Sustainable Housing Principles

2.2 Design Guidelines for Site Layouts
2.2 DESIGN GUIDELINES FOR SITE LAYOUTS

CONTENTS

Introduction 5

Background 5
This Design Guideline 6
Scope 7
Sustainable Housing 7
Safe and Secure 8
Environmentally Efficient 8
Accessible 8
Duty of Care and the Disability Discrimination Act 8
Checklist and Review of Projects 9
Housing SA Policies 9
Technical Specifications 9
References and Acknowledgements 9
Copyright 9

Designing Safe and Secure Public Housing 10

Safety and Security 10

Guideline Design Principles 12

Active Spaces 12
Inactive Spaces 12
Fencing 13
Home Security 13
Design Considerations for Front Entrances 14
Design Process 14
Guideline Design Summary Principles 14

Guideline Design Applications for New Projects 15

Single Detached Dwelling 15
Group Housing Sites 17
Corner Blocks 19
Semi Detached Housing 21
Small Lot Medium Density Housing (Single or Double Storey) 24
Row Housing and Terraces 26
Apartment Developments 28
Driveway Safety 28
Driveways and Group Housing 31
Car Parking 32
Garbage Collection and Bin Storage 35
Landscaping and Site Lighting 36
Fencing - Generic Guidelines 37
Fence Construction 37
Fence Policy 37
## 2.2 DESIGN GUIDELINES FOR SITE LAYOUTS

### CONTENTS

| Conclusion | 38 |
| Figures | |
| Figure 1 | Single Detached Dwelling | 16 |
| Figure 2 | Group Housing Sites | 18 |
| Figure 3 | Corner Blocks | 20 |
| Figure 4 | Semi Detached Housing - Option 1 | 22 |
| Figure 5 | Semi Detached Housing - Option 2 | 23 |
| Figure 6 | Small Lot Medium Density Housing | 25 |
| Figure 7 | Row Housing and Terraces | 27 |
| Figure 8 | Driveways and Front Fencing - Preferred Option | 29 |
| Figure 9 | Driveways and Front Fencing - Acceptable Option | 29 |
| Figure 10 | Driveways and Front Fencing - Not Preferred | 29 |
| Figure 11 | Driveways and High Fencing | 30 |
| Figure 12 | Driveway Entrance | 31 |
| Figure 13 | Turning Bay - Option 1 | 31 |
| Figure 14 | Turning Bay - Option 2 | 31 |
| Figure 15 | Car Turning Diagram to Suit Side Approach Access to House Garaging on a Group Site | 32 |
| Figure 16 | Car Turning Diagram to Suit Front Approach with 3.6m Driveway Access to House Garaging on a Group Site | 32 |
| Figure 17 | Car Turning Diagram to Suit Front Approach with 6.0m Driveway Access to House Garaging on a Group Site | 33 |
| Figure 18 | Car Turning for a Single Garage Opening onto a Rear Laneway | 33 |
| Figure 18 | Car Turning for a Double Garage Opening onto a Rear Laneway | 33 |
| Figure 20 | Landscaping Requirements | 36 |
2.2 DESIGN GUIDELINES FOR SITE LAYOUTS

Acronyms

- CPTED: Crime Prevention Through Environmental Design
- POS: Private Open Space
- SAHT: South Australian Housing Trust
- LHA: Livable Housing Australia
- NDIS: National Disability Insurance Scheme
- NCC: National Construction Code (AKA BCA - Building Code of Australia)
- BCA: Building Code of Australia (AKA NCC - National Construction Code of Australia)
- DPTI: Department for Planning Transport & Infrastructure
- DCSI: Department for Communities & Social Inclusion
- BRAC: Building Rules Assessment Commission
2.2 DESIGN GUIDELINES FOR SITE LAYOUTS

Introduction

Background

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

The Authority 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 Authority 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
3.2 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 to interpret 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 Authority on merit. However, the minimum spatial dimensions needed to meet universal housing living requirements are generally not negotiable.
This Design Guideline

Certain types of group housing projects have, in the past, presented challenging tenancy management issues. On many sites these and other factors, such as the increase in vehicle ownership and instances of theft, the changing tenant profile and infrastructure decay, have given larger group housing schemes and multi storey living units a negative reputation.

In comparison, SAHT communities have historically been more cooperative and readily accepting of shared spaces and facilities. However, it is recognised that in the planning of projects tenancy management issues can intensify in medium density living arrangements. These issues include:
- Lack of clear delineation between private and public space;
- Increased disturbance, noise and visual impacts resulting from closer proximity of households; and
- Reduced security of property and persons due to increased distances between car parks and residences.

