Affidavit

Northern Territory of Australia
In the Coroner's Court
At Darwin

No. 3 of 2022

Inquest into the death of Kumanjayi Walker

Affidavit of: **Brent Warren**
Address: c/- Territory Families, Housing and Communities
47 Mitchell Street, Darwin NT, 0800
Occupation: Deputy Chief Executive, Housing Operations
Date: 24 February 2023

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I, **Brent Warren**, Deputy Chief Executive, Housing Operations, of c/- Territory Families, Housing and Communities, of 47 Mitchell Street, Darwin in the Northern Territory of Australia, affirm:

1. I am the Deputy Chief Executive, Housing Operations, for Territory Families, Housing and Communities (**the Department**). I am authorised to make this affidavit on the Department's behalf.

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2. I make this affidavit to assist the Coroner in conducting the inquest into the death of Kumanjayi Walker, who died on 9 November 2019, aged 19 years. In particular, I respond in this affidavit to a request from the Solicitor Assisting the Coroner for information relevant to housing services provided by the Department, received on 25 January 2023.

3. Kumanjayi's death is a tragic event, and the Department extends its deepest sympathies to his family and friends and to the Yuendumu community more broadly. Please accept my condolences for your loss.

4. For the purposes of preparing this affidavit, I have considered various documents in the possession of the Department and received briefings from staff.

5. The information contained in this affidavit is true based on my own knowledge and experience, my enquiries of relevant people, and the documents I have read.

Background

6. I am the Deputy Chief Executive, Housing Operations, of the Department. I have been in this role since February 2021. In this role, I am the Senior Executive Officer with strategic leadership responsibility for delivering social housing and homelessness services along with programs in homelands, town camps and community living areas in the Northern Territory. I am responsible for the delivery of urban, regional and remote property and tenancy management services.

7. I have lived in the Northern Territory since 1985. I initially lived in Nhulunbuy, where I completed primary schooling, before moving to Alyangula on Groote Eylandt and then finishing my senior schooling in Darwin. My employment history is as follows.

8. From 2000 to July 2017, I was a Police Officer with Northern Territory Police (**NT Police**). During this time, I held various roles, including the following:

   (a) From 2000 to 2006, I held a range of roles including General Duties Police Officer and then Detective working in Greater Darwin and Alice Springs.

   (b) From 2006 to 2007, I worked at the National Indigenous Intelligence Taskforce, which was a multi-agency team auspiced within the Australian Crime Commission, based in Alice Springs. In this role, I worked in remote communities in the Northern Territory, South Australia and Western Australia conducting targeted intelligence operations relating to child abuse and violence within Aboriginal communities.

   (c) From 2010 to 2012, I was a Superintendent based in Katherine. In this capacity, I had leadership responsibility for remote policing across the Big Rivers Region,

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including Katherine. My remote portfolio at various times included Ngukurr, Numbulwar, Borroloola, Minyerri, Bulman, Groote Eylandt, Wadeye, Jabiru, Kalkarindji, Lajamanu, Yarralin, Daly River and Peppimenarti. In this capacity, I was also the NT Police representative on Inter-Agency Tasking and Coordination Groups in Katherine and Borroloola. These groups brought together representatives from NT Police, the Department of Education, the Department of Chief Minister, the responsible councils and relevant Aboriginal Community Controlled Organisations to coordinate actions to maintain community safety and prevent and manage youth crime.

(d) From 2012 to 2015, I was the Detective Superintendent leading the Southern Investigations Division based in Alice Springs. In this role I was responsible for all criminal investigations within the Southern Region, including serious crimes in remote communities and Tennant Creek. My Division included a youth focused property crime investigation unit and the coronial investigation unit, and I supported broader Command operations including emergency management, major events and alcohol policing.

(e) From 2015 to 2017, I was Commander, Darwin Metropolitan Command. In this role, I had similar responsibilities to those I held as Superintendent of the Katherine and Northern Remote Stations, including leading all front-line police service delivery in the Greater Darwin region, the Strike Force Trident property crime team, management of the Watch House, alcohol and social order policing, and emergency management. In this capacity, I was the Chair of the interagency Public Places Services Coordination Group, established to coordinate actions across Northern Territory Government agencies, Darwin City Council and non-government organisation partners including Larrakia Nation, to prevent and manage youth crime and alcohol and anti-social behaviour in the Darwin region.

9. From July 2017 to July 2018, I was the General Manager, Families and Regional Services with the Department. In that role, I led a Territory-wide team of child protection, family support and auxiliary staff. Broadly, this included oversight of the following three primary areas: (a) acute responses to child protection related concerns; (b) caring for children brought into care likely to be re-united with their family following intervention and support; and (c) caring for children brought into long term care.

10. From July 2018 until November 2020, I was the General Manager, Youth Justice with the Department. In that role, I led a team that was responsible for youth detention operations

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in Darwin and Alice Springs, youth outreach operations, engagement with Courts and statutory oversight of youth in the justice system, design and delivery of youth diversion programs, design and delivery of the Back on Track program, and the specialist assessment and treatment team. The team I led was also responsible for working with the Department of Infrastructure, Planning and Lands (**DIPL**) to design and deliver the new Darwin and refurbished Alice Springs Youth Justice Centres.

11. From November 2020 to February 2021, I was seconded to the Department of the Chief Minister and Cabinet as the Regional Executive Director, Alice Springs. In this role, I was responsible for providing whole-of-government coordination in Alice Springs by way of: (a) leading and strengthening the Central Australian Regional Coordination Committee, including bringing Chief Executives from the three regional councils into the core membership group; (b) supporting a critical Cabinet visit to Alice Springs to brief partners on the Budget and response to the Territory Economic Recovery Committee Report; (c) building a strategic alliance with officers from the Alice Springs Town Council, providing visible leadership by attending Council meetings, and engaging with opportunities to work differently including by developing a partnership to improve the reach and monitoring of the CCTV network in Alice Springs; (d) driving information sharing between non-government partners and government agencies to measure the reach and impact of school holiday programs, working in close cooperation with the Department of Education to build a back to school plan that directed intensive engagement with students most in need; and (e) conducting site visits to Alice Springs Town Camps to meet with and listen to the concerns of local Aboriginal residents and progress negotiations relating to Local Decision Making and Indigenous Land Use Agreements.

12. I hold the following tertiary qualifications:

    (a) a Master of Studies (Applied Criminology & Management) from Cambridge University (2018);

    (b) a Master of Business Administration from Deakin University (2017);

    (c) a Master of Arts (International Relations) from Deakin University (2012);

    (d) a Graduate Certificate in Applied Management from the Australian Institute of Police Management, Sydney (2011);

    (e) a Bachelor of Laws from Charles Darwin University (2007); and

    (f) a Bachelor of Business from Charles Darwin University (2007).

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Services delivered by the Department and its predecessors to Kumanjayi

13. For the purposes of preparing this affidavit, I have caused a review of the Department's records to be undertaken to determine whether and what public housing services were delivered by the Department and its predecessors to Kumanjayi.

14. On the basis of that review, I understand the Department delivered public housing to Kumanjayi and his primary carer in Katherine, Yuendumu and Ilperle Tyathe (Warlpiri Camp) in Alice Springs.

15. I have set out the context to the delivery of these services, including the various responsibilities of the Department and its predecessors, below.

Responsibility for the provision of public housing in the Northern Territory

16. In the period relevant to this inquest, responsibility for the provision of public housing services sat with the following agencies:

    (a) from December 2009 to September 2012, public housing services were provided by the Department of Housing, Local Government and Regional Services;

    (b) from September 2012 to September 2016, public housing services were provided by the Department of Housing;

    (c) from September 2016 to January 2019, public housing services were provided by the Department of Housing and Community Development;

    (d) from January 2019 to September 2020, public housing services were provided by the Department of Local Government, Housing and Community Development; and

    (e) since September 2020, public housing services have been provided by the Department.

Overview of the housing service streams delivered by the Department

17. The housing services delivered by the Department may be grouped into the following six service streams, which I describe in detail below:

    (a) Homelessness Services;

    (b) Tenancy Reform;

    (c) Social Housing;

    (d) Community Housing;

    (e) Government Employee Housing; and

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(f) Remote Housing and Programs.

18. *Homelessness Services* involves addressing and preventing homelessness in the Northern Territory. The Department does this by designing and developing programs and policies to address homelessness and funding organisation to deliver homelessness services, such as providing safe houses, crisis accommodation, dignity services, assertive outreach and other supportive services for people in need of assistance. The Department also works with relevant stakeholders to find long-term solutions to homelessness, raise awareness of homelessness, and engage with the community to address the underlying causes of homelessness.

19. *Tenancy Reform* involves the regulation and management of public housing properties and tenancies across the Northern Territory. The Department does this by developing and implementing public housing tenancy management policies, supporting or referring tenants to support to manage their tenancy, and dealing with compliance issues related to public housing tenancies, including issuing demerit points and progressing tenancy disputes to the Northern Territory Civil and Administrative Tribunal.

20. *Social Housing* involves the management and provision of public housing to eligible Territorians through an asset base in excess of 4,800 urban and 5,400 remote dwellings. The Department allocates public housing to those in need and provides tenancy management services or funding to community organisation to provide these services. Social Housing also involves developing policies to improve the quality and accessibility of social housing and engaging with stakeholders to address issues related to social housing in the Northern Territory.

21. *Community Housing* involves increasing the supply of social and affordable housing in the Northern Territory. The Department does this by working with Community Housing Providers registered via the National Regulatory System for Community Housing, developers, private sector partners, and other government agencies to increase the availability of social and affordable housing options, and providing support to households to access and maintain affordable housing. The Department has released a Community Housing Growth Strategy, which maps out a commitment to build new and transfer existing social and affordable housing to the Community Housing Sector. The Department also raises awareness of the importance of social and affordable housing and engages with stakeholders to identify and address barriers to increasing the supply of affordable housing in the Northern Territory, to grow and administer a portfolio of social and affordable housing,

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and to support affordable housing through low interest loans, which assist eligible Territorians into home ownership and reduce pressure on the rental market.

22. *Government Employee Housing* involves the provision of housing to Northern Territory government employees in remote communities and regional centres like Tennant Creek and Nhulunbuy. This includes managing the allocation of government employee housing (**GEH**) from 1,400 government-owned and 440 private head-leased dwellings and working with agencies to provide tenancy management services. This is a crucial enabler for the delivery of government services in remote communities and regional centres.

23. *Remote Housing and Programs* involves improving living conditions and reducing overcrowding in remote communities through the delivery of additional living spaces, new housing and related infrastructure. This includes Strategy and Reform, Remote Property and Tenancy Management, Town Camp and Homelands Reform, and the Healthy Homes program. The Remote Housing and Programs stream is responsible for leading and coordinating the delivery of housing and municipal and essential services to homelands outstations and town camps, which includes the Town Camps Reform Framework, a commitment to implementing a sustainable community housing model in town camps.

24. In terms of organisational structure, the Regional and Community Services Division of the Department provides integrated service delivery across the six regional service areas: Barkly, Big Rivers, Central Australia, Darwin, Palmerston and Litchfield, East Arnhem and Top End. This includes family services, youth justice services and urban and remote tenancy services. The Department has embarked on an expansion of remote service delivery capacity, with a deliberate focus on sustaining more staff based in remote communities. The integrated service delivery model and the remote expansion has meant that teams have a more holistic view of communities and clients. The relevant regional service area for Yuendumu is Central Australia.

25. Since 2022, the provision of GEH services has been centralised into the newly established Northern Territory Government Employee Housing Office (**NTGEH Office**). Staff from that Office are based in each region and are charged with conducting periodic inspections, coordinating maintenance requests, and developing the capital works plan for new construction of GEH housing.

Housing services delivered by the Department

26. Below, I describe in greater detail some of the housing services delivered by the Department, with particular reference to those services relevant to the request from the Solicitor Assisting the Coroner made on 25 January 2023.

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Public housing services

27. The Department provides public housing services. In broad terms, this includes the following:

    (a) establishing and maintaining Housing Reference Groups (**HRGs**) to work with local residents and inform the collaborative delivery of public housing services in remote communities;

    (b) receiving, assessing and prioritising applications for public housing;

    (c) administering public housing tenancies and providing tenancy services, including collecting rent, conducting housing inspections, and receiving reports of repair or maintenance issues and raising these with DIPL for action by their contracted service providers; and

    (d) developing and implementing policies associated with the delivery of public housing.

Housing reference groups (**HRGs**)

28. The delivery of public housing services in remote communities and town camps is done in collaboration with HRGs.

29. HRGs are representative groups, usually consisting of between four and fifteen community members. In many remote communities, where the Territory headleases Aboriginal land from Land Councils for the purposes of providing public housing, it is a requirement of the Territory's headlease agreement that HRGs are established and meet a certain number of times per year. Ordinarily, a HRG will meet at least twice per year.

30. The HRG model is based on a public participation model for engaging with communities and was developed following extensive research on best practice engagement methodologies and in consultation with internal and external parties. This approach supports community participation in local decision-making and community generated solutions to problems in remote housing.

31. HRGs provide the Department with a primary engagement point in remote communities. They provide advice and recommendations on a range of issues, including but not limited to the following:

    (a) Community living arrangements – including advice on traditional family or social group living arrangements and how this may affect remote public housing related activities;

    (b) Housing design – including advice to inform future planning for new house design and refurbishments and rebuilds to existing houses in the community;

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(c) Capital and infrastructure work in communities – including advice on aspects of town planning which the Department refers to other agencies;

(d) Housing applications – including considering housing applications for their community and advising if they are supported;

(e) Housing allocation – including providing guidance and recommendations on allocation of available public housing;

(f) Tenant support – including advising on support issues for the community, individual cases, the local supports available to tenants who are having difficulties in managing their tenancy, and recommendations in relation to community-based solutions to problematic tenancies;

(g) Overcrowding, visitors and antisocial behaviour – including providing feedback and advice to the Department on strategies to reduce and manage overcrowding, visitors, and antisocial behaviour;

(h) Employment and workforce development – including offering advice to assist the Department to meet Indigenous employment and training objectives during the construction and ongoing management of remote housing;

(i) Engagement and communication – including providing input to assist the Department to develop appropriate strategies that effectively inform and consult with the broader community;

(j) Policy development – including providing advice and recommendations on issues that can affect the development of remote housing policies; and

(k) Program management and delivery – including commenting on the effectiveness of the Department's remote housing programs and providing recommendations for improvement or suggestions for change.

32. I provide information in relation to the Yuendumu HRG, including its membership and the regularity of its meetings, below.

Assessing applications and allocating public housing

33. The eligibility criteria for, and allocation of, public housing is different in urban and remote areas.

34. In urban areas, broadly speaking, the eligibility criteria for public housing are as follows:

(a) Age – being 16 years of age or over;

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(b) Residency – being an Australian citizen or having permanent residency status (where permanent residency status includes Special Category Visa for citizens of New Zealand holders; Temporary Protection Visa holders; Sponsored Migrants; and victims of domestic violence holding an 820 or 309 Visa) and residing in the Northern Territory;

(c) No property ownership – not owning or partly owning a residential property (this is subject to various exceptions, including where property is subject to marital separation, the applicant is fleeing domestic or family violence, or the applicant is affected by severe medical or social issues that make it impracticable to live in the house they own);

(d) Satisfactory tenancy history – not having had a public housing tenancy terminated in the last two years; and

(e) Income and assets tests – meeting income and assets tests including:

i. having total household income under the weekly income limit, which is as follows (excluding income from recognised occupiers under 18 years of age): for one person, $955; for two people, $1,240; for three people, $1,443; for four people, $1,656; for five people, $1,861; for 6 people, $2,071; and

ii. having total household assets under the asset limit, which varies according to the total number of people and whether tenants are 55 years or older (with older tenants allowed substantially higher asset limits).

35. In urban areas, the allocation of public housing to eligible recipients is generally made in the following order:

(a) entitlement transfers – where an existing public housing tenant is transferring from a public housing dwelling with too few or too many bedrooms to a more suitable dwelling;

(b) medical or social transfers – where an existing public housing tenant is transferring to a new public housing dwelling for medical or social reasons;

(c) priority wait list applicants – new applicants who meet priority criteria, such as serious risk of homelessness, serious medical or social problems, or risk of domestic and family violence;

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(d) accelerated applicants – new applicants with extenuating circumstances which increase the urgency of the need for public housing, but does not elevate them to the priority waitlist;

(e) transfers between locations – where an existing public housing tenant requests to transfer to a new location but not as an entitlement or medical or social transfer; and

(f) general wait list – new applicants who are not priority or accelerated applicants.

36. In remote communities, eligibility criteria and allocations are largely determined in consultation with the relevant HRG.

37. Eligibility criteria in remote communities are developed in consultation with the relevant HRG, based on the standard criteria above and whether the applicant is a permanent community resident or will be accepted as one. Subject to the views of the HRG, a person in a remote community is not precluded from public housing by reason of their age, residency ownership, unsatisfactory tenancy history, or income and assets.

38. This more flexible approach to eligibility criteria also reflects the fact that there is usually no private housing market in remote communities, and thus public housing responds to a broader need than it does in urban areas.

39. Similarly, allocation of housing in remote communities is done on consultation with the relevant HRG, according to a broader conception of need. Ordinarily, the following needs are considered in allocations (in no particular order):

(a) families with children, including foster or kinship careers;

(b) families in which one or more person is employed;

(c) people needing to escape domestic family and sexual violence;

(d) people who are infirm by reason of frailty, age or disability;

(e) people who are or are at risk of homelessness;

(f) people with specific medical or physical needs;

(g) people with local employment (for example, where a person intends to return to a community to take up employment, but requires a house to do so);

(h) people living in overcrowding; and

(i) other criteria appropriate to individual communities in consultation with the relevant HRG.

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Tenancy management, repairs and maintenance

40. Public housing residential tenancy agreements are between the Chief Executive Officer (Housing) (**CEO (Housing)**), as the landlord, and the tenant. The CEO (Housing) is a statutory office created by the *Housing Act 1982*, which is occupied by the Chief Executive of the Department. Public housing tenancy agreements are in standard terms.

41. Under the *Residential Tenancies Act 1999* and the terms of public housing residential tenancy agreements, tenants are required not to damage the property and to report any maintenance issues promptly.

42. The CEO (Housing) is required under the *Housing Act 1982*, *Residential Tenancies Act 1999* and the terms of public housing residential tenancy agreements, to provide a premises that is safe, secure and habitable, and to carry out necessary repairs and maintenance.

43. The CEO (Housing) engages DIPL, as the agency with the relevant subject matter expertise, to act as its agent in relation to carrying out repairs and maintenance of public housing. DIPL oversees this work and the procurement of contractors to perform it.

44. In most areas, public housing tenants can report a repair and maintenance issue in any of three ways. *First*, by reporting it to the Department, as the landlord. *Second*, by calling and logging a repair and maintenance job with DIPL (in substantially the same way any Northern Territory Government employee would log a job). *Third*, where there is a service agreement in place with the relevant maintenance contractor, by contacting the contractor directly to log a repair or maintenance job.

45. Further, the CEO is empowered under the *Residential Tenancies Act 1999* and public housing residential tenancy agreements to conduct inspections of tenanted properties. If repairs and maintenance issues are identified by the Department during an inspection, the Department will log a job with DIPL, who will engage a contractor to carry out necessary repair and maintenance work.

Design of public housing

46. Presently, new public housing is designed in accordance with the ***2019 Design Guidelines***: *Remote Community Housing* (Revised and Re-Issued First Edition), which are annexed to this affidavit and marked **"Annexure BW-1"**.

47. The *2019 Design Guidelines* were prepared by DIPL on behalf of the former Department of Local Government, Housing and Community Development and provide guidelines for the design requirements for remote community housing, including minimum standards, for all homes constructed after February 2019.

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48. The *2019 Design Guidelines* have been and continue to be updated from time to time. They are presently being revised to incorporate changes to the National Construction Code of Australia.

49. The *2019 Design Guidelines* were prepared by reference to, amongst other things, the requirements of the National Indigenous Housing Guide and the National Construction Code of Australia including the Building Code of Australia.

50. The overarching objectives for the design of sustainable remote community housing, as identified in the *2019 Design Guidelines*, are as follows:

    (a) Appropriate – Appealing, comfortable and fit-for-purpose dwellings which are capable of supporting a wide range of tenants and their needs, including young families, singles, seniors and people living with a disability.

    (b) Accessible – Dwellings designed to maximise accessibility and usability by a wide range of tenants, regardless of their age and ability, and easily adaptable to meet specific tenant needs.

    (c) Safe and secure – Dwellings designed to prevent injuries or health issues, maximise personal safety from crime and antisocial behaviour, and promote principles of Crime Prevention through Environmental Design.

    (d) Economically sustainable – Dwellings that are robust and represent good value for money, with a construction and design quality which minimises ongoing maintenance and maximises longevity.

    (e) Energy efficient – Site responsive and climatically appropriate designs which incorporate passive energy design principles, making for comfortable and energy efficient dwellings.

51. The *2019 Design Guidelines* are split into the following three parts:

    (a) Part A provides for general design principles;

    (b) Part B provides for a design guide and performance criteria; and

    (c) Part C provides for region-specific appendices.

52. The twelve design principles in Part A, and a brief description of each, are as follows:

    (a) Site Responsive Design and Neighbourhood Context – dwellings should fit within the character of the neighbourhood and not be institutional in appearance.

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(b) Accessibility, Adaptability and Universal Design – design should maximise accessibility and usability by a wide range of people and be easily modifiable for persons with specific needs. Specifically, new remote community housing must meet the Class C requirements of Australian Standard 4299:1995 on Adaptable Housing and the requirements for a silver standard under the Liveable Housing Design Guidelines.

(c) Climatically Appropriate Design – the design and layout of each home should incorporate passive design responses to the regional climate and microclimate of the site, noting that this must be balanced with other design principles and performance requirements. Specifically, this may include appropriate design in areas such as the orientation of the home, the location of rooms within the home, construction methods and materials, natural ventilation and cross-ventilation, and external colour, amongst other things.

(d) Energy Efficiency and Sustainability – fixtures and fittings should promote energy efficiency. Specifically, residential dwellings are required to achieve a minimum 5-star energy efficiency rating under the Nationwide House Energy Rating Scheme or alternatively meet the deemed-to-satisfy requirements of Part 3.12 in the Building Code of Australia 2009.

(e) Crime Prevention through Environmental Design – site layouts, dwelling designs and orientation, landscaping, fencing and other external treatments should reflect principles of Crime Prevention through Environmental Design.

(f) Privacy – new dwellings' open spaces should not unreasonably impair the privacy of neighbouring dwellings and floor layouts should promote privacy within the home.

(g) Building Maintainability and Longevity – dwellings should be designed to maximise durability and minimise whole-of-life costs maintenance costs. This includes design features such as the use of durable materials to give an asset life of 30 years and reducing upkeep costs through measures such as the use of solar hot water.

(h) Natural Disaster Resilience – houses in designated tropical cyclone regions must incorporate appropriately resilient designs, including considering the information available from James Cook University's Cyclone Testing Station, the pre-eminent independent authority on the performance of buildings in severe wind events.

(i) Safety for Occupants – properties must afford a safe standard of living for occupants. Specifically, this may include things like sufficient smoke detectors.

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(j) Car Parking and Street Presentation – homes should incorporate adequate and appropriate car parking space.

(k) Territoriality – the respective boundaries of different properties should be well-defined.

(l) Safety in Design – specific hazards relevant to the community should be identified and appropriately addressed.

53. The Design Guide and Performance Criteria in Part B provide for more detailed requirements in relation to a range of matters. Amongst others, these include the following:

(a) the expected notional floor area of dwellings, based on the number of bedrooms;

(b) the provision of various rooms, such as laundries and bathrooms, to dwellings based on the number of bedrooms;

(c) thermal performance and climate control, including the provision and minimum diameter of ceiling fans in tropical region homes, air conditioning in arid region homes, and the use of design features that maximise cross-ventilation;

(d) plumbing and wet areas, including:

i. the provision of fixtures and fittings for potable water, laundry and sanitary services, as appropriate for the dwelling configuration and intended household size;

ii. hot and cold water to all fixtures (except garden taps);

iii. a hobless tiled shower recess with internal dimensions complying with the relevant Australian standard for adaptable housing;

iv. laundry facilities, including standard features such as a stand-alone discharge for a washing machine adjacent to the laundry cabinet and a proprietary stainless steel laundry tub of 70 litre minimum;

v. the use of solar hot water heating to all dwellings of less than three stories in height, unless otherwise specified, with 180L solar hot water holding tanks for dwellings of one or two bedrooms, and 300L holding tanks for dwellings of 3 or more bedrooms;

54. The Regional Specific Appendices in Part C provide for region-specific design principles. Broadly, the Territory is divided into a tropical and an arid zone. In the tropical zone, design features include cyclone safety measures, ventilation via louvred windows, and penetrations to allow for air conditioning systems to be fitted if required. In the arid zone, design features

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include the replacement of louvres with sliding doors, air conditioning in the living area, and penetrations to allow for air conditioning systems to be fitted in bedrooms if required.

55. Within these zones, specific regions and communities may have specific design principles. For example, in Wadeye, due to tenants reporting increased property crime, there are additional security measures required for all new houses, such as covers for veranda downlights, stone guards for solar hot water systems and black powder coated steel mesh over windows (these mesh covers were developed and manufactured by Thamarrurr Development Corporation). In the Alice Springs Region, which includes Yuendumu, LED oyster lights rather than LED down lights are preferred. There are presently no Region Specific Design Principles for Yuendumu, specifically, but the Principles for arid zones and the Alice Springs region apply to Yuendumu.

Government employee housing (GEH) services

56. The Department also manages the provision of GEH services to employees of the Northern Territory Government. Since 2022, responsibility for GEH services and reform has been with the centralised NTGEH Office. Key reforms being carried out by this office include centralising the tenancy management model and a new charging and billing model for client agencies.

57. The NTGEH Office receives and assesses applications for government employee housing from government agencies, allocates government employee housing to government employees, works with agencies to provide tenancy management services to government employees in GEH, and develops and implements policies associated with the delivery of GEH.

<u>Eligibility and allocations</u>

58. Eligibility for GEH hosing is determined by the Office of the Commissioner for Public Employment, informed by the relevant enterprise bargaining agreements for public servants.

