

STRATEGIC PLANNING

DRAFT **Randwick** **Development** **Control Plan** **C3 Universal,** **adaptable and** **accessible** **housing**

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Prepared by	CP	September 2025	
Coordinator Review	DA	September 2025	
Manager Review	Stella Agagiotis	October 2025	

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1. Introduction

Universal, adaptable and accessible housing are dwellings incorporating construction and design elements to meet people's changing mobility requirements over their lifetime. The focus is on creating safe, accessible, and functional housing for diverse demographics including elderly, families with children, and people with permanent or temporary disabilities.

This approach aligns with the principles of the *Disability Discrimination Act 1992*, which ensures that the built environment is inclusive and does not create barriers to participation in everyday life. Under the Act, it is unlawful to discriminate against a person on the basis of disability in relation to access to premises, accommodation and land. These provisions reinforce the obligation to design housing that is accessible, equitable, and inclusive for all members of the community.

This Chapter applies to the following developments in Randwick City:

- Attached dwellings
- Multi dwelling housing
- Residential flat buildings
- Shop top housing

This Chapter is also encouraged for:

- New dwelling houses
- Semi-detached dwellings
- Dual occupancies

Universal housing

Universal housing derives from Australia's commitment to inclusive and accessible living environments, as reflected in the National Construction Code (NCC), *Livable Housing Design Guidelines*. The Guidelines have now evolved into the *Livable Housing Design Standard*. This change streamlines the platinum-level elements found in the initial Guidelines. The *Standard* provides best practice for long-term functionality and adaptability including step-free access, wider openings, suitable circulation and reinforced walls.

Adaptable and accessible housing

Adaptable and accessible housing supports the development of dwellings that can respond to the changing needs of occupants over time. This approach is guided by the following Australian Standards:

Australian Standards AS 4299 - 1995 Adaptable Housing

This Australian Standard provides technical design guidelines for adaptable housing, which can be easily modified to suit the changing needs of occupants, including people with disabilities and the elderly.

Australian Standards AS 1428 - 2001 Design for Access and Mobility

This Australian Standard supports inclusive design by specifying technical detail and minimum design requirements for access to buildings, circulation spaces, ramps, doorways, and sanitary facilities.

This section of the DCP should be read in conjunction with:

- Part A – Introduction
- Part B - General Controls
- Part C – Residential land use controls of this DCP
- Other sections of the DCP for specific development types, locations or sites, if relevant to the application.

2. Universal housing

Definition

Universal housing incorporates elements that are ‘designed-in’ at the construction stage, thus not requiring subsequent modification or adaptation through the lifecycle of occupants.

Universal housing is designed to be practical and functional by most people over their lifetime without the need for major adaption.

Objectives

The objectives for universal housing are to:

1. Incorporate universal design principles at the planning and construction stages, ensuring accessibility features are built-in rather than retrofitted
2. Ensure the Livable Housing Design Standard elements are achieved through the development
3. Ensure dwellings are visually integrated into the existing site’s surrounding development, avoiding segregation or stigma
4. Increase the supply of universal housing
5. Promote sustainable development by extending the usability of a dwelling
6. Ensure housing is safe, functional, and accessible for people of all ages and abilities.

Controls

- a) Proposed development must incorporate the following universal design measures for all ground floor dwellings:
 - i. An accessible continuous path of travel from the street entrance and/or parking area to dwelling entrance, incorporating step-free access paths
 - ii. At least one ground level entrance into the dwelling with a clear opening width minimum of 1m
 - iii. Internal doors and corridors widths that facilitate comfortable movement between spaces
 - iv. A toilet on the ground (or entry) level that provides easy access through circulation layout
 - v. Reinforced walls around the toilet, shower and bath to support the safe installation of grab rail for future adaptability
 - vi. Hob-free and step-free entry into the shower
 - vii. A continuous handrail on one side of any stairway where there is a rise of more than 1m
- b) Where proposed, all universally designed dwellings must be clearly identified on the submitted DA plans
- c) For new dwelling house, semi-detached dwelling and dual occupancy development, consider incorporating the universal design measures outlined in control 2(a)

Note

Control a) is adapted from the Livable Housing Design Standard 2022. Further information is available at: <https://ncc.abcb.gov.au/resource/standard/livable-housing-design-standard>

Note

Variations to control 2(a), will only be considered where it can be demonstrated that site conditions would preclude achieving the controls (e.g. sloping sites with steep gradients, narrow allotments, etc.)

3. Adaptable and accessible housing

Definitions

Adaptable housing incorporates design and construction features that can be readily modified over time to cater for an occupant with changing access and mobility restrictions, as specified by the *Australian Standard AS 4299 - Adaptable Housing*. It includes three classification levels:

- Class A: meets all essential and desirable features
- Class B: meets all essential and 50% desirable features
- Class C: meets all essential features

Accessible housing specifies technical design requirements that meet the functional needs for a person with a disability. It is informed by Australian Standard AS 1428 – Design for Access and Mobility.

Objectives

The objectives for adaptable and accessible housing are to:

1. Ensure adaptable and accessible dwellings that are included in residential development, are in accordance with AS 4299 and AS 1428
2. Increase accessible and adaptable housing options
3. Provide an accessible, continuous path and adequate circulation space within residential development.

Controls

- a) In addition to the requirements of universal housing control 2 (a), a minimum 20% of dwellings in new multi dwelling housing, shop top housing and residential flat buildings containing 10 or more dwellings, must be adaptable dwellings and designed and constructed to a minimum Class C Certification under AS 4299 Adaptable Housing

Note

The proportion of adaptable dwellings in a development should be rounded up to the nearest figure.

- b) Where the development does not provide for lifts, the adaptable dwellings are to be located on the ground floor of the development

Note

For the purposes of control (b), adaptable dwellings provided on the ground floor of a development substitutes the equivalent number of dwellings of universal design required under Universal housing control (a).

- c) The design of adaptable dwellings must be integrated into the existing development environment with the use of consistent materials and finishes
- d) Where proposed, the adaptable dwellings must be clearly identified on the submitted DA plans

- e) All communal spaces must be accessible in accordance with AS1428, ensuring usability for people with disabilities

Note

Parking requirements for adaptable housing are contained Part B7 Transport, traffic and parking of the DCP.

