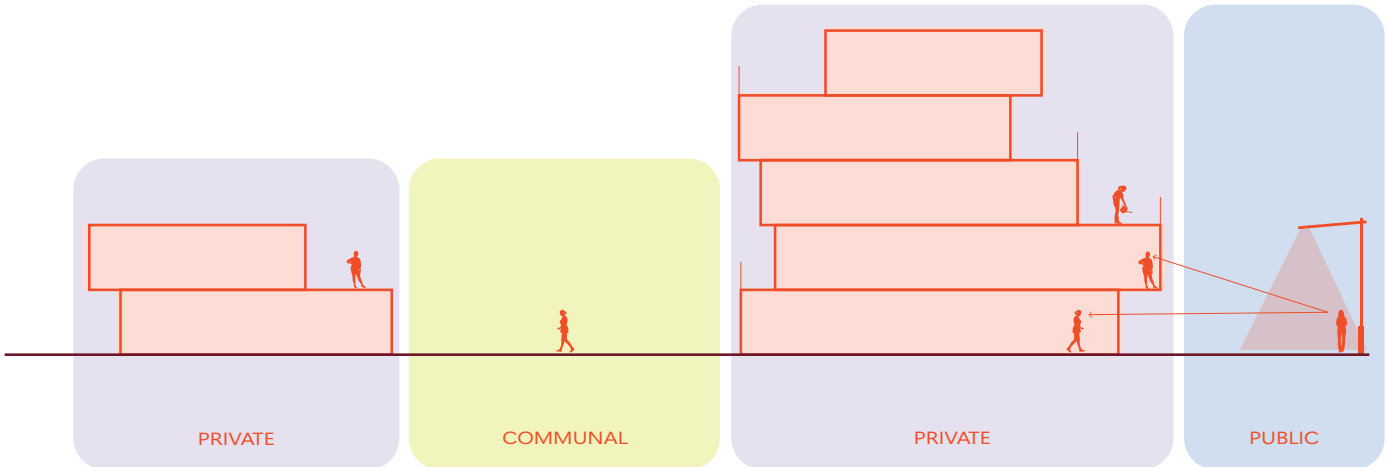
1. Neighbourhood

		Met	Partially Met	Not Met
1.1	Located within 20 minutes (walk/ ride/ public transport) of essential services (shops, schools, health, transport).	◯	◯	◯
1.2	Within a walkable neighbourhood, residential streets are safe and low traffic.	◯	◯	◯
1.3	Public spaces nearby are green, safe and inclusive for all ages/genders and abilities.	◯	◯	◯
1.4	Is not located within a neighbourhood of concentrated disadvantage.	◯	◯	◯
1.5	Has access to fresh food and healthy food outlets within 20 minutes of home by either car, cycling or foot.	◯	◯	◯
1.6	Not located adjacent to infrastructure that could be considered hazardous or isolating such as highways, abandoned buildings or commercial or industrial complexes.	◯	◯	◯



2. Site Layout

		Met	Partially Met	Not Met
2.1	Includes active frontages with windows/ entries overlooking streets.	◯	◯	◯
2.2	There are clear transitions between public, communal and private space.	◯	◯	◯
2.3	Step-free continuous paths have been included to all dwellings.	◯	◯	◯
2.4	Building orientation has been maximised for northern light and passive solar gain.	◯	◯	◯
2.5	Welcoming, human-scale façades have been designed to present a dwelling as a ‘home’.	◯	◯	◯
2.6	Dwelling materials and softscapes are designed for durability and low-maintenance requirements.	◯	◯	◯
2.7	The layout is sympathetic to neighbourhood character and context.	◯	◯	◯
2.8	Car parking is appropriate for cohort and allocated per dwelling.	◯	◯	◯



3. Safety

		Met	Partially Met	Not Met
3.1	Layered entry sequence has been provided with secure locks, intercom, and/or surveillance (where possible).	◯	◯	◯
3.2	Adequate lighting included across circulation paths, entrances, and outdoor areas.	◯	◯	◯
3.3	No blind corners, recessed entries, or entrapment spots accounted for in communal areas.	◯	◯	◯
3.4	Clear sight-lines in stairwells, corridors, and shared spaces.	◯	◯	◯
3.5	Way-finding and dwelling address clearly visible from access/egress points.	◯	◯	◯
3.6	Boundaries between public/ communal/ private spaces clearly defined.	◯	◯	◯
3.7	Windows and balconies provide natural surveillance to communal area/streets.	◯	◯	◯
3.8	Landscaping designed to enhance safety, visibility and minimise requirements for upkeep.	◯	◯	◯

