



Government of **Western Australia**
Housing Authority

Housing Authority

PART A: QUALITATIVE BRIEF

Grouped Dwellings



REV. DATE	COMMENTS
6/10/15	Section 1.3.3 - Entryway feature proportion changed from 30% to 20%
11/12/15	Section 8 – Added Project Details
5/04/16	Section 3.1 – Added design objective for buildings built in a Bushfire Prone Area.
5/04/16	Section 3.3.4 – Added BCA requirements materials and finishes for built form in Bushfire Prone Areas.
03/06/16	Section 2 Façade and Interface – Amendments to Clause 2.3.4 letterboxes.
03/06/16	Section 7 – Submission requirements – Elevations to be shown in colour.



introduction

Purpose

The Housing Authority (HA) is committed to achieving design excellence and delivering better places and spaces that will facilitate appropriate, available and affordable housing.

'Best practice' Urban Design Objectives are to be applied to all grouped dwelling projects. It is expected that the Design Objectives, Performance Criteria and Acceptable Development Standards contained in this Brief will be applied to the planning, design and development phases of each project. The Qualitative Brief will be used to inform subsequent Design Review and Planning Approvals.

Who is the Qualitative Brief for?

This Brief is intended to be used by consultants, including builders, designers and architects, involved in the design and delivery of Housing Authority projects.

How will the Qualitative Brief be Used?

All projects must demonstrate compliance with the Design Objective of each element. This can be achieved through compliance with the Acceptable Development Standard checklist for that element. However innovative and site-specific approaches that do not comply with the Acceptable Development Standard checklist may be approved under the Performance Criteria.

If approval is sought under the Performance Criteria for an element, the consultant must provide a design rationale and justification that addresses the associated Design Objective and Performance Criteria and attach this to the submission.

Gaining Approval

All submissions made for review, comment or approval must be in the format of legible architectural drawings with a scale bar and minimum scale of 1:200 when printed at A3. Drawings must show contextual information including street names, lot number, indicative adjacent building wall locations, north point, key setbacks, building, window dimensions.

Related Guidelines

This Brief complements National and State strategic policy on planning, design and construction. This document must be complied with in addition to the following guidelines and policy:

- HA 'Part B: Functional Brief'
- HA 'Part C: Construction Specification'
- HA 'Affordable Housing Strategy; Opening Doors 2010-2020'
- SPP 3.1 'Residential Design Codes'
- Operational Policy 'Liveable Neighbourhoods'
- National Construction Code (BCA)
- Australian Standards
- Local Planning Schemes and Policies
- Local Development Plans (DAP) and associated Design Guidelines

Grouped Dwelling Typologies

Grouped Dwellings are two or more dwellings on the same lot and range in typologies. They typically range from single storey 1 bedroom dwellings through to double storey 3 bedroom dwellings and terrace homes. They often have shared walls but no dwelling is placed wholly or partially above another. The development is contained on one site, which can be an amalgamation of traditional suburban lots to create more efficient use of site area. Grouped dwellings make use of a shared driveway and occasionally other communal facilities such as laundries, drying areas, gardens and pools.



1.0 Form, Massing & Height

1.1 Design Objective

- To ensure that development of grouped dwellings occurs with due regard to existing development context and the desired future built form, massing and height for the locality is achieved.

1.2 Performance Criteria

- Articulated dwelling facades with varied depth of walls, architectural elements, roof types and major openings addressing primary and secondary streets and internal street/driveway.
- Varied building levels and bulk incorporated to generate visual interest and respond to adjacent development and existing topography.
- Maximised opportunities for major openings to habitable living areas addressing the street for passive surveillance and community interaction.

1.3 Acceptable Development

	yes	no	n/a
1.3.1 Dwelling frontages comprise at least 3 walls with varying setbacks to the primary street where lot width permits	ε	ε	ε
1.3.2 Opportunities for passive surveillance maximised through more than one major opening addressing primary, secondary streets, rear lane and internal street/driveway	ε	ε	ε
1.3.3 Defined entryway with distinct roof feature from main roof; or entry porch, verandah or terrace extending across minimum 20% of the dwelling primary frontage	ε	ε	ε

2.0 Façade & Interface

2.1 Design Objective

- To contribute toward the character of streetscapes with legible building facades and interfaces between public and private space.
- To ensure that buildings are designed to operate efficiently within the public realm through intelligible location of letterboxes, adjacent to easily identifiable entryways, that offer security for occupants and passers-by in an attractive setting.

