



Government of **Western Australia**
Housing Authority

Housing Authority

PART A: QUALITATIVE BRIEF

Single Dwellings

Traditional, Cottage & Rear Loaded Lots



REV. DATE	COMMENTS
6/10/2015	1.3.3 entryway feature proportion changed from 30% to 20%
11/12/2015	Section 8 – Added Project Details
05/04/2016	Section 3.1 – Added design objective for buildings built in a Bushfire Prone Area.
05/04/2016	Section 3.3.4 – Added BCA requirements materials and finishes for built form in Bushfire Prone Areas.



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 single 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

Single Dwelling Typologies

Traditional Lots within Perth Metropolitan suburbs currently average 450m², but vary in shape, size and area. They are characterised with spacious gardens and dwellings suited to family households.

Cottage Lots are smaller, low maintenance home sites that have compact built form and gardens. They average 350m² and frontages range from 7.5m to 12m.

Rear Loaded Lots range in size but are typically 300m² or less with less than 10m of primary street frontage and serviced by a rear lane for vehicular access. Dwellings are often attached to adjacent rear-loaded properties.



1.0 Form, Massing and Height			
<p>1.1 Design Objective</p> <ul style="list-style-type: none"> To ensure that development of single dwellings occurs with due regard to existing development context and the desired future built form, massing and height for the locality is achieved. 			
<p>1.2 Performance Criteria</p> <ul style="list-style-type: none"> Articulated dwelling facades with varied depth of walls, architectural elements, roof types and major openings addressing the street. 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	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
1.3.2 Opportunities for passive surveillance maximised through more than one major opening addressing all streets	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
1.3.3 Defined entryway with distinct roof feature from the main roof; or entry porch, verandah or terrace extending across minimum 20% of the dwelling frontage	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
2.0 Façade & Interface			
<p>2.1 Design Objective</p> <ul style="list-style-type: none"> 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. 			
<p>2.2 Performance Criteria</p> <ul style="list-style-type: none"> Clearly visible front door from the street with a functional, appropriately scaled porch, verandah or terrace to reinforce dwelling entry point and entry sequence from footpath. Convenient location of letterbox for each dwelling 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	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
2.3.2 Integrated entry porch, verandah or terrace with minimum dimension of 1200mm and a minimum area of 2.5m ²	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
2.3.3 Direct, private access way from pedestrian footpath to front door	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
2.3.4 Letter box adjacent to private access way from primary street or rear lane	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
2.3.5 Letter box complementary in design and materiality to dwelling and fencing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
2.3.6 Secure, separate pedestrian access provided to rear lane where lot width permits	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
3.0 Details & Materials			
3.1 Design Objective			
<ul style="list-style-type: none"> To ensure that dwellings 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 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 comprise at least 3 different wall materials, textures or finishes where appropriate	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
3.3.2 Feature building trim (ie: fascia, gutter, barge board) is a different colour or tone to walls and roofing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
3.3.3 Building finishes and materials are contextually appropriate	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
3.3.4 The building finishes and materials to be used are compliant with the Building Code of Australia (BCA) Construction requirements and Bushfire Attack Level (BAL) that applies to the	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>



site, where the site is located within a designated bushfire prone area.			
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 reduced 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. 			
4.3 Acceptable Development	yes	no	n/a
4.3.1 Main internal and external living areas oriented North	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
4.3.2 Multiple operable, major openings provided to promote cross ventilation and breezeways throughout dwelling	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
4.3.3 Eaves and awnings allow for winter sun penetration into dwelling and fully shade openings from summer sun	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
4.3.4 Internal circulation corridors do not exceed 10% of internal dwelling floor area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
4.3.5 Bathrooms, wash closets and laundries separated and screened from living areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
4.3.6 Service equipment and utilities screened from public realm behind the front façade	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
5.0 Parking & Landscape			
5.1 Design Objective			
<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 of each site, reducing the visual impact of car parking and enhancing existing landscape amenity.

5.2 Performance Criteria

- Clear delineation of public and private space through landscaping and visually permeable fencing.
- Provision of at least one tree that can support a healthy growth of more than 3m within the primary street setback where lot size permits.
- Existing, mature trees over 3m in height retained within dwelling open spaces. Building design to accommodate natural site features, trees and topography.
- 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	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
5.3.2 Front landscaping contains at least one 100 litre tree	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
5.3.3 Existing trees over 3 metres in height retained and integrated into building design and outdoor areas where lot size permits	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
5.3.4 Water permeable hardscapes provided and water management maintained onsite	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
5.3.5 Landscape buffer provided between car parking and dwellings	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
5.3.6 On-site retaining minimised and direct pedestrian access to street prioritised	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

6.0 Compliance

6.1 'Residential Design Codes' Compliance

6.2 Local Town Planning Scheme Compliance

6.3 List areas of non-compliance or where performance provisions have been applied:



7.0 Submission Requirements

Requirement	Details	yes	no	n/a
Existing Site Plan 1:200	Street name & lot number	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
	North point & scale bar	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
	Existing site dimensions, levels, 0.5 m contours & boundary spot levels	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
	Indicative position & dimension of existing & adjoining buildings, retaining walls & structures	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
	Indicative position of adjoining buildings outdoor living areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
	Position & size of any tree exceeding 3m in height	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
	Location of service connections & easements	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
	Street verge, including footpaths, street trees, crossovers, truncations, power poles, backstays & services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Development Site Plan 1:200	Property details, site dimensions, north point, contours & levels	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
	Horizontal position, floor levels & positions of all openings of existing & proposed buildings where any building is within 7.5m of a side boundary	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
	Position & levels of all proposed buildings, walls, fences, retaining walls & other structures	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
	Position of paved vehicle, pedestrian access ways & parking spaces	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
	Structures & trees to be retained or removed	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
	Private Open Space areas, dimensions & areas to be landscaped	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>



	Proposed finished site levels	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
	Shadow that would be cast at 12 noon on 21 June by any proposed 2 storey building onto an adjoining property	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
	Proposed site area boundaries of any strata lots	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Supporting drawings 1:100	All floor plans & their setbacks from the boundaries of the site	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
	All elevations with the existing & natural ground levels, wall heights & roof heights related to the common datum	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
	Cross-sections through any proposed areas of excavation or filling with relevant existing, natural & proposed levels relating to common datum	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
	Proposed materials, colours & finishes of the exterior of the building	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

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