



# summary

## Consultation Findings Report

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# KEY ISSUES:

## A Location | Demand

- Supply not meeting demand;
- External planting/landscape;
- Living zones – internally/externally;
- Disconnect from Community infrastructure;
- Need to accommodate larger families numbers or growth over time;
- Requirements to adapt to changing needs, expectations or societal demands (ie. schooling)

## B Housing Stock

- Age of existing (inherited) stock towards the end of its useable life
- Sub-standard conditions not meeting needs (ie. lack of heating/cooling)
- Balance required between density and privacy
- Alternative models, density or mixes are worthy of consideration

## C Home

- What opportunities/options exist to personalise a house towards being a 'home'?
- Capacity to embed an Indigenous personality could lead to more pride, less issues of damage;
- Mindful too of not being necessarily obviously social housing (the 'mish' look)
- Decent housing as a right rather than acceptance of poor quality for Aboriginal people
- Home equals a safe place

## D Planning - Bedrooms

- Rooms too small;
- More storage required;
- Robes lacking or non-existent;
- Rooms should be able to fit 2 beds (bunks)
- Rarely room for desks (inconsistent with needs for education)
- Natural lights important

## E Planning – Living zone

- Flexibility required;
- Kitchens too small;
- Zone for efficient heating;
- Need for more gpos to suit devices
- Open plan living preferred;
- Exterior access from Dining space;
- Much more storage required incl. pantries;
- More bench space required in Kitchens;
- Consider 2 living spaces for large homes;
- Better proportioned Kitchen promote healthy diet;
- Size of spaces proportionate to bedroom numbers;
- Living spaces should be orientated towards outdoor space;

## F Planning – Wet Areas

- Number of bathrooms proportionate to bedroom numbers;
- More storage required;
- Rooms sizes generally small;
- More than one WC required;
- Separate bathrooms and WCs;
- Access issue with shower bases;
- Futureproof for ageing;
- Cluster service areas together;

## G Storage | Laundry

- Areas for belongings not allowed for;
- More built in storage required;
- Shelving useful in robes;
- Lack of storage to bathrooms/laundry;
- Ease of access to outside from Laundry;
- Ideally not used to access outside;

## H External

- Need for useable gathering places;
- Allowance for visitor parking;
- Avoid common driveways;
- Indigenous garden desirable;
- Size of garden could reduce for elders;
- Direct access to outside from living areas;
- External covered outdoor areas favoured;
- Carports could double as covered outdoors spaces;

## I Materials | Maintenance

- Robust material selections (brick, concrete, metal)
- Avoid timber in wet areas (ie. to skirts)
- Concealed cisterns to avoid damage;
- Better ventilation avoid mould;
- Solid doors internally;
- Limit lawn as most lack mowers;
- Timber or tiles preferred over carpets;
- Consider easy clean splashbacks;
- Security important too
- Security required to secure openable windows/doors;
- Flick mixers for elders;

## J Energy Efficiency

- Large proportion of money spent on electricity;
- Heating/cooling very much lacking;
- Airconditioning necessity with increased summer temperatures'
- Better orientation to assist solar passive heating in winter;
- Solar panels an advantage;
- Thermal comfort an imperative;
- Consider battery technology to reduce energy bills;



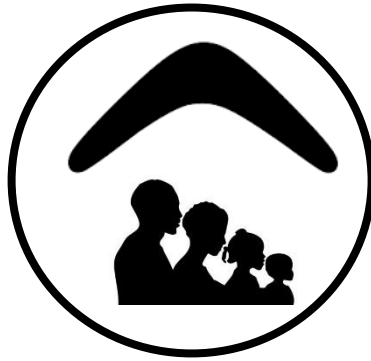
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**Culturally  
Responsive**



2

**Connection  
to Country**



3

**Indigenous  
'Homes'**



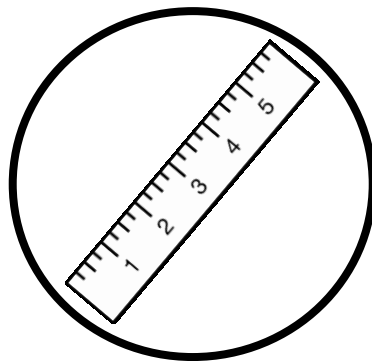
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**Quality Informing  
Selections**