59. The NTGEH Office receives requests from other government agencies (or other parts of the Department) for GEH. Where a request is received, it is assessed and allocated considering two broad factors: priority of need in the location by the relevant agency and the best interests of the relevant community. Assessment of priority need occurs in consultation with senior Northern Territory Government officials via the relevant regions Regional Co-ordination Committee. Using this approach, it has been possible to change the allocation of houses between client agencies, increase the utilisation rate of the assets, allow extra

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staff to be deployed to work in a community, and support the demolition and replacement of an old asset when required.

Tenancy management, repairs and maintenance

60. Since 1 July 2022, the NTGEH Office has been transitioning GEH to a sublease model. Under this model, a direct tenancy relationship will be established with all employees occupying GEH dwellings. While this occurs, the NTGEH Office continues to work with individual agencies to provide tenancy management services to GEH occupants. The centralisation of this work is providing significantly improved tenancy records, providing insight into utilisation of assets, and increasing the quality of experience for Northern Territory Government employees living and working in remote communities through improved inspection and maintenance reporting.

Design

61. New GEH is designed according to the *Government Employee Housing Design Guidelines* approved 11 April 2013 (***GEH Guidelines***). A copy of the *GEH Guidelines* is attached to this affidavit and marked "**Annexure BW-2**". The *GEH Guidelines* are also used to provide guidance in relation to modifications to existing GEH Housing or the purchase of existing private dwellings for the purposes of GEH.

62. The *GEH Guidelines* were developed by the former Department of Housing in collaboration with the former Department of Infrastructure. They establish minimum and sustainable standards for housing provided for government employees located in regional and remote towns and communities.

63. The *GEH Guidelines* provide for general design objectives and specific design principles in relation to various rooms and other matters, such as climate control, sustainability and fire protection.

64. The overarching principle is to provide housing that is safe, secure, functional and appropriate to the region it is located.

65. The design principles provide for, amongst other things, the following:

    (a) the provision of bathroom, laundry and other rooms, depending on number of bedrooms in the dwelling;

    (b) the structure of external doors and type of external locks;

    (c) the fitting and material of security screens; and

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(d) various climate control options, including ceiling fans, wall fans, window sunscreens and air conditioning, depending on the most effective climate control options for the location of dwelling.

66. The primary difference between the design of new GEH housing and new public housing is that new GEH housing is usually built with a carport, shed and some additional security features. However, the core design, including the materials used, are consistent across new GEH housing and new public housing.

67. The *GEH Guidelines* are currently under review with a new guideline due for release later in 2023.

The role of other agencies and entities

68. Although the Department provides public housing services, other agencies play important roles in the provision of public housing to remote communities in the Northern Territory. In particular, the following entities play an important role in the delivery of public housing:

(a) the Department of Infrastructure, Planning and Lands (**DIPL**);

(b) Power and Water Corporation and its subsidiary Indigenous Essential Service Pty Ltd;

(c) Aboriginal Business Enterprises (**ABEs**), being organisations that are 50% or more Aboriginal-owned or controlled, and that operate as a business.

69. DIPL, amongst other things, is responsible for the following:

(a) The construction of various essential services for housing. This includes, for example, (i) headworks, such as sewerage works and water tanks; and (ii) in collaboration with Power Water Corporation, utilities infrastructure such as powerlines and underground water piping. For example, as set out at [140], below, at the commencement of the *Our Community. Our Future. Our Homes.* Program (**OCOFOH Program**) there were only 70 serviced lots available in remote communities to support the construction of new homes. In many communities, additional headworks (such as water bores, water tanks and pipelines) were required to support further serviced lots.

(b) Land servicing, including creating or subdividing plots for new houses. This is a critical enabler for the housing program.

(c) The construction and modification of public housing and GEH (in accordance with the relevant design guidelines).

(d) Property management of GEH and public housing assets (as distinct from tenancy management).

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70. Power and Water Corporation is a utility company, owned by the Northern Territory Government, which is responsible for the generation, transmission and distribution of electricity and the supply of water, sewerage and wastewater treatment services across the Territory, for the benefit of Territorians including residents of remote communities and homelands.

71. Indigenous Essential Service Pty Ltd is a not-for-profit corporation whose controlling entity is Power Water Corporation. Indigenous Essential Services Pty Ltd is responsible for the delivery of electricity, water and sewerage services to over 38,000 clients in over 150 remote communities and homelands across the Northern Territory and for maintaining the infrastructure for these essential services.

72. The Department works with Power and Water Corporation and Indigenous Essential Services Pty Ltd to coordinate the delivery of these services to remote communities, in particular working together to map out the planned growth in housing against the available capacity in the essential services system. This is a critical enabling factor for the remote housing program, because power, water and sewage capacity constrains the establishment of serviced lots which are required in order to build new homes.

73. ABEs are contracted by DIPL and the Department to carry out work in relation to the design, construction, maintenance and upgrade of public housing and the provision of tenancy services. As set out below, the OCOFOH Program had an initial target of 40% of total employment being held by Aboriginal employees, increasing 2% each financial year from 2019-20. As at 23 December 2022, the last date for which data were compiled, the OCOFOH Program was delivering 43.8% of full time equivalent (FTE) positions occupied by Aboriginal people and 46.3% of contracts awarded to ABEs.

74. One example of an ABE involved in the provision of public housing through the OCOFOH Program is Bukmak Constructions (Bukmak is Yolŋu Matha for 'everybody'). Bukmak Constructions is a wholly owned subsidiary of Arnhem Land Progress Aboriginal Corporation, which amongst other things, has been awarded the single largest contract under the OCOFOH Program. Pursuant to that contract, Bukmak will undertake work in Galiwin'ku to: (a) build 87 homes (totalling 272 bedrooms), under the HomeBuild NT component of the OCOFOH Program; and (b) expand 60 existing homes, under the Room to Breathe component of the OCOFOH Program. Bukmak Constructions plan to use services, materials and products from the local region, provide apprenticeship and other training opportunities for Galiwin'ku residents, and to explore the potential for a manufacturing and assembly business on the island. The project also opens up

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Deponent

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Witness

opportunities for other Territory and local businesses, including trades and supply businesses, mechanics and catering.

75. Another example, of an ABE from the Central Region carrying out construction work in Yuendumu, is discussed at [168], below.

Services delivered by the Department in Yuendumu

Yuendumu HRG

76. The Yuendumu HRG provides input and advice on housing matters in Yuendumu. Over the last 5 years, the Yuendumu HRG has met twice per year, on average.

77. There are 11 current members of the Yuendumu HRG.

78. The previous meeting of the Yuendumu HRG was held on 11 January 2023. The draft minutes of that meeting are attached to this affidavit and marked "**Annexure BW-3**". Amongst other things, the following topics were discussed:

(a) upcoming housing allocations;

(b) building program in Yuendumu, including Room to Breathe, replacements and new builds;

(c) tenancy management in Yuendumu;

(d) the provision of a new maintenance and tenancy management support program by the Central Desert Regional Council; and

(e) representatives from DIPL and Central Desert Regional Council attended the meeting to provide an update on the building program and the new maintenance and tenancy management support contract, respectively.

Public housing services

79. In Yuendumu, the Department presently provides a total of 122 public housing homes, with a total of 391 bedrooms. The average number of bedrooms in these homes is 3.2 bedrooms. As of 14 February 2023, 107 of these houses were occupied. A detailed breakdown of the status is set out at [81] – [82], below.

80. The Department's records indicate that the average number of occupants in the 107 occupied public houses in Yuendumu is 4.13 persons. In comparison, in 2013, the Department's predecessor provided 111 public housing homes totalling 341 bedrooms, with an average occupancy rate of 4.44 persons across 88 occupied public houses. It is acknowledged that the number of persons living in Yuendumu changes throughout the year,

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and that the number of persons per house will vary, depending on the number of persons in Yuendumu.

81. As of 14 February 2023, the current statuses of the 122 public housing homes, which I describe in more detail below, are as follows:

Status	**Number of homes**
Occupied	107
Available to Allocate	4
In Maintenance	5
Pending Disposal	2
Upgrade	1
Vacant	3

82. The statuses mean the following:

(a) Occupied – the home is currently tenanted;

(b) Available to allocate – the dwelling has been fully constructed, vacated, upgraded or repaired and is now available for allocation to a new tenant (in consultation with the HRG);

(c) In maintenance – a dwelling is undergoing maintenance that requires that it be temporarily vacated;

(d) Pending disposal – the dwellings is approved for redevelopment, beyond economic repair, under assessment for future use, requires major work, or is being used as transitional accommodation;

(e) Upgrade – the dwelling is undergoing upgrades which require it to be temporarily vacated;

(f) Vacant – a dwelling which has been vacated by the tenant, but is still undergoing final inspections and maintenance assessments before being allocated (or upgraded, maintained, etc.).

83. As set out at [163] – [166], below, the OCOFOH Program will provide additional homes and living spaces in Yuendumu, with:

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(a) 37 new or replacement homes approved, of which 7 have already been built and 28 have had contracts awarded with construction commenced or to commence in the coming months; and

(b) 23 homes approved for modification, with 18 homes currently undergoing modifications and 3 homes having had their modifications completed.

84. The Department provides tenancy management services to Yuendumu and Central Desert Regional Council is contracted to provide tenancy support services.

GEH Housing services

85. The Department also provides 37 GEH homes in Yuendumu, totalling 78 bedrooms. Most of these homes are two-bedroom homes.

86. The allocation of these homes is as follows:

Department	**Number of homes allocated**
This Department	1
Department of Education	17
Department of Health	18
Department of Chief Minister and Cabinet	1

Industry housing services

87. The Department provides one house in Yuendumu for the purpose of the Industry Housing Assistance Scheme.

88. The Industry Housing Assistance Scheme supports non-government organisations who make a significant contribution to the welfare of their community. It does this by leasing housing to non-government organisations at below market rent.

89. The house in Yuendumu is leased to Warlpiri Youth Development Aboriginal Corporation (**WYDAC**). I understand that it is used by WYDAC for the purposes of staff accommodation.

Repairs and maintenance

90. Central Desert Regional Council is contracted to provide first response repairs and maintenance to Yuendumu.

91. Over the past three years, on average, 580 repair and maintenance requests were received in relation to Yuendumu housing. This includes requests received by the Department, DIPL or Central Desert Regional Council and logged in DIPL's information system. These repair

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Deponent

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Witness

and maintenance requests related to a variety of matters, such as doors and security screens, water leaks, hot water issues, fans and lights, and toilet and sewerage issues. A request may be received by the Department, DIPL or Central Desert Regional Council and is referred to Central Desert Regional Council at first instance or DIPL for action by its contractors.

92. As of 14 February 2023, there is a total of 69 open work orders for repairs and maintenance in Yuendumu. Of these, 43 relate to public housing and 26 relate to GEH housing. A work order remains open until the invoice for the work has been received, verified and paid. As such, in some cases, although the work order has not yet been closed off, the relevant repair work will already have been completed.

93. From time to time, there are issues in relation to promptly actioning repair requests in Yuendumu. For example, this might occur when there is a shortage of suitable contractors available to conduct specific repair works, when there is community unrest, or when tenants are not available to provide access at the property when the repairs are scheduled to be conducted. Nonetheless, in the Department's experience, the majority of repair and maintenance requests in Yuendumu are actioned promptly.

Public housing services provided to Kumanjayi

94. Kumanjayi was born on 13 October 2000 in Alice Springs. He was the only biological child of Aboriginal parents, 18-year-old Selena Lane (Haasts Bluff) and Frank Walker (Tennant Creek).

95. I understand that throughout Kumanjayi's life he was cared for by a number of members of his family, including his grandparents, great grandparents, and other relatives. I understand that from in or about 2001, Ms Leanne Oldfield was Kumanjayi's primary carer.

Public housing homes associated with Kumanjayi

96. A review of the Department's Tenancy Management System (**TMS**) records confirms that Kumanjayi did not submit an application for public housing and was not listed as a primary tenant of a public housing property.

97. However, the TMS records and information available to the Department indicates the following in relation to Kumanjayi's public housing tenancy history:

    (a) On 13 September 2002, Kumanjayi was listed as a dependent on an application for public housing. That application was processed and housing allocated on 28 November 2002.

[redacted]

Deponent

[redacted]

Witness

(b) From 28 November 2002 to 8 August 2005, Kumanjayi was a recognised dependant attached to Unit [redacted] of [redacted] Victoria Highway, Katherine South, a public housing dwelling.

(c) From 9 August 2005 to 2 February 2006, Kumanjayi was a recognised dependant attached to Unit [redacted] of [redacted] Victoria Highway, Katherine South, a public housing dwelling. The move from Unit [redacted] to Unit [redacted] was due to maintenance at Unit [redacted]

(d) Although he is not recorded as a tenant or recognised occupant, Kumanjayi is understood to have resided at Lot 511, Yuendumu, a public housing dwelling.

(e) Although he is not recorded as a tenant or recognised occupant, Kumanjayi may have resided at [redacted] Yipilijaji Crescent, Braitling a public housing dwelling in Ilperle Tyathe (Walpiri Camp) in Alice Springs.

(f) Kumanjayi is not recorded as a tenant, a recognised occupier or a listed dependent in relation to any other public housing tenancies.

98. Based on a review of the Department's tenancy management system, the properties relevant to Kumanjayi are:

(a) Unit [redacted] of [redacted] Victoria Highway, Katherine South;

(b) Unit [redacted] of [redacted] Victoria Highway, Katherine South;

(c) Lot 511, Yuendumu; and

(d) [redacted] Yipilijaji Crescent, Ilperle Tyathe (Warlpiri Camp), Braitling.

Unit [redacted] of [redacted] Victoria Highway

99. Units [redacted] and [redacted] of [redacted] Victoria Highway are two-bedroom units within a 14-unit complex that was constructed in 1984. In 2017, all units within this complex were fully renovated.

100. The available repair and maintenance history of each dwelling is as follows.

101. Since 7 June 2018, the earliest date for which records are available for Unit [redacted] since the full renovation of the unit complex, the repair history for Unit [redacted] is as follows:

(a) 04/01/2023 – Board up walls to cover exposed wiring and make safe;

(b) 02/01/2023 – replace x2 ceiling fans, replace x1 fan controller, resecure x2 GPO's, replace x5 oyster lights;

(c) 19/08/2022 – replace garden tap;

(d) 12/07/2022 – board up broken window;

(e) 16/06/2022 – attend site for reported leak, no access;

[redacted]

Deponent

[redacted]

Witness

(f) 30/11/2021 – straighten gate post, replace gate hinges;

(g) 23/06/2021 – replace x2 privacy sets, replace x1 striker plate, ease and adjust x1 striker, ease and adjust x1 door, remove and replace x1 door and furniture;

(h) 03/03/2021 – service cistern, replace toilet seat, replace cistern, resecure cistern;

(i) 22/02/2021 – replace stove;

(j) 13/01/2021 – replace shower rose, replace kitchen sink mixer;

(k) 16/12/2020 – replace ceiling fan;

(l) 27/11/2020 – replace toilet suite;

(m) 30/10/2020 – replace x1 sliding door lock, service x2 locks, ease and adjust x2 doors;

(n) 01/10/2020 – replace garden tap;

(o) 24/08/2020 – replace broken glass louvres with polycarbonate blades;

(p) 19/06/2020 - unblock toilet, service cistern, replace stop top, resecure toilet pan, replace flush pipe seal, replace pvc flush-pipe;

(q) 21/04/2020 – replace gate hinges;

(r) 16/04/2020 – service x2 door locks, resecure x2 door locks, replace fixings x2 locks, rehang and adjust sliding door, ease and adjust x2 door, replace door hinges;

(s) 04/11/2019 – replace stove including vermin kit and lead;

(t) 25/06/2019 – board up broken window;

(u) 31/03/2019 – replace kitchen flick mixer;

(v) 31/01/2019 – replace x2 privacy sets, replace x2 door hinges, replace x2 door;

(w) 31/10/2018 – replace glass to sliding door;

(x) 24/10/2018 – unblock toilet;

(y) 25/09/2018 – replace grill door;

(z) 17/09/2018 – replace broken louvre blades with polycarbonate;

(aa) 05/09/2018 – replace ceiling fan, replace light switch, replace mounting block;

(bb) 31/08/2018 – attempted access to patch holes in walls;

(cc) 23/08/2018 – replace shower rail, replace cupboard door hinges, replace rollers to sliding door, replace grout and silicone to wall tiles;

[redacted]

Deponent

[redacted]

Witness

(dd) 29/06/2018 – replace x4 gate hinges;

(ee) 08/06/2018 – unblock toilet, replace toilet seat, replace cistern; and

(ff) 07/06/2018 – replace toilet cistern.

102. Since 21 August 2018, the earliest date for which records are available for Unit [redacted] since the full renovation of the unit complex, the repair history for Unit [redacted] is as follows:

(a) 03/09/2021 – board up broken glass sliding door;

(b) 30/07/2021 – replace x3 screen doors, replace x1 cylinder for screen door, replace x1 striker plate for screen door;

(c) 30/04/2021 – replace and reseat tap washers;

(d) 31/03/2021 –replace curtain rod, replace toilet roll holder, replace rollers to sliding door;

(e) 26/03/2021 – replace stove including vermin kit and lead;

(f) 26/02/2021 – replace and reseat tap washers, service toilet cistern, replace shower rose, replace spindle, replace tap set, replace cistern, silicone behind flanges;

(g) 08/02/2021 – replace screen door;

(h) 29/01/2021 – key all doors alike, replace cylinders to sliding door, replace door;

(i) 12/05/2020 – replace tempering valve;

(j) 05/05/2020 – mow and clear yard;

(k) 27/03/2020 – x3 attempts to access property;

(l) 17/03/2020 – replace ceiling fan;

(m) 31/01/2020 – rehang and adjust glass sliding door;

(n) 31/01/2020 – rehang and adjust glass sliding door, ease and adjust x2 door;

(o) 21/01/2020 – unblock drainage between sink and gully, replace gully lid;

(p) 30/08/2019 – replace entrance set, replace screen door lock;

(q) 05/12/2018 – Replace glass in front door, replace x2 light switch, replace door frame, replace x9 louvre blades, replace door, replace passage set, please striker plate, replace x2 fan controller, replace 11m2 of gyprock including flushing and painting, reglaze x5 windows, replace ceiling fan, clean throughout, external yard clean, pest control, key locks throughout, replace toilet cistern, repair gate;

[redacted]

Deponent

[redacted]

Witness

(r) 31/10/2018 – yard clean;

(s) 31/10/2018 – replace door, board up x3 windows; and

(t) 21/08/2018 – board up x2 windows

Lot 511

103. Lot 511 is a three-bedroom public dwelling with one toilet and one bathroom.

104. Lot 511 is now known as Memory House and serves as a memorial to Kumanjayi's tragic death. At the time of making this affidavit, it has been removed from the public housing refurbishment and replacement program, so that it may be preserved as a memorial, at the request of the Yuendumu community.

105. The current tenant of Lot 511 was allocated the property on 19 August 2016 and is a relative of Kumanjayi.

106. Since the property was allocated on 19 August 2016, six routine inspections have been conducted at the premises.

107. Records since 20 November 2014, the earliest date for which records could be located show the following maintenance work conducted on Lot 511:

(a) 10/08/2022: Serviced basin taps & replaced toilet seat;

(b) 14/07/2022: Replaced tapware for washing machine & laundry trough;

(c) 12/01/2022: Replaced basin taps;

(d) 25/06/2021: Removed old gutter;

(e) 14/10/2019: Conducted an electrical audit and replaced the stove;

(f) 06/12/2018: Replaced light in bedroom 2;

(g) 09/10/2018: Serviced the evaporative air-conditioning unit;

(h) 23/07/2018: Repaired an underground leak;

(i) 30/05/2018: Conducted interior and exterior treatment for cockroaches, ants, spiders and rodents;

(j) 15/10/2017: Replaced 1x light in bedroom 1, 1x light in the passage, and 1x external light;

(k) 04/09/2017: Installed a shelf and replaced 3x tiles in bathroom;

[redacted]

Deponent

[redacted]

Witness

(l) 30/06/2017: Installed a fence as per Yuendumu Housing Management Program[1] fencing program;

(m) 28/06/2017: Replaced stove;

(n) 05/06/2017: Replaced kitchen light;

(o) 25/05/2017: Unblocked shower drain;

(p) 15/09/2016: Rewired 2x insect screens, replaced front door, adjusted privacy set bed 1, replaced striker plate bedroom 3, replaced toilet roll holder, installs security screen to bedroom 2 and installed new window and security screen to bedroom 1;

(q) 15/09/2016: Replaced the oven light switch, replaced a general purpose outlet, repaired a hotplate switch, and repaired circuit breaker;

(r) 13/07/2016: Replaced smoke alarm, fan switch in bedroom 3, and replaced a general purpose outlet;

(s) 13/07/2016: Repaired a downpipe, a ventpipe and the laundry taps;

(t) 10/07/2015: Replaced a fan switch;

(u) 23/05/2015: Replaced a light switch & fan switch;

(v) 15/12/2014: Repaired roof and patio after storm;

(w) 12/12/2014: Repaired electrics after storm; and

(x) 20/11/2014: Repaired hot water.

108. In January 2023, representatives of the Yuendumu community contacted DIPL and requested that Lot 511 be removed from the refurbishment and replacement program, so that it could be preserved as Memory House. In accordance with the wishes of the community, the property has been removed from the refurbishment and replacement program.

[redacted] Yipilijaji Crescent

109. [redacted] Yipilijaji Crescent is a three-bedroom public housing home with one toilet and one bathroom in Ilperle Tyathe (Warlpiri Camp) within the suburb of Braitling in Alice Springs.

110. Since 5 December 2017, the property has been leased by the CEO (Housing) to a relative of Kumanjayi.

[1] The Housing Management Program (HMP) fencing project was an $1.18 million initiative designed at promoting local jobs and controlling dogs in remote communities through the erection of improved fencing in remote community housing.

[redacted]

Deponent

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Witness

111. Tenancy management services in Ilperle Tyathe are provided by Community Housing Central Australia (**CHCA**). CHCA is an independent not-for-profit Aboriginal controlled community housing provider, which amongst other things, is funded by the Department to deliver tenancy and property management services for Alice Springs Town Camps. It is affiliated with Tangentyere Council Aboriginal Corporation (**Tangentyere**).

112. Repairs and maintenance works in Ilperle Tyathe are provided by Tangentyere. Tangentyere was incorporated in 1979 as a service provider and umbrella organisation for the Alice Springs Town Camp Housing Associations. It is now a broad focused Aboriginal Community Controlled Organisation, which delivers and supports a range of human services social enterprise activities for the benefit of Aboriginal people from Central Australia in the Northern Territory. Amongst other things, Tangentyere is funded by the Territory to deliver repair and maintenance services to Alice Springs Town Camps.

113. The relevant HRG for [redacted] Yipilijaji Crescent is the Ilperle Tyathe (Warlpiri Camp) HRG. There are nine members of that HRG, including the current tenant of [redacted] Yipilijaji Crescent.

114. Since 5 December 2017, eleven routine housing inspections have been conducted at the property. No significant repair or maintenance issues were identified in any of those inspections. The tenant is very engaged with CHCA in reporting concerns that may be impacting her tenancy or Ilperle Tyathe as a whole, including maintenance issues, unwanted visitors, rubbish concerns, and when she may be away from the house for an extended period.

115. Records since 31 December 2010, the earliest date for which records could be located, show the following maintenance work conducted on the property:

    (a) 20/01/2023: Work order raised to replace leaking solar hot water system;

    (b) 13/01/2023: Hot water system electrical fault repaired, and hot water restored, leak in unit discovered & repair or replacement to be investigated.

    (c) 07/07/2022: Replaced garden tap & repaired underground leak;

    (d) 21/06/2022: Tested the stove & hot water, all OK;

    (e) 10/06/2022: Replaced front door lock;

    (f) 07/12/2021: Cleared blocked kitchen sink;

    (g) 15/03/2021: Replaced solid core door & painted;

    (h) 09/10/2020: Replaced general purpose outlet and ceiling fan;

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Deponent

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Witness

(i) 17/01/2020: Replaced a light switch and ceiling fan;

(j) 05/09/2019: Serviced the evaporative air-conditioning unit;

(k) 06/02/2019: Inspected the meter box, all was OK;

(l) 09/01/2019: Replaced ceiling fan and circuit breaker;

(m) 04/01/2019: Attended to tripping lights, disconnected to make safe;

(n) 19/11/2018: Re-secured roof screws & silicone holes in roof sheets;

(o) 11/09/2018: Disposed of evaporative air-conditioning pipe;

(p) 10/09/2018: Repaired an external leak;

(q) 19/07/2018: Serviced the evaporative air conditioning unit;

(r) 16/05/2018: Replaced booster switch, fan switch & tube for outside light;

(s) 20/04/2017: Vacate & fencing works completed;

(t) 04/04/2017: Evaporative air conditioning services;

(u) 23/02/2017: Major external water leak repaired

(v) 28/11/2016: Installation of a smoke alarm, a striker plate, manhole lid and shower rail. Also unblocked bathroom and kitchen sinks;

(w) 24/05/2016: Replaced the hand basin, mixer and waste pipework;

(x) 17/05/2016: Replaced the side door;

(y) April 2016: Repaired the front light, inspected the fence, fitted 2x striker plates, replaced laundry taps, toilet roll holder and pillars for tapware in bathroom;

(z) 24/02/2016: Serviced the evaporative air conditioner;

(aa) February 2016: Installed screws to rear door.

(bb) February 2016: Replaced the EAC tap, unblocked the kitchen sink and replaced the garden tap;

(cc) 18/12/2015: Replaced the stove;

(dd) 15/12/2015: Replaced the garden tap;

(ee) 24/10/2015: Unblocked the kitchen sink;

(ff) 07/10/2015: Repaired leaking toilet pan;

(gg) 05/06/2015: Re-hung a door;

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Deponent

[redacted]

Witness

(hh) 23/04/2015: Ease and adjusted the laundry door;

(ii) 27/02/2015: Repaired a leak;

(jj) 21/01/2015: Replaced the evaporative air conditioning pump;

(kk) 18/12/2014: Unblocked the toilet;

(ll) 16/12/2014: Repaired leaking water meter;

(mm) 28/11/2014: Replaced the kitchen tapware and unblocked the kitchen sink;

(nn) 29/11/2011: Repaired the evaporative air conditioning;

(oo) 20/10/2011: Repaired leaking kitchen taps;

(pp) 12/10/2011: Conducted pest control;

(qq) 29/03/2011: Repaired the hot water system;

(rr) 31/12/2010: Conducted electrical and carpentry maintenance [exact details not recorded]; and

(ss) 31/12/2010: Conducted maintenance completed by a labourer [exact details not recorded].

