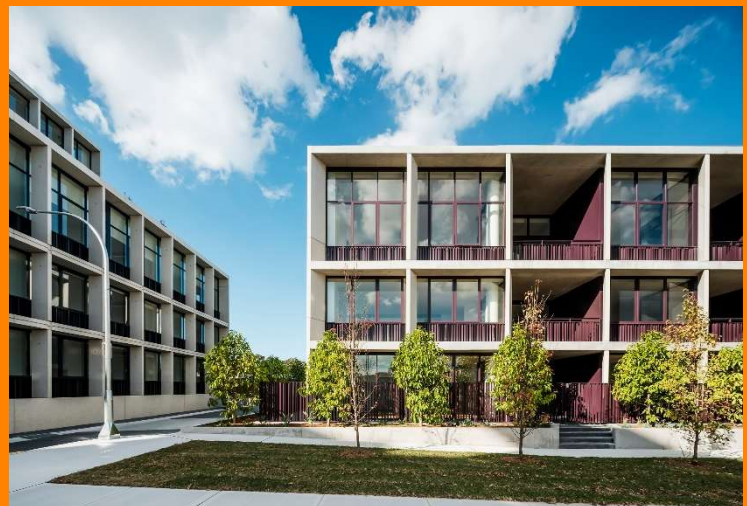


Affordable Housing Design Guidelines



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1. Introduction

1.1. Purpose

The purpose of the affordable housing design requirements is to assist developers and Council in the assessment and allocation of affordable housing dwellings to be dedicated to Council in accordance with the Randwick City Council Affordable Housing Strategy and Scheme.

Specifically, this Guide:

- Outlines the design requirements for affordable rental dwellings that have been dedicated as affordable housing dwellings on sites or as an 'in kind' contribution.
- Seeks to ensure that dedicated affordable housing dwellings are functionally equivalent, or greater than, market-rate dwellings that are within the same development in terms of amenity, facilities and design.
- This document seeks to further clarify requirements in the NSW Government's Apartment Design Guide (ADG) ensuring that its broad provisions are correctly applied to dedicated affordable housing units.

1.2. How to use this document

This design guide was publicly exhibited with the Randwick City Affordable Housing Strategy. It should be used to guide the design of proposed affordable housing dwellings that are to be dedicated to Council.