4. Communal Areas

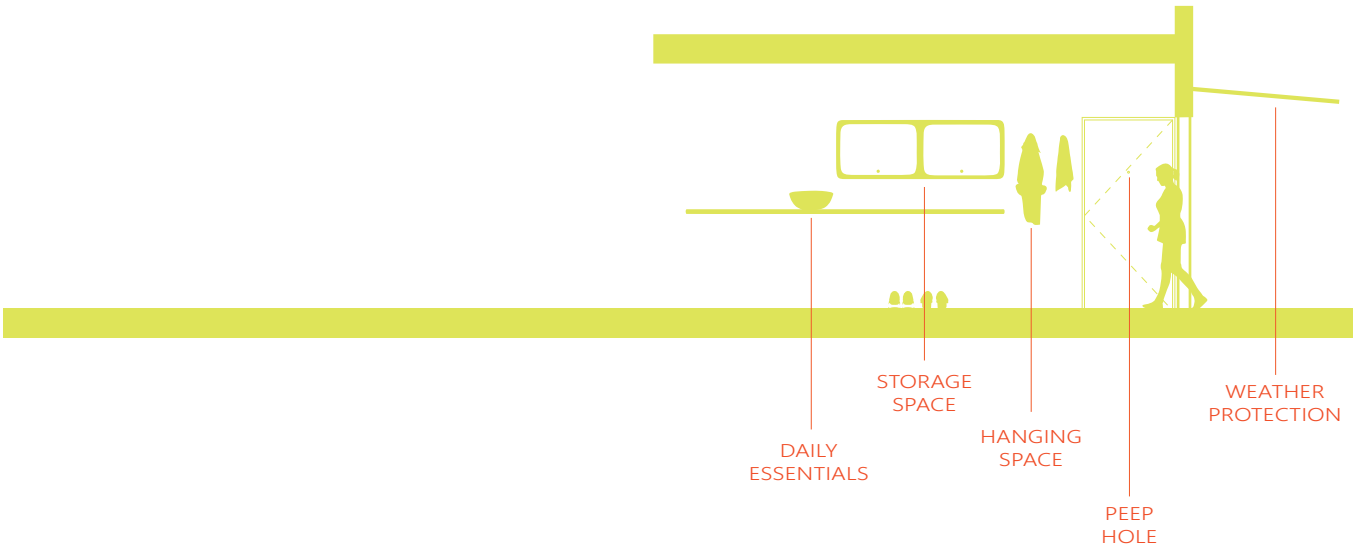
		Met	Partially Met	Not Met
4.1	Access to dwelling entries are step free, at least 850mm wide and provide ramps/handrails where required/ possible.	◯	◯	◯
4.2	Communal spaces are appropriately sized for flexible use (quiet retreat & social gatherings).	◯	◯	◯
4.3	Clear sight-lines and effective lighting included for safety throughout the development.	◯	◯	◯
4.4	Green spaces included with weather protection, canopy trees, and passive surveillance.	◯	◯	◯
4.5	Durable, low-maintenance furniture and landscaping provided.	◯	◯	◯
4.6	Outdoor seating and facilities (laundry, BBQ, drying, communal kitchen, where possible) for higher density developments provided.	◯	◯	◯
4.7	At least 1.5m wide circulation paths in multi-unit housing.	◯	◯	◯
4.8	Opportunities for resident involvement in design/ stewardship.	◯	◯	◯

5.1 Dwelling: General

		Met	Partially Met	Not Met
5.1.1	All habitable rooms have natural light, ventilation, and blinds/ curtains.	◯	◯	◯
5.1.2	All external windows must have latches that secure the property from outside entry.	◯	◯	◯
5.1.3	Homes meet or exceed 7-star NatHERS (no gas).	◯	◯	◯
5.1.4	Double-glazed windows and cross-ventilation provided.	◯	◯	◯
5.1.5	Fixtures, fixings, and storage accessible for all life stages.	◯	◯	◯
5.1.6	Acoustic privacy between dwellings and between rooms.	◯	◯	◯
5.1.7	Ceiling heights prioritise comfort and straightforward needs.	◯	◯	◯
5.1.8	Ample, secure storage throughout the home to suit a range of everyday needs (cleaning,equipment, prams, bicycles).	◯	◯	◯
5.1.9	Avoid mirror finishes; avoid floor-to-ceiling glazing where impractical.	◯	◯	◯
5.1.10	Inclusion of internal courtyards/light-wells to communal spaces, where possible.	◯	◯	◯
5.1.11	Fixtures/ fittings standardised to reduce maintenance burden.	◯	◯	◯
5.1.12	Smart NBN connection installed, discreetly located.	◯	◯	◯
5.1.13	Soft-closing drawers and protective door stops provided.	◯	◯	◯

5.2 Dwelling: Entrance

		Met	Partially Met	Not Met
5.2.1	Step-free access-ways are weather-protected and well-lit at night.	◯	◯	◯
5.2.2	Entries are secure with screen/ security door, peep-hole/ monitors/ smart lock.	◯	◯	◯
5.2.3	Open storage for bags, shoes, coats at entry.	◯	◯	◯
5.2.4	Bench/ surface for keys, mails and daily essentials.	◯	◯	◯
5.2.5	Space for personalisation (plants, decor, etc.) to foster belonging.	◯	◯	◯
5.2.6	External entry doors (other than screen doors) must have functional deadlocks or locks that people can unlock with a key from the outside.	◯	◯	◯



