

# Policy

## Special Purpose Dwellings



### Policy Number

LPP 1.3

### Policy Type

Local Planning Policy

### Policy Purpose

The Residential Design Codes (R-Codes) provide for the development of special purpose dwellings which includes ancillary dwellings, aged or dependent persons dwellings and single bedroom dwellings. Such dwellings have the potential to provide affordable, smaller and accessible dwellings to meet the needs of many different families and household types.

In October 2014 Council adopted the Housing Affordability and Diversity Strategy (the Strategy). The Strategy identifies a shortfall of smaller dwellings, affordable dwellings, and universally accessible dwellings.

The development of Special purpose dwellings can achieve the following:

- To increase the mix of housing types within the City suitable for smaller households (one or two persons).
- To increase the stock of smaller, affordable, universally accessible dwellings in the City.
- Provision of a variety of small scale housing opportunities for the growing population of aged and dependent persons in a variety of locations within the City.
- To provide increased opportunity for existing residents to 'Age in Place' in smaller dwellings To ensure aged and/or dependent persons' housing is suitably located and appropriately developed within the City of Cockburn.
- To ensure that aged and/or dependent persons' development has regard for the well-being of the occupants most, notably in the areas of: function, comfort and safety.
- To provide for the development of larger residential lots incapable of further development due to an insufficient lot size.

The purpose of this policy is to provide the City with a set of guidelines for the development of various Special Purpose Dwellings in the City of Cockburn.

## Policy Statement

### (1) Ancillary Dwellings

#### 1. In the residential zone:

- a) Not more than one ancillary dwelling shall be approved on any lot.
- b) Consideration shall be given to allowing an ancillary dwelling to have an internal floor area greater than 70m<sup>2</sup>, up to a maximum of 100m<sup>2</sup>, where it is built to the 'deemed-to-comply' standards set out in the R-Codes for 'Aged or Dependent' dwellings (i.e., universally accessible) and to the 'Silver Level' of the Liveable Housing Design Guidelines (Liveable Housing Australia).
- c) Appropriate conditions will be imposed on any development approval for ancillary dwellings with an internal floor area over 70m<sup>2</sup> ensuring that the requirements under part b) of this clause are installed and maintained. This may include the requirement for a restrictive covenant placed on the certificate of title.

#### 2. In the Rural Living, Rural and Resource Zones:

- a) Not more than one ancillary dwelling shall be approved on any lot.
- b) The proposed ancillary dwelling must comply with the definition outlined in the Residential Design Codes.
- c) The maximum internal floor area of the ancillary dwelling shall not exceed 100m<sup>2</sup>. The 100m<sup>2</sup> is the total dwelling area only and does not include verandahs, patios, pergolas, alfresco areas, or carports/garages.
- d) The ancillary dwelling should generally be located behind the main building line unless otherwise approved by the City.
- e) The design, materials and colours of the ancillary dwelling shall match or complement those of the existing single house. Non-reflective materials shall be used, and the use of second-hand materials is not permitted.

### (2) Aged or Dependent Persons Dwellings

1. Council will consider applications for Aged or Dependent Person's Dwellings with site area concessions where at least two such dwellings within any single development are proposed; or where one such dwelling is proposed in addition to an existing dwelling(s). This constitutes a variation to the R-Codes deemed to comply provision (5.5.2 C2.1 (ii)) which requires a minimum of five dwellings.

2. Aged or Dependent Persons' Dwellings may be in the form of single, grouped or multiple dwellings comprising the whole of a proposed development, or part of a proposed development, or in combination with other dwellings.
3. Where Aged or Dependent Persons' Dwellings are proposed in combination with other dwellings which do not meet the universal access building requirements, site area concessions will only apply to the aged or dependent persons dwelling component of the development.
4. To encourage the development of universally accessible dwellings, consideration will be given to waiving the requirement of the R-Code deemed to provision (5.5.2 C2.4) requiring at least one occupant being disabled or physically dependent and the requirement for a Section 70A notification on the Certificate of Title where approval is sought under the 'Design Principles' of the R-Codes in the following circumstances:
  - a) Where the aged and dependent dwelling(s) do not exceed a maximum internal floor area(s) of 100m<sup>2</sup> (single houses and grouped dwellings) and 80m<sup>2</sup> (for multiple dwellings in areas coded less than R40); and
  - b) the aged and dependent dwelling(s) are built to the 'deemed-to-comply' building standards set out in the R-Codes for aged and dependent dwellings and the 'Silver Level' of the Liveable Housing Design Guidelines (Liveable Housing Australia); and
  - c) other applicable requirements of this Policy are met.
5. In considering an application for approval to commence the development of medium and large scale aged and/or dependent persons' dwellings (five dwellings or more), the City will have regard to the following requirements:
  - a) Location
    - i) The site is to be located within 800m (5-10 minute walk) of an existing or proposed local centre, neighbourhood centre, district centre or regional centre.
    - ii) The site is to be within a 250m of a high frequency bus route as defined by the R-Codes.
    - iii) The travel path to local shops, services and public transport should be manageable taking into account local topography.
  - b) Site Planning
    - i) Dwellings at the front of a site are to address the primary street in a traditional manner. This includes a dwelling entry and a major opening to at least one (1) habitable room (living area and/or bedroom).

- ii) Dwellings internal to a development are to have clearly identifiable entries and are to front the pedestrian/vehicular access ways with a major opening to at least one (1) habitable room (living area and/or bedroom).
- iii) Dwellings shall be positioned on-site to maximise solar access and cross ventilation opportunities.
- iv) Landscaping is to be carefully determined to ensure sight lines for pedestrians, in wheelchairs and vehicles are maintained. A Landscaping Plan is to be submitted with a Development Application lodged with the City for determination.
- v) Bin storage and waste management is to be convenient for both occupants of a development and those collecting waste. A Waste Management Plan is to be submitted with a Development Application lodged with the City for determination.

c) Other

- i) An aged and/or dependant persons' development is to be designed, constructed and finished to look residential in appearance in the case of a grouped development or multiple dwellings. Retirement villages and larger managed facilities are to be suitably detailed and finished to ensure their use is clearly understood as being residential. Where larger buildings are proposed as part of a village development, the massing of these buildings is to be sufficiently articulated to reflect the scale of surrounding residential development.
- ii) Where two (2) storey dwellings are proposed, the main bedroom, bathroom and living area are to be at the ground floor level (unless an internal lift is provided).
- iii) A Management Plan is to be submitted with a Development Application lodged with the City for determination, demonstrating how a proposed development will be operated and managed.
- iv) This Policy is to be read in conjunction with the requirements of Part 5.5.2 of the R-Codes. The City will generally only support the density bonus for the development of aged or dependent persons' dwellings where the proposal complies with the requirements of the R-Codes and those detailed in this policy.

(3) Single Bedroom Dwellings

- a) In the case of a Single Bedroom Dwelling proposal involving the retention or construction of a Single House, the site area for the Single House is to be in accordance with the minimum prescribed in Column 3 of Table D (General site requirements) of the R-Codes.
- b) The subdivision of land in association with the development of a Single Bedroom Dwelling will be conditionally supported provided a current Development Approval issued by the City is in place and the minimum site area is met.

- c) Prefabricated dwellings (i.e. those constructed off site and lifted into place) will only be supported where the dwelling provides an appropriate level of design and articulation. Sea containers and dongas proposed to be used as single bedroom dwellings will not be supported.
- d) There shall be no more than one car parking bay that is roofed/covered, and any additional car parking bay(s) is encouraged to be located directly adjacent to the Outdoor Living Area.

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