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# Form of Housing

1.5 Affordable And Market Housing

## DESIGN GUIDELINES

FOR SUSTAINABLE HOUSING & LIVEABLE NEIGHBOURHOODS

*on behalf of the South Australian Housing Trust*



Government of South Australia  
SA Housing Authority

## 1.5 AFFORDABLE AND MARKET HOUSING

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### INTRODUCTION

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#### Background

Established in July 2018, the SA Housing Authority (SAHA) is a statutory corporation that administers the South Australian Housing Trust (SAHT) Act 1995.

The SAHA consolidates housing-related services and management of the housing stock; including strategy, service delivery, assets and related corporate supports; and plays a key role in enabling and supporting the State's modern, multi-provider housing system and in establishing an environment that promotes shared responsibility and ownership.

The SAHA is committed to providing housing that is socially and environmentally affordable and sustainable. To help achieve this, a suite of design guidelines for sustainable housing and liveable neighbourhoods that are applicable to all types of new residential construction, both rental and affordable have been developed.

The suite of design guidelines comprise the following:

- 1.1 House Design Guide
- 1.2 Amenity Targets
- 1.3 Apartment Design BCA Class 2 Construction
- 1.4 Housing Accommodation Schedules
- 1.5 Affordable and Market Housing
- 2.1 Land Titling and Service Infrastructure
- 2.2 Design Guidelines for Site Layouts
- 2.3 SAHT Universal Housing Design Criteria
- 2.4 Environmental Sustainability
- 3.1 Neighbourhood Renewal
- 3.2 Row and Terrace House Design
- 4.1 Housing Modifications
- 4.2 Generic Design Guidelines for House Renovations

Designers must understand and incorporate the requirements of these guidelines on all residential projects that involve land and properties owned by the SAHT. These guidelines assist designers in the interpretation of current policies and practices and include applicable features of the Good Design Guide SA historically published by Planning SA.

Some design compromise is acceptable to take into account site constraints and local planning conditions. All designs will be considered by the SAHA on merit. However, the minimum spatial dimensions needed to meet universal housing living requirements are generally not negotiable.

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### This Design Guideline

The SAHT primarily builds rental housing and facilitates the development of adjacent private sector development, however from time to time it is required to build housing that is sold directly to the private market. This design guideline sets out and also provides a commentary for designers, developers and architects on the differences between the usual SAHT requirements for rental housing and the changes and enhancements that can be applied for housing that will be sold to the affordable housing market.



*Single storey dwellings at “Inspire” in Noarlunga Centre*



*Two storey terrace housing at “Inspire” in Noarlunga Centre*

### BCA Class 1A and Class 2 Construction

The building types included in this guideline are detached house types and attached house types that include duplexes (pairs or semi-detached), rows and terraces. Walk-up-flats and apartments may also be included in developments.

This guideline does not include information about smaller congregate housing types of less than 300m<sup>2</sup> floor area being BCA Class 1B construction.

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### DESIGN REQUIREMENTS

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#### Affordability

For affordable housing proposed for sale the following generic variations to the Design Guidelines *1.1 House Design Guide*, and *2.3 SAHT Universal Housing Design Criteria*, should be considered.

The SAHT encourages design solutions that take into account solar orientation and roofs that will allow for future installation of solar hot water units and solar PV systems.

The SAHT prefers individual dwellings on single allotments, nevertheless community title arrangements can reduce land development costs and create affordable options. Refer to guideline *2.1 Land Titling and Service Infrastructure* for detailed commentary on ownership options.

Two storey housing options may be pursued in particular projects where land costs are high. Other densification and land saving options include the application of zero lot line construction techniques, joining of carports or garages, and row housing forms where party walls are used.

#### Universal Criteria

Requirements can generally be met without additional cost. Use 870mm doors throughout with 310mm offset on swing side in accordance with *2.3 SAHT Universal Housing Design Criteria*, table 1. Clearance at doorways and in passages on swing side is around 1200mm. Doors narrower than 870mm leaf are not acceptable.

In two storey houses ground floor toilets must include a hand washing facility and should be universal where possible. A floor area for the separate toilet comprising minimum dimensions of 1450mm x 1800mm will satisfy if circulation space can run under the hand basin ie use a wall hung hand basin or a semi recessed basin set into vanity bench with appropriate knee space. An inward opening door is acceptable but a sliding door or an outward opening door is preferable. If the toilet is associated with a laundry it can double as an air-lock from living areas.

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### Generic Variations (for all affordable and marketable housing)

Kitchen options include provision of overhead cupboards in lieu of or in addition to a full height pantry. Provide dishwasher space (finished at sides) for an optional installation by future occupant. Locate under sink drainer; install power point and provide for future water and drainage connections. Larger family housing may include a separate or walk in pantry.

Enhancements for marketability may include provision of separate wall ovens, rangehoods and other appliances. A 1½ bowl single drainer sink and 700mm fridge space are acceptable for smaller houses.

Bathrooms can also be decorated with contemporary tiling schemes. SAHT spatial requirements must be retained with a toilet retained in at least one bathroom.

On narrow allotments the main bedroom area may be amended to 14.4m<sup>2</sup> with a minimum width of 3.30m.

For attached dwellings on narrow sites a garage or carport of 3.20m minimum width is acceptable.

Porch area may be reduced subject to circulation requirements associated with door leaf being met by suitable paving area. Posts are not always necessary as shelter can be achieved by extended or cantilevered roof overhangs.