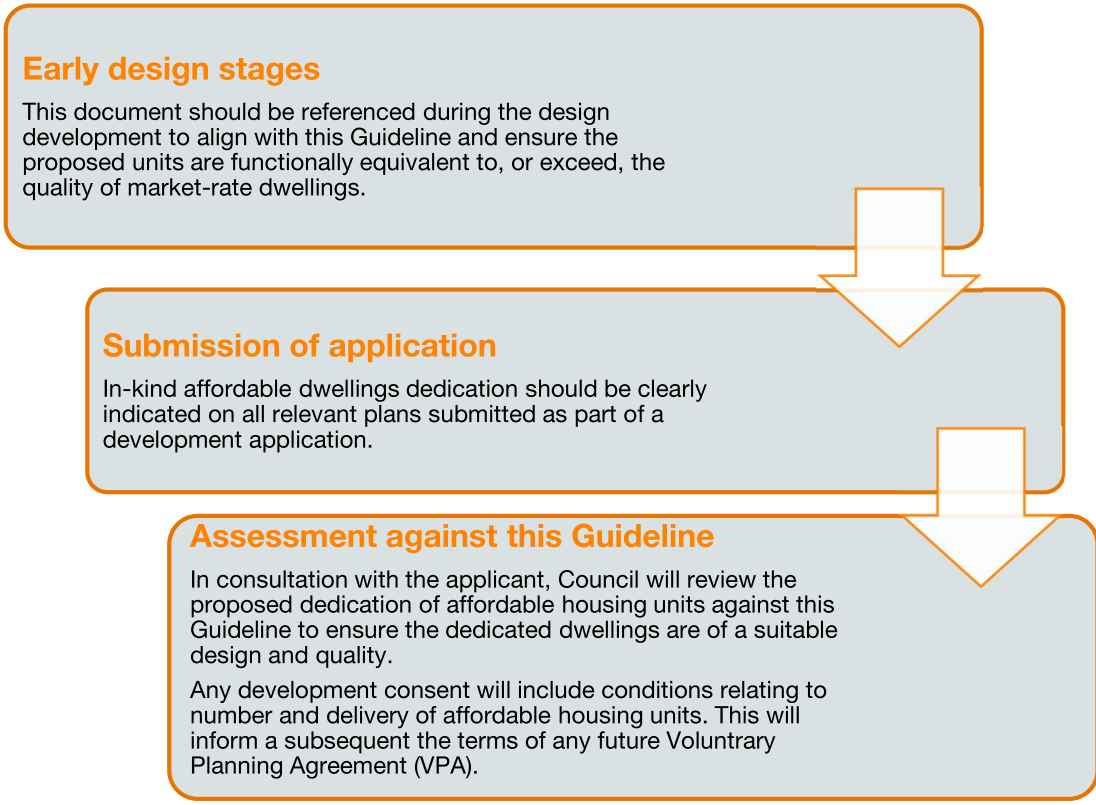


Figure 1. Affordable Housing Dedication Process

1.3. Land to which the design guidelines apply

The affordable housing design requirements apply to all dwellings that have been dedicated to Council for the purposes of affordable housing dwellings, provided through an ‘in kind’ contribution under any relevant adopted affordable housing contribution scheme within the Randwick City Local Government Area.

2. Design guidelines

2.1. Design requirements for affordable housing dwellings

Council will have regard to the following matters in considering an affordable housing dwelling offer:

Dwelling size, location and mix of accessible units

Dwelling Size

- a. Each dwelling has a gross floor area (GFA) of at least 50m² measured in accordance with *Division 2 Affordable housing* of the Randwick LEP.
- b. For gross floor area dedications exceeding 50m², the following minimum dwelling sizes apply:
 - i. 2 bedroom dwelling – 70m² (GFA)
 - ii. 3 bedroom dwelling – 90m²(GFA)

Note – Gross Floor Area is defined in Dictionary of the Randwick LEP and is measured within the internal walls of a dwelling, excluding car parking areas and any associated vehicular access along with basement storage areas. Dwellings to be dedicated to Council are to clearly demonstrate compliance with this Guideline in plans and documents submitted to Council as part of a Development Application.

Dwelling Mix & location

- c. Where more than one affordable housing dwelling is to be dedicated to Council:
 - i. The dwelling mix, defined by the number of bedrooms per unit, should align with Section C2 of Council's DCP.
 - ii. The dwellings are to be distributed throughout the building / development, including at least one dwelling above the ground floor level.
 - iii. A higher proportion of one-bedroom units may be appropriate in the Randwick Education and Health Precinct to meet the needs of essential workers.

Accessible and Adaptable dwellings

- d. Consideration should be given to the provision of adaptable/accessible units in accordance with the NSW Affordable Housing Ministerial Guidelines.