Challenges associated with remote housing delivery

116. There are numerous challenges associated with the delivery of remote housing in the Northern Territory.

117. *First*, the geographical isolation of the Territory. While the Territory makes up approximately 1% of the national population, the Territory is the third largest Australian jurisdiction in terms of land mass. Almost 50% of Territorians live outside the greater Darwin area, across four regional towns, 73 remote communities and more than 500 homelands and outstations. A consequence of this is that many housing services must be delivered in a "Drive In Drive Out" or "Fly In Fly Out" format from regional centres. Tenancy and property management staff schedule regular visits, particularly to larger communities, so that they maintain a regular presence and connection with the community and can provide tenancy management services. Sustaining this remote footprint is much more resource intensive than sustaining an urban footprint. However, even with these dedicated efforts, geographic isolation can result in delays and additional costs in the provision of public housing services. For example, if a tenant is not at home when a scheduled visit occurs, there may be a delay in conducting inspections, engaging about changes in tenancy arrangements, or finalising reported maintenance works until the next visit occurs. I understand that similar

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Deponent

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Witness

considerations apply in relation to contractors designing and building public housing in remote communities, homelands and outstations.

118. *Second,* the delivery of additional houses in the Territory's remote communities is constrained by available serviced land with suitable land tenure arrangements. In many communities, service infrastructure is at capacity, and in some communities, there are finite water resources. In some cases, new public housing cannot be built until these issues are addressed.

119. As set out at [140], below, when the OCOFOH Program commenced, there were only 70 serviced lots available for new public housing across all remote communities in the Northern Territory. To achieve the necessary expansion of public housing, significant work had to be undertaken to expand the headworks and infrastructure necessary to make additional lots available.

120. In Yuendumu, for example, the limitation on the water resources that were available in 2016 were initially a constraint on the expansion of public housing. Having identified the issue, Power and Water Corporation undertook four drilling programs to expand the capacity of the bore water facilities servicing Yuendumu. In addition, the Department has worked with Power and Water Corporation on water savings measures in Yuendumu which have successfully saved 22 million litres of water since and since 2021. These infrastructure and efficiency measures have ensured there is enough water to progress the OCOFOH Program and expand public housing in Yuendumu. The efforts to ensure water security for Yuendumu are ongoing.

121. *Third,* in most remote communities, there is no private housing market. In Australia's urban communities, public housing functions as a safety net for a proportion of the community in need of assistance. In many remote communities, the only housing available is public housing, social housing or GEH, and the sole provider of housing is often the Territory or an entity funded by the Territory and Commonwealth governments. This increases the burden that would otherwise be placed on the resources of the Department.

122. *Fourth*, there are significant and overlapping logistical challenges which make the construction of houses in remote communities far more complex and often delay building of remote public housing. Three examples of this are illustrative.

    (a) First, there is a national shortage of suitably qualified tradespeople in various relevant trades, and in many remote communities, there is a shortage of contractors and workers with the necessary skills, training and experience to build or modify public housing. This often means that tradespeople, contractors, and workers need to be

brought in from elsewhere, usually over significant distances, increasing the duration and cost of projects and contributing to delays

(b) Second, similarly, if specific parts or equipment is required, it is often not available in remote communities and must be brought in over significant distances. This problem has been compounded by the supply chain issues associated with COVID-19. In some cases, there have been delays of several months to order parts necessary to commence or continue construction of houses in remote communities.

(c) Third, in many communities, inclement weather and access issues can prevent construction for parts of the year. For example, some communities in the Territory frequently have no road access during parts of the wet season, which naturally inhibits construction. Although this can be partly addressed by focussing construction in arid areas during the tropical wet season, in many arid communities, this is a time of increased cultural obligations, with men's business and other cultural events are more frequent, which can also delay construction work, particularly work reliant on local staff.

All of this means that the issues that inevitably come up during any significant construction project take much longer to resolve in remote communities than in urban settings.

123. *Fifth*, for similar reasons, the cost of building and maintaining homes in remote communities is significantly higher than in urban settings. These added costs include expenses associated with establishing serviced lots for new construction, transporting materials, building and maintaining workers facilities (such as work camps), and paying call-out fees for contractors. Further, some events, including natural disasters and community unrest, can significantly increase repair and maintenance costs and impair the effective provision of public housing services. For example, in the recent unrest in Wadeye, 125 public houses were damaged. In recent years, repairing and maintaining public housing in the Northern Territory has cost around $40 million per year.

124. *Sixth*, public housing projects in remote communities are designed to achieve more than simply increasing available housing stock. Amongst other things, the goals include increasing local Aboriginal employment, engaging ABEs, and facilitating local decision making. While these goals are essential for long-term improvements in the delivery of public housing, and for empowering remote communities more broadly, additional resources and time are often required to build the necessary capacity.

125. *Seventh*, Commonwealth funding is often delivered on a relatively short-term basis. For example, the National Partnership Agreement on Housing in the Northern Territory 2017-2023 provided funding for five years. This funding is now being extended for one year, with

a view to renegotiating a further five-year agreement. The interruption of funding, or the very short period of approved funding, can have a significant impact on housing projects, particularly in relation to continuity of construction works in remote communities. Government can only procure or contract where they have an approved funding source. DIPL and the Department have worked together to establish longer term contracts with building contractors to reduce the procurement burden and delays associated with discontinuity in funding.

126. These problems are significant, compounding and often intractable. They require community-driven solutions which mobilise a whole-of-government response, in which this Department has a lead responsibility.

127. The OCOFOH Program, discussed below, represents a significant investment in the delivery of remote community housing. However, ongoing long-term investment will be required.

Reforms

Our community. Our Future. Our Homes. Program (OCOFOH Program)

128. One of the largest responsibilities of the Department is overseeing the delivery of OCOFOH Program, a $2.1 billion Remote Investment Package jointly funded by the Northern Territory (which funds $1.1 billion) and the Commonwealth (through the National Partnership for Remote Housing Northern Territory).

129. The OCOFOH Program focuses on reducing overcrowding, improving living conditions, facilitating local decision making, engagement with communities, developing ABEs, promoting sustainable local employment, and fostering economic development in remote communities and town camps.

130. The building works conducted through the OCOFOH Program are guided by the following overarching principles:

(a) *Culturally appropriate* – houses address the unique cultural needs of their occupants.

(b) *Appropriate* – houses are built with the intention of being robust, flexible, appealing and capable of supporting a wide range of tenants.

(c) *Site responsive* – houses are climatically appropriate designs which incorporate passive energy principles.

(d) *Accessible* – ensuring houses have usability for tenants of all ages and abilities.

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(e) *Healthy, safe and secure* – houses are built to maximise personal safety and prevent injury and health issues.

(f) *Economically sustainable* – houses are robust and designed for longevity.

(g) *Built properly* – houses are built with accordance to all relevant standards and codes.

131. In Financial Year 2021/22, under the OCOFOH Program, the Department delivered:

(a) 142 new homes consisting of 482 bedrooms;

(b) $95.6 million in funding for works to be conducted by ABEs; and

(c) 105 new land lots, 106 developed lots, and 118 infilled lots for the construction of public housing.

132. OCOFOH Program funding is split across the following components, which I describe in more detail, below:

(a) HomeBuild NT, to build new and replacement homes in remote communities ($500 million);

(b) Room to Breathe, to increase living space in existing homes ($200 million);

(c) Government Employee housing, to expand the GEH program to include options for locally recruited NT Government employees in remote areas ($200 million);

(d) preventative repairs and maintenance, with wet areas (such as bathrooms, toilets and laundries) and health hardware (cooking, food storage, washing and sanitation areas) a key focus ($200 million);

(e) land servicing, to deliver serviced land and essential services infrastructure to support new housing ($432.3 million); and

(f) the National Partnership for Remote Housing NT, to deliver new homes under a partnership agreement with the Commonwealth ($550 million).

Local decision-making

133. The OCOFOH Program aims to facilitate local decision-making and community engagement. This approach is guided by the Territory's local decision-making policy and Remote Engagement Coordination Strategy.

134. Local decision-making groups are different in each community. HRGs play a key role, but other relevant groups can include Land Councils, local authorities, Aboriginal boards, and traditional governance groups.

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Witness

135. DIPL's local engagement team meet with local decision-making groups to consult in relation to the delivery of the program, including the following:

(a) the layout of subdivisions, including the placement of community areas and playgrounds;

(b) the distribution of new housing stock, including mix of housing sizes;

(c) how new housing should be allocated within a community;

(d) aspects of the design of new housing, including the orientation of new houses, whether new houses use a brick of modular design, the internal and external design of houses, the configuration of rooms, the orientation of verandas and outdoor areas, and the colour of the houses; and

(e) modifications and extension to new homes, with Room to Breathe modifications discussed with the existing tenant, designed, and then submitted to the tenant for approval and sign off.

136. As of 31 December 2022, when data were most recently compiled, a total of 719 community engagement visits have been conducted to consult in relation to the delivery of the OCOFOH Program.

Sustainable local employment and supporting ABEs

137. The OCOFOH Program also aims to facilitate sustainable local employment and to support ABEs.

138. The Territory supports ABEs through select tenders for work associated with the OCOFOH Program. The select tender processes prioritises local community-based ABEs first, regional ABEs second, and Territory-based non-Aboriginal business by open tender third. As of 31 December 2022, when data were most recently compiled, 46.6% of the total contracts awarded across the OCOFOH Program have been awarded to ABEs, providing a total of $271.6 million in investment to ABEs.

139. The Territory also supports sustainable local employment through the tender requirements for the OCOFOH Program, which require a minimum 40% Aboriginal employment for works delivered, with Aboriginal people employed from the community where works are happening, wherever possible. In some cases, there is no contractor or service provider who meets that criteria and can provide the service. In such circumstances, in order to deliver the works, the Territory may determine to engage a contractor who does not meet this requirement. Broadly, however, this measure has been successful, with 43.8% of the

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Witness

new full time equivalent positions generated through the OCOFOH Program occupied by Aboriginal people.

Land servicing

140. At the commencement of the OCOFOH Program, there were fewer than 70 serviced lots (that is, lots with the necessary power, road, sewerage and water connections to support residential dwellings) available in remote communities in the Northern Territory to support the development of new public housing. In some communities, before new housing could be built, full subdivisions were required, including new roadworks, power, water and sewerage services.

141. The Northern Territory Government has committed $432 million to provide necessary headworks and land servicing to support the delivery of new housing in remote communities. This includes:

    (a) subdivisions to deliver additional serviced land in remote communities;

    (b) headworks infrastructure to expand the delivery of essential services infrastructure to support land development and larger populations (such as water bores, water tanks and pipelines); and

    (c) infill lot servicing, connecting vacant lots to essential services.

142. Since the commencement of the program, a total of 904 lots have been approved to be developed in major subdivisions, with 77 lots currently underway and 309 subdivision lots completed.

143. Further, a total of 899 existing vacant lots have been approved for infill lot servicing, with work on 45 lots underway and work on 532 lots completed.

HomeBuild NT

144. HomeBuild NT is a $500 million program to build new homes in remote communities.

145. Through local decision-making, communities have input into decisions about the type of housing needed, when the program is delivered, where housing is built, and training and employment opportunities.

146. Each community has different housing needs and there is no 'one size fits all' solution. DIPL and the Department work with each community to identify their priorities for new housing. For example, some communities prioritise housing for elderly residents or people with a disability while others prioritise housing for extended family groups.

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Witness

147. HomeBuild NT has a focus on innovative design and materials as part of its delivery.

148. As of 31 December 2022, when data were most recently compiled, overall progress of this component of the OCOFOH Program was as follows:

(a) $520.3 million in contracts have been awarded;

(b) $408.6 million has been spent;

(c) 1,617 new homes had been approved across remote communities in the Territory;

(d) 660 new homes are under construction in remote communities; and

(e) 507 homes in remote communities have been built, comprising 1,595 bedrooms.

149. Of the $520.3 million in contracts awarded through the HomeBuild NT component of the Program, 37.9% ($211.9 million) has been awarded to ABEs. A total of 39.5% of the new full time equivalent positions generated through HomeBuild NT are held by Aboriginal people.

150. The allocation of new housing across communities is based on the Remote Housing Needs Assessment Model (**RHNAM**). This model was developed by the NT Government in response to the need for a more robust and evidence-based approach to prioritisation of housing works in remote communities and the need to maximise housing outcomes through targeted investment.

Room to Breathe

151. The *Room to Breathe* program, a component of the OCOFOH Program, is a $200 million program which aims to reduce the negative effects of overcrowding and enhance living environments in remote communities through alterations and additions to existing housing. This includes the building of additional living spaces such as bedrooms, granny flats, bathrooms, and outdoor cooking places.

152. Room to Breathe is designed to:

(a) ease the pressure of over-crowding in existing homes;

(b) allow homes to be better used;

(c) reduce wear and tear; and

(d) provide opportunity for family-based accommodation options for kinship care, elderly and high dependency tenants.

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Witness

153. The Room to Breathe program was developed with genuine and direct engagement with communities to ensures that design and layout decisions are responsive to the individual needs of communities, and are a culturally appropriate design response. This involves conducting tenant co-design workshops, with a view to engaging the tenants of each household to obtain accurate information about the house and occupants, including the particular liveability of the home and the individual stressors the tenants experience in relation to their home.

154. In Financial Year 2021/22, the Room to Breathe program completed upgrades on 33 existing homes by adding 42 new bedrooms and 62 new living spaces.

155. As of 31 December 2022, when data were most recently compiled, overall progress of this component of the OCOFOH Program:

(a) $86.4 million in contracts have been awarded;

(b) $69.8 million has been spent;

(c) 996 existing homes have been approved for modification;

(d) 204 homes are under modification;

(e) 391 home modifications have been completed;

(f) 337 additional bedrooms had been added;

(g) 938 additional living spaces had been created (including new rooms and other living spaces such as additional kitchens, bathrooms, and so on); and

(h) 29 homes have been equipped with disability modifications.

Government employee housing

156. The GEH component of the OCOFOH Program aims to increase the total amount of government employee housing available, particularly for locally recruited NT Government employees in remote areas.

157. As of 31 December 2022, when data were most recently compiled:

(a) 113 GEH homes are planned;

(b) 15 are presently under construction; and

(c) 36 have been built, comprising a total of 74 bedrooms.

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Witness

Preventative repairs and maintenance

158. The preventative repairs and maintenance program is a $200 million component of the OCOFOH Program.

159. Amongst other things, this investment aims to support nine Healthy Living Practices (in order of priority):

(a) washing people;

(b) washing clothes and bedding;

(c) removing wastewater safely;

(d) improving nutrition, the ability to store, prepare and cook food;

(e) reducing the negative impacts of overcrowding;

(f) reducing the negative impacts of animals, vermin or insects;

(g) reducing the health impacts of dust;

(h) controlling the temperature of the environment; and

(i) reducing hazards that cause trauma.

160. Works to be targeted under cyclical/planned maintenance program can include:

(a) testing and cleaning smoke alarms;

(b) testing and replacement of residual current devices;

(c) servicing of hot water systems and air conditioning units;

(d) regular inspection, testing and maintenance of "health hardware" (hardware needed to ensure housing and environments supported good health, such as fixtures or fittings used for cooking, food storage, washing and sanitation)

(e) replacing electrical components;

(f) repainting of steel or timber structural components to prevent deterioration;

(g) replacement of deteriorating structural components prior to failure;

(h) waterproofing of structural fabric to prevent structural degradation;

(i) pruning of vegetation away from buildings and electrical service supply line; and

(j) regular inspection and testing regime for development of cyclical/planned maintenance works scheduling.

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Witness

Impact of the OCOFOH Program in Yuendumu

161. In Yuendumu, specifically, the details of the OCOFOH Program and its progress, as of 31 December 2022, are as follows.

162. There have been 13 community engagement visits to coordinate delivery of the OCOFOH Program with the Yuendumu HRG.

163. Through HomeBuild NT:

(a) $9.7 million has been spent;

(b) 37 new and replacement homes have been approved for construction; subject to ongoing community consultation, 23 homes are to be new homes and 13 are replacement homes with one home yet to be determined;

(c) of these 37 homes:

i. 7 have been built, comprising 23 bedrooms; and

ii. 28 have finalised construction contracts with construction underway or due to commence in the coming months.

164. The new and replacement homes are a mix of 3-, 4- and 5-bedroom designs and some 2-bedroom duplexes (specifically requested by the HRG for young couples). The mix of differently sized homes is subject to ongoing consultation with the community, however, at this stage, it is expected that the works will result in 143 total bedrooms, of which 55 are replacement, leading to a net increase of 88 bedrooms in the community.

165. In terms of design, there is a mix of new block and modular homes. A bundle of photos of the construction of a modular home in Yuendumu is attached to this affidavit and marked "**Annexure BW-4**". A photo of a completed modular home, taken in another community but of a substantially similar design as the modular homes built and to be built in Yuendumu, is attached to this affidavit and marked "**Annexure BW-5**". A photo of a completed block home, taken in another community but of a substantially similar design as the block homes to be built in Yuendumu, is attached to this affidavit and marked "**Annexure BW-6**".

166. Through Room to Breathe:

(a) $1 million has been spent;

(b) 23 existing homes have been approved for modification which will result in 51 additional living spaces including 29 additional bedrooms;

(c) 18 homes are currently under modification; and

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(d) 3 homes have had approved extensions completed, adding 3 additional bedrooms and 2 other additional living spaces.

167. Through the GEH component of the OCOFOH Program, four additional GEH homes have been approved, of which two have been completed.

168. The construction work is being undertaken by a variety of contractors, with most new and replacement homes contracted to be built by Centrebuild, a joint venture partnership between Asbuild NT and Centrecorp Aboriginal Investment. Asbuild NT is a private construction company. Centrebuild is an ABE whose three founding shareholders were the Central Land Council, Tangentyere Council Inc and Central Australian Aboriginal Congress and whose goal is to provide benevolent relief to young Aboriginal people of whose aspirations and capabilities are constrained by disadvantaged circumstances and to enhance the capacities of Aboriginal people to participate fully in vocational, professional, commercial, cultural and social life.

Healthy Homes

169. The Territory's Healthy Homes Program (**HH Program**) focuses on preventative maintenance and repairs of key 'health hardware' (as fixtures or fittings used for cooking, food storage, washing and sanitation) to deliver maximum health gains, especially for children aged 0-5 years. It aims to support the Healthy Living Principles.

170. The HH Program encompasses the following four projects, which I describe below:

(a) Housing for Health;

(b) Remote property and tenancy management;

(c) Capacity building and community education; and

(d) Monitoring and evaluation

171. *Housing for Health:* this project involves working with Healthhabitat, an Australian company which aims to improve the health by improving housing, and other partner organisations, to deliver 'survey fix' repairs and maintenance in existing public housing stock. This involves evaluating each home's health hardware against a 250-item survey and performing identified repair, maintenance and upgrade work. The HH Program is being rolled out in various communities from 2021-2 to 2026-7, with the objective of improving health hardware in homes to reduce infectious disease rates, reduce long term chronic disease, increase opportunities for health promotion and education, and increase community control of housing services.

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172. *Remote property and tenancy management:* the Department is integrating healthy living practices into the delivery of remote tenancy management services across all 73 leased remote communities and Alice Springs Town Camps to deliver an enhanced approach to repairs and maintenance. This enhanced approach to repairs and maintenance will include both locally based housing maintenance officers who will be tasked with simple repairs, as well as trade panel contractors who perform larger, technical works.

173. *Capacity building and community education:* the Department is working with Aboriginal organisations and the environmental health workforce to build communities' understanding of healthy living practices and to roll out community-based programs around housing and hygiene.

174. *Monitoring and evaluation:* the Department is working with Menzies School of Health to assess the health and social impacts of Healthy Homes and to inform changes to service delivery models.

175. The HH Program is being rolled out progressively. In 2022/23 it is being delivered in Canteen Creek, Imangara and Epenarra. Next financial year, it is scheduled to be delivered in Haasts Bluff, across the Alice Springs Town Camps, Mt Leibig, Docker River and Amooguna. It is scheduled to be delivered in Yuendumu in 2024/25.

Requests by Solicitor Assisting the Coroner

176. By letter dated 14 September 2022, first provided to the Department's legal representatives on 25 January 2023, the Solicitor Assisting the Coroner requested that the Department respond to eleven questions.

177. The responses to those questions are set out, below.

Yuendumu demographics, public housing services, and the Room to Breathe Program

178. The Department does not collect population data. It collects data on the occupancy rates of public housing tenancies based on current tenancy and recognised occupier information in TMS and supplements this information with population data collected through the Australian Census.

179. The Joint Steering Committee for the National Partnership Agreement for Remote Housing in the Northern Territory (2018-2023), which comprises members from the Territory, the Commonwealth and the Northern Territory Land Councils, has endorsed the use of this data for the purposes of making needs-based decisions in relation to public housing investment.

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Witness

180. As set out at [79], above, the Department currently provides 122 public houses in Yuendumu, totalling 391 bedrooms. The average number of bedrooms is 3.2 bedrooms per house. In addition, as set out at [85] and [87], above, the Department provides 37 GEH homes totalling 78 bedrooms to Yuendumu and one industry assistance scheme house.

181. The public housing occupancy data in TMS indicates the average number of occupants in the 107 occupied public houses in Yuendumu is 4.13 persons.

182. Per the 2021 Australian Census, the population of Yuendumu on the night of 10 August 2021 was 740 people in 164 families across 239 dwellings, with an average of 3.9 people per household. Of that population:

    (a) 50.1% identified as male and 49.9% identified as female;

    (b) 83.4% identified as Aboriginal or Torres Strait Islander, 11.9% identified as non-Indigenous, and 3.8% did not state an Indigenous status; and

    (c) the median age was 28 years.

183. Public housing occupancy estimates based on TMS data usually differ from population estimates in the Australian Census. This is for two main reasons. First, the Census collects data on *all households* in an area, not just public houses. For example, in Yuendumu, the 2021 Census collected data from 239 dwellings, not only the 120 public houses in Yuendumu at the time. Second, the Census records *all persons* present at a property on the night the household completes the Census, not just the residents of the house.

184. Historically, there have been some issues collecting data on occupants for the purposes of TMS. TMS occupancy data only captures people reported, or identified by the Department as, recognised occupiers or tenants of the property. This is not always reported accurately. As part of the implementation of the OCOFOH Program, the Department has taken a number of steps to improve data collection, including increased consultation with tenants and HRGs, to better inform the delivery of new and expanded homes.

185. Nonetheless, taken together, the occupancy data from TMS and the population data from the Census provide a reasonably accurate and workable measure to inform decisions in relation to remote community public housing. This is reflected in the Joint Steering Committee endorsing the use of these data for the purpose of making needs-based public housing investment decisions.

186. Based on the Census and TMS data – and acknowledging that the data are imperfect and the population of Yuendumu fluctuates from time to time – there is likely to be an average of around 4 to 5 residents per home across the 107 currently occupied public housing

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homes. In some of these houses, there will be more residents, and in some there will be fewer residents, but across occupied public houses in Yuendumu, this is the average number of occupants. There is also likely to be non-resident visitors who stay in public houses in Yuendumu from time to time, who are not tenants or recognised occupants. The number of visitors will increase or decrease from time to time. This will alter the number of people in a public house at any given time.

187. The Room to Breathe component of the OCOFOH program is described at [151] – [155], above. It's impact in Yuendumu is described at [166], above. In short, it upgrades existing homes by installing additional bedrooms and other living spaces. In Yuendumu, 23 homes have been approved for extension, which will result in 51 additional living spaces, including 29 additional bedrooms. Of these 23 approved homes, 18 are currently undergoing extension, and 3 have had their approved extensions completed, adding 3 bedrooms and 2 additional living spaces.

188. In addition, through the HomeBuild NT component of the OCOFOH program, described at [144] – [149] and [163] – [165], above, 37 new and replacement homes have been approved for construction, comprising 143 bedrooms. Of these 37 approved homes, 7 have already been built and 28 have had contracts awarded with construction commenced or to commence in the coming months.

Links between housing and outcomes

189. Housing is well-recognised as a social determinant of health and well-being. I accept this fully, as does the Department. Many of my staff have spent their careers working to improve conditions and health outcomes for remote public housing tenants in the Northern Territory.

190. As set out at [169] – [175], above, the focus of the HH Program is on improving health hardware in public housing to promote evidence-based Healthy Living Practices, health outcomes and well-being. The Department has engaged Menzies School of Health Research (**Menzies**) to conduct an evaluation of the HH Program and its effect on health outcomes.

191. The provision of the Final Evaluation Report has been delayed due to COVID-19 and the associated restrictions to travel to remote communities. It is now expected to be provided later this year. If it would assist the Court, I would be happy to provide a copy of the Report, once received.

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Deponent

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Witness

Washing facilities in Yuendumu

192. I understand that Mr Bruno Wilson gave evidence that, before recent renovations started in Yuendumu, some hot water systems did not work, and this made it hard for children to go to school.

193. I would be happy to speak with Mr Wilson to better understand these concerns and to assist in resolving them.

194. Generally, as set out at [44], above, where there is a maintenance issue in public housing, such as a hot water system not functioning, a tenant can report this to the Department, DIPL or the relevant maintenance contractor. In Yuendumu, the Central Desert Regional Council is contracted to provide first response repairs and maintenance to Yuendumu and can be contacted directly by tenants. The Department will also identify maintenance issues during inspections of public housing properties. If a hot water system did not work, I would expect this to be raised during an inspection. If such a problem was raised with the Department by the tenant or through an inspection, the Department would log a job with DIPL, who would engage a contractor to conduct the necessary repairs.

