

## Contents

- 1 Introduction..... 2
  - 1.1 Objectives..... 2
- 2 Universal Housing..... 3
- 3 Adaptable Housing..... 4

# 1 Introduction

This section provides objectives and controls to increase the amount of adaptable and universally designed dwellings in Randwick City.

Adaptable and universally designed dwellings are conventional dwellings that incorporate construction and design elements to meet people's changing mobility requirements over their lifetime (e.g. levelled pathways, wider doorways and corridors and reinforced bathroom walls to enable future installation of grab rails).

This section applies to all development in Randwick City for attached dwellings, multi dwelling housing, residential flat buildings, shop top housing and is encouraged for new dwelling houses, semi detached dwellings and dual occupancy development.

The focus is on creating safe, accessible, and functional housing for a diverse demography including the elderly, families with children, and people with permanent or temporary disabilities.

The Building Code of Australia (BCA) and associated Australian Standards set technical requirements in regards to the accessibility of buildings.

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

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

## 1.1 Objectives

- To increase the supply of adaptable and universal housing.
- To ensure a suitable proportion of dwellings include layouts and design features to accommodate changing mobility requirements of residents.
- To promote sustainable development by extending the usability of a dwelling to meet 'whole of life' needs of the community.

## 2 Universal Housing

### Explanation

A dwelling of universal design is a form of adaptability that incorporates elements that are 'designed in' at the construction stage, thus not requiring subsequent modification or adaptation through the lifecycle of occupants.

### Controls

- i) All new attached dwelling, multi dwelling and residential flat building development must incorporate the following universal design measures for all ground floor dwellings:
  - An accessible continuous path of travel from the street entrance and/or parking area to dwelling entrance.
  - At least one level entrance into the dwelling.
  - Internal doors and corridors widths that facilitate comfortable and unimpeded movement between spaces.
  - A toilet on the ground (or entry) level that provides easy access.
  - Reinforced walls around the toilet, shower and bath to support the safe installation of grab rails at a later date.
  - A continuous handrail on one side of any stairway where there is a rise of more than one metre.
- ii) For all new dwelling house, semi detached dwelling and dual occupancy development, consider incorporating the universal design measures outlined in control 2(i).
- iii) Where proposed, all universally designed dwellings must be clearly identified on the submitted DA plans.

### Note:

**2(i) controls are adapted from the Federal Government's Liveable Housing Design Guidelines (Silver Standard). Further information is available at:**  
[www.livablehousingaustralia.org.au](http://www.livablehousingaustralia.org.au)

### Note:

**Variations to 2(i), 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 Housing

#### Explanation

An adaptable dwelling incorporates design and construction features that can be readily modified over time to cater for an occupant with changing access and mobility restrictions, without requiring costly and/or energy intensive alterations.

Typical features of an adaptable dwelling include: level and relatively wide doorways, non slip surfaces, easy to use door handles, reachable power plugs, hobless shower recesses, and reinforced bathroom walls to facilitate grab rails.

The required standard for Adaptable Housing is AS 4299.

#### Controls

- i) In addition to the requirements of clause 2(i) controls, 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.
- ii) Where the development does not provide for lifts, the adaptable dwellings are to be located on the ground floor of the development.
- iii) The design of adaptable dwellings must be integrated into the development with the use of consistent materials and finishes.
- iv) Where proposed, the adaptable dwellings must be clearly identified on the submitted DA plans.

#### Note:

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

#### Note:

**For the purposes of 3(ii), adaptable dwellings provided on the ground floor of a development substitutes the equivalent number of dwellings of universal design required under control 2(i).**

#### Note:

**Parking requirements for adaptable housing are contained in Part B7 Section 3.5.**

## Contents

<b>1</b>	<b>Introduction.....</b>	<b>2</b>
1.1	Objectives.....	2
1.2	Application.....	2
<b>2</b>	<b>Building design.....</b>	<b>3</b>
2.1	Boarding rooms.....	3
2.2	Outdoor communal open space.....	3
2.3	Indoor communal living areas.....	4
2.4	Communal kitchen, bathroom and laundry facilities.....	4
2.5	Safety and crime prevention.....	4
2.6	Visual and acoustic amenity and privacy.....	5
<b>3</b>	<b>Management Plan.....</b>	<b>5</b>

# 1 Introduction

Boarding houses play a key role in providing affordable rental accommodation for people on low incomes. The NSW Government has introduced a range of strategies, including the Affordable Rental Housing SEPP (AHSEPP), to increase the amount and diversity of affordable housing. Boarding houses are generally permitted (with consent) through the AHSEPP in all RLEP residential and business zones.