Design and amenity

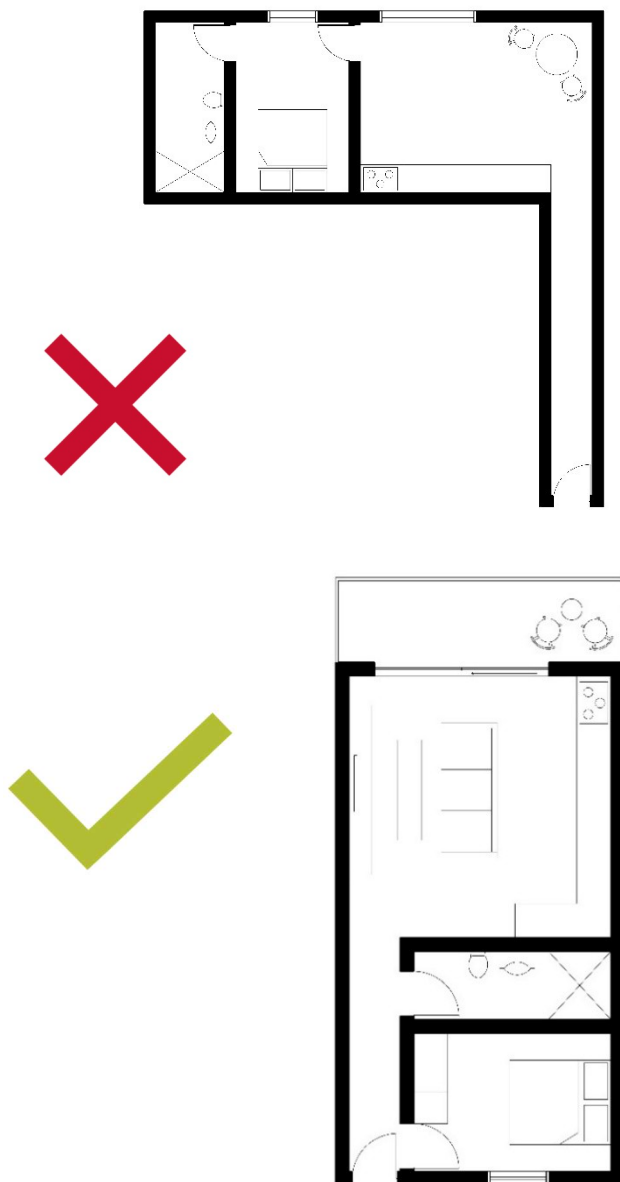
- e. The following design considerations are to be the same or greater than market rate dwellings within the development:
 - I. General layout and circulation: the layout and circulation should be considered practical and usable with minimal “dead space”. In the design of larger developments floor plates

often result in some spaces that are not considered usable space and what is commonly referred to as ‘dead space’. An example of this would be an apartment with an excessively long hallway in lieu of sufficient habitable space as demonstrated in example 1 of Figure 2, Council will not accept dwellings that are considered to have excessive dead space or poor circulation.

- II. Private open space: private open space should meet the requirements under the ADG and/or relevant DCP as demonstrated in example 2 of figure 2.
- III. Storage Space: storage space is to meet the requirements under the ADG and and/or relevant DCP as demonstrated in example 2 of figure 2.
- IV. Energy Efficiency: All integrated appliances and mechanical heating and cooling should be of a high standard in terms of efficiency and be of the same standard as those provided throughout the development. For new apartments Council encourages 100% electric apartments to keep future running costs low for residents and to reduce health and safety impacts of managing units supplied with gas. Air conditioning should be provided unless the design allows for the dwelling to be adequately heated and cooled using passive and/or low-energy methods. Ceiling fans should be installed to provide a low-energy cooling option.
- V. Thermal efficiency & Passive Design: Council encourages high rating passive design in terms of thermal insulation, orientation and external shading. Affordable housing dwellings dedicated to Council should be of the same standard or greater than the market rate dwellings in the development. For example, if the development includes double glazing and high performance insulation to market rate dwellings, the dwellings dedicated for the purposes of affordable housing should also include the same insulation and double glazing.
- VI. Water efficient dwellings: all dwellings dedicated are to be fitted with water efficient fixtures including taps and showerheads.
- VII. General Amenity: Under the ADG, a specified percentage of dwellings must meet high amenity standards while allowing the remainder to have a lower level of amenity. To prevent dedications comprising solely of lower amenity dwellings—especially when dedicating more than one affordable housing unit to Council—the overall dedication must adhere to the amenity percentage standards detailed in the Apartment Design Guide as follows:
 - a. 60% or more of affordable housing dwellings dedicated to Council are to have good cross ventilation
 - b. a minimum of 70% of affordable housing dwellings dedicated to Council achieve adequate solar access; and
 - c. 20% of affordable housing dwellings dedicated to Council to incorporate the Liveable Housing Guideline’s silver level universal design.