195. In relation to Yuendumu specifically, as set out at [91] – [93], above, over the past three years, there have been an average of 580 repair and maintenance requests per year. Some of these requests concerned hot water systems. As of 14 February 2023, there were a total of 69 open work orders for Yuendumu. Of these, 43 relate to public housing and 26 relate to GEH housing. A work order remains open until the invoice for the work has been received, verified and paid. As such, in some cases, although the work order has not yet been closed off, the relevant repair work will already have been completed.

196. More broadly, through the HH Program and the Healthy Living Principles, the Department has prioritised proactive repair, maintenance and upgrade works associated with health hardware, including hot water and shower facilities. This includes conducting proactive assessments of homes to ensure they are facilitating Healthy Living Practices.

Public laundry facilities in Yuendumu

197. The Department does not fund the provision of central laundry services in Yuendumu, through Remote Laundries Project, Red Ochre, or otherwise.

198. As set out at [53(d)], above, the *2019 Design Guidelines* require that public housing homes include laundry fixtures, including fittings for supplying and draining washing machines and 70 litre stainless steel laundry tubs.

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Deponent

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Witness

199. The Department does not ordinarily let furnished public housing. It is not ordinarily part of the Department's role, as a landlord or public housing provider, to supply white goods to a home.

200. The Department may assist specific families to obtain washing machines and other health hardware in specific circumstances. For example, the Department may provide financial support for the provision of goods or services to children or families in need through a Preventative Family Care Payment. A Preventative Family Care Payment is a payment made by the Department to a family to address an immediate vulnerability that is beyond the family's means. Such payments are made in accordance with a Care Plan for a child and are a casework tool designed to reduce an acute risk of harm to a child in particular circumstances and enable the child to remain with their family in circumstances where it would otherwise be necessary for the child to be brought into care. They are not a general form of income, family or financial support and are not made on an ongoing basis.

Housing provided to teaching staff in Yuendumu

201. Of the 37 GEH homes in Yuendumu, 17 are allocated to the Department of Education for use by their staff. The Department is not aware of any outstanding requests from the Department of Education for GEH housing for its local staff in Yuendumu.

202. Ordinarily, GEH housing is prioritised for employees who do not have any available housing within their community. Several years ago, the Territory began expanding the GEH program to make GEH housing available to all local employees in remote communities. In communities where there is sufficient GEH housing available, such as Belyuen, GEH housing is now offered to local employees. However, in communities where there is less GEH housing available, GEH housing may not be delivered to local employees. A further complexity that has arisen is the difficulties that arise when local employees cease their employment in the Northern Territory public service and then need to be transitioned back into public housing so that their GEH home can be made available for new employees. This can cause undue delay and disruption. The Department is proposing to address these difficulties by offering GEH conditions to local employees in their existing public housing dwelling. In simple terms, this will involve the employing Department or agency meeting the full costs of their local employees' rent in their existing public housing home within their community.

Water testing in Yuendumu

203. Power and Water Corporation conducts drinking water testing and releases drinking water quality reports.

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Deponent

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Witness

204. For the purpose of assisting the Court, I have taken advice in relation to this issue. Based on these inquiries, I understand that the water sampling and testing undertaken in 2021, 2022, and 2023 in Yuendumu indicated that the level of uranium in the drinking water supplied to Yuendumu does not exceed the current *Australian Drinking Water Guidelines*.

Consultation and housing design

205. The Department recognises the importance of designing homes which are appropriate to the climatic and cultural conditions of their location, and this is reflected in the *2019 Design Principles* discussed at [52], above.

206. In relation to climatic condition, the Department recognises differences in climatic conditions across the Northern Territory and works to provide premises with appropriate cooling requirements for the local climate and location. In accordance with the National Construction Code, the Northern Territory is divided into two discrete climatic regions. The Top End is a Zone 1 region, being a tropical region. Central Australia is a Zone 3 region, being an arid region. The *2019 Design Guidelines* provide minimum climate control standards for new premises, including the ceiling fans and louvres in Zone 1 premises and air conditioning in Zone 3 premises. Where existing premises are without air conditioning, tenants may make an application to the CEO (Housing) for installation of air conditioning. Work is also being done to audit the air-conditioning in existing properties. For example, between 3 October 2022 and 3 November 2022, DIPL conducted an audit of the service status of air-conditioners in Yuendumu to determine prioritisation for decommissioning evaporative air conditioning and installation of a new split system air-conditioning.

207. Further, all new homes are required to reach a silver standard rating under the Liveable Housing Design Guidelines and a minimum 5-star energy efficient design. Dwellings constructed through the OCOFOH Program exceeded this standard, currently averaging a 6.4-star energy efficiency rating.

208. Local communities are consulted in relation to aspects of the design of homes through the HRG and local decision-making processes, as discussed at [133], above. This includes, amongst other things:

(a) the mix of housing sizes;

(b) aspects of the design of new housing, including the orientation of new houses, whether new houses use a brick of modular design, the internal and external design of houses, the configuration of rooms, the orientation of verandas and outdoor areas, and the colour of the houses;

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Deponent

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Witness

(c) modifications and extension to new homes, with Room to Breathe modifications discussed with the existing tenant, designed, and then submitted to the tenant for approval and sign off; and

(d) advice to inform future planning for new house designs, refurbishments and rebuilds to existing houses in the community.

Electricity services in Yuendumu

209. Utility services in Yuendumu, including electricity and water, are provided by Indigenous Essential Service Pty Limited, which, as set out at [71], above, is a not-for-profit corporation whose controlling entity is Power and Water Corporation.

210. Tenants in public housing are responsible for paying utility bills connected to their home.

211. Within the Department, the rental scheme and safety net framework operate to limit rental cost, thereby helping to ensure tenants have sufficient income to manage their other expenses. A Remote Rent Safety Net is available where rent assessed in this manner would amount to more than 25 per cent of the total assessable income of a household. In such circumstances, rent is capped at 25 per cent of the household's total assessable income. This is designed to avoid the tenancy entering into sudden rental stress ("rental stress" is ordinarily defined as housing costs exceeding 30 per cent of total household income; the Remote Rent Safety Net applies a more protective threshold). The Safety Net initially applies for 6 months, but eligible clients may seek an extension. Where appropriate, extensions are granted with 12 monthly reviews to ensure ongoing eligibility.

212. The Department may provide some support to a specific families to meet their electricity expenses in specific contexts. For example, a Preventative Family Care Payment, of the kind described at [200], above, might be made to a particular family to assist with the cost of electricity if this alleviated an immediate risk to a child's welfare and enabled the child to remain with their family in circumstances where it would otherwise be necessary for the child to be brought into care. For example, this occurred in some circumstances when COVID-19 restrictions required families to go into "lock down" or to quarantine at home, resulting in a sudden reduction of income to the family. As set out at [200], above, these payments are not a general form of income, family or financial support and are not made on an ongoing basis.

Housing projections for Yuendumu

213. As set out at [150], above, the Department uses the RHNAM to identify communities to make investment decisions. As set out at [179], the RHNAM was endorsed by the Joint

[redacted]

Deponent

[redacted]

Witness

Steering Committee for the National Partnership for Remote Housing Northern Territory (2018-23) and is based on occupancy data from TMS and population data from the Census. The RHNAM assumes an average population growth rate of 1.6%, based on data from the Australian Census and projections from the Australian Bureau of Statistics, but is supplemented by information regarding changing occupancy rates from TMS.

214. The Model is designed to ensure allocation of funding for new and upgraded public housing is based on need; it does not presently incorporate climate change modelling.

215. However, the design of new public housing does incorporate features relevant to mitigating the impact of climate change. This includes, for example, ensuring that all home in tropical zones are suitable to withstand cyclones, using passive design features to promote suitability to changing climates, and using solar hot water systems to reduce the contribution of household power consumption to climate change.

Security of government employee housing

216. Currently all GEH dwellings in Yuendumu have the following security features:

(a) fencing of 1.8 metres in height in either chainmesh or Colourbond;

(b) motion detection double spotlight units, with one unit fitted to each corner of the dwelling (or fitted so the lighting covers as much of the yard as possible);

(c) security screen doors fitted to all external entrance doors;

(d) single cylinder dead lock entrance locks and vandal plates fitted to all external entrance doors; and

(e) security screens fitted to all windows, with the security screen covering the entire window.

217. Department of Health dwellings also have perforated mesh security screens fitted over the top of the existing security screens. These coverings were developed and installed in 2019 specifically to improve GEH home security in Yuendumu.

218. Per the GEH Design Guidelines, additional safety measures will be included where necessary to ensure adequate protection of tenants in the event of emergencies by means of prevention, detection and response to security adverse events.

219. I understand that discussions are underway through the Central Australia Remote Worker Safety Group, chaired by the Department of Chief Minister and Cabinet and including members from the Department of Health and DIPL, amongst others, in relation to what additional security measures can be recommended and installed for GEH homes.

[redacted]

Deponent

[redacted]

Witness

220. Further, I note that public housing tenants can also request additional safety features including, but not limited to, additional lighting, internal solid core doors, a phone line in their bedroom and fencing modifications. This may be done by completing the Application for Additional Safety Features form or otherwise contacting the Department.

Recommendations

221. With my colleagues, I will continue to consider any recommendations that the Coroner may make to improve service delivery and in relation to the provision of housing in remote communities.

[redacted]

Affirmed by the deponent)
at Darwin)
in the Northern Territory)
on 24 February 2023)
Before me:)

Signature of deponent

[redacted]

Signature of witness

David Ninan
Commissioner for Oaths
Hutton McCarthy
Level 17, Charles Darwin Centre
19 Smith Street Mall
Darwin, NT, 0800

ANNEXURE

Northern Territory of Australia

In the Coroner's Court

At Alice Springs

Inquest into the death of Kumanjayi Walker

This is the annexure marked "**Annexure BW-1**" referred to in the affidavit of Brent Warren dated 24 February 2023.

[redacted]

Signature of witness

NORTHERN TERRITORY GOVERNMENT

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DEPARTMENT OF
LOCAL GOVERNMENT, HOUSING
AND COMMUNITY DEVELOPMENT

DEPARTMENT OF
INFRASTRUCTURE, PLANNING
AND LOGISTICS

2019

Design Guidelines Remote Community Housing

- Part A: Design principles
  This part provides context for application of the guidelines, and describes design objectives and design principles. A considered and balanced application of the design objectives and principles should be evident in site layouts and dwelling designs.

- Part B: Performance criteria & design guide
  This part sets out performance requirements and design considerations relating to site layout, external areas, building structure, internal spaces and specific dwelling elements.

- Part C: Region Specific Appendices
  This section provides information on specific requirements by Region or individual Communities where specific considerations are required in the design or delivery.

This document provides a guideline for the design of remote community housing for the Department of Housing, Local Government and Community Development.

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ABOUT THIS GUIDELINE

This document was prepared by the Department of Infrastructure, Planning and Logistics (DIPL) on behalf of the Department of Local Government, Housing and Community Development (DLGHCD) and provides a guideline of the design requirements for remote community housing (RCH) as required by the Department.

This document serves as a supplement to the Housing Ancillary Specification, the Remote Housing Schedules and the Standard Specification for Small Building Works developed by the Department of Infrastructure, Planning and Logistics.

The purpose of this document is to identify the specific design requirements for remote community housing and meet the Northern Territory Government's vision for social housing.

This document has been developed referencing Northern Territory Government Employee Housing Design Guidelines, the Urban Public Housing Design Guidelines, and the Queensland Department of Housing and Public Works document for Housing Design Standards and Guidelines. It also references criteria from the National Indigenous Housing Guide.

Any referenced Australian Standards are current as of March 2019 and this document is compatible with the National Construction Code of Australia 2016.

The text has been edited to specify only the type of construction common in the Northern Territory for small building works. For example, brick construction is not specified and the Roofing Section is confined to sheet metal roofing. However, the text contains specific regional and policy requirements developed by Department of Infrastructure, Planning and Logistics Officers with extensive experience in the construction industry in the Northern Territory, in conjunction with the Department of Local Government, Housing and Community Development Darwin and Regional offices.

Input has been collated across the Northern Territory and specific Appendices outline Regional or Community specific requirements that are ancillary or varied from the general Guidelines.

This Design Guideline will remain unchanged until an annual updated version is published.

[redacted]

John Harrison

General Manager Infrastructure, Investment and Contracts
Infrastructure, Investment and Contracts Division
Department of Infrastructure, Planning and Logistics

06.12.2019

[redacted]

Dwayne Mcinnes

Deputy Chief Executive Officer
Remote Program Delivery Office
Department of Local Government, Housing and Community Development

29th November 2019

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For specific Tender enquiries contact the nominated Representative listed in the Request for Tender document.

This document was first published in June 2019 and will be revised and reprinted at annual intervals or major updates

Revised and Re-issued First Edition

DESIGN GUIDELINE
FOR REMOTE COMMUNITY HOUSING 2019

REFERENCE TEXT

REFERENCE: Read this Design Guideline in conjunction with the Request for Tender (RFT) or Request for Quotation (RFQ), the Standard Small Building Specification, the Remote Housing Ancillary Specification, the Remote Housing Schedules, the Project Specific Requirements (PSRs), and concept Drawings, if any. Only those parts of the Design Guideline which refer to the works being carried out apply. This document may be used as a blanket reference guideline referring generally to the design requirements and considerations required by the Department for remote community housing. Relevant documents can be found at https://transport.nt.gov.au/infrastructure/technical-standards-guidelines-and-specifications/technical-specifications

PROJECT SPECIFIC REQUIREMENTS:
The selection of specific items or materials for the works being carried out are specified in the Project Specific Requirements (PSRs) and nominated in the RCH 2 Schedules and Finishes

PRECEDENCE: Any provision in the project specification in the RFT or RFQ, or on the project drawings, shall override any conflicting provision in this Design Guideline.

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DESIGN GUIDELINE
FOR REMOTE COMMUNITY HOUSING 2019

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Introduction

The Northern Territory Government is dedicated to improving the standard of living and accessibility to housing in remote communities across the Northern Territory. The Department of Infrastructure, Planning and Logistics (DIPL) in consultation with the Department of Local Government, Housing and Community Development (DLGHCD) developed these 'Guidelines' in 2019 to establish the minimum and sustainable standards for dwellings built in remote communities after February 2019.

*The N**orthern Territory** Government's Remote Housing investment Package 'Our Community. Our Homes. Our Future', provides a vision for social housing based on the following principles:*

- **Sustainable housing system:** a housing system to meet the needs of today and tomorrow.
- **Sustainable communities:** a housing system that supports communities to grow and prosper.
- **Sustained well-being for people:** a housing system that delivers the right response, to the right person, at the right time.
- **Local decision making:** giving local Aboriginal people the opportunity to determine housing requirements, design and proposed delivery of capital works in their community.

Where a design brief is required, the Guidelines will inform the brief for the construction and upgrade works. The brief will offer further detail in respect to housing design, innovation and long-term sustainability.

1.6 PURPOSE OF THE GUIDELINES

The purpose of these design guidelines is to guide the procurement, design and construction of Remote Community Housing dwellings which are habitable, safe and secure, providing a solid foundation for people to raise healthy families, undertake work and social activities, and engage with their community.

The guidelines describe design principles and establish fundamental dwelling requirements to ensure an appropriate level of design, quality, function and robustness.

These guidelines will inform Remote Community Housing capital works to refresh and reform the Department's remote housing stock to improve sustainability and better match need. Over time, the guidelines will be reviewed and amended to reflect lessons learnt and promote continuous improvement to deliver better housing outcomes.

1.7 APPLICATION OF RCH DESIGN GUIDELINES

The Guidelines have been developed to be applied by stakeholders in the following circumstances:

- In the construction of new dwellings the Guidelines are to be used in the design brief to consultants and suppliers and provide guidance for consultants in preparing designs for new remote community housing assets. The Guidelines provide sufficient scope for a range of design options to be developed to meet the project requirements.
- In the planning of capital works upgrades to existing RCH housing stock, the Guidelines are to be used to provide the benchmark features or components of the dwelling.

The Guidelines do not specify finishes and hardware (Refer RCH Schedules and Finishes). Note the finishes and hardware schedule may be reviewed from time to time by DLGHCD in order to maintain consistency with the maintenance program, or to incorporate emerging technologies, and new innovation. The finishes and hardware schedule is also available at https://transport.nt.gov.au/infrastructure/technical-standards-guidelines-and-specifications/technical-specifications

1.8 STRUCTURE OF THE GUIDELINES

The guidelines are separated into two parts, being:

- Part A: Design principles
  This part provides context for application of the guidelines and describes design objectives and design principles. A considered and balanced application of the design objectives and principles should be evident in site layouts and dwelling designs.

  The design objectives and principles of Part A apply regardless of whether they are specifically reflected in the performance requirements and design considerations in Part B.

- Part B: Performance criteria & design guide
  This part sets out performance requirements and design considerations relating to site layout, external areas, building structure, internal spaces and specific dwelling elements.

  This part is informed by the design objectives and principles of Part A, and ensures an acceptable standard for dwelling functionality, amenity and durability, while maintaining flexibility in the design and method of construction.

  Where applicable, specific requirements and design features identified in this part are to be interpreted as essential. However, the Department may (at its sole discretion) consider alternative approaches, taking into account the design objectives and principles of Part A, the performance requirements of the relevant section, and any other matters it deems fit.

- Part C: Region Specific Appendice
  While these Guidelines are applicable across the Northern Territory, from time to time, the Department may wish to add to its portfolio certain design elements that are specific to certain regions or communities. Where additional specific Regional or Community requirements are deemed necessary to the design and or delivery outcomes, these are listed in specific Appendices, additional to the requirements of all referenced documents. In such instances, when designs are requested that require additional information over and above that provided by the guidelines, the following appendices shall be consulted:

  Appendix 1: Specific Territory Requirements – differentiation between Tropical and Arid design
  Appendix 2: Darwin
  Appendix 3: Katherine
  Appendix 4: East Arnhem
  Appendix 5: Alice Springs
  Appendix 6: Tenant Creek

The appendices listed above provide specific supplementary information that is to be read in conjunction with these guidelines, and therefore do not constitute a stand-alone approach to design by exception.

The following are overarching objectives for the design of sustainable Remote Community Housing:

- Appropriate
  Fit-for-purpose, comfortable and appealing dwellings which are capable of supporting a wide range of tenants and their needs, including young families, singles, seniors and people living with a disability.

- Accessible
  Dwellings designed to maximise accessibility and usability by a wide range of tenants, regardless of their age and ability, and easily adaptable to meet specific tenant needs.

- Safe & secure
  Dwellings designed to prevent injuries or health issues, maximise personal safety from crime and antisocial behaviour, and promote principles of Crime Prevention through Environmental Design (CPTED).

- Economically sustainable
  Dwellings that are robust and represent good value for money, with a construction and design quality which minimises ongoing maintenance and maximises longevity.

- Energy efficient
  Site responsive and climatically appropriate designs which incorporate passive energy design principles, making for comfortable and energy efficient dwellings.

1.9 INNOVATION AND NORMALITY

The Department encourages design excellence and continuous improvement in its projects and is open to innovation in the design and construction of its dwellings. However, innovation must support the objectives of these design guidelines.

Innovation must be supported by:

- Availability of local resources and processes to manage defects, should they arise
- Evidence of equivalent or greater performance.

1.10 STANDARDS

Use Standards, and their amendments, current 3 months before the date for the close of tenders except where different editions and/or amendments are required by statutory authorities, including, but not limited to, NATA and the National Construction Code including the Building Code of Australia. References can be found within the DIPL Small Building Specification also available at https://transport.nt.gov.au/infrastructure/technical-standards-guidelines-and-specifications/technical-specifications

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1.11 DEFINITIONS / INTERPRETATION

Approval/Authorisation
Obtain written or verbal advice from the Superintendent on the specific matter requiring approval and/or authorisation unless statutory requirements state otherwise or unless a different approver or authoriser is specified.

As Built Information
Means the same as ***As Constructed Information***.

As Constructed Information
A documented record, including drawings, of the details of a construction following its completion. Includes, and means the same as, ***Works As Executed Information***, ***As Installed Information*** and ***As Built Information***

As Installed Information
Means the same as ***As Constructed Information***.

BCA
Building Code of Australia. Part of the ***NCC***.

Building Code 2016
Code for the Tendering and Performance of Building Work 2016. Federal legislation governing work place relations on projects which receive funding from the Federal Government.

Business Day
Means the same as ***Day***.

Calendar Day
Means any day of the week including weekends and Public Holidays.

Compatibility of Materials
Ensure all materials which are used are compatible with all other materials which may be affected.

Day
Means working days, Monday to Friday, excluding Northern Territory wide Public Holidays, and excluding weekends.

DLGHCD/the Department
The Department of Local Government, Housing and Community Development.

DIPL/the Department
The Department of Infrastructure, Planning and Logistics.

Hold Point
Obtain the written approval of the Superintendent for that particular stage of the works. Where work is to be covered or concealed do not proceed past that point until approval has been received.

ITP(s)
Inspection Test Plans – detail of inspections and tests required on site or off-site for the project.

Minimum notice
Minimum notice required so that inspections may be made: 24 hours in town areas, 3 days in other areas or 5 days in remote areas.

NATA
National Association of Testing Authorities.

NCC
National Construction Code, which incorporates the ***BCA*** and the ***PCA***.

PCA
Plumbing Code of Australia. Part of the ***NCC***.

Proprietary Items
Identifiable by naming the manufacturer, supplier, installer, trade name, brand name, catalogue or reference number.

Provide
Provide and similar expressions mean supply, install, connect, test, commission, and leave ready for use. It includes development of the design beyond that documented.

PPE
Personal protective equipment

PSR(s)
Project Specific Requirement(s)

- appear in ***RFT*** or ***RFQ*** and refer to this document which is the Technical Specification for the project which is the subject of the ***RFT*** or ***RFQ,***
- detail what selections have been made where selections need to be made,
- are amendments to specified requirements published in this Design Guideline to tailor the specification to suit the project which is the subject of the ***RFT*** or ***RFQ***.

Refer to the PSR clause in this section.

Required
Required by the contract documents or by the local council or statutory authorities.

RFT, RFQ
Request For Tender, Request For Quotation. Provisions applicable to RFTs are equally applicable to RFQs.

Shall
Is indicative of a mandatory requirement unless the context clearly indicates otherwise.

Supply
'Supply', 'furnish' and similar expressions mean 'supply only'.

WHS (NUL) Act / WHS Act / OHS Act
Work Health and Safety (National Uniform Legislation) Act. A reference to this Act includes a reference to its Regulations, and to related Codes of Practice, and to relevant Codes and Guidelines.

Witness Point
Give the Superintendent sufficient written notice so that an inspection can be made.

Working Day
Means the same as ***Day*.**

Working Hours
Means the hours, on a working day, from 8am to 4.30pm.

Works As Executed Information
Means the same as ***As Constructed Information*.**

Part A: Design Principles

A1. Site Responsive Design & Neighbourhood Context

Site layouts and dwelling designs should respond to the characteristics and constraints of each project site, taking into account the site's shape, topography, orientation, and the characteristics of and relationship with the street and adjoining developments.

Dwellings should not be 'institutional' in appearance, or immediately distinguishable as social housing when compared to surrounding residential development. Mirroring designs and rotation should be considered in multiple design packages, along with external colours, features and materials.

A2. Accessibility, Adaptability & Universal Design

A sustainable housing system requires dwellings with principles of universal and 'liveable' design reflected in core design features. This ensures that dwellings are safe, comfortable and usable by all people, to the greatest extent possible, without the need for adaptation or specialised design.

Dwellings should be designed to:

- Maximise accessibility and usability by a wide range of people, regardless of their age or ability;
- Be easy to enter and navigate;
- Be capable of easy and cost-effective adaptation to meet specific tenant needs, as required; and
- Prevent or reduce the risk of injuries in and around the home.
- Allow for easy conversion to senior, ambulant and disabled use.

All new Remote Community Housing must meet the Class C requirements of AS4299:1995 (Adaptable Housing), and a Silver Level rating under the Liveable Housing Design Guidelines.

Note: from time to time, the Department may undertake specific projects requiring a higher level of accessibility and usability than the standards above, refer to "Scope Specific" requirements in the RFT.

A3. Climatically Appropriate Design

Climatically appropriate design is integral to the liveability, sustainability and affordability of dwellings. Site layouts and dwelling designs should incorporate passive design responses to the regional climate, as well as the microclimate of each site, reflected in aspects such as:

- Dwelling design, shape, and orientation of the dwelling in relation to solar paths and prevailing breezes (orientations which minimise western exposure are generally preferred)
- The location of particular rooms
- Construction methods and materials
- External colour schemes and textures
- The location, shape and number of openings
- External shading such as verandahs, eaves and awnings
- Natural ventilation and cross-ventilation
- Natural lighting
- Roof design
- Ceiling heights
- Site landscaping
- The protection of openings and outdoor areas against excessive sun and rain penetration
- Draught-proofing
- Insulation

Climatically appropriate design responses should be balanced with other design principles and performance requirements of these guidelines, noting minimum requirements of energy efficiency compliance.

Part B of the design guidelines has been written with two discrete climatic regions in mind:

- Tropical: the 'Top End' of the Northern Territory, extending as far south as (and including) Elliot; and
- Arid: all locations south of Elliott.

A4. Energy Efficiency & Sustainability

Selected fittings, fixtures and appliances should promote the efficient use of electricity and water. Internal tapware and toilets are required to achieve a minimum 4 Star Water Efficiency and Labelling Standards (WELS) rating, and shower heads a minimum 3 Star WELS rating.

Class 1a construction: Residential dwelling (as defined in the NCC)
All new Class 1a construction is required to achieve a minimum 5 Star energy efficiency rating using software accredited under the Nationwide House Energy Rating Scheme (NatHERS), or alternatively meet the deemed-to-satisfy requirements of Part 3.12 in the Building Code of Australia (BCA) 2009.

Class 2 construction: Independent Living Unit (as defined in the NCC)
All new Class 2 construction is required to achieve the average 3.5 Star energy efficiency rating with no units achieving less than 3 Stars, using software accredited under NatHERS, or meet the deemed-to-satisfy requirements of Section J in the BCA 2009.

