

4.10 Code for Retirement Villages and Residential Care Facilities

PURPOSE

The purpose of this code is to provide for development and use of Retirement villages and Residential care facilities at suitable locations which provide for:

- the changing levels of independence and care needed by people over time;
- attractive, comfortable, safe and secure living environments;
- the need for older people to have access to accommodation within the general area in which they have established vital social linkages;
- convenient accessibility to every day commercial services, public transport and social activities;
- visual compatibility with the desired character of the locality in which the premises are situated;
- unacceptable environmental and amenity impacts on surrounding premises to be avoided or mitigated;
- development and use to be within the infrastructure capacity of the locality; and
- to ensure that the design of such accommodation is of a human scale, is in harmony with the surrounding area and not institutional in character so that as far as possible a 'homely' living environment is produced.

NOTES

Approval and registration of a Retirement Village and/or a Residential Care Facility is also necessary under the provisions of the either the *Retirement Villages Act 1999* and/or the *Commonwealth Aged Care Act 1997*.

4. CODES FOR RESIDENTIAL DEVELOPMENT AND USE

(1) Element: Site Location

PURPOSE

- To provide for Retirement villages and Residential care facilities at locations which are easily accessible to commercial and community facilities and are within easy walking distances public transport facilities.
- To ensure the construction of Retirement villages and Residential care facilities respects physical site constraints and is in keeping with the desired character, amenity and infrastructure capacity of the locality.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Premises must be located in an area that is consistent with the desired precinct character (as described in Volume 3) in which it is situated, and have close and convenient access to:</p> <ul style="list-style-type: none"> • every day commercial facilities, • community facilities, and • public transport (or alternative private transport) facilities. 	<p>A1 Retirement Villages and Residential Care Facilities are located:</p> <ul style="list-style-type: none"> • on any site within a Centre precinct, Mixed Housing precinct, or Multi-storey residential precinct or, • In Master Planned Community Precincts where Retirement Villages and/or Residential care facilities are located in accordance with an approved Local Area Master Plan or, • In Neighbourhood Residential and Hillslope Residential Precincts – where located on sites which: <ul style="list-style-type: none"> – adjoin land in a Mixed Housing or Multi-storey Residential precinct, or – are wholly or mainly within 400 metres of a Centre precinct
<p>P2 Premises (including vehicle and pedestrian access for staff, residents or visitors) must be designed, sited and constructed to respect and be visually integrated into the streetscape and the natural surroundings whilst ensuring:</p> <ul style="list-style-type: none"> • maintenance, where possible, of natural landforms and vegetation, • development is not visually intrusive, particularly from ridge lines, public open spaces, major tourist roads and other critical vantage points, outside of the site, • land is capable of proper drainage so as not to adversely impact on water quality, • development occurs on less steep parts of the site that do not unacceptably increase the visibility of the buildings from adjacent areas and in a form that allows natural landforms and vegetation to be maintained as much as possible, • maintaining natural drainage patterns (for both surface flows and groundwater), and • minimising erosion potential. 	<p>A2 Development is carried out in accordance with all other applicable codes in the planning scheme, including (but not limited to) the following codes:</p> <ul style="list-style-type: none"> • Code 2.1.4 for Development on Steep and Unstable Land, • Other relevant Environmental Management Codes, • Code 2.6 Operational Works Code Element 4..

(2) Element: Site Size & Density

PURPOSE

To provide for Retirement villages and Residential care facilities to be sited on lots having areas and dimensions which meet user requirements, allow the design of pleasant, attractive and energy efficient living and recreation environments, respect the amenity of the surrounding area, and maintain the intended role and desired character of the precinct in which they are situated.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Premises must have an area and dimensions suitable to enable the siting and construction of accommodation and support facilities, the provision of open space, vehicle access and parking, and protection of any environmentally sensitive areas .</p>	<p>A1.1 Development is on a site having an area and dimensions which, after adequate provision for any environmentally sensitive areas, enable accommodation, recreation and other support facilities, landscape and buffer areas, utility areas, and vehicle access and parking to be provided on the site in accordance with the other provisions of this code and other applicable codes.</p> <p>AND</p> <p>A1.2 Development is of a scale that is consistent with the Precinct intent (Volume 3 of this Planning Scheme refers).</p>
<p>P2 The number of dwelling units and/or Residential care beds developed on the site must be consistent with the desired character of the precinct in which it is situated, and the site's physical conditions, environmental characteristics, setting and infrastructure provision.</p>	<p>A2.1 For Retirement villages – the number of dwelling units on the site does not exceed:</p> <ul style="list-style-type: none"> • the preferred maximum density stated for the precinct in which the site is situated (Volume 3 of this planning scheme refers), or • where a preferred maximum density is not stated - a Dwelling Unit Factor of 500, <p>(whichever is the greater), and taking into account any specific environmental requirements of the site.</p> <p>AND</p> <p>A2.2 For Residential care facilities - the number of care beds on the site does not exceed:</p> <ul style="list-style-type: none"> • the preferred maximum density stated for the precinct in which the site is situated (Volume 3 of this Planning Scheme refers) , or • where a preferred maximum density is not stated - a Dwelling Unit Factor of 500, <p>(whichever is the greater), and taking into account any specific environmental requirements of the site.</p>