Note – Prior to dwellings being fitted out, the proponent is to provide to Council a materials schedule to ensure the fitout is of an acceptable level. This will be conditioned in the development consent which must be satisfied prior to the issue of an occupation certificate and to satisfy any voluntary planning agreement that may be in place for the development.

Examples of good and poor provision



Example 1) an apartment with an excessively long hallway that is not considered useable space. The general layout and circulation is poor, the bathroom can only be accessed via the bedroom.

There is no built-in storage in the bedroom or any private outdoor space, both are requirements under the ADG.

The apartment is also single aspect and south facing which would be considered poor in terms of solar access and cross ventilation.

Example 2) an apartment with a hallway with purpose, it is not excessively long and provides separate access to the bedroom and bathroom as well as creating separation between the entry and living spaces.

The apartment includes built in storage in the bedroom and private outdoor space.

The apartment is also dual aspect East/West providing good solar access across the apartment and cross ventilation.

Figure 2. Provision examples

Fit out of dwellings

The same if not greater than market rate dwellings

1. Affordable housing dwellings must meet or exceed the quality of private dwellings and include durable and well-performing features. This means that the amenity level, storage provisions, and location within the development should be on par with or superior to market standards.

Provision of facilities

2. Each dwelling must feature a full-sized private kitchen and bathroom. Any dwelling larger than two bedrooms (>70m²) is to have a second bathroom. Council also requires the provision of a bathtub in family sized dwellings.

Bathroom and Kitchens	
1 bedroom	1 small bathroom (toilet, shower and sink)
	A full sized kitchen
2 bedrooms	1 full sized bathroom (shower/bathtub, toilet and sink)
	A full sized kitchen
3 bedrooms and greater	1 full sized bathroom (shower/bathtub, toilet and sink) & 1 small bathroom (toilet, shower and sink)
	Full sized kitchen

Parking Requirements and Security

Car, bicycle and motorcycle parking

3. Any car parking provided is to be in line with the relevant DCP for the site or under the Housing SEPP.
4. Bicycle and motorcycle parking is to be compliant with Section B7 of Council's DCP.

Secure Dwellings

To ensure that all dwellings are safe and secure for residents, including those used for transitional housing, and to support the effective use of dedicated affordable housing units for this purpose when required, all new dwellings must incorporate robust security measures. In addition to the safety and security requirements outlined in Part C2 of the DCP, dwellings that are to be dedicated must also include:

- **Crime prevention through environmental design (CPTED):** Incorporate CPTED principles into the design.
- **Secure Entry Points:** Each unit must be fitted with high-quality locks on entry doors and windows.
- **Building Access Control:** All external access points to the building must be secured. The use of electronic access systems such as security fobs or similar technology is strongly encouraged.

- **Floor-Level Security:** In multi-storey buildings with lift access, each residential floor should be secured and accessible only to residents of that floor, where practicable.
- **Surveillance:** CCTV cameras must be installed in common areas, including building entry points, to enhance safety and deter unauthorized access. Incorporate passive surveillance in shared areas.

Security provisions must be clearly detailed in the development proposal, alongside the proposed dedication of affordable housing units and this must be submitted to Council prior to the drafting of any Voluntary Planning Agreement (VPA). These measures will be reviewed for adequacy prior to the settlement.

3. Design Guideline Checklist

Design Requirement Checklist for dwelling dedication	Yes/No
Does each dwelling meet size requirements?	
Are the dwellings to be dedicated as affordable housing clearly shown on submitted floor plans in the Development Application?	
Is the dwelling mix consistent with Section C2 of the DCP Please indicate mix.	
Is the location of the dwellings suitable? Briefly explain	
Is the layout and circulation acceptable? Briefly explain	
Are the dwellings (if apartments) ADG compliant?	
Is the energy performance of the dwellings the same or greater than other dwellings within the development?	
Is the thermal efficiency of the dwellings the same or greater than other dwellings within the development?	
Is the water efficiency of the dwellings the same or greater than other dwellings within the development?	
Are the aspects and outlooks of the dwelling considered acceptable within this guidance?	
Does the fit out of dwellings comply with this guidance?	

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