

Planning Policy Manual – Part 1

Section 3.3
Determining Development
Applications for Aged and Dependent
Persons' Dwellings



Version #	Decision Reference	Synopsis
1	26 June 2001	Adopted
2	1 February 2005	Amended
3	11 April 2017	Amended

AIM

To ensure that aged or dependent persons' dwellings are designed in a way as to take into consideration the diverse and special needs of aged and dependent persons, as defined under the R-Codes.

PRINCIPLES

- An 'aged or dependent person', is defined in the R-Codes. The local government may grant a density bonus of up to 50 per cent for the development of aged or dependent persons' dwellings.
- Each dwelling should be occupied by at least one aged or dependent person. The local government will therefore require as a condition of approval that:
 - each dwelling is occupied by at least one aged or dependent person or the surviving spouse of that person; and
 - The registered strata plan of the development endorses the occupancy requirement outlined above.
- Aged or dependent person dwelling proposals should take into account the diverse and special needs of their occupants in the areas of design, location and support services. The local government, therefore, requires developers to demonstrate that the proposal addresses these needs.
- Conventional housing does not fall within the category of aged or dependent persons' dwellings. It is not intended, however, that the developments look like institutional dwellings.

POLICY

- Although each application is considered on its merits, ideally the following issues should be addressed:
 - Design - the dwelling and site layout should minimise difficulties associated with limited mobility and movement of aged and dependent persons, and should provide a sense of security. Submitted plans should be annotated to show features that address the following essential areas:
 - (a) Where possible access to the dwellings shall be at ground level. Entries should be wheelchair accessible and the use of steps shall be avoided (ramps may be used). The site gradient should not exceed the ACROD standards;
 - (b) Car parking should be conveniently located adjacent to the dwellings. Carports and garages should be wide enough to accommodate persons entering and exiting vehicles with the aid of a wheel chair or walking frame;
 - (c) doorways and internal passageways should be wide enough or capable of being easily widened, to accommodate wheelchairs and walking frames;
 - (d) bathroom and toilets should be designed to be able to accommodate grab rails designed in accordance with Australian Standard 1428.1;
 - (e) non-slip finishes should be provided in bathroom, toilet and laundry areas;



- (f) power points, switches and door handles should be conveniently located; and
- (g) security features should be incorporated in the dwelling and open space areas should be well lit;
- Location - developments should be conveniently located (preferably within easy walking distance on a relatively flat gradient) to community facilities such as public transport, medical facilities and shopping. A location plan of surrounding community facilities should be submitted with the application; and
- Support Services - arrangements should be made for the establishment of support services, which may be required by the occupants of the dwellings, such as delivered meals and personal care. Documentation of any such arrangement should be submitted with the application.