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Form of Housing

1.2 Amenity Targets

DESIGN GUIDELINES

FOR SUSTAINABLE HOUSING & LIVEABLE NEIGHBOURHOODS

on behalf of the South Australian Housing Trust



Government of South Australia
SA Housing Authority

1.2 AMENITY TARGETS

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1.2 AMENITY TARGETS

INTRODUCTION

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.

1.2 AMENITY TARGETS

This Design Guideline

The amenity targets is a list of basic amenity features relevant to public housing. They were first introduced in the SAHT to define the basic features to be adopted for the upgrading of existing houses.

Although not mandatory they represent desirable goals and comprise the minimum requirements necessary to achieve an acceptable albeit modest level of comfort and convenience to the occupants.

The amenity targets have a function in the planning of building maintenance and capital improvement programs for all SAHT housing. These targets provide a list that ensures that housing is both adequate and suitable for its purpose when used as an assessment and/or checklist tool for the acquisition of new housing and the appraisal of existing and older housing for either renovation or disposal.

The list of provisions within the amenity targets also contain exclusions. The main provisions that are not provided by the SAHT include:

- refrigerators and washing machines;
- health and safety related items; and
- identification of modifications for people with disabilities.

1.2 AMENITY TARGETS

INTERNAL	PROVIDED	NOT PROVIDED
1. Kitchens	<p>Wall tiles above sink.</p> <p>Built in cupboards, drawers and benchtops with inset sink and drainer connected to hot and cold water supply, and space for a refrigerator.</p> <p>Pantry included for New Build.</p> <p>Cooking appliance.</p> <p>Exhaust fan or range hood.</p>	Refrigerator or any other non fixed kitchen appliance.
2. Toilets	<p>Toilet bowl connected to a dual flush cistern, with a lift up seat and lid.</p> <p>Toilet roll holder.</p>	
3. Bathrooms	<p>Hand basin. vanity cupboard.</p> <p>Bath and/or shower connected to hot and cold water supply.</p> <p>Shower curtain rail and/or screen.</p> <p>Soap holder adjacent to bath and/or shower.</p> <p>Wall tiles to basin, bath and/or shower.</p> <p>Bathroom cabinet with mirrored doors.</p> <p>Mirror over vanity for New Build.</p> <p>Towel rail.</p> <p>Exhaust fan.</p>	Shower curtain.
4. Laundry Facilities	<p>Laundry trough connected to hot and cold water supply.</p> <p>Space for a washing machine with adjacent hot and cold washing machine taps.</p> <p>Wall tiles above trough.</p> <p>Laundry cabinet under trough or wall mounted.</p>	Washing machine, drier (except for some Walk-up Flat sites) or other non fixed laundry appliances.
5. Storage	<p>Linen cupboard.</p> <p>Utility cupboard for general storage.</p>	
6. Internal Finishes	<p>Painted finishes to ceilings and walls.</p> <p>Painted or polished finishes to windows and doors and other timber fixtures.</p> <p>Adequate acoustic privacy between attached and multi level units, including acoustic treatment to common foyers.</p>	Wallpaper.
7. Windows and Doors	<p>Latches and flyscreens to opening windows.</p> <p>Blocks/wall rail for attachment of internal window treatments.</p> <p>Privacy latches to internal bathroom and toilet doors.</p> <p>Internal Blinds.</p>	<p>Curtain rods.</p> <p>Curtains.</p> <p>Security screens/roller blinds to windows.</p> <p>Keyed window locks, except for lower level windows to Walk-up Flats (WUF).</p>

1.2 AMENITY TARGETS

INTERNAL	PROVIDED	NOT PROVIDED
8. Electrical	240V power supply to all housing. Power points to each room: 3 in kitchen; 2 in living room and main bedroom; 1 in all other rooms, excluding WC. Minimum of one light point per room. External porch lights to front and rear. Separate circuit for air conditioner. Outside meters/inside sub boards. Telephone point to living space. Kitchen included for New Build. Common TV points and/or antenna.	Cable TV points and/or antenna.
9. Heating and Climate Control Appliances	Heating and climate control appliances are provided subject to the SAHA heating and cooling in dwelling guidelines and heating in dwellings policy. Requirements for heating and cooling appliances will be set out in SAHT specification documents.	
10. Floor Finishes	Polished timber or vinyl to living areas, bedrooms and kitchens for single level housing. Carpet to similar areas for multi level units. Tiles and skirtings to bathrooms, laundries and toilets. Tiled finish to porches. Slip resistant tiles are specified in the fixtures and fittings schedule for wet areas, balconies and porches.	Carpet, except to upper level WUFs.

1.2 AMENITY TARGETS

EXTERNAL	PROVIDED	NOT PROVIDED
11. Fences and Gates	<p>Boundary fences to all rear and side yards.</p> <p>Wing fences and double gates for access to vehicles.</p> <p>Front fencing to all corner lots and housing on bus routes and major roads, including front units abutting common driveways in group housing.</p>	<p>Front fencing generally. Subject to specific project/program requirements.</p>
12. Paving, Driveways, Car Parking	<p>Hard paved path to front door.</p> <p>Hard paved path to clothes line.</p> <p>Hard paved perimeter paths around the house.</p> <p>Hard paved driveway/car parking area.</p> <p>Secured, undercover car parking only for New Build and group housing sites where car parking is remote from units.</p> <p>Adequate visitor parking for group housing sites.</p>	<p>Paved entertainment area.</p> <p>Garages and/or carports other than in New Build, group housing/WUF sites.</p>
13. External Painting Finishes	<p>Painted finishes to roofs and walls (where applicable), gutters and downpipes, windows and doors, other timber and metal fixtures.</p>	<p>Painting of tenant erected fixtures.</p>
14. Grounds and Gardens	<p>Steps, landings, handrails and ramps as required.</p> <p>Letterbox and house numbers to meet Australia Post requirements in respect of size, height and location.</p> <p>Drying area and clothesline, except for some WUF sites.</p> <p>Space for rubbish bins at collection points separated from letterboxes, for group housing sites.</p> <p>Garden taps to serve communal garden areas and/or front and back yards.</p> <p>Ensure that front open private spaces are clearly defined.</p> <p>Ensure that public spaces for all group housing sites are adequately lit.</p>	<p>Pergolas or garden sheds.</p> <p>Common laundries to group housing sites.</p>
15. Rainwater Tanks	<p>It is mandatory that a rainwater tank is plumbed into a new dwelling (refer to design guideline 2.4 for further details).</p> <p>Check with Council for local Water Industry development requirements in relation to rain water retention, detention or the use of recycled water.</p>	

1.2 AMENITY TARGETS

EXTERNAL	PROVIDED	NOT PROVIDED
16. Health and Safety	Domestic smoke alarms. Locks to external doors. Replace louvre windows to wet areas. Safety screen doors. Stove restraints to prevent tilting. Ventilated roof lights to poorly lit rooms. Adequate public lighting to external areas of group housing sites.	Deadlocks to external doors. Security screens and doors except WUFs. Keyed window locks, except lower level windows to WUFs. Double barrel deadlocks to external doors.
17. People with Disabilities	The SAHA will, subject to assessment, carry out modifications to an existing house to meet the essential needs of a person with a disability.	