A5. Crime Prevention through Environmental Design

When buildings, neighborhoods and public spaces are designed to incorporate safe design principles it can reduce opportunities for crime against people or property, improve community perceptions about public safety, and enhance an area's livability.

Site layouts, dwelling designs and orientation, landscaping, fencing and other external treatments should reflect principles of Crime Prevention through Environmental Design (CPTED) relevant to:

- Casual surveillance of the street and common areas
- Lighting
- Legibility
- Sightlines
- Access control
- Territorial reinforcement.

All new construction, and particularly new multiple dwelling complexes, are required to follow the Community Safety Design Guide, to the extent possible and practical.

A6. Privacy

The siting, design and orientation of dwellings and private open spaces should not unreasonably impair the privacy of neighboring dwellings, either on the same or adjacent sites. Floor layouts should promote privacy and the separation of bedrooms and ablutions from the kitchen, living and dining areas.

A7. Building Maintainability & Longevity

Durability and the whole-of-life costs to maintaining dwellings are important asset management considerations. Dwellings should be designed to:

- Minimise maintenance
- Withstand above-average rates of wear and tear
- Withstand periodic heavy-duty cleaning
- Withstand termites and other vermin
- Respond to local site conditions and the regional climate e.g. withstand solar degradation, torrential rain, wind-driven rain and/or dust.

A 'designing out maintenance' approach should be applied in determining dwelling designs, construction methods, finishes, fixtures, fittings, hardware and appliances to reduce maintenance costs, defer replacement of major building components, and maximize longevity.

Life cycle cost and whole of life value assessments will be undertaken on any constructiuon methodology proposed by contractors to ensure the houses meet a design life criterian of 30 years. Consideration should be given to designing and documenting appropriate measures that will ensure the maximum resistance to the extreme environmental conditions of the Northern Territory.

NOTE: No asbestos containing materials are to be used.

A8. Natural Disaster Resilience – Cyclone Region

Tropical cyclone regions are defined as wind regions C and D in AS/NZS 1170.2 Structural design actions – Wind actions. Refer to 'Cyclone Regions' for reference.

Design Resilience

Design of projects in the cyclone regions should consider the information available from the Cyclone Testing Station (CTS) located at James Cook University in Townsville, Queensland. CTS is the pre-eminent independent authority on the performance of buildings in severe wind events and focuses primarily on the performance of houses and other low-rise buildings in Australia and the surrounding region.

The Cyclone Testing Station has published a number of reports on various aspects on the performance of buildings in response to severe wind events. These reports can be located at: https://cyclonetestingstation.com.au/publications/technical-reports

A9. Safety for Occupants

Properties must afford a safe standard of living for occupants as follows:

- Provide all properties with hard-wired proprietary photoelectric smoke detectors to AS 3786-2014 and to suit requirements of the Northern Territory Building Code and Northern Territory Fire Service, including one smoke detector to:
  - Outside the entrance to each bedroom
  - Living Areas
  - each enclosed storey of the dwelling.
- Smoke detectors are to be hard-wired to 240 volt mains power. Provide detectors with long-life ten (10) year rechargeable battery back-up power supply for emergency in the event of power failure and test regularly.
- Interconnect smoke detectors to share functions and all simultaneously alarm sound when any single detector is activated by smoke.
- Include resettable isolation button adjacent the internal circuit board for "false alarms".
- Provide all properties with electrical safety switches (residual current devices or RCD) on all circuits and test regularly.
- Provide relevant safety warnings such as posters and stickers as required (smoke alarm, fire doors, hot water service).
- Ensure structural components, including fencing, are free of sharp or protruding objects.

A10. Car Parking and Street Presentation

The street design of housing must not be dominated by car parking. Properly located car parking improves the street appearance of the housing and may better preserve the pattern and amenity of the neighborhood streetscape.

Carports and garages,where requested in the RFT, must not dominate the street elevation and must be set back further from the street than the front of the housing, while still providing optimum security for both occupants and vehicles. Parking structures must not conceal the access to dwellings situated further into the site. At minimum of a compacted aggregate is required for all vehicle trafficked areas, including parking allowances.

A11. Territoriality

The control of external spaces by immediately adjacent households (or the provision of shared space) must be unambiguously indicated by clear definitions of territory.

This is achievable by plants and/or hard landscape elements such as walls, fences, kerbs, level changes, paths or mowing strips.

Reasons for suitable delineation:

- Defined territories can avoid disputes over 'whose patch it is'.
- Having boundaries should encourage commitment and responsibility for maintaining the patch.

- Clear definition is consistent with people's experience of traditional remote living, which may be familiar and desirable.
- Territoriality assists in issues of home and neighborhood security.

A12. Safety in Design

A "Safety in Design" process shall be undertaken to identify and appropriately address specific hazards relevant to each community and house location throughout the construction and operation phase. It should also consider upgrade and removal/demolition works during and after the asset lifespan. Typically a report shall be provided which can be included in the drawing set.

Part B: Performance Criteria and Design Guide

B1. General Requirements

B1.1 Notional Floor Areas

Dwelling Category	Acceptable Built Form	Notional Floor Areas (see notes below)
1 Bedroom	• Flats • Attached multiple units • Detached multiple units	60 m^2
2 Bedroom	• Flats • Attached multiple units • Attached townhouses • Detached multiple units	85 m^2
3 Bedroom	• Attached multiple units • Attached townhouses • Single detached dwelling	100 m^2
4 Bedroom	• Single detached dwelling • Attached multiple units	120 m^2

Notes

- The notional floor areas provided above are indicative of the Department of Local Government, Housing and Community Development's expectation of dwelling sizes for all new dwellings when the quantity of furniture, built-in joinery and circulation space for the intended use is taken into account.
- Notional floor area is the internal space measured to the inside face of external walls.
- The notional floor area does not include space identified for a store room where located under the main roof area, or any unenclosed external areas such as covered entries, car parking and external living areas.

B1.2 Notional Room Provision

Zone	Dwelling Category			
	1 Bedroom	**2 Bedroom**	**3 Bedroom**	**4 Bedroom**
Bedroom 1	✔	✔	✔	✔
Additional Bedrooms		✔	✔	✔
Kitchen / Living-Dining	✔	✔	✔	✔
Shower				✔
Toilet with Hand Basin			✔	✔
Laundry	✔	✔	✔	✔
Bathroom (Shower and/or Bath) with Toilet	*	✔	✔	✔
Bathroom with Toilet/ Laundry	*	*		

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* A laundry combined with the bathroom and toilet may be considered for 1 and 2-bedroom dwelling designs.

Duplex and Unit Complexes

Duplex and Unit complexes need to consider individual driveway/parking spaces with yard separation utilising fencing and or a combination of screen planting. Party walls should extend to limits of verandahs to provide physical separation. Entrance and living areas should be mirrored where possible

B1.3 Thermal Performance

Performance requirement

- To achieve maximum human comfort across all seasons while using the least amount of energy.

General	
Design Considerations	• Refrigerated air-conditioning is not supplied in Remote Community Housing. Ceiling fans are used across the entire Northern Territory, with provision for installation of RAC's via hatches in the walls, while in the Arid region, ducted evaporative cooling is provided to habitable areas as a climate control solution. • Bedroom hatches clear opening to be minimum 730wx520h, living area hatch 730wx560h and be fitted with an external top hinged lockable, waterproof lid. • Use design features that maximise cross-ventilation. • Design solutions are encouraged that will be able to yield higher energy efficiency ratings. • Regardless of passive cooling measures, occupants may install refrigerated air- conditioning, therefore ensure that insulation and vapour barriers are provided (where practical) to cater for this. Insulation and vapour barriers are to minimise condensation forming on and in ceilings and walls. Ensure adequate power outlets are suitably located for future connection. • Provide insulation only as a last resort to meet energy efficiency ratings. • **Do not** allow for tinted glazing. • **Do not** use spray-on or loose fill insulation material.

B1.4 Termite Protection

Performance requirement

- Minimise the number of structural and fit-out items that are susceptible to termite attack.
- Comply with NCC2016 including BCA NT Variation table 3.1.3.3
- Design in conjunction with AS3660

General	
Design Considerations	• As per statutory requirements. Include concrete edge protection and service access to perimeter.

B1.5 Slab and Intermediate Floors

Performance requirement

- To provide a solid sub-structure for the ground and upper floors.
- To minimise damage to the sub-structure through water damage, corrosion, insects, pests and mould.
- To provide a surface suitable for applied floor finishes.

General

Design Considerations	• Typically construction will be concrete slab on ground, however elevated floors are allowed. Elevated floors must be on two pack type painted duragal or if within 15km of salt water environments, utilise hot dip galvanized members. Either combination must use compressed fibre board or similar flooring to mitigate damage from water ingress due to hosing out. • Ensure the finished floor levels of all house slabs comply with legislated requirements. • Intermediate flooring levels of townhouses will be formed slab construction. • Ensure external living areas, external entries and car parking areas adjacent to entries are stepped down from the ground level main slab. • Thresholds and step-downs are to allow for the future installation of ramps in accordance with AS4299 (Adaptable Housing). • All exposed slab edges are to be a quality off-form finish. • **Do not** render, paint or otherwise cover exposed slab edges. • **Do not** use timber bearers, joists, and floorboards/sheeting for upper level flooring.

B1.6 Walls and Linings

Performance requirement

- To provide maximum robustness in a cost-efficient manner.
- Ensure that any structural repairs or remedial work required to the walls are able to be undertaken by any competent local tradesman without the need for manufacturer training or specialist tools or materials.

General	
Design Considerations	• Construction methods are to focus on maximum robustness. • Alternate construction methods must demonstrate how the target life expectancy will be met. ***Part A7*** will be achieved. • Blockwork may be finished with pointed joints. • Flush sill blocks are to be used with blockwork construction. • A quality off-form finish must be achieved with tilt panel construction. • External cladding may be used where required to gain thermal efficiencies. • External cladding shall be finished with colour matched flashings and trims. • **Do not** use overhang sill blocks. • **Do not** use coloured or split-face masonry blocks. • **Do not** locate a half height block at window / door head height. • Internal claddings must be of minimum 12mm compressed board or similar, plaster linings are not acceptable.

Fixtures and finishes

Trade	Specification	Comments
External painting	Soffit – Acrylic, low sheen Walls – Acrylic semi-gloss Doors, frames, trims – Enamel, gloss Exposed structural elements – Enamel, gloss over hot dipped galvanized finish.	External paint to meet or exceed 10 year external warranty.

B1.7 Ceiling

Performance requirement

- Provide for a target minimum internal ceiling height of 2650mm AFL.
- Ensure that any repairs or remedial work required to the ceiling are able to be undertaken by any competent local tradesman without the need for manufacturer training, specialist tools or materials.

General	
Design Considerations	• A lined ceiling for a storeroom is required where the storeroom is located under the main roof. • Ceilings are to be designed flat. • **Do not** use raking or cathedral ceilings.

B1.8 Roof, Eaves, Soffits and Guttering

Performance requirement

- To weatherproof effectively to the extent of its use, the dwelling, car parking and external living areas.
- Products selected are to be robust, durable, low maintenance and enable the dwelling structure to obtain its designed life expectancy.
- Design flashings and capping to eliminate ingress of vermin.

Roof	
Design Considerations	• Design simple roof shapes, avoiding low pitch roofs and complicated valleys. • Provide gable end vents where ventilation is required to the roof cavity. • All roof trusses are to be at a maximum of 900mm centres regardless of construction method or materials used. • Truss design needs to allow for potential of 300 Litre Solar Hot Water unit. • **Do not** use skylights. • **Do not** use ridge vents. • **Do not** vent exhaust fans through roof. • The use of Timber Trusses must be approved by the Superintendant • **Do not** paint exposed timber truss tails. • **Do not** use whirlybirds or other roof-space ventilation devices requiring roof penetrations. • **Do not use mixed materials for roof trusses, purlins, etc.**

Eaves	
Design Considerations	• All eaves are to extend at least 900mm beyond the building face. • Eaves are to be boxed and lined where a metal truss system is used. • Prevent rodents and birds gaining access to the roof space at the eaves / wall junction. • **Do not** use parapet walls. • **Do not** use vented eaves in areas prone to high levels of dust.

Soffits

Design Considerations	• Line soffits where car parking, covered entry, walkways or external living spaces are located under the main roof area. • A preference is for a weather-proof, pre-finished material that minimises the need for ongoing maintenance.

Gutters and Downpipes (where requested)	
Design Considerations	• Located over all entry areas where specifically requested. • Down pipes where required are to discharge into an underground stormwater system where there is a possibility of yard ponding or erosion occurring. • Provide guttering to minimise water splash when travelling from the car park to main entry. • **Do not** use box gutters. • **Do not** use PVC guttering or downpipes. • **Do not** discharge downpipes onto clothes drying areas. • **Do not** discharge downpipes at entries or onto driveways and other pathways. • **Do not** discharge downpipes into garden beds (unless a sump grate is provided).

B1.9 Doors, Windows and Screens

Performance requirement

- To provide a means of securely isolating room spaces using solid, robust and low maintenance products designed to withstand an extreme wear and tear environment.
- Products selected that can be repaired and/or replaced with materials sourced from a local building supplies store.
- To prevent, as far as practically possible, the ingress of vermin and biting insects.

Doors	
Design Considerations	• Doors and door jambs are to be painted in contrasting colours to the surrounding wall. • All doors regardless of location are to be 40mm blockboard solid core construction and suitably graded for their intended use and location in the dwelling. • All doors are to be swung from pressed metal door frames. • Consideration should be given to cultural preferences with regards to swing limiting direct/immediate visibility into toilets, bathrooms and bedrooms • Remove 35mm from the base of wet area doors and jambs. • Timber entrance doors, where used, are to use a 920mm leaf. • Hang security screen doors from the same jamb as external timber entrance doors, unless this arrangement creates a trapping point. • **Do not** use hollow-core doors. • **Do not** use patterned face doors. • **Do not** use timber door frames or pre-hung door systems. • **Do not** use sliding doors.

Windows	
Design Considerations	• Louvre windows are preferred in the Tropical region. • Sliding 6mm (min) polycarbonate windows are preferred in the Arid region. • All window frame widths are to be maximised using 600mm increments. • Ensure aluminium privacy louvres are operated independently of clear louvres in bedrooms. • Window frames are to be powder coated. • **Do not** use double hung windows. • **Do not** use opaque or solid glazing elements where natural room lighting levels are required to meet the NCC through clear glazing. • **Do not** locate different window widths together where alternate increments are required (e.g. 1200mm bays adjacent 1500mm or 800mm bays in the same room). • **Do not** locate a window alongside a door opening where acces to the handle can be obtained through an open or broken window or louvre. Swing doors from window side to place handsets furtherest away as possible

Screens	
Design Considerations	• Provide a combination aluminium screen door with a stainless steel screen product to function primarily as a security device and secondly as an insect screen.. • Expanded metal type screens can be used in conjunction with a stainless steel mesh. • Locate security insect screens only over the operable leaf of windows. • Screens to bedroom windows shall comply with Part 3.9.2.5 of BCA (Volume 2) where the window sill is in excess of 2000mm from an external floor or ground level. • Provide Stainless Steel insect screens only over the operable leaf of glazed windows ,security entrance doors, and where external timber doors are used. • Stainless steel security screens are to be 316 grade stainless steel for maximum corrosion resistance, and allow for maximum airflow while having an aperture dimension of no greater than 1.6mm. • Fix all security screens to window openings using tamper proof screws with spacings to comply with Australian Standards. • Expanded aluminium mesh and stainless wire combinations may be

B1.10 Stairs, Stairways and Balustrades

Performance requirement

- Provide safe access to all floors of a split level or multi-storey design in all weather conditions.
- To provide low maintenance and robust handrails and balustrades.

General	
Design Considerations	• Minimise the need for pedestrian travel past adjacent upper-level units. • **Do not** use glass or wire strand balustrading. • **Do not** use timber posts and balustrading in external applications.

Unit Developments	
Design Considerations	• Common stairs servicing Class 2 construction shall comply with AS1428 (Design for access and mobility).

Fixtures and finishes

Trade	Specification	Comments
Electrical	Lighting to AS4299 Table 4.1 (General illumination levels)	Lighting controlled from each landing by a time delay switch in external stairwells
Floor finishes	External stairs – off-form concrete steps Internal stairs – as per habitable area	Sponge finish Comply with slip resistance classification requirements of the NCC. Use an appropriate nosing tread as per AS1428 if stairs are finished with tiles.
Painting	Ceiling, cornice – Acrylic, flat Walls – Acrylic, semi-gloss Timber components – Enamel, high gloss	Nil
External painting	Exposed structural elements – Enamel, gloss over hot dip galvanized finish.	Nil

B1.11 Fire Safety

Performance requirement

- To provide fire safety in accordance with the requirements of the NCC, NT *Fire and Emergency Act/Regulations*, and Department of Housing and Community Development's requirements.

General	
Design Considerations	• Smoke alarms are to be hardwired, interconnected, photoelectric, tamper-proof units with a 10 year long-life lithium battery backup. • Alarms shall be interconnected and wired via a resettable switch located below the internal fuse board. • All dwellings must allow for more than one evacuation point. • Evacuation points may be in the form of a window escape hatch or an external door. • Ensure evacuation pathways **do not** lead through the kitchen zone. • At least one evacuation point should be accessible and useable unassisted by those with physical disability. • **Do not** document a 'back to base' fire warning system.

B1.12 Floor Coverings

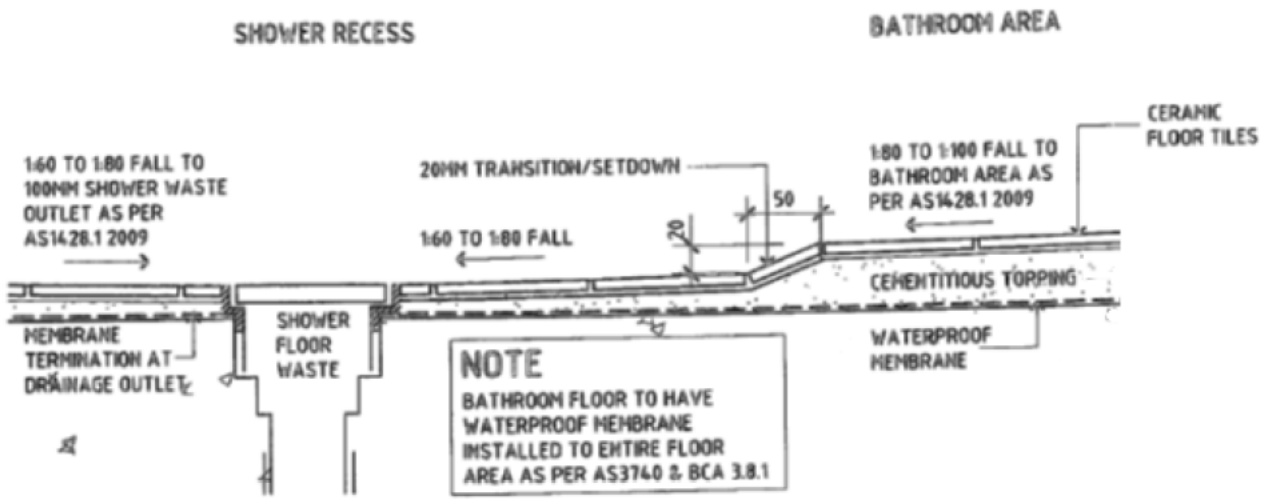
Performance requirement

- To provide robust, low maintenance and easily cleanable surfaces.

General	
Design Considerations	• Limit tiles throughout the dwelling to the minimal number of selections. • Select colour range to minimise visibility of local soils, i.e earthen tones. • Extend floor finishes underneath all replaceable cabinets such as laundry cabinets and kitchen joinery. • Commercial grade Vinyl can be used where specifically nominated, however, tiling is preferred. • Screeded falls and shower recess threshold tiles to bathroom floors to be documented as per the Standard Detail below. • All wet area floors are to freely drain into a 100mm floor waste within the room. • External wall scuppers should be primary method of draining internal flooding • Tiles are to be set out straight in line with walls. • Ensure spare floor and wall tiles are documented to be left in the ceiling spaces. • As a guide, the number of spare tiles is to be calculated at: 4 x number of bedrooms. • **Do not** use border or feature tiles. • **Do not** use manufactured coved skirting pieces.

Skirting	
Target Provision	• Skirting to habitable rooms, including kitchen, is to be approximately 120mm and is to be cut from the corresponding floor tile. Refer to schedules for appropriate sizing to coincide with floor tiles • Skirting to wet areas, including laundry and WC, is to be the same tile as the kitchen and wet area splashback tiles.

Standard Detail



TYPICAL SHOWER RECESS TILING DETAIL

B1.13 Plumbing

Performance requirement

- To provide robust, easy to clean plumbing hardware that can be readily replaced upon failure.
- To provide potable water, laundry and sanitary services for the intended tasks in each zone, and appropriate for the dwelling configuration and intended household size.
- To provide resilient materials suitable for harsh water quality.
- Use only PN16 polyethylene products with hardrawn stainless steel as required
- Only use stainless steel fittings
- Ensure fixtures and fitiings are Watermark Certified.

General	
Design Considerations	• The positioning of wet area tapware and ancillary items is to comply with AS1428. • Preference for kitchen sink location is beneath an external window. • Provide hot and cold water to all tapware locations (excluding garden taps). • All hot water outlets are to be tempered 50 degrees Celsius. • Select hardware that can be used by occupants with reduced dexterity. • Stainless steel laundry tub (min 70L) to be supplied. • All tapware is to be chrome finish with robust handle arrangement. • Provide solar hot water heating to all dwellings up to, and including, two stories in height unless otherwise specified. • Justification must be given where Solar Hot Water heating cannot be documented, unless noted as a Regional or Community alternative in the appendices. • **Do not** use breaching pieces. • **Do not** use ceramic washers. • Do not use copper, stainless steel only

Hot Water Heating	
Target Provision	• **Solar HWS:** • One and two bedroom dwellings: 180L holding tank • Dwellings of three bedrooms and greater: 300L holding tank • Solar Hot Water Units are to be specified suitable for the local water conditions. • Provide a 'one-shot' booster switch in close proximity to the sub-board. • Provide suitably framed, galvanised mesh security covers of minimum 3mm wire and 50mm aperture. • **Heat Pumps of 300L capacity maybe considered, only where stipulated and approved.** • **discharge HWS relief valve to ORG or tundish.**

Unit Developments	
Design Considerations	• Provide water shut-off valves to unit to assist in emergencies and maintenance. • Locate water shut-off valves in a visible and convenient place for access by occupants, tradesmen, and emergency services.

B1.14 Electrical, Phone and Media

Performance requirement

- To provide robust, easy to clean electrical hardware that can be readily replaced upon failure.
- To provide fixtures that can be maintained without assistance by occupants who may have reduced dexterity or be visually impaired.
- To provide sufficient power, lighting, and multimedia services for the intended tasks in each zone, and appropriate for the dwelling configuration and intended household size.

General	
Design Considerations	• Provision and location of all lighting, ceiling fans and power is to be in accordance with Class C of AS4299. • Meter boxes are to be located on the dwelling not on a service pole away from the dwelling unless specifically nominated in dwelling specific Site Servicing Plan. • Meter boxes and other infrastructure should be located in appropriate and inconspicuous locations to avoid tampering and damage by occupants, visitors and vehicles. • Provide a meter box sized to receive a Power and Water Corporation standard power meter • Preference is for the meter box to be facing the frontage of the property with the lot number displayed on the cover in 150mm (min) high lettering • Each power outlet and lighting circuit must be protected by a separate, combined residual current device (RCD). • Provide a dedicated power circuit to each refrigerator power point. • Provide pre-installed cabling for linking phone and internet services from the likely position of the NBN infrastructure to the end use locations. • All dwellings should have an active aerial designed to receive digital TV and be prewired to accommodate satellite reception. • The number of required GPOs and light fittings should be adjusted accordingly where zones are combined. • Light fixtures: preference for LED lighting, ensuring manufacturers approval if used in styrene type ceiling panels. • Use large format switch gear. • Minimise the use of two and three way light switching. • Where required (vent window preffered) in bathrooms and toilets, switch exhaust fan with light. • All internal GPOs are to be located no lower than 300mm AFL. • External GPOs are to be suitable for external use and mounted at 1000mm AFL. • Light switches are to be installed between 900mm - 1100mm AFL and at least 500mm from an internal corner. • **Do not** use glass luminaires. • **Do not** allow the positioning of GPOs and switches to be left to chance. • **Do not** locate NBN infrastructure within traffic areas, bedrooms, or wet areas.

Unit Developments	
Design Considerations	• Common area lighting is to be metered separately. • Use LED lighting for common area lighting. • Place photoelectric sensors in areas that discourage tampering or vandalism. • Common area fixtures must be cost effective and vandal resistant. • Consider using a 'back to grid' solar system in conjunction with common area / street lighting requirements in medium to large unit developments. All electrical cabling to be installed on catenary wires in ceiling space to keep cables off ceiling lining and insulation

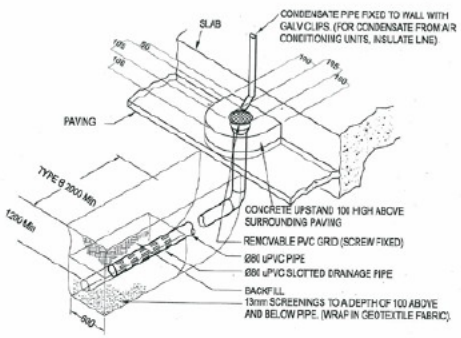
B1.15 Climate Control

Performance requirement

- To mitigate the effects of a region's harsh climate extremes.
- To provide climate control in an affordable manner in respect to the available resources of the occupant and the Department of Local Government, Housing and Community Development.

General	
Design Considerations	• Allow for a dedicated RCD protected air-conditioning circuit for future use by occupants. • Provide an internal 15amp electrical socket adjacent the standard hatch provision for an air-conditioning system to all bedrooms and living area, in all regions. • Provide a capped tundish and condensate soakage pit for use withair-conditioning system installations as per the standard detail.

Standard Detail



CONDENSATE SOAKAGE PIT
NOT TO SCALE

Tropical region	
Design Considerations	• Provide ceiling fans to habitable rooms for climate control in the Tropical region. • Where possible, install ceiling fan controllers on a separate switch plate to light switches. • Allow for RAC penetrations and hatch frames to all bedrooms and living space.