**Boarding House (as defined in RLEP) means a building that:**

**(a) is wholly or partly let in lodgings, and  
(b) provides lodgers with a principal place of residence for 3 months or more, and  
(c) may have shared facilities, such as a communal living room, bathroom, kitchen or laundry, and  
(d) has rooms, some or all of which may have private kitchen and bathroom facilities, that accommodate one or more lodgers,**

**but does not include backpackers' accommodation, a group home, hotel or motel accommodation, seniors housing or a serviced apartment.**

The following controls supplement the AHSEPP provisions with additional guidelines and operational requirements to ensure quality yet affordable building design, effective on-going management and suitable living environment for both occupants and neighbours.

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

- the AHSEPP;
- Part A - Introduction and Part B - General Controls of the DCP; and
- Other sections of the DCP for specific development types, sites or locations, if relevant to the application.

## 1.1 Objectives

- To encourage housing choice and affordability through the provision of high quality boarding houses in Randwick City.
- To achieve high standards of amenity for boarding house residents and surrounding neighbours through effective design and management controls.

## 1.2 Application

This DCP section applies to all DAs for new or existing boarding houses, which seek approval for:

- establishing a new purpose built boarding house;
- conversion or adaptation of an existing building to a boarding house; or
- alteration, intensification or refurbishment of an existing boarding house.

In relation to building classifications under the Building Code of Australia (BCA), this DCP section applies to both Class 1b and Class 3 buildings.

**Note:**

**Refer to the BCA for detailed buildings classifications.**

## 2 Building design

### Explanation

Satisfactory standards of building design and provision of adequate facilities are essential for delivering a high quality living environment in boarding house premises, maintaining the current amenity of adjoining residences and protecting the long term economic viability of boarding houses.

### Objectives

To incorporate suitable design features to:

- ensure boarding rooms and communal spaces are appropriately sized, located and equipped with suitable facilities;
- reduce the opportunity for crime and enhance the feeling of safety for residents; and
- protect the acoustic and visual privacy and living amenity for both boarding house residents and neighbours.

### Controls

#### 2.1 Boarding rooms

- Orientate to receive the maximum amount of sunlight;
- Provide a balcony, terrace or window opening to outdoor areas for natural light and ventilation; and
- Where provided, private open space in the form of a balcony or terrace must have a minimum useable area of 4 square metres.

**Note:**

**Skylights or windows opening to an internal hallway or corridor cannot be used as the sole source for light and air circulation.**

#### 2.2 Outdoor communal open space

- Provide for all boarding houses, with a minimum total area of 20 square metres and a minimum dimension of 3 metres;

- ii) Provide at ground or podium level in the form of a courtyard or terrace area, accessible to all residents;
- iii) Locate and orientate to maximise solar access;
- iv) Incorporate both hard and soft landscaped areas;
- v) Provide shared facilities such as fixed outdoor seating benches, barbecues and the like to allow social interaction; and
- vi) Provide partial cover for weather protection, such as pergola, canopy or the like, where it does not cause unreasonable overshadowing on adjoining properties.

### 2.3 Indoor communal living areas

- i) Provide with a minimum dimension of 3 metres and a minimum total area of 20 square metres or 1.2 square metres/resident, whichever is greater; and
- ii) Orientate to maximise solar access and have a northerly aspect where possible.

### 2.4 Communal kitchen, bathroom and laundry facilities

- i) For all boarding houses, provide communal kitchen, bathroom and laundry facilities where they are easily accessible for all residents, unless these facilities are provided within each boarding room;
- ii) For development of over 12 boarding rooms without en suite bathrooms, provide separate bathroom facilities for male and female residents;
- iii) Locate and design any communal laundry room to minimise noise impact on boarding rooms and neighbouring properties; and
- iv) Where possible, locate clotheslines to maximise solar access while not compromising the street amenity or usability of communal open space.

### 2.5 Safety and crime prevention

- i) Locate building entry points and internal entries to living areas where they are clearly visible from common spaces;
- ii) Locate a habitable living area (such as lounge room, kitchen, dining or bedroom) to allow general observation of the street and communal open space;
- iii) Separate ground level private open space from public and common areas by measures such as open fencing or low level plants; and
- iv) Select trees and low-lying shrubs that do not interfere with sight lines nor provide opportunities for concealment or entrapment.