The SAHT’s commitment to the creation of sustainable communities that are manageable, and successful tenancies that promote sustainable housing principles is reflected in its current newbuild construction program. This program also seeks maximum housing yields from available land. Paired housing units (semi detached housing) and small group housing developments are the currently favoured cost effective building solutions. These housing types, however, are mainly single storey, and increasing land costs and location issues are certain to dictate the introduction of new two storey house types in the future.

This guideline seeks to build on the SAHT’s experience by identifying design criteria that will address tenancy management issues through the SAHT principles for sustainable housing which require that dwellings be:
- Appropriate;
- Safe and secure;
- Accessible; and
- Environmentally efficient.

It contains a focus on safety and security beyond the essential requirements for new construction and maintenance refurbishment for existing housing. It also applies principles relating to Crime Prevention through Environmental Design promoted by the Attorney-General’s Department Crime Prevention Unit to various sites containing the following types of accommodation:
- Group housing (where two or more dwellings share common spaces, driveways and landscaping);
- Single detached dwellings;
- Semi detached dwellings;
- Double storey housing; and
- Row houses and terraces.
2.2 Design Guidelines for Site Layouts

Scope

This guideline acknowledges the influence of urban infrastructure and road layout on housing type, housing design and housing layouts. It also differentiates private spaces (backyards) and common areas (frontages).

New construction is mainly single storey, however, land availability, finance and other pressures are seeing multi storey house types appear. The design issues associated with these house types are addressed within this guideline.

There are some areas that have been identified as requiring further consideration by designers and users, and which should be underpinned by these sustainable housing principles including:

- Spatial arrangements external to the house and the house plot;
- The application of CPTED principles to house design and the external environment; and
- Land titling and service infrastructure for group housing.

It is intended that this guide will be used for the development of:

- All new housing - Single lot detached dwellings; semi attached dwellings; group sites; 2 storey developments; row housing and terraces;
- Urban renewal and redevelopment projects; and
- The preparation of project briefs for maintenance and refurbishment projects.

Site, cost and infrastructure issues will define the scope and extent of these projects.

By following this guideline, users will reinforce our commitment to the creation of sustainable communities, which can be achieved by the provision of housing that is safe and secure, easily manageable, liveable and accessible.

Sustainable Housing

Sustainable housing includes features that meet a diverse range of tenant requirements and which are subject to ongoing review to reflect building industry best practice for housing that is appropriate.

Appropriate design solutions demonstrate sound investment. They are:

- Affordable;
- Well located;
- Value for money;
- Quality;
- Indistinguishable: of similar appearance to well designed private sector housing and well integrated; and
- Marketable: readily accepted by tenants and community, and saleable.
2.2 DESIGN GUIDELINES FOR SITE LAYOUTS

Safe and Secure

The improvement of safety and security particularly within group housing sites, is included in this guide, taking into account:

- The application of principles relating to CPTED; and
- SAHT's Minimum Design and Construction Specification in building design requirements.

Environmentally Efficient

Promoting both the minimum use of supplied energy and comfortable living environments. This is achieved by:

- Meeting the mandatory 6 Star level of energy efficiency; and
- Incorporating environmentally sustainable design and construction features into site designs, including but not limited to:
  - Stormwater retention;
  - Good solar orientation and protection of openings;
  - Waste management during construction;
  - Appropriate construction materials including local products.

Accessible

Maximum flexibility through the incorporation of accessible and adaptable features can be achieved by the application of selected features of AS 4299 Adaptable Housing to housing projects as set out in the design guideline 2.3 SAHT Universal Housing Design Criteria.

Principal features adopted include but are not limited to:

- Stepless entries;
- Power point location and heights;
- Accessible fixtures;
- Doors and circulation appropriately designed; and
- Accessible bathroom with a stepless shower facility.

Duty of Care and the Disability Discrimination Act

Group housing sites have common spaces that are publicly accessible, thus the design and construction of these areas must meet all reasonable requirements. The application of the current Minimum Design and Construction Specification for construction, together with the principles of Sustainable Housing promoted in this guideline, will assist us to meet our duty of care obligations to our customers and the public.

On older sites many of these issues may require further review. These are beyond the scope of this guideline.

Water

Check with Council for local Water Industry development requirements in relation to rain water retention, detention or the use of recycled water. Technical details regarding plumbing for such options are contained in the SAHT Minimum Specifications.
2.2 DESIGN GUIDELINES FOR SITE LAYOUTS

Checklist and Review of Projects
At all project review stages houses must be checked to demonstrate sustainable housing features:
• Are all common spaces active?
• Are all front entrances visible from address point?
• Are private spaces private?