Arid region	
Design Considerations	• Provide ceiling fans to habitable rooms for climate control in the Arid region. • Where possible, install ceiling fan controllers on a separate switch plate to light switches. • Provide evaporative air cooling for climate control in the Arid regions • Evaporative cooling systems are to be designed as stand mounted, gable entry systems ducted throughout the dwelling. • Provide pressure relief vent internally vented to the outside • Ensure that all water runoff from evaporative cooling systems is returned to the ground through a robust drainage network that will not encourage tampering. • Allow for RAC penetrations and hatch frames to all bedrooms and living space.

B2. External Amenity

B2.1 Fencing and Gates

Performance requirement

- To ensure that lot boundaries and external living spaces are clearly defined.
- To provide an acceptable level of home security from the street or access road.
- To define a safe play area for children with at least one access point to the dwelling.
- To be low maintenance, durable and robust.
- To ensure any graffiti and vandalism can be quickly repaired cost effectively.

General	
Design Considerations	• The preferred fence height for side and rear fencing is 1500mm,, depending on streetscape. However, fence heights, types, and colours may be amended by the Department of Local Government, Housing and Community Development during the design phase to suit the neighbourhood characteristics. • Chainmesh fencing is the preferred fencing material. This preference is to be balanced with any conflicting requirements of covenants, councils and the NT Planning Scheme. • Full perimeter fencing is the preferred extent of fencing. Where a dwelling is located in a covenanted area with differing requirements, these should be adhered to with a view to maintaining a consistent streetscape.

Fencing	
Design Considerations	• Provide a top rail to front boundary and wing fencing. • Fence posts may be designed to also provide support for post-mounted clotheslines. • Include divisional fencing between duplexes and units. • **Do not** use timber fencing / fence posts. • **Do not** obscure the line of sight from the front entrance to the street by a fence panel. • **Do not** replace side and rear fencing on new and replacement housing projects where existing boundary fencing is to design height, structurally sound, functional and in good condition. • **All footings to be crowned to fall water away from posts**

Gates	
Design Considerations	• Provide vehicle access gates to single dwellings with leaf combination to equal 3.6m. ie.1 x 2.4m and 1 x 1.2m for pedestrian access. • Refer to RFT for any additional gate requirements to interconnecting properties • Locate the pedestrian leaf to dwelling entrance door side of opening. • Provide a single pedestrian gate where an entry path is included in the design. • Gates are to be fabricated from materials matching the corresponding fence. • Gates to include drop bolts and provision for padlock security. • **Do not** place gates in side or rear boundary fencing, unless noted in regional specific requirements or the specific design request.

Unit Developments	
Design Considerations	• Provide pedestrian gates to wing fences that can be padlocked in duplexes and unit developments to prevent access to private living space from the street or access road. • Provide dividing fences to rear yards that provide privacy to individual yards.

B2.3 Signage and Street Numbering

Performance requirement

- To provide clear and legible street identification of each property at a unit and street level.
- To provide clear and legible directions and information for occupants, emergency services and visitors to a unit development.
- To be readable in all weather conditions.

General	
Design Considerations	• All signage is to be manufactured from materials that are designed to be fade resistant. • Use a high contrast colour scheme along with reflective surfaces suitable for night time use for all individual dwelling numbering, site plans, and unit number clusters. • Asset/Lot numbering to single dwellings are to be greater than 150mm in height and fixed to the front of the dwelling via the facia or barge level in accordance with image. • Numbering should also be replicated on the external meter panel in 150mm text, painted in contrasting colour. • Numbering should be clearly visible from the street.

Unit Developments	
Design Considerations	• Street numbering to unit developments are to be greater than 200mm in height and are to be located adjacent to the main entry. • Start unit numbering at the first left-hand dwelling and follow on in a logical sequence. • Provide a site layout plan (sign) for use by visitors, carer services and emergency services as close as practical to the main vehicle entry. • Numerals to each dwelling within a unit complex will be greater than 200mm in height and be located to be clearly visible from the internal roadway. • **Do not** plant shrubs or trees in front of any numbering. • **Do not** refer to residents as 'tenants' in public signage.

B2.4 Vehicle Access

Performance requirement

- To provide an all-weather access to the dwelling from the road for all car sizes up to a four-wheel drive vehicle with unloaded roof rack.
- To provide basic protection from the elements while getting in and out of a vehicle.

Driveway	
Design Considerations	• Provide a driveway opening with a target width of 3600mm. • Provide a compacted, 3% cement stabilised gravel driveway driveway with a target width of 3000mm to single dwellings. • Surface material to be resistant to ponding, pot holes, erosion and drain freely. • Min 100mm material compacted to 95% MMDD • Box into surrounding terrain to capture material and minimise spreading • Use coloured oxides or exposed aggregate only where required by covenants. • Driveway to single dwellings and duplexes may also facilitate pedestrian access to the dwelling entry.

Car Parking	
Design Considerations	• Car parking is to be designed in accordance with Class C of AS4299. • 2700mmTandem car parking is only to be used where allowed by the NT Planning Scheme. • **Do not** conceal the car parking area with garage doors. • **Do not** provide sensor light switching to car parking areas. • **Do not** use brick or concrete pavers.

Unit Developments	
	• Each unit to have its own driveway and car park. • Provide seperation screening/fencing to isolate rear areas.

Fixtures and finishes

Trade	Specification	Comments
Electrical	Lighting to AS4299 Table 4.1 (General illumination levels)	Provide external light facing driveway/parking areaswitched from front door area

B2.6 Waste Bin Areas

Performance requirement

- To provide safe, clean, and dedicated locations for waste bin storage that comply with environmental health standards.
- To be easily accessible and compliant to the guidelines of local government or contracted waste collection services.

General	
Design Considerations	• Provide a concrete hardstand adjacent front gates, sized appropriately for the number of bins the dwelling / development is entitled to. • Each hardstand is to be located within 15m of a garden tap. • Provide a clear path of travel from the bin area to the street where a dwelling receives a kerbside service (generally limited to single dwellings and duplexes). • The driveway may act as a path of travel for the bin. • **Do not** locate bin standing areas next to kitchen or habitable room windows of the respective dwelling or neighbouring dwellings.

Unit Developments	
Design Considerations	• as per above – no different to individual dwellings

B2.7 Pedestrian Access and Paths

Performance requirement

- To provide a clearly defined pedestrian network through a unit complex, suitable for ambulant people with disabilities, and people requiring wheelchair or electric scooter access.

General	
Design Considerations	• Pedestrian paths are to be designed to comply with Class C of AS4299. • Provide a pathway between the car parking area and a dwelling entry. • Where space permits, a separate pedestrian path may be provided from the front boundary to each dwelling. • Pedestrians and vehicles may share the same pathway where a driveway is provided. • Provide a minimum 600mm wide mowing strip that acts as a pathway to perimeter of dwelling • Provide a 600mm pathway from the closest external exit to the clothes drying area. • Provide external motion activated lighting to all external doors • **Do not** use brick or concrete pavers. • **Do not** locate outward opening doors along pathways. • **Do not** locate manholes, inspection openings, and the like within pathways.

Unit Developments	
Design Considerations	• Pathways within unit developments are to be designed in accordance with AS1428 and relevant statutory guidelines. • Larger unit developments are to have their own internal pedestrian network. • Consider using coloured oxide or exposed aggregate to differentiate the pedestrian network from the road network. • Place barrier protection along paths where there is a risk of a fall or at sharp level changes. • Provide adequate vandal-proof lighting along a pedestrian network for night time use. • Size pathways to allow sharing by pedestrians and occupants using electric scooters, taking into consideration the typical turning radius of electric scooters. • **Do not** use brick or concrete pavers. • **Do not** locate outward opening doors along pathways. • **Do not** locate manholes, inspection openings, and the like within pathways.

B2.8 Sun Shading

Performance requirement

- To provide adequate sun shading in accordance with statutory requirements.
- To prevent obstruction of pedestrian traffic and users in wheelchairs or using electric scooters.
- To provide an aesthetically pleasing solution where sun shading is required.

Sun Shading	
Design Considerations	• Provide sun shading equal to or greater than the extent required to comply with statutory regulations. • Install all sun shading securely. • Sun shading must not restrict the use of windows. • The thermal mass of sun shades must not contribute to the transfer of heat into a room.

B2.9 External Living Areas

Performance requirement

- To provide an external covered space sized appropriately for the number of intended occupants.

General	
Design Considerations	• All external living areas should be attached to the dwelling and directly accessed from them internally. • The floor area should be free draining, free from ponding, and extend beyond the drip line of the roof to prevent erosion. • Where clothes drying areas are located on or adjacent to external living areas, clothes drying space should be in addition to the provisions stated below. • Provide separate lighting at each external entry doorway. • Provide power to the external living area.
Target Provision	• Provide lighting and GPO to external living area.

Fixtures and finishes

Trade	Specification	Comments
Electrical	Lighting to AS4299 Table 4.1 (General illumination levels) 1 x double GPO	Use vandal proof light fittings suitable for domestic use
Floor finishes	ConcreteSlab min 32MPa	Sponge finish
External painting	Soffit – Acrylic, low sheen Walls – Acrylic semi-gloss Doors, frames – Enamel, gloss Exposed structural elements – Enamel,	Nil

B2.11 Clothes Drying Area

Performance requirement

- To provide a safe, secure, appropriate area for the drying of clothes away from public view.
- To provide low maintenance, durable and robust equipment appropriately sized for the intended size of household.

General	
Design Considerations	• Locate clothes drying to the rear or side of a dwelling away from main and side streets. • Locate clothes drying area to maximise direct sunlight. • Avoid ponding issues in yards where paths to the clothes drying area transect lawn area. • All clothes lines are to be non-removable. • Refer current design for Remote Communities.Ensure tensioning system is provided to lines
	• Recommended length 20 lm of line minimum

Fixtures and finishes

Item	Specification	Comments
Tensioners	• Maxtensor pro 1.8 – 3.2mm	Preference for this over turnbuckle
Wire	• 3.2mm G304 stainless steel strand with PVC coating over	
Posts	• 75x75x4 SHS	
Hardstand	• As per specification	

B2.12 Garden Shed / Store Room

Performance requirement

- Only where specified in the brief/tender.
- To provide a modest lockable weatherproof storage solution for non-domestic type items not associated with the comfort of, or daily use within, the main dwelling.
- Consideration of mesh door for ventilation of storage of volatiles eg. Boat/Mower Fuels.

General	
Design Considerations	• Storage may be attached to the dwelling in the form of a cupboard type arrangement, utilising large eaves or protection from verandahs. • The entrance door to a garden shed or store room will be outward swinging. • Provision of a GPO and lighting is required

Store Room	
Design Considerations	• Store rooms located under the main roof area are to be of the same construction and finish as the dwelling. • Store rooms are to have a target internal ceiling height of 2500mm. • Store rooms located under the main roof area are to be only accessed externally. • Provide adequate ventilation to internal storerooms. • **Do not** install ceiling fans to store rooms. • **Do not** provide floor finishes to store rooms, other than trowelled concrete. • **Do not** vent internal store rooms through the roof space.

Fixtures and finishes

Trade	Specification	Comments
Electrical	Lighting to AS4299 Table 4.1 (General illumination levels) 1 x double GPO	Nil
Doors	Blockboard solid core timber - 920mm leafGalvanised mesh	Fit vandal plate and lock per entrance doors
Screens	Stainless steel security screen	To operable leaf/s only, match rest of dwelling type
Floor finishes	Steel trowel concrete	Nil
Painting	Ceiling, cornice, manhole, manhole surround – Acrylic, flat Walls - unpainted	Manhole and surround (wherever located) to be finished as per ceiling
Joinery	3 rows x 1800mm timber shelving Unfinished	Do not use fibreboard or particle board products
Door hardware	Storeroom escape deadlatch Door stop Cabin hook	Lever handles configured to be operated by key only with a rigid handle outside, and permanently unlocked handle inside One piece floor mounted solid rubber door stop

B2.13 Stormwater Drainage

Performance requirement

- To prevent flooding of dwellings, ponding of yards and erosion of garden areas.

Stormwater Drainage	
Design Considerations	• Also refer to Roof, Eaves, Soffits and Guttering. • Provide conduits underneath paths and driveways where surface flow is likely to be obstructed causing ponding. • Ensure all drainage flows away from the dwelling while minimising earthworks. • Use garden sumps and gravel pits where possible to collect and discharge surface water. • Install backflow prevention devices where inlets are lower than street level.

Unit Developments	
Design Considerations	• Site storm water drainage must be connected into pre-installed storm water pits (where available) where drainage to the street is prohibited and where provided by the land developer.

B2.14 Pits, Grates and Inspection Openings

Performance requirement

- To provide tamper-proof and convenient access to service inspections and openings for maintenance contractors.

Pits, Grates and Inspection Openings	
Design Considerations	• Design pits, grates, inspection openings and the like to be installed level and not to detract from the aesthetics of dwellings and grounds. • Ensure that all inspection openings are designed so that they prevent trips and falls and can be crossed safely by occupants and visitors by foot, wheelchair, bicycles and motor vehicles. • Locate inspection and service openings to avoid damage by vehicles. • Ensure concrete IO surrounds are domed to allow water flow away from lids.

B2.15 Landscaping

Performance requirement

- Landscaping may not be suitable in water stressed Communities. Check prior to undertaking any landscape design, refer to the project specific brief for details.
- To provide low-maintenance landscaping that promotes drainage away from the dwelling, restore natural habitat, provide shade, dust suppression and to mitigate soil erosion.
- To provide landscaping that does not restrict the surveillance of public and private areas from the living area, and when in use.
- Consider available materials and local species requiring minimum water and available topsoil.

General	
Soft Landscaping	• Avoid species susceptible of limb drop when mature. • Select species from those recommended by local governments, or other local species guides.

	• **Do not** locate trees or shrubs where passive street surveillance, the screening of intruders, or the security of the occupants, is compromised. • **Do not** use plants that have spikes or thorns, produce berries or seeds that may present a choking hazard to children, or produce toxic saps. • **Do not** plant trees where they are likely to interfere with the roof line, foundations or easements.
Hard Landscaping	• Provide one DN15 garden tap for external use, located to optimise maximum yard coverage. • Locate tap to provide convenient access to lawn areas, bin areas, and likely car washing areas. • Start and finish steps with full depth treads. • **Do not** allow steps to disappear due to cross falls or encroachment by garden beds. • **Do not** use applied finishes on retaining walls and other hard landscaping that may require frequent and regular maintenance.

Single Dwellings	
Design Considerations	• Where indicated in the design brief or Tender documentation, provide spray grass or seed to the yard space as dust suppression and to minimise erosion. Provide a 2m strip around perimiter of dwelling at minimum. • If requested allow to plant approximately six shade tree saplings to single dwellings, positioned to provide shading when established to the dwelling and potential play areas. • Consider options for local species of fruit trees. • Allow sufficient space for spreading canopies. • Select species that are most likely to flourish in the respective environmental regions, including fruit bearing trees where desirable. • Plantings are to reflect the neighbourhood characteristics.

Unit Developments	
Design Considerations	• Use landscape design to create areas that encourage occupants to take ownership and maintain common areas. • Minimise the need for a grounds contractor by designing public garden spaces that encourage individual households to look after them. • Select species which will be proportionately sized with the courtyard and yard space provided when mature. • Graded pathways are preferred rather than steps and ledges which may become lost and overgrown. • Provide species with low water requirements for common area planting in Arid area landscaping. • Provide grey water garden reticulation at unit developments of eight units and over.

Street Furniture

Design Considerations	• Provide street furniture to unit developments of five or more units. • The quantity and scale of street furniture is to be appropriate for the scale and character of the unit development. • Durable and vandal proof street furniture appropriate for the size and layout of a unit complex. • To be permanently mounted / fixed in common areas. • **Do not** use materials prone to attack or nesting by termites or other insects.

B3. Internal Space

B3.1 Entry

Performance requirement

- To provide a readily identifiable entry point for visitors and emergency services.
- To provide a dedicated and functional wheelchair-friendly zone which is accessible in all weather conditions.
- To maintain the privacy of the household when addressing visitors at the entry.

General	
Design Considerations	• An entry is to be designed in accordance with Class C of AS4299. • Entry should be clearly identifiable from the street to assist passive surveillance and to aid access by emergency services. • Hang the main entry door and the security screen door from the same jamb, unless this arrangement creates a trapping point. • The main entry door is to swing inwards, against a wall, and not cover any electrical switchgear. • Extend floor finishes across the entry threshold with an appropriate nosing or step tread. • Provide level or ramped entry for accessibility by wheelchairs and mobility aids. • **Do not** use glazed sidelights. • **Do not** provide a deadbolt to the main entry door. • **Do not** install a door knocker, doorbell or other such devices. • **Do not** use brick or concrete pavers for entrance landings. • **Do not** use decorative or feature tiles to achieve a mixture of external textures.

Fixtures and finishes

Trade	Specification	Comment
Electrical	Lighting to AS4299 Table 4.1 (General illumination levels)	Use vandal proof light fitting suitable for domestic use Ensure entry light is not affected by the swing of the security door Consider oyster type LED's rather than fluorescent lighting. Recessed LED lighting must meet any refrigerated type panel ceiling system approval requirements for heat clearances.
Doors	Doors to external areas to be 40mmblockboard solid core timber (920mm leaf)	Timber doors to external areas are to be exterior grade Clear glazing to sliding doors
Security screen doors	Stainless steel security screen Pneumatic door closer where a swing door is used, incl. safety chain to prevent over extension. Dust excluder to bottom	Nil
Floor finishes	Concrete slab	Sponge finish
Internal painting	Doors, frames – Enamel, high gloss	Nil
	Soffit – Acrylic, low sheen	Ensure products recommended are generally

External painting	Walls – Acrylic semi-gloss Doors, frames – Enamel, gloss Exposed structural elements – Enamel, gloss	of Acrylic nature to allow for easy repainting and provide 15 year manufacturers warranty
Door hardware	Timber door – Entrance set; door stop; weather / dust excluder; stainless steel wrap around lock plate. Security screen door - screen door lock fitted with internal snib, tamper plate, and triple lock mechanism, dust excluder	Lever handle, one piece floor mounted solid rubber door stop

B3.2 Kitchen

Performance requirement

- To provide a functional food preparation area suitably sized for the size of house.
- To provide adequate bench space when used with kitchen appliances.
- To be readily adaptable to accommodate the widest range of occupants over the life of the dwelling.

To minimise special features or materials that prevent cost-effective maintenance, repairs or modifications, or require specialist trades.

General	
Design Considerations	• Kitchens are to be designed in accordance with Class C of AS4299. • The kitchen area must be positioned to take advantage of natural light and ventilation. • The kitchen must open directly to a dining area. • Kitchens in dwellings of two or more bedrooms are to be visually separated from bathrooms and WCs. • Maintain a work triangle dimension between the cooktop, sink and fridge of between 4000mm and 7000mm, appropriate to the size of dwelling. • Kitchens are to have a target clearance of 150mm underneath floor cabinets. • All benchtops are to be generally 600mm deep. • Where design allows, preference is for the sink to be located at an externally facing window. • Fridge nib walls (where used) are not to extend beyond the line of the benchtop to allow for maximum fridge door swing. • A food grade stainless steel pantry cabinet is the preferred method of additional food storage space (1800mm high single door, 600mm wide for 1 and 2 bedroom, double door 1200 wide for 3 or more bedroom), however this may be substituted for overheads in alternative designs. Ensure 150mm clearance beneath. • Where overheads are documented, ensure that overhead doors adjacent to curtain brackets can open with a full swing. • In the exclusion of overhead cupboards and additional to a pantry, allow 1 x S/S storage shelf 300mm wide by 2100mm long. Position over bench containg sink at 1750mm above FFL • Ensure a minimum of 2 storage drawers • Cupboard doors incl. pantry doors to be from aluminium extrusion with either stainless mesh or stainless perforated sheet, powdercoated gloss black and fitted with magnetic latches. Mesh/perforated maximum perforation size 1.6mm • Benches and tops are to be food grade stainless steel, durable and water proof, and prevent dripping of water onto drawer faces or doors and cabinets below. • Provide a benchtop gap of 550mm and a 32amp socket to suit the recommended installation method of a Westinghouse WLE533WA upright electric cooker. • Allow sufficient power outlets for refrigerator and minimum 3 double GPO's suitably located around bench top area. • Allow wall mounted externally exhasting fan • Anti-tilt kits and vermin protection is to be fitted to upright cookers. • Floor finishes, painting, and pipework underneath the floor cabinets should be treated as if it was permanently visible. • **Do not** provide cutlery insert. • **Do not** provide over-fridge cabinets. • **Do not** provide plumbing for ice-maker type fridges.

Kitchen

Target Provision	• Target kitchen bench provision is measured at the front of the bench and does not include any section used by kitchen sinks, cooktops, or any other item inserted into the benchtop. • Target bench lengths (min): 2 bedroom dwelling 2400mm 3 bedroom dwelling 3200mm 4 bedroom dwelling 6600mm • Target pantry/overhead shelving provision (total linear metres of shelving): 2 bedroom dwelling 5400mm 3 bedroom dwelling 7600mm 4 bedroom dwelling 7600mm • Sink provision: 1 bedroom dwelling 1.5 bowl / 1 drainer 2 and 3 bedroom dwelling 1.75 bowl / 1 drainer 4 bedroom dwelling 2 bowl / 1 drainer • Provide 2 under bench drawer units to each kitchen. • Provide a dimensioned fridge space of 1000mm. • Ensure that the door swings of twin-door type fridge are not impeded by cabinetry or nib walls.

Fixtures and finishes

Trade	Specification	Comments
Electrical	Lighting to AS4299 Table 4.1 (General illumination levels) Two or more double GPOs 1 x double GPO for refrigerator 1 x exhaust fan through external wall	Consider oyster type LED's rather than fluorescent lighting. Recessed LED lighting must meet any refrigerated type panel ceiling system requirements for heat clearances. Locate kitchen lighting to prevent strobing with fan Provide a separate circuit for the refrigerator Locate exhaust fan switch near fan
Climate control	Tropical – Ceiling fan 900 diam. Arid – Evaporative air cooling	Ceiling fan diameter may be increased if there is no clash with overhead cabinet doors
Plumbing fixtures	Sink Hot and cold water Single lever mixer to sink	Nil
Services	See comments	(Alternative location for phone point where bench space permits)
Windows	Tropical – Louvres (no security bars) Arid – Sliding windows, latching only 90mm x 19mm hardwood timber pelmet board	Aluminium frame; powdercoat finish; clear glazing Pelmet board to extend 100mm past opening
Screens	Stainless steel security screen	To operable leaf/s only
Doors	N/A	Open to dining area
Flooring	Full body porcelain tile – between 300mm x 300mm and 400mm x 400mm	R10 slip resistance
Skirting	Approximately 120mm tiled skirting cut from main floor tile	Nil
Painting	Ceiling, cornice – Acrylic, flat Walls, pelmet boards – Acrylic, semi-gloss Doors, frames – Enamel, high gloss	Pelmet boards to be primed and painted on all sides before installation
Wall tiling	Splashback greater than 300mm in height to the extent of the benchtop Fully tiled behind upright cooker area	Glazed ceramic tiles to be a maximum of 200mm x 200mm in dimension

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Door hardware	N/A	Nil
General hardware	75mm offset plastic coated stayed curtain brackets 100mm 'C' or 'D' shape handle – Stainless steel or chrome plate finish Inset hinges with clip on fitting	Ensure a maximum of 1500mm centres to curtain brackets Ensure any overhead doors adjacent to curtain brackets can open with a full swing

B3.3 Dining and Living Areas

Performance requirement

- To provide an internal common area for the sharing of meals and gathering of a household.
- To be appropriately sized to accommodate the amount of furniture and number of occupants intended by the size of dwelling.
- The layout of living and dining zones should allow sufficient circulation space so as to prevent interruption by house traffic.

General	
Design Considerations	• The dining space should be located adjacent to the kitchen. • The living space may be functionally separate to the dining area, however both zones should be accessible to each other. • TV provision should be provided for on the basis that an occupant never connects to the NBN for phone or internet services. • Living and dining space should be proportionate to the number of bedrooms in the dwelling. • Internal living areas should provide passive surveillance to the private open space to the rear or side of the dwelling. • External living areas should be easily accessed from the living area, or living / dining area where combined.

