

Welcome Design Legends!

Introduction

Thank you for being so keen to help shape how we plan and build into the future in our beautiful city. Your housing designs will be a powerful signal for what is possible and the direction we need to go to make Perth more sustainable, liveable and resilient into the future. We wish you all the best in this exciting creative endeavour.

Your design will need to be a scale model. Matt Wallwork our building designer has set this at a scale of 1:50, which means that your design area should be around 800mm long and 400mm wide.

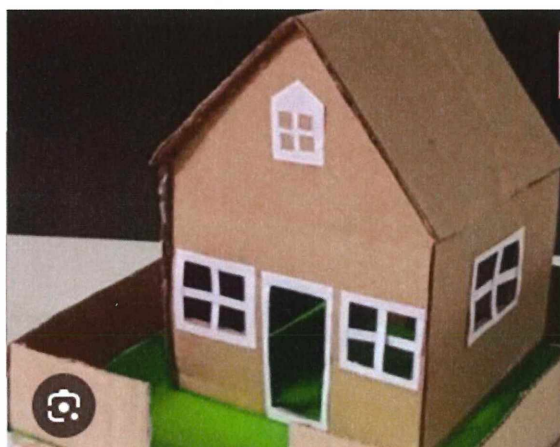
Please make your design as realistic and to scale as you can but it is important to note that your design ideas are the most important thing. In other words, don't get too hung up on how much it looks like a real home - this can be very time consuming and very expensive. We really want to see your passion and your refreshing and bold ideas whatever your level of experience.

We suggest that you can make your design using things like:

- Cardboard;
- Thick sheets of paper;
- Think of adding different shapes for things like solar panels, hot water systems - use your imagination with found objects like bottle tops and old batteries;
- Trees and gardens we think will be important and you can try using small twigs as trees and green painted tissues or scrunched up paper can be wonderful to represent the leaves and canopy of these green delights;
- There are model shops that sell all these sorts of things, but they can be expensive; and
- You might even have some Lego pieces that can work too.

As a tip, try to paint the walls and roof to give your home a unique feel. The point is lots of bits and pieces can work to help you create your model.

The number of dwellings created in the final design is up to each Competitor, but we are trying to encourage a greater number of smaller dwellings, so this is a good guide.



Basic Zoning Requirements

- The site that we have been given is 749m² and is zoned Residential R40. A site plan template to use is included below. If you are a tertiary student, we have added an extra degree of difficulty by including site levels.
- The Residential Design Codes (or R-Codes, the State Planning Policy which applies to residential development) allow for a house or unit greater than 70m² to have a minimum lot size of 180m², with an average of 220m² (across multiple sites).
- Small houses or units, with a floor area no bigger than 70m², can have a site area of 120m² minimum, with an average of 146m² (across multiple sites).
- Apartments (two units on top of each other) can be built at a rate of 1 apartment for every 115m² of site area.
- Small apartments, with a floor area no bigger than 60m², can be built at a rate of 1 apartment for every 81m² of site area.
- Please note that site area reductions or bonuses for small dwellings can only be applied to a maximum of 50 per cent of the total number of dwellings on the site.
- As you can see, there is the opportunity to design a real mix of housing types on the competition site.

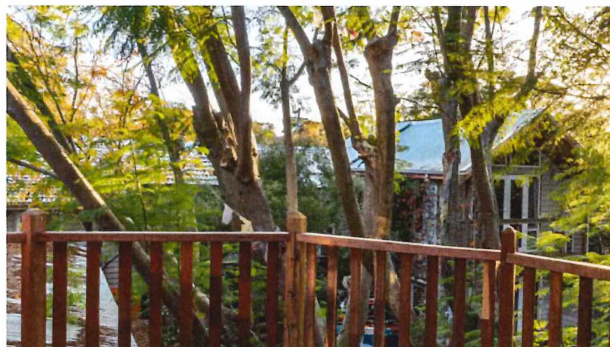
The Curious Case of 11 Mortlock Street Hamilton Hill

11 Mortlock St is a unique residential development, not because it is breaking any rules, but because it takes advantage of an under-utilised “rule” called “Built Strata”.