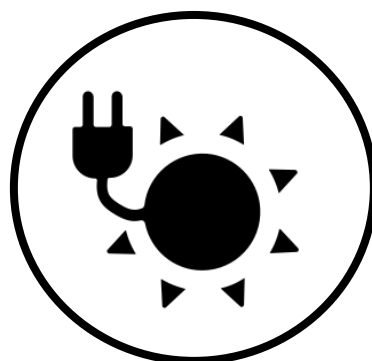
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**Building Community/  
Addressing Needs**



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**Size  
Matters**



7

**Energy Efficient  
and Comfort**

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**GUIDING  
DESIGN  
PRINCIPLES**



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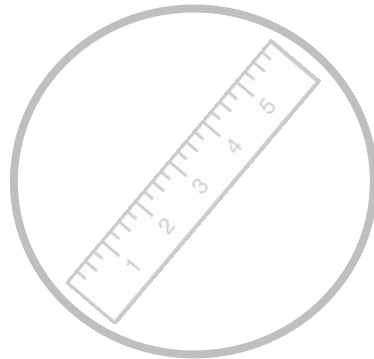
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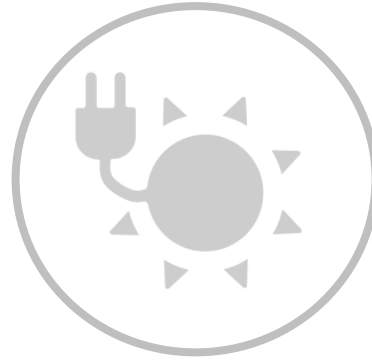
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# GUIDING DESIGN PRINCIPLES

## Guiding Principle 1

AHV housing should first and foremost meet the specific needs of Aboriginal (and Torres Strait Islander) tenants and Communities and be designed to suit the particular demographics and cultural sensitivities of Indigenous families and exceed standard social housing prescriptions.



# 7

## GUIDING DESIGN PRINCIPLES

### Guiding Principle 2

AHV housing should explicitly connect to Country. This principle embeds the necessity to connect to place, inclusive of the necessity for connecting to existing community infrastructure (transport, schools, shops, park etc). This consideration should greatly inform future location of site acquisitions or analysis of the efficacy of existing sites. The importance of place also facilitates the use of outdoor spaces as being of equal value to interior spaces. Consequently the capacity to strengthen culture can be amplified through gathering places and convivial activities to ensure families remain connected, with outdoor activities enabling the promotion of healthy living.



# 7

## GUIDING DESIGN PRINCIPLES

### Guiding Principle 3

AHV housing should enhance the notion of creating *homes* rather than houses. This rhetorical shift provides the opportunity to build pride in one's home, which enables a stronger affinity and connectedness to the home in which tenants live. This enables the potential to develop strategies to enable the personalisation of homes, utilising the strategy of 'sweat equity', as a way developing a bond with the place in which tenants reside. This aspect moves beyond a deficit model in favour of an optimistic and aspiration mindset to encourage pride in one's surroundings.



# 7

## GUIDING DESIGN PRINCIPLES

### Guiding Principle 4

AHV housing should be informed by the guiding design principles in the first instance, auspiced through good design, the use of quality and cost efficient building products/materials, to ensure that the health hardware of buildings maintain the levels of robustness and reduced maintenance regimes sought. The pragmatics of building specifications should follow the design principles.



# 7

## GUIDING DESIGN PRINCIPLES

### Guiding Principle 5

AHV housing should explore the opportunity for increasing density in future property acquisitions, or redevelopment of existing housing stock, as a way of moving towards addressing the acute housing needs for Community. Site yields should not compromise, dilute or override other principles.





# 7

## GUIDING DESIGN PRINCIPLES

### Guiding Principle 6

AHV housing should ensure the proportion of key spaces be adapted to the changing needs and expectations of occupants. Key spaces need to be scaled proportionate to the number of bedrooms (number of occupants) to provide the practical needs of storage, sufficient spaces for educational needs (ie desk locations) ablutions, and size of furniture, including outdoor space and parking, as a way of avoiding compromised spaces that reduce functionality.



# 7

## GUIDING DESIGN PRINCIPLES

### Guiding Principle 7

AHV housing should aspire to produce exemplar models of ESD (environmentally sustainable design) in housing. By providing well insulated, energy efficient designs future housing will be able to meet the critical need for thermal comfort and performance, as climate change impacts on housing. Consideration of future renewable energy resources to reduce energy bills should be actively explored – including the use of solar heating, use of battery storage and water tanks for gardens.