#### Note:

If provided, a roof terrace cannot be used as the sole or main outdoor living area. It can only function as supplementary open space to minimise privacy impacts on neighbouring properties and enhance the living amenity for boarding house residents.

Refer to the Low Density (C1) and Medium Density Residential (C2) sections for other specific controls on roof-top terraces.

#### Note:

The calculation of indoor communal areas can include any dining area, but cannot include boarding rooms, kitchens, bathrooms, laundries, reception area, storage, parking, hallways, corridors and the like.



## 2.6 Visual and acoustic amenity and privacy

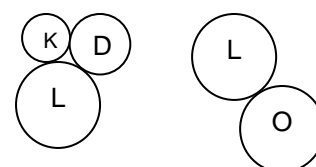
- i) Indicative locations of facilities and appliances for bathrooms, kitchens and laundries must be clearly shown on the DA plans/drawings;
- ii) Locate kitchen, dining room, lounge room and outdoor open space adjacent to or directly accessible from each other;
- iii) Locate similar uses (such as bedrooms or bathrooms) back to back, to minimise internal noise transmission;
- iv) Provide screen fencing, plantings and acoustic barriers where practicable to screen noise and reduce visual impacts;
- v) Where possible locate the main entry point at the front of the site, away from the side boundary and adjoining properties;
- vi) Locate communal open space, balconies and windows to bedrooms or communal areas, to minimise overlooking, privacy and acoustic impacts on adjoining properties;
- vii) An acoustic report prepared by a suitably qualified acoustic consultant must be submitted for new development or conversions/intensifications with an increase in resident numbers. The report must:
  - a) establish the existing background noise levels;
  - b) identify all potential noise sources from the operation of the premises, including any mechanical plant and equipment;
  - c) estimate the level of potential noise emission;
  - d) establish desirable acoustics performance criteria; and
  - e) recommend any mitigation measures (such as sound proofing construction and/or management practices) required to achieve relevant noise criteria.

**Note:**

Please also refer to the Protection of the Environment Operations (POEO) Act 1997, POEO Regulation 2008 and relevant policies and guidelines for noise prevention and control

**Note:**

**Indicative locational relationships between communal living areas and facilities**



**K- Kitchen;**  
**D- Dining room;**  
**L- Lounge room;**  
**O- Outdoor open space.**

## 3 Management Plan

### Explanation

Effective and responsive day-to-day management is critical to ensure high standards of amenity is maintained and protected for both boarding house residents and neighbours.

This can be achieved by adhering to a Management Plan during the operation of boarding houses, which clearly documents all management measures and house rules.

### Objective

- To ensure clear and suitable operational measures and practices are in place for the on-going management of boarding houses.

### Controls

- i) Submit a Management Plan with all DAs for new and existing boarding houses, that addresses the general requirements outlined in the Management Plan section in Part B, and the following specific requirements:
  - a) Criteria and process for choosing residents. Preference should be given to people on low and moderate incomes;
  - b) A schedule detailing minimum furnishings for boarding rooms, provision of facilities and appliances for kitchens, bathrooms and laundry rooms and maximum occupancy of each room;
  - c) House rules, covering issues such as lodger behaviour, visitor and party policies, activities and noise control, use and operation hours of common areas (e.g. communal open space and living rooms) and policies for regulating smoking and consumption of alcohol and illicit drugs;
  - d) Professional cleaning and vermin control arrangements for at minimum, the shared facilities, such as kitchens and bathrooms;
  - e) Public notice and signs, including:
    - A sign showing the name and contact number of the manager/caretaker, placed near the front entry and in a visible position to the public;
    - Clear display of fixed room identification number for each boarding room; and
    - Internal signage prominently displayed in each boarding room and/or communal living areas informing maximum number of lodgers per room, house rules, emergency contact numbers for essential services, annual fire safety statement and current fire safety schedule and emergency egress routes and evacuation plan.
- ii) The manager/caretaker must maintain an up-to-date accommodation register with information on residents' details, length of stay, etc. and provide to Council officers upon request.

#### Note:

**Refer also to the Boarding House Act 2012, which sets out registration requirements and occupancy principles for 'registrable boarding houses' (as defined under the Act) to ensure delivery of quality accommodation services and protection of the wellbeing and living amenity of residents.**