

## Local Planning Policy 3.11: Aged and Dependent Persons' Dwellings

### INTRODUCTION

Population trends and forecasts show a growing proportion of aged persons in the Perth Metropolitan Area which is also reflected in the Town of Cambridge community. As a result there is a growing need to provide opportunities for dwellings which are suitable for the aged, which may include smaller dwellings. There is also a range of accommodation requirements among the aged as well as dependent persons, reflecting diverse social and recreational activities they may partake in, family relationships and health and care needs. Whilst retirement villas may provide one form of suitable aged care accommodation, aged and dependent person dwellings provides an alternative for dwellings and independent living arrangements in a variety of locations.

The provisions for the development of aged and dependent persons' dwellings are contained in 5.5.2 of the Residential Design Codes of Western Australia. This policy builds on these provisions, to support the provision of aged and dependent persons' dwellings across the Town by reducing the number of dwellings required in a group in order to receive a minimum site area concession by one third from five dwellings as is provided for under the Residential Design Codes to two dwellings.

### DEFINITION

The definitions of "aged person" and "dependent person" are as per definitions in the Residential Design Codes.

### AIMS

- To support the provision of a variety of small scale housing for the growing population of aged and dependent persons in a variety of locations over the Town.
- To provide additional opportunities for the elderly to stay in their local area and maintain access to existing social and family networks.
- To support the provision of dwellings which are specifically designed to suit the physical needs of aged and dependent persons whilst maintaining opportunities for independent living.
- To increase flexibility in the size, design and location of aged or dependent persons' dwellings development and better integrate aged or dependent persons' dwellings into residential areas and the broader community.

### POLICY

#### 1. Composition of development

- (a) Council will consider applications for aged or dependent persons' dwellings:
- 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).

- (b) 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 which have no occupancy restrictions.
- (c) Where aged or dependent persons' dwellings are proposed in combination with other dwellings which have no occupancy restriction, site area concessions will only apply to the aged or dependent persons dwelling component of the development.

2. **Density bonus for aged or dependent persons' dwellings**

- 1. In accordance with 5.5.2 C2.1(i) of the Residential Design Codes a reduction in the site area per dwelling may be considered, up to one third of the site area requirement, where at least two such dwellings within any single development are proposed.

3. **Occupancy**

As per 5.5.2 C2.4 of the Residential Design Codes;

- (a) At least one occupant is a disabled or physically dependent person or aged person, or is the surviving spouse of such a person, and the owner of the land, as a condition of planning approval, lodging a section 70A notification on the certificate of title binding the owner, their heirs and successors in title requiring that this occupancy restriction be maintained.

Adopted: 26 February 2013

Amended: 26 March 2019 (DV19.29)