2.2 Performance Criteria

- Clearly visible front doors from primary and internal streets with a functional, appropriately scaled porch, verandah or terrace to reinforce dwelling entry point and entry sequence from footpath.
- Convenient location of letterbox for all dwellings with legible number clearly visible from the primary street or rear lane.
- Utilisation of rear lane access from rear loaded lots for on-site parking. A secure pedestrian entry from the dwelling to the lane provided. Passive surveillance of the lane provided through major openings addressing the lane where lot width permits or 2 storey dwellings are provided.



2.3 Acceptable Development	yes	no	n/a
2.3.1 Front door visible and accessible from primary street for street front dwellings and front door visible and accessible from internal street/driveway frontage for remaining dwellings	ε	ε	ε
2.3.2 Integrated entry porch, verandah or terrace with minimum dimension of 1200mm and a minimum area of 2.5m ²	ε	ε	ε
2.3.3 Direct, separate access way from pedestrian footpath to front door of street front dwellings	ε	ε	ε
2.3.4 Individual letter boxes provided for dwellings fronting and accessed directly from the street, located adjacent to front entries. Consolidated letterbox bank provided for remaining dwellings, located adjacent to private access way.	ε	ε	ε
2.3.5 Letter boxes complementary in design and materiality to dwelling and front fencing	ε	ε	ε
2.3.6 Secure, separate pedestrian access way provided to rear lane where lot width permits	ε	ε	ε
2.3.7 Rear lane utilised for shared driveway entry/exit	ε	ε	ε
2.3.8 Store room located behind the building façade or at the rear of the carport	ε	ε	ε
3.0 Details & Materials			
3.1 Design Objectives			
<ul style="list-style-type: none"> To ensure that buildings are constructed from building materials which contribute toward the character of the streetscape through appropriate construction details and techniques. Where buildings are to be constructed within a designated bushfire prone area, the buildings, building materials and building performance comply with the relevant requirements of the Building Code of Australia (BCA) and Australian Standard AS3959. 			
3.2 Performance Criteria			
<ul style="list-style-type: none"> Balanced mix of materials, textures and finishes to dwelling facades that are complementary to the local area and streetscape. High quality materials and design features devoted to building frontages and facades addressing public space, particularly highly visible sections of the building at street level that warrant a fine level of detail. 			
3.3 Acceptable Development	yes	no	n/a
3.3.1 Dwelling frontages to all streets comprise at least 3 different	ε	ε	ε



wall materials, textures or finishes where appropriate			
3.3.2 Feature building trim (ie: fascia, gutter, barge board) is a different colour or tone to walls and roofing	ε	ε	ε
3.3.3 Building finishes and materials are contextually appropriate	ε	ε	ε
3.3.4 The building finishes and materials to be used are compliant with the Building Code of Australia (BCA) Construction requirements and Bush Fire Attack Level (BAL) that applies to the site, where the site is located within a designated bushfire prone area.	ε	ε	ε
4.0 Building Performance & Amenity			
4.1 Design Objective			
<ul style="list-style-type: none"> To ensure buildings are appropriately situated on site for optimal, climatic responsive design for improved internal comfort and reduced heating and cooling demand. To ensure that building design maximises opportunity for prevailing cool breezes to be efficiently utilised for cross ventilation and awning design is optimised for the shading of summer sun and deep winter sun penetration into habitable rooms. To reduce greenhouse gas emissions by reducing building waste and energy intensive materials. 			
4.2 Performance Criteria			
<ul style="list-style-type: none"> Optimal climatically responsive design through appropriately oriented dwellings to facilitate cross ventilation and passive solar design principles. Suitable eaves or awnings to allow for winter sun penetration into dwelling and shade windows from summer sun. Efficient dwelling floorplans and use of space that can adapt to future uses, conversions and extensions. Circulation space reduced and open plan living promoted. Air conditioners located at ground level and screened from public and semi-public areas. 			
4.3 Acceptable Development	yes	no	n/a
4.3.1 Main internal and external living areas oriented North	ε	ε	ε
4.3.2 Multiple operable, major openings provided to promote cross ventilation and breezeways throughout dwellings	ε	ε	ε
4.3.3 Eaves and awnings allow for winter sun penetration into dwellings and fully shade openings from summer sun	ε	ε	ε
4.3.4 Internal circulation corridors do not exceed 10% of internal dwelling floor areas	ε	ε	ε
4.3.5 Bathrooms, wash closets and laundries separated and screened from living areas	ε	ε	ε