Housing SA Policies
This guideline has been written in compliance with Housing SA’s:
• Security and Crime Prevention Policies;
• Maintenance Procedure - Vacancies & Transfers Procedures;
• Maintenance Guidelines - Managing Vacancies Guidelines;
• Maintenance - Accommodation Standards;
• Maintenance Procedure - Replacement, Repair Fencing (MNT013);
• Maintenance Procedure - Horticultural (MNT016).

Technical Specifications
• The SAHT’s Minimum Design and Construction Specification as applied to new construction;
• The SAHT’s Property and Maintenance Technical Specification for upgrade and maintenance works.
• The SAHT’s Horticulture and Landscape Technical Specification as applied to new build, upgrade and maintenance horticultural and landscape works.

Other factors that will influence design outcomes include:
• Compliance with specific council development approval requirements;
• Good Residential Design SA requirements.

References and Acknowledgements
• Better Neighbourhoods Program: Outcomes of Consultation with Regions prepared by Natalie Fuller and Associates Pty Ltd, January 2002;
• Attorney-General’s Department, Crime Prevention Unit;
• Good Residential Design SA, Planning SA.

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• They indemnify the SAHT and the government of South Australia against claims arising from the use of SAHTs’ work.
2.2 Design Guidelines for Site Layouts

Designing Safe and Secure Public Housing

Safety and Security

Safety and security in our homes and the broader environment is respected as a fundamental human need. For the SAHT:

- Safety is about preventing injuries in and around the home, and also the tenant’s personal safety from crime and antisocial behaviour whilst in their home and the immediate housing site; and
- Security is about using design and fixtures or fittings to reduce opportunities for crime and antisocial behaviour against tenants’ homes and within the immediate housing site.

Safety - Designing safe public housing for injury prevention

The SAHT has a history of being at the forefront with respect to safety issues. Examples of this include specifying slip resistant floor coverings, and installation of anti-tilt brackets on cookers prior to the introduction of mandatory requirements.

Legislative requirements and revised electrical standards have led to the provision of:

- Smoke alarms (hardwired in new houses);
- Water temperature control devices to moderate maximum water temperature;
- Electrical safety switches (residual current device).

The suite of design guidelines have also ensured further refinements to housing with:

- Sufficient power points to avoid exposed electrical cords and double adaptors;
- Light switches and sockets within reach of each bed;
- Walking paths with firm even surfaces;
- Flooring that reduces the potential for falls and slips.

These items are addressed in:

- The SAHT’s Minimum Design and Construction Specification as applied to new construction;
- The SAHT’s Property and Maintenance Technical Specification for maintenance and upgrade works.
2.2 DESIGN GUIDELINES FOR SITE LAYOUTS

Security - Crime Prevention through Environmental Design (CPTED)

The CPTED principles involve the application of ‘natural’ strategies and emphasize the use of subtle, unobtrusive measures to improve security. CPTED aims to influence people’s behaviour in physical space whilst creating an aesthetically pleasing environment.

‘Natural’ strategies designed into the site at the outset usually require no additional cost: it is about building what is usually required and doing it better. Where extra cost is involved, it usually results in a significant return on investment due to increased profitability of the housing, reduced liability and less management required. ‘Natural’ strategies and design concepts also subtly influence people’s behaviour without impacting on their anxieties.

Natural Surveillance

Natural surveillance is a design concept directed primarily at creating opportunities for people engaged in their normal behaviour to observe the space and people around them. Buildings and space are designed to ensure that visibility is maximised and people have clear sightlines. Natural surveillance creates a perception of risk for potential offenders (as offenders do not like to be observed), whilst also enhancing feelings of safety in users of the space.

Natural Access Control

This design concept is directed primarily at decreasing crime opportunity by clearly defining the ownership of space, ie, private, semi private, public, and controlling or limiting access and movement. It can create a perception of risk for an offender because they are a noticeable intruder in a space that is clearly not public.

Territorial Reinforcement

Territorial reinforcement is about creating, or extending a sphere of influence so that users or people living in a defined area, such as a housing site, develop a sense of ownership over the particular space. It is essentially about creating a sense of ‘turf’. People usually protect territory that they feel is their own, and an area that looks protected gives the impression to a potential offender that greater effort will be needed to commit a crime. An environment that is obviously cared about can also reduce fear of crime.
2.2 DESIGN GUIDELINES FOR SITE LAYOUTS

Guideline Design Principles

The SAHT aims to create housing that provides users with a sense of security and ownership. Achieving environments and homes that maximise safety and security from crime and anti social behaviour is facilitated by a range of approaches that influence people’s behaviour and attitude towards:

• One another;
• Their own and other people's property;
• The immediate area in which they live.

