The Internal Design Standard requires that:

a. every dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1

b. every dwelling with two or more bedspaces provides at least one double (or twin) bedroom

c. in order to provide one bedspace, every single bedroom has a floor area of at least 7.5m2 and is at least 2.15m wide

d. in order to provide two bedspaces, every double (or twin bedroom) has a floor area of at least 11.5m2

e. one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide

f. any area with a headroom of less than 1.5m is not counted within the GIA unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m2 within the GIA)

g. any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all

h. the minimum floor to ceiling height of the main living space is 2.5m for at least 75% of the Gross Internal Area.

**Table 1 - Minimum gross internal floor areas and storage (m2)**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Number of bedrooms** | **Number of bedspaces** | **1 storey dwellings** | **2 storey dwellings** | **3 storey dwellings** | **Built-in storage** |
| Studio | 1p | 39 (37)\* |  |  | 1.0 |
| 1b | 2p | 50 | 58 |  | 1.5 |
| 2b | 3p | 61 | 70 |  | 2.0 |
| 4p | 70 | 79 |  |
| 3b | 4p | 74 | 84 | 90 | 2.5 |
| 5p | 86 | 93 | 99 |
| 6p | 95 | 102 | 108 |
| 4b | 5p | 90 | 97 | 103 | 3.0 |
| 6p | 99 | 106 | 112 |
| 7p | 108 | 115 | 121 |
| 8p | 117 | 124 | 130 |
| 5b | 6p | 103 | 110 | 116 | 3.5 |
| 7p | 112 | 119 | 125 |
| 8p | 121 | 128 | 134 |
| 6b | 7p | 116 | 123 | 129 | 4.0 |
| 8p | 125 | 132 | 138 |

**Notes:**

1. GIAs for one storey dwellings include enough space for one bathroom and one additional WC (or shower room) in dwellings with 5 or more bedspaces. \*Where a studio has a shower room instead of a bathroom, the floor area may be reduced from 39m2 to 37m2, as shown bracketed.

2. GIAs for two and three storey dwellings include enough space for one bathroom and one additional WC (or shower room).

3. Built-in storage areas are included within the overall GIA and include an allowance of 0.5m2 for fixed services or equipment such as a hot water cylinder, boiler or heat exchanger.