










## 12. Private Open Space

### Spatial Planning

#### 12.1 Footprint (if space provided)

<input checked="" type="checkbox"/>	Ref.	Provision	Reason	Value
<input type="checkbox"/>	12.1.1	Min. 1550mm x 1550mm	Allows turning circle for a motorised wheelchair user	
<input type="checkbox"/>	12.1.2	Additional space for fold-down/pull out/ portable clothesline (sized appropriately to number of bedrooms)	Allows for air-drying without taking up internal space and save cost of using electricity	  
<input type="checkbox"/>	12.1.3	Space for external BBQ	Supports maintenance of relationships with family and friends	  

#### KEY



Social Inclusion



Affordability



Physical Independence



Amenity

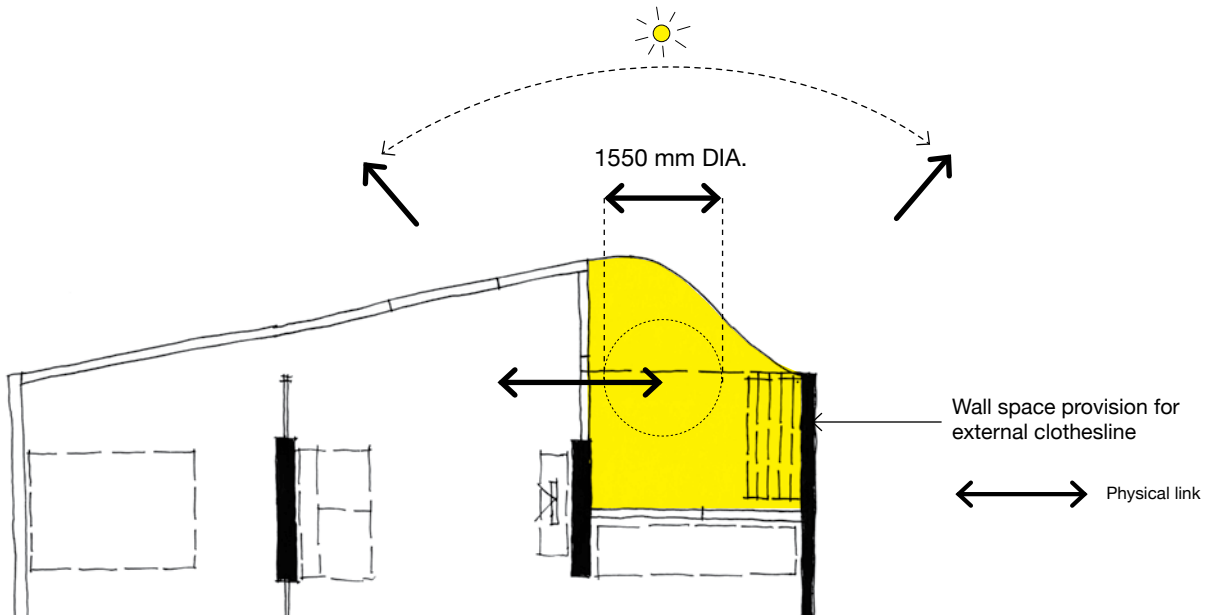


Homelike

Value Colour Code: **Highly Desirable** | Desirable

## 12.2 Positioning Within Dwelling

<input checked="" type="checkbox"/>	Ref.	Provision	Reason	Value
<input type="checkbox"/>	12.2.1	Located to maximise solar access and natural light	Maximises amenity and usability of space.	\$ 🏠 ☀️
<input type="checkbox"/>	12.2.2	Connected to external views and social activity	Promotes social connectivity	🏠 ♿ ☀️
<input type="checkbox"/>	12.2.3	Located to prevent direct sightlines entering the space	Enhances privacy and comfort. <b>[Physical experience]</b>	🏠 ♿ ☀️
<input type="checkbox"/>	12.2.4	Partially covered – protection from weather	Allows for interaction with external environment in all weather. <b>[Connection with outdoors]</b>	🏠 ♿ ☀️



**Private Open Space Key Connections**

### Brief Development







#### **Provision of Private Open Space**

Whether private open space to an accessible dwelling is provided will be dependent upon a range of factors, including:

- Specific town planning requirements
- Climate (balconies are less likely to be heavily utilised for recreational purposes and drying of clothes in colder areas)
- Proximity to public green open space and whether this will provide a realistic and convenient alternative for recreational purposes
- Capacity to achieve sufficient internal space for a functional accessible dwelling

# Components



## 12.3 Screening (Balustrading/Fencing)

<input checked="" type="checkbox"/>	Ref.	Provision	Reason	Value
<input type="checkbox"/>	12.3.1	Allow external view from low height e.g. 700mm AFFL	Allows external view for a person reclined in posture or of smaller stature	  
<input type="checkbox"/>	12.3.2	Provide range of zones with varying degrees of privacy (acoustic and visual)	Offers options to support various individual behaviours, sensitivities and preferences	  






Examples of balustrading to allow views out and offer options for privacy. Left: glass balustrading. Photo supplied by Royal Rehab. Right: Hunter Housing Project.

## 12.4 Ramps

<input checked="" type="checkbox"/>	Ref.	Provision	Reason	Value
<input type="checkbox"/>	12.4.1	Avoid wherever possible	Maximises level and usable areas for a person using wheeled mobility aids	 
<input type="checkbox"/>	12.4.2	Where unavoidable – as per AS 1428.1 (2009)		

## 12.5 External Tap

<input checked="" type="checkbox"/>	Ref.	Provision	Reason	Value
<input type="checkbox"/>	12.5.1	Offset external tap (if provided) 600mm from any internal corner	Allows space for a seated user to approach from either the left or right-hand side as needed. <b>[Multi-sided approach]</b>	  

See Part B, Section 13: Landscaping