An important strategy that underpins all approaches to safety and security is the way we design our living areas (housing) and the surrounding environment. Both active and inactive spaces help to provide ‘natural’ functions or activities to areas adjacent the public realm, eg, front yards. The private spaces of housing, eg, backyards, may be divided any way one occupant in one house or multiple occupants in multiple houses see fit.

Active Spaces

Active spaces are those where activity should be encouraged. In the public realm (common land) these are the streets, paths and landscaped recreational areas. Safety and usability is assured when active spaces are in constant use and are observable by all. In group housing these spaces must be able to be frequented by all the residents and overlooked by houses, eg, frontage windows (the ‘eyes on the street’ principle of ‘natural surveillance’ of CPTED).

Open front gardens (unfenced house frontages) are not active spaces. Nevertheless, by design they are clearly associated with the dwelling and are ‘owned’ by the dwelling occupier. For Housing SA, the land is either designated in the tenancy agreement to be maintained by the tenant, or is adjacent other common lands and is maintained by Housing SA. Irrespective of maintenance agreements the proximity of this space to housing frontage must respect both the ‘natural surveillance’ and ‘territorial reinforcement’ principles of CPTED.

Inactive Spaces

Inactive spaces are often those spaces left over after the design process, or spaces not prescribed with a clear function. Inactive spaces are not always able to be totally eliminated; and those that are unavoidable should be managed in a way that ensures safety and security. Considerations should include:

• Long, high fences do not promote activity as they are often screened by landscaping (which also helps to reduce graffiti);
• People have no reason to go near inactive spaces (unless they form the boundary to a pedestrian pathway);
2.2 DESIGN GUIDELINES FOR SITE LAYOUTS

- Vehicle driveways cannot be considered active if they are long (activity occurs at parking areas where people stop and open doors, etc);
- 1.80m high fencing is deemed inactive and lengths must be minimised;
- The reduction of total common space area can reduce inactive zones;
- Maximising the number of house frontages facing common spaces provides more natural surveillance;
- Maximise sightlines;
- Eliminate all hidden return spaces, eg, no hidden corners (even for utility meter boxes);
- All foreground landscaping should be low, eg, maximum 600 mm high at mature stages;
- Trees should have clear trunks to 2.00 m high, eg, no hanging branches below 2.00 m.

Generally, the aim for designers is to eliminate undefined and 'unowned' space. All areas should be formally delineated by the use of fencing or informally delineated with kerbs, paving or clearly definable building projection lines.

Fencing

There is a need to distinguish between front fencing and rear yard privacy fencing:
- Front fencing is usually lower and transparent and is a general enhancement to street frontage;
- Rear yard fencing is typically 1800 mm high and provides privacy to private open space.

Housing SA maintenance division has a policy covering the removal of front fencing where it has deteriorated beyond repair. Some sites may not require the retention of front fences so as to facilitate an open street. In other circumstances the policy dictates retention of front fences for reasons of safety and security, eg, along busy roads and on corner blocks.

Home Security

The SAHT requires at a minimum:
- Screened safety doors;
- Solid core external doors;
- Keyed alike locks to all external doors;
- A peephole in the front door.

These requirements are covered in the SAHT’s Minimum Design and Construction Specification. The SAHT does not support the provision of deadlocks or any device that requires a key to let a person out of the building. For duty of care reasons the SAHT will place matters of personal safety ahead of security of property.
Design Considerations for Front Entrances

For visitor arrival and user friendliness these design considerations must be addressed:

• Front entrances must be safe to use with good lighting. (Refer SAHT’s Minimum Design and Construction Specification);
• Easy to find and visible;
• Porch design (Refer SAHT’s Minimum Design and Construction Specification for adaptability);
• Lighting should be accessible from the inside for the residents’ amenity and well being;
• Create a line of site from front living areas and front doorway to the letterbox locations (address point) and out to the street for passive surveillance.

Design Process

Principles of good design rely on a collaborative process that includes consultation with all stakeholders:

• Technical specialists;
• Customers and users;
• Approved authorities.

The Authority also encourages the submission of indicative site layouts of group sites for initial review before proceeding to final layout plans.