The best way to describe Built Strata is to look at blocks of flats. They have a communal parking area, then you walk to your individual apartment. You effectively own your car parking bay and apartment and have an equal share in the common areas such as driveways, laundry and possibly a communal meeting room, which can be booked out by residents. This form of Subdivision opens a world of possibilities on larger R40 sites such as the one in this competition.

11 Mortlock St took advantage of Built Strata and have 2 apartments in the rear of the property. The car bays for these apartments are at the front of the property, and the owners walk to their apartments via a “Common Title” piece of land that everyone can use. The advantage of this idea is that more of the site is handed over for trees and useable outdoor space, rather than vehicle access. The compromise is that residence may need to walk to their homes, but this is considered a small price to pay when you look at the beauty of the overall development.

The Site Visit on Saturday 22 February could prove to be invaluable for Entrants to understand a real-world development of Built Strata, on a similar sized and zoned block.



Other Factors for Consideration

- Other important parameters are the average setback from the front boundary for a house is 3 metre minimum, but open carports can have a 1.5 metre setback.
- Each dwelling is to have one car parking bay allocated with dimensions of 2.6-metre-wide x 5.4-metre deep. A turning circle area is to be provided if cars are to drive to the rear of the property, and a diagram is included below.
- The maximum crossover width from the street (the part of the driveway in the verge) for vehicle access is 6 metres and that includes access for vehicles to all sites created.
- It is not compulsory that the existing house and trees are retained, but they offer opportunities to contribute to sustainable solutions, so should be carefully considered.
- Assume side and rear boundary setbacks of 1.5 metres.
- Buildings can be two storeys high in the R40 zone. One of the advantages of two storey houses or units is a reduced footprint which can allow more space for vegetation, communal areas or tree preservation and/or planting.

Turning Circle Diagrams

As per the Australian Standards AS 2890.1, a manoeuvring depth of:

- 6.0 metres is required for single vehicle garages or multiple vehicles garages containing internal walls and/or obstructions between vehicles.
- 5.8 metres may be considered for multiple vehicle garages with no internal walls and/or obstructions between vehicles.

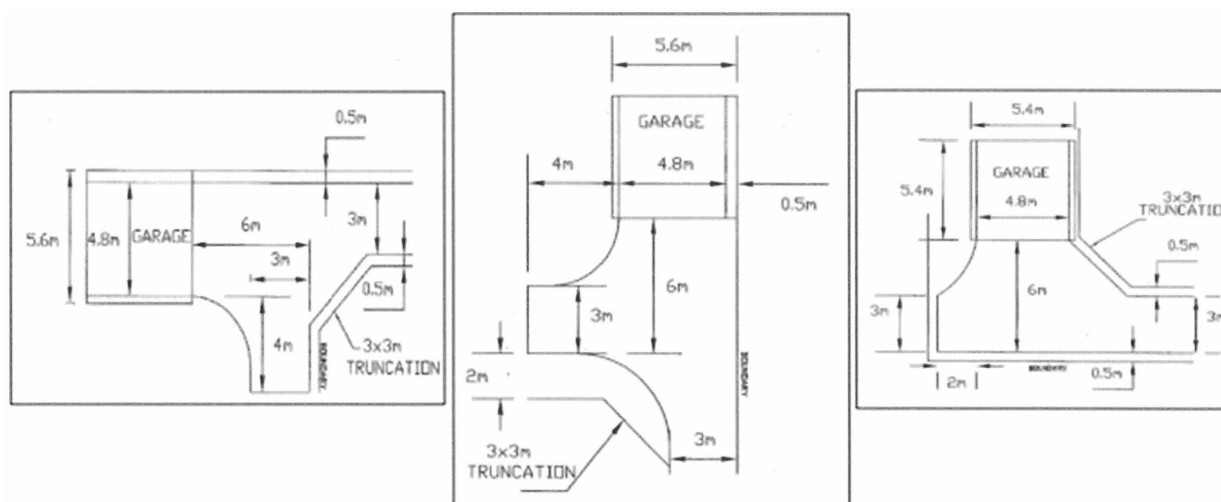


Figure 2 – Turning Circles

Queries & Questions

Entrants may email their queries and responses will be made as fast as possible to minimise delays in the time you have to develop your ideas.

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SITE PLAN

1:100

NORTH

contour lines at 1m intervals

Birdwood Street