5.3 Dwelling: Circulation & Living Area

		Met	Partially Met	Not Met
5.3.1	Clear privacy gradient (public > semi private > private zones).	◯	◯	◯
5.3.2	Hallways wide enough for mobility and furniture movement.	◯	◯	◯
5.3.3	Curtains or blinds must be provided to all living areas.	◯	◯	◯
5.3.4	Natural light and ventilation in circulation spaces.	◯	◯	◯
5.3.5	Living rooms connected visually to kitchen/ dining and outdoor space.	◯	◯	◯
5.3.6	There must be a fixed heater in the main living area that's in good working order.	◯	◯	◯
5.3.7	Living rooms large enough for all household members & guests.	◯	◯	◯
5.3.8	Secondary living area provided in larger dwellings where possible.	◯	◯	◯
5.3.9	Acoustic separation between living/ dining and bedrooms.	◯	◯	◯
5.3.10	Dining areas sized to host guests and double as flexible work/ study space.	◯	◯	◯
5.3.11	Adequate task lighting and white power outlets in living/ dining areas.	◯	◯	◯

5.4 Dwelling: Kitchen

		Met	Partially Met	Not Met
5.4.1	Ample bench space (≥1.2m continuous workspace).	◯	◯	◯
5.4.2	Separate storage for food and cookware.	◯	◯	◯
5.4.3	Heavy items able to be stored below waist height.	◯	◯	◯
5.4.4	Electric cook top and oven are at safe, accessible height.	◯	◯	◯
5.4.5	Range hood vented externally.	◯	◯	◯
5.4.6	Power outlets out of children's reach.	◯	◯	◯
5.4.7	Visual connection to children's play space or outdoor area.	◯	◯	◯
5.4.8	Alcove/ shelving for appliances (microwave, kettle, toaster).	◯	◯	◯
5.4.9	Durable finishes (stone preferred over laminate).	◯	◯	◯
5.4.10	Kitchen sink positioned with outlook (window/ nature view).	◯	◯	◯
5.4.11	Storage accessible without overreaching (drawers preferred).	◯	◯	◯

5.5 Dwelling: Bedrooms

		Met	Partially Met	Not Met
5.5.1	Curtains or blinds must be provided in all rooms used for sleeping.	◯	◯	◯
5.5.2	Bedrooms shall be positioned for passive parental supervision, with proximity between adult and children's rooms while maintaining privacy for each.	◯	◯	◯
5.5.3	Adult's bedrooms are acoustically separated from living spaces.	◯	◯	◯
5.5.4	All bedrooms can accommodate alternate uses (studying, care-giving) and furniture layouts.	◯	◯	◯
5.5.5	Adult's bedrooms must be a minimum of 3.4m x 3.0m.	◯	◯	◯
5.5.6	Adult's bedrooms have adequate storage (drawers, shelves preferred over hanging space).	◯	◯	◯
5.5.7	Adult's bedrooms have morning sunlight access (eastern orientation preferred).	◯	◯	◯
5.5.8	Children's bedrooms can accomodate two single beds with circulation space.	◯	◯	◯
5.5.9	Children's bedrooms have defined play & sleep zones to support healthy bedtime routines.	◯	◯	◯
5.5.10	Children's bedrooms are located near wet areas (bathrooms/ kitchen) for ease of care.	◯	◯	◯
5.5.11	Children's bedrooms have adequate built-in storage for clothes, toys, equipment.	◯	◯	◯

5.6 Dwelling: Bathroom & Laundry

		Met	Partially Met	Not Met
5.6.1	Step-free, non-slip flooring.	◯	◯	◯
5.6.2	Shower must have a shower head with a 3-star water efficiency rating.	◯	◯	◯
5.6.3	Reinforced walls for future grab rails near shower and toilet.	◯	◯	◯
5.6.4	Natural light where possible and external ventilation.	◯	◯	◯
5.6.5	Heated for comfort.	◯	◯	◯
5.6.6	Large shower with hand-held option.	◯	◯	◯
5.6.7	Bathtub in family homes.	◯	◯	◯
5.6.8	Toilet separate from bathroom in multi-bedroom dwellings.	◯	◯	◯
5.6.9	Adequate bench (≥1.2m) and storage in laundry.	◯	◯	◯
5.6.10	Ventilation to prevent mould (no carpet near wet areas).	◯	◯	◯
5.6.11	Showers have clear openings of 850mm for hobless shower entries.	◯	◯	◯

6. Private Outdoor Space

		Met	Partially Met	Not Met
6.1	Landscape design includes mainly natives/drought tolerant plant species.	◯	◯	◯
6.2	Provide enough room for a 4-seater table and chairs.	◯	◯	◯
6.3	External infrastructure is consolidated in a single, discreet location away from entertaining areas.	◯	◯	◯
6.4	Clothing lines are provided and located for best sun access.	◯	◯	◯
6.5	Fosters a connection with nature through provision of garden beds, vegetable patches or low-maintenance native beds.	◯	◯	◯