Guideline Design Summary Principles

• Active areas reduce crime;
• Maximise house frontages to achieve ‘eyes on the street’
• Ensure front doors (primary entry points) have direct sightlines to street or letterbox area;
• Maximise adjacent and adjoining backyards;
• Inactive areas increase risk of crime;
• Minimise high ‘backyard’ fencing facing group housing common space;
• Avoid hidden return spaces (that are not overlooked);
• Reduce impact of vehicle circulation (recess carports and avoid large areas of unrelieved paving);
• Dwellings should be sited so as to not significantly overshadow neighbouring dwellings and private open space;
• Required private open space (POS) should have a northern orientation (generally a desirable planning attribute).
Guideline Design Applications for New Projects

Single Detached Dwelling

Refer Figure 1

Site Constraint Checklist

- Site coverage (plot ratio);
- Front setback;
- Side setbacks;
- Private open space;
- Visitor parking;
- Proposed significant trees and/or street tree removal.

Additional Constraints

- Maximise house facade site frontage (subject to orientation);
- Perimeter paving to SAHT’s Minimum Design and Construction Specification;
- Site fencing to SAHT’s Minimum Design and Construction Specification;
- Carport or garage to SAHT’s Minimum Design and Construction Specification;
- Additional paving and hard standing (if applicable) to:
  - Letterboxes
  - Garbage collection
  - Clothes lines
- Consider the impact of overshadowing to neighbouring dwellings;
- Required private open space should have a northern orientation;
2.2 Design Guidelines for Site Layouts

Traditional Single Lot Development

Figure 1: Single Detached Dwelling
2.2 Design Guidelines for Site Layouts

Group Housing Sites

Refer Figure 2

Site Constraint Checklist (to council requirements)

- Site coverage (plot ratio);
- Front setback;
- Side setbacks;
- Rear setbacks;
- Private open space;
- Visitor parking;
- Proposed significant trees and/or street tree removal;
- Driveway, common roadway and turning bays.

Additional Constraints

- Maximise house facade site frontage;
- Perimeter paving to SAHT’s Minimum Design and Construction Specification;
- Site fencing to SAHT’s Minimum Design and Construction Specification;
- Carport or garage to SAHT’s Minimum Design and Construction Specification;
- Additional paving and hard standing (if applicable) to:
  - Letterboxes
  - Garbage collection
  - Clothes lines
- Consider the impact of overshadowing to neighbouring dwellings;
- Required private open space should have a northern orientation;
- Ensure provision of vehicle turning bays to allow vehicle exit in a forward gear;
- Houses should have a mix of footprints.
2.2 DESIGN GUIDELINES FOR SITE LAYOUTS

Figure 2: Group Housing Sites
Corner Blocks

Refer Figure 3

Site Constraint Checklist (to council requirements)

- Site coverage (plot ratio);
- Front setback (primary frontage);
- Side street setbacks (secondary frontage);
- Side setbacks;
- Rear setbacks;
- Private open space;
- Visitor parking;
- Proposed significant trees and/or street tree removal.

Additional Constraints

- Maximise house facade site frontage;
- Perimeter paving to SAHT’s Minimum Design and Construction Specification;
- Site fencing to SAHT’s Minimum Design and Construction Specification;
- Carport or garage to SAHT’s Minimum Design and Construction Specification;
- Additional paving and hard standing (if applicable) to:
  - Letterboxes
  - Garbage collection
  - Clothes lines
- Consider the impact of overshadowing to neighbouring dwellings;
- Required private open space should have a northern orientation.

CPTED Considerations

Advantages:

- Additional life to side street (or cul-de-sac);
- More ‘eyes on street’.

Housing SA Policy Requirements

Amenity:

- Fencing to corner blocks, main roads and bus routes (policy guidelines). Refer figures 8, 9, 10 and 11 for fencing guidelines.
2.2 DESIGN GUIDELINES FOR SITE LAYOUTS

Figure 3: Corner Blocks

- Natural surveillance from front windows reinforce passive control with overlooking ‘eyes on street’
- Front of house and porch (primary entry) all facing the street (active spaces)
- Line of primary security reinforced with:
  - Lockable front door
  - Lockable garage roller door
  - High fence
  - Lockable fence gate
- Natural surveillance from side windows reinforce passive control with overlooking ‘eyes on street’
- Minimise length of high fence on street boundary
- Reduce inactive spaces that do not receive natural surveillance from windows
- Define primary frontage (long or short boundary) refer to CPTED issues
- Passive control area
- Utility meter box on opposite side to side street.
- Primary street frontage
- Secondary street frontage
- Adjacent private yard
- Private backyard with 1800 high fencing
- Private backyard
- 1800 high fence
- Carport
- Paved driveway and or visitor parking
- Perimeter paving
- Porch
- House
Semi Detached Housing

Refer Figures 4 and 5

Site Constraint Checklist (to council requirements)

- Site coverage (plot ratio);
- Front setback (primary frontage);
- Side street setbacks (secondary frontage);
- Side setbacks;
- Rear setbacks;
- Private open space;
- Visitor parking;
- Boundary wall lengths;
- Proposed significant trees and/or street tree removal.