*Compact kitchen fit out in a 2 bedroom mews dwelling. Showing overhead cupboards including rangehood, fitted under bench oven and cooktop, fridge space and dishwasher space*



*Linear or straight line compact kitchen*

## 1.5 AFFORDABLE AND MARKET HOUSING

### RANGE OF HOUSE TYPES

#### SMALLER HOUSING

##### 2 Bedroom Apartments

Living floor areas are in the range 65m<sup>2</sup> to 80m<sup>2</sup> in accordance with requirements tabled in design guideline *1.4 Housing Accommodation Schedules, 2 Bedroom Dwelling Non Family*.

Suitable for units in groups or apartments. Combining the laundry and bathroom will save space in apartments.

##### 2 Bedroom Affordable for Sale

Living floor areas are in the range 75m<sup>2</sup> to 90m<sup>2</sup> in accordance with requirements tabled in design guideline *1.4 Housing Accommodation Schedules, 2 Bedroom Dwelling Small Family (couple with one child)*.

##### 3 Bedroom Affordable for Sale

Smaller single storey 3-bedroom houses can be created with an area in the range of 85m<sup>2</sup> up to 110m<sup>2</sup> by the addition of a third smaller bedroom to the standard 2-Bedroom Dwelling Small Family. A smaller bedroom may be as little as 7.50m<sup>2</sup> area with a 2.60m minimum width. A separate toilet is optional, but a separate laundry room is required.

This house type will generally be considered unsuitable for social or rental housing.



*Narrow lot affordable row housing at Mawson Lakes*

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### TWO STOREY HOUSING

#### 3 Bedroom Affordable for Sale

Area in the range 110m<sup>2</sup> to 125m<sup>2</sup> in accordance with requirements tabled in design guideline 1.4 *Housing Accommodation Schedules*, 3 Bedroom Dwelling (family up to 4 children). Total living area may increase by around 10% to 15% to take into account vertical circulation. Refer to commentary on multistorey housing in design guideline 1.1 *House Design Guide*.

Kitchen, dining and living areas may be combined into one large living space.

To suit tighter infill sites:

- main bedroom area may be reduced to 14.4m<sup>2</sup> with a minimum width of 3.30m.
- third bedroom area may be reduced to 7.5m<sup>2</sup> with a minimum width of 2.60m.

Main bathroom on upper floor to include toilet, hand basin, bath and separate shower stall. A second toilet should be on the ground floor and include a hand basin.

A single carport or garage only is recommended as a double garage may compromise affordability.

#### Marketable Housing (not applicable to affordable or rental housing)

All as previous 3-bedroom, but with two car garage or carport.

Further enhancements can include:

- Additional en suite bathroom associated with the main bedroom;
- Dressing area or walk in robe can be provided off main bedroom;
- Retreat or study bench can be provided in passage areas - usually at the head of the stairs in two storey housing - provide roof-light or additional window;
- Study or 4th bedroom;
- Separate formal living area.

Review light fittings and switching to enhance and assist marketing for sales.



*Two storey housing at Playford North*

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### SCOPE OF WORK

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#### Provision of Floor Plans

Initially floor plans only are required. Wall construction should be indicated by noting and thickness, with consideration for the introduction of lightweight systems in certain locations. Retain masonry elements where practical for aesthetics and maintenance minimisation.

For two-storey dwellings the floor to floor height is to be kept to a minimum with ceiling heights in habitable rooms to be 2.40m. To minimise construction cost, design should co-locate upper and lower wet areas minimising bulkheads for under floor services to non-habitable rooms (kitchens, bathrooms and the like).

#### Elevations and External Finishes

Appearance, building form and elevation treatments are required for planning submissions. Window locations, sizes and appearance may be locked into the project at this stage. Drawings must be noted in such a way that subsequent design development and project documentation can incorporate cost savings proposed without compromising final appearance.

Front door selections can be upgraded to include mouldings and figured glass. Consider the provision of half glass doors to laundries and kitchens and full-height glass in living areas.

Garage doors can be upgraded from roller door to panel type doors with feature cladding.

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### DETAIL DESIGN AND BUILDABILITY

#### Construction Options

- Traditional brick veneer and slab on ground;
- Lightweight framing and cladding;
- Alternative engineering and floor construction for sloping sites;
- Prefabrication techniques - may include transportable components;
- Variations and options for upper level construction.

#### Fitout for Affordable Housing for Sale

Bathroom options may include:

- 18 watt fluoro light fitting over mirror;
- Ceiling mounted central 3 in 1 exhaust fan heat lamp and task lamp;
- Coloured or patterned wall tiling;
- Additional wall tiling;
- Glazed shower screens with door.

#### Fitout for Marketable Housing

In addition to fitout for affordable housing can include:

- Glazed screens with doors to shower alcoves;
- Ceramic toilet cisterns;
- Motorised automatic garage door.



*Family bathroom with bath and separate shower*

### CHECKLIST FOR UPGRADED FITOUT

#### Kitchen Area

- Quality branded cooking appliances including rangehood and wall-oven options;
- Dishwasher space, or removable cupboard. Power point, water supply and drainage must be provided;
- May provide fitted quality branded dishwasher;
- Fridge space to allow for double door unit in larger family housing;
- Benchtop upgrade;
- Additional overhead cupboards;
- Pantry spaces for family housing.



*Family kitchen arrangement*

#### Bathrooms

- Light over mirror;
- Increase size of mirror;
- Extent of tiling;
- Ceramic toilet cisterns;
- Glazed shower screens.



*Small bathroom fit out in a 2 bedroom mews dwelling*

#### Heating and Cooling

Allow for a 15 amp connection to electrical distribution board with cable taken to roof space junction box clearly identified for a future split system air conditioner. Installation arrangements will be by the purchaser.

#### **Air Conditioner Systems**

A future ducted system in a two storey dwelling will require a vertical duct space

#### Floor Coverings

Subject to particular marketing advice applicable to locality, review floor finishes in living area and bedrooms.

#### Door Furniture

SAHT requirements are acceptable.

