

POL	AGED OR DEPENDENT PERSONS' DWELLINGS	LPP 1.4
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DIRECTORATE:	Planning and Development
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SERVICE UNIT:	Statutory Planning Services
RESPONSIBLE OFFICER:	Manager, Statutory Planning
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BACKGROUND:

Housing for aged or dependent persons should be designed and located appropriately to meet the needs of the occupants. The Residential Design Codes (R-Codes) sets out the requirements for aged and dependent dwellings, and offers a density bonus for such dwellings. Clause 5.1.1 C1.3 of the R-Codes allows a reduction in the site area for aged and dependent dwellings to be considered.

The City of Cockburn has recognised that there is need to provide access to secure, appropriate and affordable housing options within the community. The City's Housing Affordability Strategy has been developed to help facilitate decision-making within the City in relation to affordable housing opportunities.

PURPOSE:

- (1) To support the 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.
- (2) To increase the stock of smaller, affordable, universally accessible dwellings in the City.

- (3) To ensure aged and/or dependent persons' housing is suitably located and appropriately developed within the City of Cockburn.
- (4) To ensure aged and/or dependent persons' dwellings are located in close and convenient proximity to local shops, services and public transport.
- (5) 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.
- (6) To ensure aged and/or dependant persons' dwellings appear integral to the streetscape and context within which they are to be developed, most notably where it is residential.

POLICY:

(1) Definitions

Aged and dependant persons are defined as:

- Aged person: a person who is aged 55 years or over.
- Dependent person: a person with a recognised form of disability requiring special accommodation for independent living or special care.

(2) Policy Requirements

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).
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 for a Section 70A Notification on aged and dependent dwellings 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 plot ratio of 100m² (single houses and grouped dwellings) and 80m² (for multiple dwellings); 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
 - c. other applicable requirements of this Policy are met.
5. In considering an application for approval to commence the development of aged and/or dependent persons' dwellings of five dwellings or more, the City will have regard to the following requirements:
- a. Location
 - a) 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.
 - b) The site is to be within a 250m of a high frequency bus route as defined by the R-Codes.
 - c) The travel path to local shops, services and public transport should be manageable taking into account local topography.
 - b. Site Planning
 - a) 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).
 - b) 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).
 - c) Dwellings shall be positioned on-site to maximise solar access and cross ventilation opportunities.
 - d) Landscaping is to be carefully determined to ensure sight lines for pedestrians, in wheel chairs and vehicles are maintained. A Landscaping Plan is to be submitted with a Development Application lodged with the City for determination.
 - e) 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

- a) 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.
- b) 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).
- c) 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.
- d) 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.