Additional Constraints

- Maximise house facade site frontage;
- Perimeter paving to SAHT’s Minimum Design and Construction Specification;
- Site fencing to SAHT’s Minimum Design and Construction Specification;
- Carport or garage to SAHT’s Minimum Design and Construction Specification;
- Additional paving and hard standing (if applicable) to:
  - Letterboxes
  - Garbage collection
  - Clothes lines
- Consider the impact of overshadowing to neighbouring dwellings;
- Required private open space should have a northern orientation.
2.2 DESIGN GUIDELINES FOR SITE LAYOUTS

- Natural surveillance and security issues, passive control areas and inactive spaces, refer Single Detached Dwelling section.
- Houses should be a mix of footprints, avoid mirror imaging.

Figure 4: Semi Detached Housing - Option 1
2.2 DESIGN GUIDELINES FOR SITE LAYOUTS

- Natural surveillance and security issues, passive control areas and inactive spaces, refer Single Detached Dwelling section.
- Houses should be a mix of footprints, avoid mirror imaging.

Figure 5: Semi Detached Housing - Option 2
2.2 DESIGN GUIDELINES FOR SITE LAYOUTS

Small Lot Medium Density Housing (Single or Double Storey)

Refer Figure 6

Design Requirements

- May be single storey in two storey group (to minimise overlooking of neighbours).
- Single or double storey;
- Natural surveillance and security issues, passive control areas and inactive spaces;
- Ensure provision of turning bay for vehicle exit in a forward gear;
- Houses may be mirror image or a mix of footprints;
- 1800 mm high privacy fencing should not project forward of building set back. Reduce to 900 mm or 1200 mm high where a garden fence is required forward of the building setback.
- Provide good levels of external lighting for common access areas

Site Constraint Checklist (to council requirements)

- Site coverage (plot ratio);
- Front setback (primary frontage);
- Side street setbacks (secondary frontage);
- Side setbacks;
- Rear setbacks;
- Private open space;
- Visitor parking;
- Boundary wall lengths;
- Proposed significant trees and/or street tree removal;
- Driveway, common roadway and turning bays.

Additional Constraints

- Maximise house facade site frontage;
- Perimeter paving to SAHT’s Minimum Design and Construction Specification;
- Site fencing to SAHT’s Minimum Design and Construction Specification;
- Carport or garage to SAHT’s Minimum Design and Construction Specification;
- Additional paving and hard standing (if applicable) to:
  - Letterboxes
  - Garbage collection
  - Clotheslines
- Consider the impact of overshadowing to neighbouring dwellings;
- Required private open space should have a northern orientation.

External Lighting Design

Lighting requirements must comply with AS/NZS 1158.3.1 “Lighting for roads and public spaces - Pedestrian area (Category P) lighting - Performance and design requirements” Category P2 controlled by a PE cell. Refer to the SAHT Minimum Design and Construction Specification for further technical detail.
2.2 Design Guidelines for Site Layouts

Provide mix of housing
- Two and three bedroom;
- One and two storey.

Rear Unit Variation
- Potential for three bedrooms with larger rear yard;
- May be single storey in two storey group (to minimise overlooking of neighbours).

Figure 6: Small Lot Medium Density Housing
2.2 DESIGN GUIDELINES FOR SITE LAYOUTS

Row Housing and Terraces

Refer Figure 7

Site Constraint Checklist (to council requirements)

- Site coverage (plot ratio);
- Front setback (primary frontage);
- Side street setbacks (secondary frontage);
- Side setbacks;
- Rear setbacks;
- Private open space;
- Visitor parking;
- Boundary wall lengths;
- Proposed significant trees and/or street tree removal.

Additional Constraints

- Maximise house facade site frontage;
- Perimeter paving to SAHT’s Minimum Design and Construction Specification;
- Site fencing to SAHT’s Minimum Design and Construction Specification;
- Carport or garage to SAHT’s Minimum Design and Construction Specification;
- Additional paving and hard standing (if applicable) to:
  - Letterboxes
  - Garbage collection
  - Clotheslines
- Consider the impact of overshadowing to neighbouring dwellings;
- Required private open space should have a northern orientation.
- Natural surveillance and security issues, passive control areas and inactive spaces, refer section on Single Detached Dwelling;
- Houses may be a mix of footprints;
- Reduce depth of house where practical to maximise street frontage.