Dining/Living Area	
Target Provision	• One wall dimension greater than 3000mm. • Hardwired connection to likely location of NBN infrastructure. • Conduit, draw wire, and blanking plate identified for future pay TV installation. • Free to air TV connection point including VAST type satellite dish and associated installation. • Telephone connection point. • Provide a traffic free area between two adjacent walls and the expected front edge of seating furniture which will not form a thoroughfare between other house zones. • Allow sufficient circulation space around the furniture items allowed for within each dwelling type: **1 bedroom dwellings:** Entertainment unit x 1 – 1200mm x 450mm Sofa / Lounge x 1 - 1600mm x 900mm (or equivalent) Traffic free area – 2400mm x 2400mm Side table x 1 – 450mm x 450mm **2 bedroom dwellings:** Sofa / Lounge x 1 - 1600mm x 900mm Lounge chair x 1 – 900mm x 900mm Coffee table x 1 - 600mm x 400mm Entertainment unit x 1 – 1200mm x 450mm Traffic free area – 3000mm x 3000mm **3+ bedroom dwellings:** Entertainment unit x 1 – 1800mm x 450mm Coffee table x 1 – 600mm x 450mm Sofa / Lounge x 1 - 2100mm x 900mm Lounge chair x 2 – 900mm x 900mm Display cabinet x 1 – 1000mm x 450mm Traffic free area 3000mm x 3000mm

Dining Area	
Target Provision	To allow for: **1 and 2 bedroom dwellings:** Dining table - 900mm x 900mm (with four chairs) **3+ bedroom dwellings:** Dining table – 1800mm x 900mm (with six chairs) One wall dimension greater than: All units up to and including 2 bedroom units – 2400mm All dwellings of 3 or more bedrooms – 3200mm

Fixtures and finishes

Trade	Specification	Comments
Electrical	Lighting to AS4299 Table 4.1 (General illumination levels) 1 bedroom Units – 1 double GPO to each zone All other dwellings – Two or more double GPOs to each zone Ensure that the NBN infrastructure has its own double GPO	Consider oyster type LED's rather than fluorescent lighting. Recessed LED lighting must meet any refrigerated type panel ceiling system requirements for heat clearances. Additional power points to be added consistent with the size of dwelling
Climate control	Tropical – Typically one ceiling fan 1400 diam. Arid – Evaporative cooling outlet in each zone.	Use an additional fan where the two zones are separated from each other
Services	Phone point Provision for Digital free to air TV – connected to aerial	Nil
Windows	Tropical – Louvres (no security bars) Arid – Sliding windows, latching only 90mm x 19mm hardwood timber pelmet board	Aluminium frame; powdercoat finish; clear glazing Pelmet board to extend 100mm past opening each side.
Screens	Stainless steel security screen	To operable leaf/s only
Doors	Doors to external areas to be blockboard solid core timber (920mm leaf)	Timber doors to external areas are to be exterior grade
Security screen doors	Stainless steel security screen Pneumatic door closer with chain over extension protector Dust excluder	Nil
Flooring	Full body porcelain tile – between 300mm x 300mm and 400mm x 400mm	R10 slip resistance
Flooring	Vinyl option where requested. 100mm coving skirt, fully welded	Commercial grade
Skirting	Approximately 120mm tiled skirting cut from main floor tile	Nil
Painting	Ceiling, cornice, manhole, manhole surround where aluminium/insulated panels are not used – Acrylic, flat Walls, pelmet boards – Acrylic, semi-gloss Doors, frames – Enamel, high	Manhole and surround (wherever located) to be finished as per ceiling Pelmet boards to be primed and painted on all sides before installation

Door hardware	Timber door – Entrance set; door stop; weather / dust excluder; cabin hook Security screen door - screen door lock fitted with internal snib, tamper plate, and triple lock mechanism	Lever handle, one piece floor mounted solid rubber door stop
General hardware	75mm offset plastic coated stayed curtain brackets	Ensure a maximum of 1500mm centres to curtain brackets Ensure doors adjacent to curtain brackets can open with a full swing

B3.4 Corridor / Internal Passage

Performance requirement

- To provide the least possible path of travel by wheelchair to each zone of the dwelling.

General	
Design Considerations	• Minimise the use of corridors as far as is practical through innovative design. • **Do not** locate laundries in corridors. • **Do not** allow furniture to encroach into corridors.

Fixtures and finishes

Trade	Specification	Comments
Electrical	Lighting to AS4299 Table 4.1 (General illumination levels) 1 double GPO	Consider oyster type LED's rather than fluorescent lighting. Recessed LED lighting must meet any refrigerated type panel ceiling system requirements for heat clearances. GPO to be centrally located
Climate control	Tropical – n/a Arid – Evaporative cooling outlet if required	Arid – only control the corridor space if required to maintain airflow
Windows	Tropical – Louvres (no security bars) Arid – Sliding windows, latching only 90mm x 19mm hardwood timber pelmet board	Aluminium frame; powdercoat finish; clear glazing Pelmet board to extend 100mm past opening
Screens	Stainless steel security screen	To operable leaf/s only
Doors	Doors to connecting areas to be blockboard solid core timber (920mm leaf)	Nil
Flooring	Full body porcelain tile – between 300mm x 300mm and 400mm x 400mm	R10 slip resistance
Skirting	Approximately 120mm tiled skirting cut from main floor tile	Nil
Painting	Ceiling, cornice, manhole, manhole surround where aluminium/insulated panels are not use – Acrylic, flat Walls, pelmet boards – Acrylic, semi-gloss Doors, frames – Enamel, high gloss	Manhole and surround (wherever located) to be finished as per ceiling Pelmet boards to be primed and painted on all sides before installation

Door hardware	Passage set Door stop Cabin hook	Lever handles One piece floor mounted solid rubber door stop
General hardware	75mm offset plastic coated stayed curtain brackets	Ensure a maximum of 1500mm centres to curtain brackets Ensure doors adjacent to curtain brackets can open with a full swing

B3.5 Linen and Broom Cupboards

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Performance requirement

- To provide a safe space for household linen, cleaning utilities and household effects.
- A modest amount of space to be provided appropriate for the size of the intended household.

Linen	
Design Considerations	• Allow 900mm to 2400mm width of linen storage proportionate to the size of dwelling. • Linen storage is to have an internal depth greater than 450mm. • Linen storage may be provided for in one, or several locations throughout the dwelling. • Manufacture from 316 stainless steel with stainless mesh or perforated screen door. • Ensure 150mm gap to underneath • Ensure swing doors **do not** clash with fan sweep. • Continue floor finishes into linen void. • **Do not** locate a linen cupboard in the kitchen, bathroom or bedroom zones.

Broom	
Design Considerations	• A broom cupboard must be located close to, or in, the kitchen or laundry. • Manufacture from 316 stainless steel with stainless mesh or perforated screen door. • Internal dimensions not to be less than 360mm in width and 450mm in depth. • Ensure space for a folded ironing board (with a fixed iron holder attached), broom and mop. • Provide a high mounted shelf for the safe storage of cleaning products. • Broom cupboards may be incorporated into a linen cupboard. The provision of linen space is not to be reduced because of the inclusion of broom space. • Ensure swing doors **do not** clash with fan sweep.

Fixtures and finishes

Trade	*Specification*	Comments
Linen press	Manufacture from stainless steel, with perforated powder coated black aluminium extruded door with stainless steel mesh or perforated metal maximimum aperture size of 1.6mm	150mm gap below. Mounted to wall with front leg/s. Magnetic catches top and bottom. 100mm C or D handles in stainless steel or Chrome
Broom cupboard (where not located in	Manufacture from stainless steel, with perforated powder coated black aluminium extruded door with stainless steel mesh or perforated metal maximimum aperture size of 1.6mm	150mm gap below. Mounted to wall with front leg/s. Magnetic catches top and bottom. 100mm C or D handles in stainless steel or Chrome
Flooring	Full body porcelain tile – between 300mm x 300mm and 400mm x 400mm	R10 slip resistance
Skirting	Approximately 120mm tiled skirting cut from main floor tile	100mm coved vinyl where vinyl flooring is utilised
General hardware	100mm 'C' or 'D' shape handle – Stainless steel or chrome plate finish Full length stainless steel piano hinge maximum fixing spaces no greater than 150mm	Use solid rivets internally in jamb/door, staggered to avoid clashing

B3.6 Bedrooms

Performance requirement

- To provide a dedicated sleeping area complying with Class C of AS4299 (Adaptable Housing).
- To provide adequate circulation space when fitted out with suggested furniture appropriate for the intended use of the room.

General	
Design Considerations	• Bedrooms should be located to allow visual separation from living areas. • Any floor area used by narrow passages after the bedroom door will not count in the useable floor area. • Locate windows to promote cross-ventilation. • Manufacture robes from 316 stainless steel with stainless mesh or perforated screen doors, powder coat doors black. • Ensure 150mm clearance beneath robes. • Ensure swing doors **do not** clash with fan sweep. • Provide obscure polycarbonate or clear anodised aluminium louvres in windows below 800mm (nominal) for privacy. • Provide window pelmets to allow future curtain brackets • **Do not** cover electrical switchgear with the open door.` • **Do not** provide mirrored sliding doors or mirror inserts. • **Do not** use plastic rod fittings or plastic coated hanging rods.

Bedroom 1 / Master Bedroom	
Target Provision	• Provide a fixed wardrobe 2400mm x 960mm (internal dimensions). • Wardrobe is to include two banks of open shelving 450mm wide, and double hanging space. • The main bedroom is to allow for one Queen size bed, two bedside cabinets approximately 450mm x 450mm, and one dressing table or drawer unit approximately 1000mm x 450mm. • One wall dimension greater than 3000mm.

All Other Bedrooms	
Target Provision	• Provide a built in wardrobe of 1800mm x 600mm (internal dimensions). • Wardrobe is to include two banks of open shelving 450mm wide, and double hanging space. • Each additional bedroom is to allow for two single beds and one chest of drawers approximately 1000mm x 450mm. • One wall dimension greater than 2800mm.

Fixtures and finishes

Trade	Specification	Additional Comments
Electrical	Lighting to AS4299 Table 4.1 (General illumination levels) Two or more double GPOs to each bedroom	Consider oyster type LED's rather than fluorescent lighting. Recessed LED lighting must meet any refrigerated type panel ceiling system requirements for heat clearances.
Climate control	Tropical – Ceiling fan 1400 diam. to each bedroom Arid – Evaporative cooling outlet in each bedroom	Provision for future RAC to each Bedroom with outlet adjacent RAC aperture.
Services	See comments	TV point in Bed 1 only in unit developments greater than 4 dwellings

Trade	Specification	Additional Comments
Windows	Tropical – Louvres (no security bars) Arid – Sliding windows, latching only 90mm x 19mm hardwood timber pelmet board	Aluminium frame; powdercoat finish; clear glazing Pelmet board to extend 100mm past opening
Screens	Stainless steel security screen	To operable leaf/s only
Doors	Blockboard solid core timber - 920mm leaf	Nil
Flooring	Full body porcelain tile – between 300mm x 300mm and 400mm x 400mm Vinyl option if requested should be commercial grade with fully welded joins and integral coving 100mm	R10 slip resistance Provide a break in tiling underneath the closed door of each contained room to facilitate easy replacement of entire room spaces
Skirting	Approximately 120mm tiled skirting cut from main floor tile	Nil
Painting	Walls, pelmet boards – Acrylic, semi-gloss Doors, frames – Enamel, high gloss	Manhole and surround (wherever located) to be finished as per ceiling Pelmet boards to be primed and painted on all sides before installation
Robes	Sliding doors over opening with mid-shelf, hanging rails, open shelving, or Doors swung from stiles and rails, with mid- shelf, hanging rails, open shelving, 140mm kickers, false bottom and inset hinges with clip on fitting	HMR melamine faced particleboard doors, shelfs, and panels 2mm ABS edging where required Fixed robe shelf at 1800mm AFL One fixed hanging rail below fixed shelf Removable lower hanging rail Chrome tube, post and pillars 100mm C or D handles in stainless steel or Chrome
Door hardware	Passage set Coat hook Door stop	Lever handles Coat hook mounted at 1800mm AFL one piece floor mounted solid rubber door stop
General hardware	75mm offset plastic coated stayed curtain brackets	Ensure a maximum of 1500mm centres to curtain brackets Ensure doors adjacent to curtain brackets can open with a full swing

B3.7 Wet Areas

Performance requirement

- To provide safe, discrete, robust and functional wet areas which are easily accessed and utilised by all occupants.
- Designed and located to maximise natural ventilation and sized appropriately for the dwelling type and number of intended occupants.
- Designed to be free from flooding and ponding across all floor surfaces when not in use.
- Designed in accordance with Class C of AS4299 (Adaptable Housing) for adapting to the needs of an occupant as and when required.

General	
Design Considerations	• Locate all bathrooms so as to be accessible from bedrooms and living areas. • Entry points of bathrooms and toilets are to be discrete and private in relation to the kitchen, living, and dining areas. • Provide space and provision for mounting grab rails as per AS1428 as and when required by the occupant's needs. Include necessary noggings in framed type wall construction. • Fittings and fixtures are to be robust and readily replaceable with easily obtainable items. • Hobless shower recess designed to restrict water flow out of recess (refer Standard Detail at B1.12). • Shower curtain rails are to be mounted at 1950mm AFL with plywood back-blocking above the ceiling to prevent the shower curtain rail vertical braces pulling through (where used). • Provide a tiled splashback above baths, hand basins, and laundry troughs. • Only use recessed ceramic soap holders where the wall thickness permits. • Only one shower required to be adaptable for future disabled use in dwellings with more than one shower. • All sub-ground plumbing waste is to be sized at 100mm diameter. • All floor wastes are to be sized at 100mm diameter opening and are to be fitted with a drainage flange. • Provide mechanical exhaust where sufficient ventilation cannot be achieved. • Where possible, do not design bathrooms or WC rooms within the centre of a dwelling without access to natural ventilation or light. • Do not use prefabricated shower bases. • Do not use a shower-over-bath design approach. • Do not use ceramic face fixed dish soap holders. • Do not provide separate bathroom foyers for hand basins. • Do not use plasterboard anchors to support shower curtain rail vertical braces. • Do not use laminated panel or other sheet products in the shower recess. • Do not install ceiling fans into combined wet area spaces. • Do not locate window sills within the shower recess.

Bathroom	
Target Provision	• Provide a hobless tiled shower recess with internal dimensions complying with Class C of AS4299. • Provision for a future shower seat to be located within the shower curtain region. • Stainless steel handbasin min 18 litres and bench, min 450 x 600 each side • Wall mounted stainless mirror 950Hx450W. • Stainless steel shelf consisting of min 2 off, 600Lx150W • Provide a towel rail with a target length of 900mm to 1 & 2 bedroom dwellings; and a target length of 1200mm to 3+ bedroom dwellings. • Toilet pan and connections suitable for future adaptation to a pan designed for disabled use without the need for rectification work (when located in bathroom – refer ***Notional Room Provision*** at ***B1.2***) • **Do not** use contoured or spa baths.

Laundry	
Target Provision	• Laundry facilities may be combined in the bathroom of 1 and 2 bedroom dwellings. • **Do not** locate laundry facilities in a hallway. • Provide a stand-alone discharge for a washing machine adjacent to the laundry cabinet. • Provide a proprietary stainless steel laundry tub of 70 litre minimum. • Extend floor finishes underneath laundry tub cabinet. • Provide convenient access to the clothes drying zone from the laundry. • Provide stainless steel shelving over laundry trough with minimum combined length of 1200L (2 x 600x150W)* over the laundry tub area. • Provide a wet floor waste where a hand basin is supplied.

WC	
Target Provision	• Provide a stainless steel hand basin in the WC. • Provide a wet floor waste where a hand basin is supplied. • A separate WC is not necessary where two toilets are located in one dwelling. • A separate toilet may be located in a ground level laundry of a townhouse. • Toilet pan and connections suitable for future adaptation to a pan designed for disabled use without the need for rectification work.

Fixtures and finishes

Trade	Specification	Comments
Electrical	Lighting to AS4299 Table 4.1 (General illumination levels) Bathroom & Ensuite - 1 x double GPO each Exhaust fan Laundry – 1 x double GPO WC – nil GPO Exhaust fan to WC only where required to achieve certification	Consider oyster type LED's rather than fluorescent lighting. Recessed LED lighting must meet any refrigerated type panel ceiling system requirements for heat clearances. Do not decrease the number of power points where wet areas are combined Exhaust fan to be switched with light

Plumbing fixtures	Hot and cold water to all outlets [105] Washing machine cocks Single lever mixer to shower and hand basin Tub mounted laundry mixer Detachable shower rose on 900mm rail Mini-cocks to tub, basins and laundry water supply Toilet pan, cistern, seat andflap Semi-recessed hand basin Stainless steel laundry tub Polymer laundry cabinet Suds return is to be via a stand-alone waste pipe Bath greater than 1500mm in length to be installed to dwellings of 3 bedrooms and greater.	Do not use contoured bath - bath is to be a plain pressed steel tub with enamel finish
Windows	Tropical – Louvres (no security bars) Arid – Sliding windows, latching only 90mm x 19mm hardwood timber pelmet board	Aluminium frame; powdercoat finish; obscure glazing to any room containing a shower or bath Pelmet board to extend 100mm past opening
Screens	Stainless steel security screen	To operable leaf/s only
Doors	920mm wide blockboard solid core	Use a face mounted sliding door where required
Floor finishes	Full body porcelain tile – max. 200mm x 200mm	R10 slip resistance Tile underneath toilet pan for future adaptation
Painting	Ceiling, cornice – Acrylic, flat Walls, pelmet boards – Acrylic, semi-gloss Doors, frames, timber shelving – Enamel, high gloss	Use mould-resistant paint or additive in wet areas Pelmet boards to be primed and painted on all sides before installation
Joinery	Semi recessed vanity without joinery underneath. Laundry shelf: Hardwood timber shelf on snap brackets	Do not use decking material
Wall tiling	Shower recess – Tiled 300mm or greater beyond the screen / curtained area, up to 2100mm AFL Bath hob - Fully tiled Bath surround – Tiled 300mm or greater to the sides and above the bath Hand basin and laundry tub splashback – Tiled to 150mm high or greater Skirting – One full height row of wall tile	General: Glazed ceramic tiles - white White tiles no larger than 200mm x 200mm White grout Skirting tiles to be installed level with a height set from the lowest point of the floor
Door hardware	Privacy set to any room containing bath, shower or toilet Passage set to stand-alone laundry Coat hook Door stop	Lever handles Coat hook mounted at 1800mm AFL One piece floor mounted solid rubber door stop

General hardware	Shaving cabinet – approx. 400mm x 600mm x 150mm Towel rail – 19mm chrome rod, pillar ends Metal toilet paper holder Shower curtain rail – 19mm chrome rod with flange ends and rod support to corner where required Provision for future shower seat to be located within the shower curtain region 75mm offset plastic coated stayed curtain brackets	Shaving cabinet to have acrylic body, mirror doors Use centre pillar over 900mm Use corner support rod where required. Use back-blocking in ceiling for fixing into.

Part C: Regional Specific Appendices

C1 General Requirements

Typically the Nothern Territory is divided into two distinct areas, Tropical and Arid;

- Tropical, being the area north of the township of Elliot, forming what is known as requiring consideration for cyclonic design treatments with regards to water ingress, structural loadings and ventilation via louvred windows and hatches/removable voids for airconditioning systems fitted by the tenant.

- Arid, being the area inclusive and to the south of Elliot, where louvres are replaced with sliding windows, allowances for airconditioning voids/hatches applies, additionally supply and install ducted evaporative coolers (refer requirement for “water stressed communities”) and requirements for cyclone ratings are removed.

The Northern Territory Government offices of operation see Darwin, Katherine and East Arnhem lying within the Tropical Region, while Tennant Creek and Alice springs the Arid Region. Within each of these regions there are specific requirements outlined in the following appendices and subsequent to this, specific Communities within the relevant Regions that may have additional requirements.

The basis for these requirements are the product of continual consultation and adoption of components and construction methodologies that meet the needs of individual or regional areas.

Refer to the specific items within the Guidelines including relevant requirements for Tropical Regions. LED fluorescent lighting, no downlights or oysters lighting is used. Additional to this are Community specific requirements as itemised below.

C2.1 ACACIA LARRAKIA

C2.2 BELYUEN

C2.3 GUNBALANYA (OENPELLI)

C2.4 MANINGRIDA

C2.5 MILIKAPITI

C2.6 PIRLANGIMPI

C2.7 WURRUMIYANGA

Screen doors not to be fitted with the safety chains.

C2.8 WARRUWI

C3 KATHERINE

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Refer to the specific items within the Guidelines including relevant requirements for Tropical Regions. Additional to this are Community specific requirements as itemised below.

C3.1 AMANBIDJI

C3.2 BARUNGA

C3.3 BESWICK

C3.4 BINJARI

C3.5 BORROLOOLA

C3.6 BULLA

C3.7 BULMAN

C3.8 DAGURAGU

C3.9 JILKMINGGAN

C3.10 KALKARINDJI

Replace 3 tiered kitchen shelf unit for a single 2.1m shelf at 1750 AFFL above sink.

C3.11 KYBROOK FARM

C3.12 LAJAMANU

C3.13 MANYALLALUK (EVA VALLEY)

C3.14 MATARANKA

C3.15 MINYERRI

Kitchens to be fitted with mesh doors fitted inside aluminium extruded frame as per standard pantry and robe details.

C3.16 NAUIYU

C3.17 NGANMARRIYANGA

C3.18 NGUKURR

C3.19 NUMBULWAR

C3.20 PEPPIMENARTI

C3.21 PIGEON HOLE

C3.22 RITTARANGU

C3.23 ROBINSON RIVER

C3.24 WADEYE

Vandal proof protection items to be used on all houses as follows:
- bottle guards
- ORG grate and covers
- verandah downlight covers
- Power meter galvanised protection plate
- stone guards for solar hot water systems.

Windows to be fitted with black powdercoated steel mesh (as well as flyscreen), typically made by TDC as a Community enterprise.

Houses are not to be fitted with exhaust fans or any sensors connected to outside lights (only downlights on verandahs).

Yard taps to be placed minimum 1.5m high on the side of the houses.

Landscaping to include 4 cubic metres of soil per house, 4 trees and hose fittings - to be provided to tenant after handover.

Downlights to be used compatible with the manufacturer's recommendations for usage in the insulated panel ceilings.

Ceiling access hatches to be fitted without locks.

C3.25 WEEMOL

C3.26 YARRALIN

C4 EAST ARNHEM 111

Refer to the specific items within the Guidelines including relevant requirements for Tropical Regions. Additional to this are Community specific requirements as itemised below.

Generally
No heat pumps to be used without prior approval of the Superintendant.
No copper pipe to be used, stainless steel only including all breaches, lugged elbows etc.
No electrical Junction boxes to be used (all cabling to be continuous from fixture and terminated within the switchboard)
Vinyl wet areas to have Water proofing membrane installed underneath,.

C4.1 ANGURUGU

C4.2 GALIWINKU

Fit knock out blocks in brick dwellings in Lieu of RAC hatches

C4.3 LAKE EVELLA (GAPUWIYAK)

C4.4 GUNYANGARA

C4.5 MILINGIMBI

C4.6 MILYAKBURRA

C4.7 RAMINGINING

C4.8 UMBAKUMBA

C4.9 YIRRKALA

C5 ALICE SPRINGS 112

Refer to the specific items within the Guidelines including relevant requirements for Arid Regions. Additional to this are Community specific requirements as itemised below.

Use LED oyster lights rather than LED down lights
Include RAC hatches to all bedrooms including living area
No use of Heat Pumps unless authorised by the Superintendent

C5.1 AMOONGUNA

C5.2 APATULA (FINKE)

C5.3 AREYONGA

C5.4 ARLPARRA

C5.5 ATITJERE (HARTS RANGE)

C5.6 ENGAWALA

C5.7 HAASTS BLUFF

C5.8 HERMANNSBURG (NTARIA)

C5.9 IMANPA

C5.10 KALTUKATJARA (DOCKER RIVER)

C5.11 KINTORE

C5.12 LARAMBA

C5.13 MOUNT LIEBIG (WATIYAWANU)

C5.14 MUTITJULU

C5.15 NTURIYA

C5.16 NYIRRIPI

C5.17 PAPUNYA

C5.18 PMARA JUTUNTA (TI TREE)

C5.19 SANTA TERESA

C5.20 TITJIKALA

C5.21 WALLACE ROCKHOLE

C5.22 WILLOWRA

C5.23 WILORA

C5.24 YUELAMU (MT ALLEN)

C5.25 YUENDUMU

C6 TENNANT CREEK 113

Refer to the specific items within the Guidelines including relevant requirements for Arid Regions. Additional to this are Community specific requirements as itemised below.

C6.1 ALI CURUNG

C6.2 ALPURRURULAM

C6.3 AMPILATWATJA

C6.4 CANTEEN CREEK

C6.5 ELLIOT

C6.6 EPENARRA (WUTUNGURRA)

C6.7 IMANGARA (MURRAY DOWNS)

C6.8 TARA

Revision	List of amendments 114	Date
0	Draft Issued for Review	June19
1	First Issue	Nov 19

ANNEXURE

Northern Territory of Australia

In the Coroner's Court

At Alice Springs

Inquest into the death of Kumanjayi Walker

This is the annexure marked **'Annexure BW-2"** referred to in the affidavit of Brent Warren dated 24 February 2023.

[redacted]

Signature of witness

Northern Territory Government

DEPARTMENT OF **HOUSING**

www.nt.gov.au

Government Employee Housing

Design Guidelines

March 2013

Approved 11 April 2013

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Preamble – Design Guidelines

Overarching Principles

1. The Northern Territory Government provides housing to its employees where and when required; at a standard that supports government in operational capability, recruitment and retention of trained staff. Considerable flexibility is required to meet the changing housing requirements, particularly in remote areas. It is our commitment to provide housing that is safe, secure, functional and appropriate to the region it is located.

Introduction

2. The development of the Government Employee Housing (GEH) Design Guidelines, for housing provided to Government employees, is the responsibility of the Department of Housing (DHsg) in consultation with Department of Infrastructure (DoI) and client agencies. DHsg developed these 'Guidelines' in 2012 and are the standards for dwellings built after November 2012.

3. The objective of the Guidelines is to establish minimum and sustainable standards for housing provided for Government employees located in regional and remote towns and communities.

4. Where a design brief is required, the Guidelines will inform the brief for the construction and upgrade works. The brief will offer further details in respect to housing design, innovation and long term sustainability.

Application of GEH Design Guidelines

5. The Guidelines have been developed to be applied by stakeholders in the following circumstances:

- In the construction of new dwellings the Guidelines are to be used in the design brief to consultants and suppliers. The Guidelines provide sufficient scope for a range of design options to be developed to meet the project requirements.
- In the planning of capital works upgrades to existing GEH housing stock, the Guidelines are to be used to provide the benchmark features or components of the dwelling. The features contained in existing housing will not automatically be upgraded to meet these standards (refer paragraphs 7-11 below).

6. The Guidelines do not specify finishes and hardware. The finishes and hardware schedule may be reviewed from time to time by DHsg in order to maintain consistency with the maintenance program, or to incorporate emerging technologies, and new innovation. The finishes and hardware schedule will be provided separately for each project.

Upgrading of existing GEH Dwellings

7. This document will operate as a guide only, and will be applied to existing GEH dwellings where possible and appropriate.

8. The amenity of an existing dwelling will be upgraded to conform to these guidelines subject to the constraints and limitations imposed upon the dwelling by its current design, size and method of construction.

9. A common sense approach should be taken to any dwelling upgrade in order to enhance the dwelling where possible, within the structural and physical constraints of the dwelling, while providing reasonable value for money. Any ambiguity or uncertainty about the scope of works on upgrades must be consulted with the DHsg agency representative.

