

POLICY NO: 7.4.2

AGED OR DEPENDENT PERSONS' DWELLINGS

INTRODUCTION

Provisions for the development of Aged or Dependent Persons' Dwellings are contained for the most part in Clause 6.11.2 of the Residential Design Codes (R Codes). This Policy builds on the provisions of the R Codes in order to encourage the development of this specialised form of housing within the City's community.

OBJECTIVES

To:

1. encourage the provision of suitably developed specialised accommodation for aged or dependant persons';
2. ensure that Aged or Dependent Persons' Dwellings are designed in a manner to meet the special needs of aged or dependent persons;
3. ensure that Aged or Dependent Persons' Dwellings are conveniently located to public transport, convenient shopping and community services;
4. provide opportunities for aged or dependent persons to have social interaction with one another and the community.

POLICY STATEMENT

1. DEFINITIONS

Aged person as defined in the Residential Design Codes.

Dependent Person as defined in the Residential Design Codes.

2. OCCUPANCY

The City of Vincent requires as conditions of approval that:

- a) each dwelling is occupied by at least one aged or dependent person or the surviving spouse of that person; and
- b) a Section 70A Transfer of Land Act 1893 Notification shall be registered against the Certificate of Title for the land advising the proprietors of the existence of the above occupancy requirement.

3. VARIATIONS TO DENSITY AND MINIMUM SITE AREA

- 3.1 In accordance with Clause 6.1.3 A3(i) of the R Codes a reduction in the site area per dwelling may be considered, subject to one of the following criteria being satisfied:
 - a) the development accommodates specialised facilities on site, such as medical consulting rooms, specialised nursing and personal care services or social and recreational facilities; or

- b) the development is located within an 800 metre radius of a District or Local Centre zoned area; or
 - c) the development is within 400 metres of a Primary or District Distributor (A) or (B) road.
- 3.2 The provisions of Clause 20 (2) of the City of Vincent's Town Planning Scheme No. 1, cannot be used in addition to Clause 3.1 above.

4. COMPOSITION OF DEVELOPMENT

- 4.1 The Council will consider applications for Aged or Dependent Persons' Dwellings where a minimum of two such dwellings within any single development are proposed.
- 4.2 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 (in combination with other dwellings which have no occupancy restrictions).

5. REQUIREMENTS

5.1 Design and Streetscape

Whilst conventional housing does not fall within the category of Aged or Dependent Persons' Dwellings, it is expected that the design be responsive to an existing established or desired future streetscape. It is not intended that the developments look like institutional dwellings.

5.2 Carparking

Car parking for Aged or Dependant Persons' Dwellings, including visitor car parking, are to be provided and designed in accordance with the requirements of the Residential Design Codes.

5.3 Building Codes and Australian Standards

Aged or Dependent Persons' Dwellings are subject to National Construction Code Series 2012 Building Code of Australia (Volume One), and Australian Standards 1428.1 requirements over and above those normally required for a dwelling.

Applicants should familiarise themselves with these requirements and ensure they have been factored into the design of the proposal, prior to submitting an application for Planning and Building approval.

Date Initially Adopted:	27 March 2001
Date Amended:	12 February 2013
Date of Next Review:	December 2015