Note: Refer to separate sections for Driveway Guidelines, Fencing Guidelines, Car Parking, Garbage Collection and Bin Storage, Landscape and Site Lighting and Solar Orientation.
2.2 DESIGN GUIDELINES FOR SITE LAYOUTS

**Figure 7: Row Housing and Terraces**

Private backyard with 1800 high fencing.
- Avoid opposing windows at upper levels for overviewing.
- Adjoining carports.
- Optional staggered front setbacks.
- Driveway & visitor carparking.

Private backyard with 1800 high fencing.
- Step setbacks to maintain orientation.
- Safe pedestrian access paths.
- Side access for bins & wheelbarrows through carports on boundaries.
- Driveway & visitor carparking.
2.2 Design Guidelines for Site Layouts

Apartment Developments

Site layout principles for group housing are directly applicable to apartments in respect of the use and management of common space, landscaping and carparking standards.

Ground floor apartments may have secure open space associated with otherwise entire the site may comprise space shared by all of the occupying residents comprising driveway and car parking areas with some shared landscape and community recreational areas.

On inner city sites the building development and associated car parking may occupy the entire site, nevertheless side setbacks and surrounding open space at ground level is crucial to ensuring access to natural light and cross-flow ventilation to dwelling units on all floors.

Refer to Design Guideline 1.3 Apartment Design and BCA Class 2 Construction for further information.

For a range of site configurations that suit particular apartment types refer to the NSW Residential Flat Design Code Sepp65 available freely from the website of the NSW Department of Planning and Environment.

Designers and developers must also be issued with detailed project briefing, including site and infrastructure constraints, applicable to particular sites.

Driveway Safety

Refer Figures 8, 9, 10, 11, 12, 13 and 14

Vehicle accident statistics in Australia show a disproportionate number of low speed driveway incidents. The accidents have occurred with low speed reversal movements involving small children with fatal results.

The implications for the SAHT is to make provision for separation of pedestrian access to house frontages with clearly defined paving to front doors, and ensure driveways are designed in such a way to provide maximum driver vision and avoidance of pinch points between paving edges and fencing or high/thick landscape.

In this respect, the following shall apply:

- A clear unobstructed width for a driveway access is deemed to be 3.50 metres (the paved width and landscape bed of low ground cover or grass);
- Minimum pavement width of 3.50 metres for a shared pedestrian and vehicle roadway.
- Natural surveillance and security issues, passive control areas and inactive spaces, refer section on Single Detached Dwelling.
2.2 DESIGN GUIDELINES FOR SITE LAYOUTS

Figure 8: Driveways and Front Fencing - Preferred Option

Figure 9: Driveways and Front Fencing - Acceptable Option

Figure 10: Driveways and Front Fencing - Not Preferred

Note:
Garden fencing is generally 900 mm to 1200 mm high with open weave mesh or bars with simple decorative details (as specified for particular projects).
2.2 DESIGN GUIDELINES FOR SITE LAYOUTS

Figure 11: Driveways and High Fencing

Notes: Refer to CPTED - Create activity and ‘eyes on street’.
Secondary frontage only for corner sites.
2.2 DESIGN GUIDELINES FOR SITE LAYOUTS

Driveways and Group Housing

*paving / building or fence line*

*average 1500 minimum landscape width.*

*subject to Council requirements*

**Figure 12: Driveway Entrance**

*three point turnaround for cars at end of driveway (often integrated with carport forecourts and visitor parking).*

**Figure 13: Turning Bay - Option 1**

*alternate three point turnaround with straight leg.*

**Figure 14: Turning Bay - Option 2**

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**Note:**
- Driveways in group housing may also be combined with pedestrian access to dwellings.
- Refer council requirements for crossover details.

**Note:**
- Driveways are normally not accessible to large vehicles or garbage collection.

**Note:**
- Refer to Australian Standards for driveway dimensions.
2.2 Design Guidelines for Site Layouts

Car Parking

On group housing sites vehicle circulation is generally designed in accordance with AS2890.1 Parking Facilities - Off-street car parking, which usually meets council requirements. It is assumed that only passenger cars enter the site.