4.3.6 Service equipment screened from public realm and located behind the front facade	ε	ε	ε
5.0 Parking & Landscape			
5.1 Design Objectives			
<ul style="list-style-type: none"> To ensure landscape design optimises functionality, useability, privacy and amenity and provides for practical establishment and maintenance. To reduce the economic, environmental impacts associated with site works to facilitate housing. To ensure that each development makes a contribution to the streetscape by respecting the natural topography for each site, reducing the visual impact of car parking and enhancing existing landscape amenity. 			
5.2 Performance Criteria			
<ul style="list-style-type: none"> Clear delineation of public and private space through landscaping and visually permeable fencing. Provision of at least one tree per dwelling that can support a healthy growth of more than 3m within the primary street setback and adjacent to dwelling frontages, addressing internal street/drive way where lot size permits. Existing, mature trees retained over 3m in height within dwelling open spaces. Building design to accommodate natural site features, trees and topography. Shared driveway designed to accommodate front garden beds for each dwelling. Convenient placement of passing bays to reduce width of driveway and minimise extent of hardscape. Shared driveway incorporates AS1428 compliant pedestrian access, unobstructed (except security gates) to public footpath. Water sensitive design implemented through water permeable hardscapes and appropriate plant selection. 			
5.3 Acceptable Development	yes	no	n/a
5.3.1 Corner dwelling fencing to secondary streets to form an extension of primary street permeable fencing for a minimum of 35% from the front boundary	ε	ε	ε
5.3.2 At least one 100 litre tree provided per dwelling addressing primary street; and internal street/drive way where lot size permits	ε	ε	ε
5.3.3 Existing trees over 3 metres in height retained and integrated into building design and outdoor areas where lot size permits	ε	ε	ε
5.3.4 Water permeable hardscapes provided and water management maintained onsite	ε	ε	ε
5.3.5 Landscape buffer provided between internal street/drive way, car parking and dwellings	ε	ε	ε
5.3.6 On-site retaining minimised and direct pedestrian access to street prioritised	ε	ε	ε



Site Plan 1:200	North point & scale bar	ε	ε	ε
	Existing site dimensions, levels, 0.5 m contours & boundary spot levels	ε	ε	ε
	Indicative position & dimension of existing & adjoining buildings, retaining walls & structures	ε	ε	ε
	Indicative position of adjoining buildings outdoor living areas	ε	ε	ε
	Position & size of any tree exceeding 3m in height	ε	ε	ε
	Location of service connections & easements	ε	ε	ε
	Street verge, including footpaths, street trees, crossovers, truncations, power poles, backstays & services	ε	ε	ε
Development Site Plan 1:200	Property details, site dimensions, north point, contours & levels	ε	ε	ε
	Horizontal position, floor levels & positions of all openings of existing & proposed buildings where any building is within 7.5m of a side boundary	ε	ε	ε
	Position & levels of all proposed buildings, walls, fences, retaining walls & other structures	ε	ε	ε
	Position of paved vehicle, pedestrian access ways & parking spaces	ε	ε	ε
	Structures & trees to be retained or removed	ε	ε	ε
	Private Open Space areas, dimensions & areas to be landscaped	ε	ε	ε
	Proposed finished site levels	ε	ε	ε
	Shadow that would be cast at 12 noon on 21 June by any proposed 2 storey building onto an adjoining property	ε	ε	ε
	Proposed site area boundaries of any strata lots	ε	ε	ε
Supporting drawings	All floor plans & their setbacks from the boundaries of the site	ε	ε	ε



1:100	All elevations to be in colour with the existing & natural ground levels, wall heights & roof heights related to the common datum	ε	ε	ε
	Cross-sections through any proposed areas of excavation or filling with relevant existing, natural & proposed levels relating to common datum	ε	ε	ε
	Proposed materials, colours & finishes of the exterior of the building	ε	ε	ε

8.0 Project Details

Site Location:	Lot No: _____ Unit Numbers: _____ Street No: _____ Street Name: _____ Suburb: _____
Tender No:	HOU96 _____ / _____

9.0 Signature of Submitting Proponent

Date: _____

Name & Position: _____

Sign: _____

10.0 Signature of Approving Officer

Date: _____

Name & Position: _____

Sign: _____