10. In the event a dwelling cannot meet the Guidelines, the viability of the dwelling may be determined by DHsg, in consultation with DoI, and depending on the dwelling age, condition and functionality, be identified for replacement. In this instance, full upgrade to the Guidelines (other than occupational health and safety issues) will be deferred until a date is determined for the replacement of the dwelling at which point a maintenance program will be implemented for the dwellings ongoing maintenance.

11. The identification and treatment of asbestos should be carried out in accordance with the NT Worksafe, “How to Manage and Control Asbestos in the Workplace – Code of Practice” and relative legislation.

Purchase and Head-leasing

12. When identifying suitable properties for purchase or head-leasing, the Guidelines should be used as a reference only in order to assess the suitability and functionality of dwellings under consideration. It is acknowledged that in some locations, regional and cultural standards relating to amenity and finishes may differ to those set out in the Guidelines. In such instances, a common sense approach should be adopted.

Housing Concept

13. Under the Guidelines, housing will generally conform to the following parameters:

- a three or four bedroom dwelling designed or acquired for the specific purpose of accommodating larger family units or multiple tenants; or
- a standard two bedroom dwelling designed or acquired for the specific purpose of accommodating individual tenants with or without dependants.

Design Concept

14. The design of the dwelling should be such that spaces within the dwelling and adjacent to it relate to each other. This would then provide functional, liveable accommodation planned for the convenient arrangement of furniture, the maximum use of the available space, and ease of access and egress.

15. Dwellings are to be designed for effective energy efficiency management, incorporating insulation and other such design measures as allowed and required by the Building Code of Australia. Designs must take into account environmental factors such as favourable orientation/aspect and passive cooling features (minimised openings in western walls, for example). Outdoor areas should not be built on the western side of the dwelling where this can be avoided.

16. Dwellings should be constructed to facilitate convenient access for furniture placement and removal. This should also be a factor in considering dwellings for purchase or head lease arrangements.

17. Where possible, incorporate universal design elements to make properties more accessible to people who are ageing or live with disabilities:

Statutory Requirements

18. All dwellings will comply with National, Territory and local statutory requirements, including but not limited to:

- Building Code of Australia (BCA);
- Australian Standards relevant to the work performed;
- Northern Territory Local Authority and Statutory Requirements;
- National Code of Practice for the Construction Industry; and
- All dwellings must achieve the current energy rating as prescribed by the BCA.

Additional Safety Standards

19. Additional safety measures will be included where necessary to ensure adequate protection of tenants in the event of emergencies by means of prevention, detection and response to security adverse events.

20. Liaison may be required with Northern Territory Police, Fire and Emergency Services (PFES) and other safety authorities to determine necessary and appropriate responses, which could include changes to security measures based on specific requirements of the client agency.

21. Additional security measures may be the responsibility of the requesting agency.

Other

22. Hereafter in this document, ‘dwelling’ will be used to refer to both houses and flats/units.

1. Design Objectives

1.1 Room List

Room Name and Description

ROOM NAME	DESCRIPTION
Entry	The zone or area immediately outside the front door
Kitchen	A kitchen which may open through to a dining room or living/dining room
Living/Dining	A combined living and dining room
Kitchen/Dining/Living	A combined kitchen, dining and living room
Separate Laundry	A separate laundry
Bedroom 1	A bedroom suitable for a queen size bed, two side tables and a drawer unit
Bedroom 2, 3 & 4	A bedroom suitable for two single beds
Bathroom with Bath	A bathroom with shower, vanity and bathtub
Standard Bathroom	A bathroom with shower and vanity
Ensuite	A bathroom with toilet, shower and vanity
Separate Toilet	A separate toilet room
Pantry/Store	A storage area for dry foods and personal effects

Room Provisions by Number of Bedrooms

Bedrooms	Two	Three	Four
Entry	1	1	1
Living Room/Dining Room	-	1	1
Kitchen	-	1	1
Kitchen/Dining/Living	1	-	-
Separate Laundry	1	1	1
Bathroom with Bath	-	1	1
Standard Bathroom	1	-	-
Ensuite	-	-	1
Separate Toilet	1	1	1
Pantry/Store	1	1	1

1.2 Furniture List

The following list establishes the assumed furniture dimensions for design development.

This list is based on the anticipated maximum number of people for the dwelling size. All measurements are in millimetres.

	Two Bedroom	Three Bedroom	Four Bedroom
Dining Table	950 x 950	1500 x 900	1500 x 900
Dining Chairs	Four	Six	Six
Sofas	1@ 1500 x 900	1@ 1500 x 900	2@ 1500 x 900
Lounge Chairs	1@ 800 x 800	2@ 800 x 800	2@ 800 x 800
Coffee Table	900 x 600	900 x 600	900 x 600
Entertainment Unit	1200 x 400	1500 x 400	1500 x 400
Bed in Bedroom 1	1530 x 2030	1530 x 2030	1530 x 2030
Beds in Bedroom 2, 3 & 4	2@ 900 x 1880	2@ 900 x 1880	2@ 900 x 1880
Side Tables in Bedroom 1	2@ 500 x 500	2@ 500 x 500	2@ 500 x 500
Drawer Unit in Bedroom 1	1000 x 600	1000 x 600	1000 x 600
Fridge - space provision	900 width		
Freezer - space provision	900 width		

2. Detailed Room Provision

2.1 Entry

General

- Provide an external covered entry area for each dwelling.
- Provide sufficient covered area to protect waiting visitors from the elements.
- An entry may be a part of the verandah, patio or carport if the verandah, patio or carport is located on the front of the dwelling within the area of the entrance door.
- Provide an entrance door swinging inwards or sliding glass door.
- Provide a security door swinging outwards or sliding.
- Where practical, the front door and security door should swing from the same jamb.
- There should be no glass adjacent to the latch.
- The plan of the dwelling should allow passive surveillance from the dwelling of the path leading to the entry.
- Doors shall be solid core and adequately weather-sealed with lockable door hardware.
- Guttering should be provided to entry areas.
- Sensor light to be provided with override switch.
- Downpipes are not to discharge at the front door.

2.2 Living/Dining

General

- A living space is combined or open to the dining space in all dwellings.
- The living/dining area may be combined with an open kitchen.
- The overall size of a combined living/dining room will be dictated by the quantity of furniture and its placement and reasonable space required to move around the furniture.
- The suggested furniture for a given dwelling size is listed under the Furniture List (section 1.2).
- Living and dining space should also be proportionate to the number of bedrooms in the dwelling.
- The living/dining area should provide direct access to covered outdoor living (patio or verandah).
- Position the dining space adjacent to the kitchen.
- Suggested furniture placement should allow the television to be viewed from all the lounge seating.
- Area is to be climate controlled.
- Two double General Power Outlet (GPO) each to dining and living areas.
- Adequate lighting to each area.
- Provide television outlet, GPO and pay TV cabling.
- Communication outlets for telephone and internet.

2.3 Kitchen

General

- In a 3 and 4 bedroom dwelling the kitchen shall be a separate defined space (not necessarily a separate room).
- Position kitchen adjacent to the dining space.
- Provide three double GPOs above the bench top, separate power required for range hood, fridge, dishwasher and microwave.
- Communication outlets for telephone and internet if one not provided in the living area
- Provide adequate lighting.
- Provide for freezer if no allowance made in laundry (refer 1.2 Furniture List).

Specifics

Minimum clear width between benches shall be:

DWELLING SIZE	CLEARANCE
2 bedroom	1200mm
3 and 4 bedroom	1500mm

Minimum length of kitchen bench measured along the front edge (excluding stove and sink spaces):

DWELLING SIZE	BENCH LENGTH
2 bedroom	2.4 metres
3 bedroom	2.6 metres
4 bedroom	2.8 metres

- Raised kitchen cabinet on 150mm stainless steel adjustable legs
- Benches shall be a minimum 600mm wide.
- Provide a minimum one bank of 4 drawers (including cutlery insert).
- Provide adequate bench space to both sides of stove.

Pantry

- Provide a pantry/store large enough to contain freezer (if not located elsewhere) in 3 and 4 bedroom dwellings.

- Provide corner pantry or similar in 2 bedroom dwellings
- Overhead wall cupboards to be provided on one wall, no cupboards over fridge to allow for varying fridge heights.

Stove

- Provide upright (energy efficient) stove with separate oven and grill sections, and 4 plate hob (electric or gas).
- Stove must not be installed under a window.
- Stove must not be installed in benches that are not against a wall unless a suitable up-stand is provided to the back of the bench.
- Provide range hood externally vented where possible.

Microwave space

- Provide space for a microwave oven which has a shelf no lower than 450mm and no higher than 1200mm above floor level.

Sink

- Dwellings should have 1.5 bowl sink with single drainer.

Refrigerator space

- As per provisions in 1.2 Furniture List.

Dishwasher

- Provision to be made for under bench dishwasher.

2.4 Bathrooms and Toilets

Bathroom and toilet facilities should be provided in accordance with the following table.

Types of bathrooms Three bathroom and one separate toilet types are identified:	**Bathroom and toilet provision** Bathrooms and toilets should be provided at rates appropriate to the size and configuration of the dwelling. Typically:
i. *Standard bathroom*: – Shower – Vanity with basin **ii. *Bathroom with bath***: – Shower – Vanity with basin – Bath **iii. *Ensuite***: – Toilet – Shower – Vanity with basin **iv. *Separate Toilet*:** – Toilet	**2 Bedroom dwelling** **i** Standard bathroom **iv** Separate toilet **3 bedroom dwelling** **ii** Bathroom with bath **iv** Separate toilet **4 bedroom dwelling** **ii** Bathroom with bath **iii** Ensuite **iv** Separate toilet

- An ensuite may or may not have direct access to the main bedroom.
- Where there are two toilets in one dwelling, then separate toilets are not absolutely necessary.

Separate Toilet

- Locate the toilet to promote privacy from kitchen, living and dining spaces.
- Provide easy access to adjacent hand washing area.
- Water efficient flush toilet system.
- Paper roll holder.
- Provide adequate lighting.

Bathrooms

- Provide natural light and ventilation wherever possible, where this is not provided a mechanical exhaust will be provided.
- Provide towel rails.
- Provide mirror over vanity.
- Vanity to be raised on stainless steel adjustable legs.
- Provide double GPO.
- Provide adequate lighting.
- Curtain rail to shower recess.
- Clothes washing area may be provided within 2 bedroom dwelling bathrooms.

2.5 Laundry

General

- A separate laundry is to be located on the main floor of the dwelling, however the laundry may be located under the main floor of elevated homes.
- There must be convenient access to a clothes drying facility.
- Natural ventilation of the laundry through a window is preferred.

Specifics

- Provision for deep freezer (if not provided in kitchen), washing machine and wall mounted dryer beside the tub. Refer 1.2 Furniture List
- A single bowl stainless steel tub with acrylic cabinet underneath.
- A security door is required for a door that links a laundry to outside areas.
- Provide 1200mm shelf for detergents.
- Provide adequate lighting.
- Provide two double GPOs and additional one for deep freezer if located in laundry.
- Locate clothes drying area close to laundry.

2.6 Bedrooms – General

General

- Bedrooms shall typically be grouped together.
- Generally bedrooms should be positioned close to bathroom facilities.
- Provide windows to two walls whenever possible (to promote cross ventilation).
- Select windows and/or window treatments that allow ventilation during rain.
- Bedrooms are to be climate controlled.

Wardrobe

- Each bedroom shall have a wardrobe that can be used for the storage of clothing, including hanging space, drawers and fixed shelving. This space shall not be part of the circulation space around bedroom furniture or doors.
- Wardrobes should be appropriately sized to the bedroom size.

2.7 Bedroom One

Specifics

- Bedroom 1 must accommodate a queen-size bed with the head of the bed against a wall and access to the other three sides and will need to accommodate drawer unit and two side tables as per Furniture List (Item 1.2).
- Provide reasonable circulation clearance to the sides and the foot of the bed.
- Provide an adequate wardrobe, including hanging space, drawers and fixed shelving.
- Provide two double GPOs.
- Provide adequate lighting.
- Provide television outlet, GPO and pay TV cabling.

2.8 Bedroom Two, Three and Four

Specifics

- Bedrooms 2, 3 and 4 must each be capable of accommodating two single beds with the bed heads against a wall.
- Provide adequate wardrobe space including hanging space, drawers and fixed shelving.
- Provide two double GPO’s.
- Provide adequate lighting.

2.9 Linen/Broom Cupboards

Linen Cupboard

Linen store must be inside the dwelling, appropriate to dwelling size, and should not be located in any of the following spaces:

- Kitchen;
- Bathroom; or
- Bedrooms in 2, 3 and 4 bedroom dwellings.

Broom Cupboard

- Broom cupboard shall be located close to or in the kitchen or laundry.
- Broom cupboard may be incorporated with the linen cupboard.
- Broom space to allow for ironing board, iron, broom and mop with high mounted shelf for the safe storage of cleaning products.

2.10 Floor Coverings

Specifics

- Floor finishes should be:
    - Water resistant, slip resistant durable tiles in wet areas (toilets, bathrooms, ensuite's and laundries).
    - Durable easy clean tiles or sheet vinyl to all habitable areas.
    - Carpet will not be provided.

2.11 Windows and Doors

Doors

- External doors to be solid core or sliding glass doors, with appropriate door seals.
- All external doors to have hold open devices.
- Internal doors to be solid core.
- Front and rear entry doors - provide entrance locksets with external key and internal lockable snib, including deadlocks.
- Bedrooms – provide passage sets.
- Toilets and Bathrooms – provide privacy sets.
- All other doors are to use passage sets.
- All keyed locksets and deadlocks in a dwelling shall be keyed alike.

Window types

- Different lockable (un-keyed) window types maybe fitted depending on climate and region selected from:
    - Horizontal framed sliding glass windows.
    - Double-hung, hopper and casement windows.
    - Louvre windows.
- Fixed glass may be used where cross ventilation is provided by other operable windows.

General

- Provide pelmet board fitted with curtain brackets with plastic coated steel curtain rods to all windows (excluding bathroom, laundry and toilet).
- Protect windows to bedrooms and living areas from excessive direct sunlight. This may require window hoods or screens on windows that face a westerly direction.
- Obscure glass to bathrooms.

Security Screening

- Security screens must be fitted directly to the door frame without the use of sub frames or build-outs to ensure maximum security.
- Security material types may include one or any combination of:

- woven stainless steel security mesh or perforated metal security grille over operable leaf of window, and /or;
- horizontal security bars (to louvres).

2.12 Patio or Verandah

General

- Each dwelling shall have a covered outdoor living area, typically a verandah or patio at main floor level.
- This area shall be accessed from the living room or dining room.
- The patio or verandah should be ideally located to the sides or the rear of the dwelling. The front of a dwelling (the least preferred option) does not generally promote privacy or security and noise can be easily carried to the street.
- The patio or verandah may or may not be attached to the dwelling, and may be under the same roof as the dwelling or have its own separate roof.
- In elevated designs at main floor level the target floor area of balcony should be 16m^2, the underfloor area of elevated dwellings is considered verandah area.
- Provide all-weather double GPO.
- Provide adequate lighting.
- Provide all-weather surface to floor area and underneath main floor area of elevated dwellings.
- Ceiling fans are not required.

Floor Area Requirements

The minimum width of the covered outdoor living area is three metres.

DWELLING	TARGET SIZE
2 bedroom dwellings	16m^2
3 bedroom dwellings	25m^2
4 bedroom dwellings	25m^2

2.13 Car Accommodation

Provide covered car space adjacent to the building.

General

- Car space may be provided underneath elevated dwellings.
- Clear height of 2400mm, suitable for 4 wheel drive vehicles with roof rack.
- Provide a path from car space to the front entry of the dwelling.
- Provide a light with mechanical protection to prevent damage to the lamp.
- Provide separate sensor light and over-ride switch.

2.14 Driveways and Footpaths

General

- All-weather sealed driveways are required to carport structure from front boundary. Where the distance between the carport and the boundary is excessive DHLGRS may review this requirement.
- Pedestrians and vehicles may share the same pathway where a driveway is provided.
- Driveways to be a minimum of 3000mm wide.
- A separate footpath if required should be 900mm wide.

2.15 Yard Space

Clothesline

- Each dwelling shall be provided with an individual clothes line appropriate for the size of the dwelling.
- A 900mm wide all-weather sealed path to be provided to the clothes line.
- Position the clothes drying area as close as possible to the laundry.
- Items such as awnings, hose cocks, drainpipes and meter boxes should not be placed on the path to the clothesline.

Taps

- Provide a garden tap to the front and rear of each dwelling.

Fence

- A 1200mm to 1800mm high galvanised chain mesh fence, depending on community needs.
- Provision for vehicle access gate.

Landscaping

- Provide a selection of regionally appropriate native plants in garden beds and shade tree saplings around the dwelling. (As a guide 8 shrubs and 4 saplings per lot is sufficient).
- Trees are not to be planted within 1.5m of the edge of eaves.
- Provide temporary irrigation for the establishment of trees and shrubs.

Street Numbering

- Provide a clearly identifiable street/lot number to each dwelling.

2.16 Garden Shed/Storage Area

Specifics

- Storage shed of approximate size 6m^2 for 2 bedroom dwellings.
- Storage shed of approximate size 9m^2 for 3 and 4 bedroom dwellings.
- Storage sheds to have lockable door and shelving to one wall.
- Provide concrete slab.
- Provide all-weather double GPO.
- Provide adequate lighting.
- Natural lighting not required to garden shed.

2.17 Climate Control

Specifics

- All dwellings will have climate control devices fitted to habitable areas, with varying options depending on the most effective climate control options for the location of dwelling. These options will include, but are not limited to, a combination of circulation, heating and cooling devices such as:
    - Reverse cycle refrigerated air-conditioning (cooling and heating).
    - Cooling only refrigerated air-conditioning (used in tropics).
    - Ceiling fans.
    - Wall fans.
    - Appropriate window sunscreens to windows with western aspect.
    - Ceiling vents, roof heat extractors or sealed roof spaces as appropriate.

2.18 Electrical

Specifics

- All lights must be fitted with energy efficient lamps.
- All GPOs to be double.
- Security/sensor movement lights to front and rear entrances with internally located override switch.
- Provide a television antenna that is suitable for clear reception and pay TV ready cabling.
- Provide separate combined residual current device/miniature circuit breakers (RCD/MCBs).
- Sub-boards are to be located within the dwelling.
- See guidelines for individual room requirements.

2.19 Fire Protection

- Provide 240 volt hard-wired smoke detectors in compliance with the Building Code of Australia (BCA) and relevant Australian Standards.
- Hard-wired smoke detectors to have a back up battery system.
- Provide fire blanket mounted adjacent to stove.

2.20 Sustainability

- The type of water heating system will be selected based on local experience, water conditions, electricity supply and reduced running costs for the tenant.
- Provide for appropriate renewable energy water heating system.
- Water tanks providing water to the residence may be supplied where required. For example where the water supply is poor and unreliable or PowerWater Corporation deems local supply un-potable.
- Other energy saving measures will be included as and when technological solutions are developed to respond to Government's climate change objectives.

ANNEXURE

Northern Territory of Australia

In the Coroner's Court

At Alice Springs

Inquest into the death of Kumanjayi Walker

This is the annexure marked "**Annexure BW-3**" referred to in the affidavit of Brent Warren dated 24 February 2023.

[redacted]

Signature of witness

Yuendumu HRG Meeting[151] - Minutes

Time: 11 .00 am

Date: Wednesday 11 th January 2023

Location: Yuendumu Regional Council Conference Room

Note: consider if an 'Acknowledgement of Country' is appropriate for your meeting.

1. Welcome, Apologies & Community Members Present

Attendees	
Gene Martin	TFHC Senior Housing Officer PTM
Leon Spurling	TFHC Remote Director Remote Housing
Janet Davies	TFHC Tenancy Contract Officer
Lindy Renton	TFHC Tenancy Contract Officer
Sophia Ondeyo	CRDC - Tenancy
Peter Van Heusden	CDRC – Housing Maintenance
Peter Johnson	DIPL Project Officer /Manager
Warren Williams	CDRC Councillor
Eddie Robertson	Comm Govt Engagement Officer
Robert Robertson	HRG
Lottie Robertson	HRG
Samantha Watson	HRG
Maize Wayne	HRG
Wendy Brown	HRG
Robert Robertson	HRG
Derek Williams	HRG
Alice Nelson	HRG
Proxys	HRG
Libby Watson	HRG
Nancy Oldfield	HRG
Tess Ross	HRG

Apologies/Absent HRG Members	
Jean Brown Erica Ross Barbara Martin	

Item no.	Time	Item Name	Format Paper/ Discussion	Person Presenting / Responsibility
1	11.00 am	**Meeting Opens** Code Conduct Respect but feel free to talk through the chair or whoever is presenting. Note Observers allowed but if any confidential and private matters discussed must leave the room. *Gene - We begin today by acknowledging the Traditional Custodians of the land on which we meet today, and pay our respects to their Elders past and present. We extend that respect to Aboriginal and Torres Strait Islander peoples here today. Code of Conduct Respect for one other but free to speak your mind.*		Gene TFHC
2		Previous Minutes & Actions List Previous Minutes' Accepted No Minutes Were tabled due un available		
3		**HPO /DIPL** PJ presented update Transition Dwellings (7) Needed Already available Lots 553 duplex , 644, & 581 Future North 396, East 630 East 608 & 350 X 1 Unit RTB (22) - identified and approved lots 396, 564 & 565 Completed. Next round Lots 555, 577, 579, 637 & 565 New Builds (15) Lots 396N , 630 S, L505 L506 L641 & L642 Replacements (11) Lot 350 2 – 3 Bedroom Units completed		DIPL / HPO Peter Johnson

		Lots 346 & 513 Demolition and Replacement Works to commence early Feb 2023. Group Queries Why lot 392 was not replaced (Previous query) Lot 578 constant declined for either RTB or Replacement (previous query) Group requested DIPL investigate condition of lot 578 Group expressed disappointment at the development of New Dwellings is all in North & West Camps (It was explained DIPL did consult with HRG in 2021 tabling this issue to the attention of the HRG as it is a matter of can only build where existing services are. All understood and agree to start the building program where they can, hoping the water issue will improve. Group did request update on the Water situation. Group requested thought be given to more security type of fencing it is required for personal safety and security.		
4		**CDRC Presentation** DIPL Maintenance Contract Peter Van Heusden CDRC Maintenance Manager CDRC are now the Repairs Maintenance Contractor for all CDRC communities except Lajamanu. Peter explained CDRC will attend to all minor day to day maintenance reports but will forward major and trade related maintenance on to DIPL to engage contract trades. Peter stated all maintenance request can be rang through on the 1300 360 606 or reported to the Council Office. Peter spoken about the Evaporate Cooling units and one of his staff would educating tenants in due course. Not policy yet but there is program to be rollout by DIPL to eventually replace all Evaporate Cooler with RAC Splits. Peter informed group to ring through any outstanding request, CDRC will follow-up. CDRC Tenancy Induction		Remote Tenancy

		Sophia presented to the group the expectations of the Tenancy Support contract and how the community, TFHC & CDRC can move forward under this contract. Sophia explained while their support is limited in regards to their contract obligations' tenants can expect household visits at the request of TFHC tenancy staff. Sophia explained that all request from TFHC are via the currently TMS system and are monitored by both TFHC /CDRC staff to record whether they are actioned or not. . Sophia presented that under their contract a healthy living program will be rollout. This program is designed to assist all TFHC tenants manage their house in a safe, healthy and financial way. This program will be rollout in all CDRC communities under the current contract. Group seemed to except CDRC presentation with the consensus all being fully supportive and this is the way forward. Contract Number for CDRC Repairs & Maintenance or Tenancy support 1300 360 606 and follow the prompts'.		
5		**Tenancy Issues** Lots 572 & 582 experience flooding during heavy rains. Lot 689 – to have abandonment letter posted on the door. North Camp HRG members Maize and Loretta to make recommendations from Waitlist and table at next HRG meeting for HRG approval Lot 514 HRG member Jean Brown & HRG members to view waitlist and make recommendation. Lot 442 All agreed for TFHC keep using dwelling for Tenancy and Property management as per previously by Tang Constructions and Zodiac Tenancy Support. Lot 402 Group requested TFHC seek who actually has the lease on this lot (old nuns residence) Lots 515 & 392 in RTB program both dwellings to be offer to families		Janet

		previously residing there first. (sorry houses)		
6		Property Issues There were no maintenance Issues from members		DIPL / HPO
7		New Rental Frame Work Rollout Michaela explained fact of the rollout. 1. Rent pre-set at $70 per bedroom capped at 4 bedroom $280 per week. 2. Only PC & CC to pay total rent 3. Previous debt up until December 2021 will be waived. MP asked if group if all understood the new Rental Frame Work rollout, group seemed hesitate and requested an interpreter or HRG members present during consults. Group suggested Community Meeting explaining the reform		
8		**Allocation process policy** Group were asked if the same process to be followed as per all previous allocation recommendations'. Individual Camps HRG members make recommendations from the current Waitlist then tabled at full HRG meeting for endorsement before TFHC Tenancy staff seek TFHC Delegates endorsement approval/ decline. . Moved Lottie Seconded Samantha - Carried There was some discontent but group were informed final approval is with the Delegate of TFHC. Lots 341 & 346 South East camp are really for allocation group suggested TCO meet with Wendy Brown and former tenants before any recommendation be tabled.		
9		Closed 1.30 pm		

Next meeting TBA

ANNEXURE

Northern Territory of Australia

In the Coroner's Court

At Alice Springs

Inquest into the death of Kumanjayi Walker

This is the annexure marked **"Annexure BW-4"** referred to in the affidavit of Brent Warren dated 24 February 2023.

[redacted]

Signature of

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ANNEXURE

Northern Territory of Australia

In the Coroner's Court

At Alice Springs

Inquest into the death of Kumanjayi Walker

This is the annexure marked **"Annexure BW-5"** referred to in the affidavit of Brent Warren dated 24 February 2023.

[redacted]

Signature of witness

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ANNEXURE

Northern Territory of Australia

In the Coroner's Court

At Alice Springs

Inquest into the death of Kumanjayi Walker

This is the annexure marked **"Annexure BW-6"** referred to in the affidavit of Brent Warren dated 24 February 2023.

[redacted]

Signature of witness

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