- Particular issues are ensuring that vehicle movements will be orderly, and visitor car spaces can be clearly identified. Care must be taken to ensure that vehicles do not pass by or park immediately adjacent to neighbouring bedroom and living room windows. Road layout design must also be designed in such a way that arrangements can be included and described in the housing agency’s Management Agreement for each housing unit.

![Figure 15: Car turning diagram to suit side approach access to house garaging on a group site](image1)

**Figure 15:** Car turning diagram to suit side approach access to house garaging on a group site

![Figure 16: Car turning diagram to suit front approach with 3.6 m driveway access to house garaging on a group site](image2)

**Figure 16:** Car turning diagram to suit front approach with 3.6 m driveway access to house garaging on a group site
2.2 DESIGN GUIDELINES FOR SITE LAYOUTS

Figure 17: Car turning diagram to suit front approach with 6.0m driveway access to house garaging on a group site

Figure 18: Car parking for a single garage opening onto a rear laneway

Figure 19: Car parking for a double garage opening onto a rear laneway
On some larger group housing sites, council controlled garbage collection trucks have historically entered and driven through. Walk-up-flat sites are a good example of these practices. On new sites such arrangements are no longer practicable unless there are special agreements. Design issues for entry of garbage trucks onto group sites include engineering standards of road construction and turning arrangements. At Newhaven, developed by the SAHT in 1995, arrangements were negotiated for smaller garbage trucks to traverse the narrow public roads fronting Torrens Title allotments created in this development.

**Resident Parking**

- Use attached carports;
- Provide roller door for security (or gates) to bring car within secure area.

**Visitor Parking**

- Proximity to dwelling;
- Passive surveillance is crucial.
2.2 DESIGN GUIDELINES FOR SITE LAYOUTS

Garbage Collection and Bin Storage

Bin Storage
- Most councils promote the use of wheelie type bins (refer specific councils for detailed requirements);
- Individual storage is usually in carport area behind roller door (out of public view).

Group Sites
- The practice of creating group bin storage on larger sites can be discounted;
- Bins are generally wheeled off site to a kerbside location for collection.

Renovation
- Purpose constructed bin stores (sometimes associated with group letterboxes) are now redundant;
- Remove bin storage areas on renovation as they are:
  - A potential hiding spot
  - Difficult to light area at night
  - A maintenance liability.
  - Restrict accessibility
- Tenants must be able to wheel bins out to street via a stepless path;
- Sites designed in accordance with adaptable guidelines will provide a stepless access route for bins.
2.2 DESIGN GUIDELINES FOR SITE LAYOUTS

Landscaping and Site Lighting

- Site lighting standards apply to all publically accessible areas on group housing sites to ensure safety and security for all users;

- All site lighting is to be designed by a specialist lighting engineer in accordance with AS 1158.3.1 Lighting for roads and public spaces - Pedestrian Area (Category P) Lighting - Performance and Design Requirements Category P2 controlled by a PE cell. Refer to the SAHT Minimum Design and Construction Specification for further technical detail;

- Due to ongoing maintenance, design to avoid strip landscaping along access roads, however, if required, minimum width to be 1000mm (refer below figure 20).

Figure 20: Landscaping requirements

Note:
Planting prickly species can discourage graffiti attacks on plain fencing and walls facing common areas.
Fencing - Generic Guidelines

The main role of fencing is to define ownership of space and use of space, refer to CPTED for territoriality:

- High fencing - for privacy generally 1800 mm high;
- Low fencing - generally 900 to 1200 mm high;
- Frontages can be defined without the need for fencing using a kerbline or footpath (on a group site), but generally:
  - Opaque (solid) for privacy; or
  - Transparent (see through) which is enclosing a landscaped area that is not usually accessible to other than the adjacent dwelling occupier.

Fence Construction

Opaque privacy fencing, 1800 mm high, must not have posts and rails facing internal common areas or facing street frontages. “Good neighbour” sheet metal, masonry construction, or other types of fencing that do not rely on continuous rail should be used where appearance is a concern.

Fence Policy

Currently the fence policy is a Housing SA Maintenance Procedure. Fences are retained when property is adjacent a main road or railway or on corner blocks, otherwise removed if deteriorated.
Conclusion

Safety and Security is one of the key elements of the SAHT’s design principles. This guideline articulates these principles.

This guideline also endorses application of the principles of Crime Prevention Through Environmental Design promoted by the Attorney-General’s Department Crime Prevention Unit.

These CPTED principles must underpin the design and development of all housing for the SAHT.

This guideline further reinforces SAHT’s commitment to the creation of sustainable communities. This can be achieved by the provision of housing that is safe and secure, easily manageable, liveable and community friendly.