(3) Element: Accessibility

PURPOSE

To ensure access to community, recreation, emergency, social, health and support services required to meet the range of residents' needs.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Premises must provide management and/or care services.	A1 Management and/or community, recreation, emergency, social, health and support services are provided.
P2 Premises must be developed to ensure easy pedestrian and wheelchair access to community, recreation, social, health and support services that are provided on the site.	A2 No dwelling is more than 250 metres walking distance from recreation, social, health and support services that are centrally located on the site.

(4) Element: Building Siting & Design

PURPOSE

To provide for the scale, height and length of buildings and walls relative to front, side and rear boundaries to be of a character appropriate to the locality, particularly in meeting requirements for accessibility, privacy and daylight by residents of the premises and of adjacent premises, and to ensure building siting and design has due regard to the natural environmental features and values and the character of the locality.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Premises must be sited and designed to take into account the relationship to adjoining premises, as well as the contextual relationship with the locality, which establish the overall setting of the site, including:</p> <ul style="list-style-type: none"> • topography and site features including vegetation; • natural drainage lines, services and easements; • existing buildings; • the location and amenity of adjacent buildings and premises; • townscape character and context; • items of natural conservation or heritage value; and • views and vistas. 	<p>A1.1 Development complies with:</p> <ul style="list-style-type: none"> • the Performance Criteria of Part 3, A1 (Neighbourhood Design) and B2 (Building Appearance and Neighbourhood Character), and • the Performance Criteria and Acceptable Solutions of Part 3, A2 (Street network), <p>of the <i>Queensland Residential Design Guidelines</i> (QRDG)</p> <p>AND</p> <p>A1.2 Buildings have a height of not more than:</p> <ul style="list-style-type: none"> • 2 storeys and 8.5 metres, or • the preferred maximum building height stated in the relevant precinct (part 3 of this Planning Scheme refers), <p>whichever is the greater.</p> <p>AND</p> <p>A1.3 The length of unarticulated elevations of buildings, fences or other structures visible from street or public open space is no greater than 15 metres.</p> <p>AND</p> <p>A1.4 Buildings are not more than 40 metres long, without articulation to provide cross-block ventilation, articulation, light and visual relief provided by way of:</p> <p>(a) separation between buildings on a site, of no less than 4 metres for buildings with a maximum height of two storeys or 8.5 metres and 6 metres for buildings with a maximum height of 3 storeys; or</p>

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Continued</p>	<p>(b) a courtyard or recess of the main face of the building of no less than 4 metres wide by 4 metres deep for buildings with a maximum height of two storeys or 8.5 metres and 6 metres deep for buildings of a maximum height of 3 storeys.</p> <p>AND</p> <p>A1.5 Buildings are setback a minimum of:</p> <ul style="list-style-type: none"> • In Residential Precincts (other than Sustainable Rural Residential Precincts) or Master Planned Community Precincts – 6 metres, • In Sustainable Rural Residential Precincts – 10 metres, • In Rural Precincts – 20 metres, • In Town Centre Core, Town Centre Frame or Village Centre Precincts – as per the Code for Town and Village Centres, • In Local Centre Precincts – as per the Code for Local Centres and General Stores, from the Retirement village/Residential care facility site road frontage.
<p>P2 Site planning must ensure parking areas are designed and located to ensure safe and convenient access to parking, loading/unloading and manoeuvring areas to meet all user requirements.</p>	<p>A2.1 Resident and visitor car parking spaces are located on the site in ways that provide convenient access to the parts of the premises for which they are provided, ie:</p> <ul style="list-style-type: none"> • conflict between circulating vehicles, parked vehicles and pedestrian movements must be minimised, • separate, but coordinated residents, staff and visitors car parking may be provided, • for Residential care facilities – one (1) permanent Van parking bay is set aside, and made available at all times, for a doctors vehicle, ambulance or a hearse. <p>AND</p> <p>A2.2 Parking areas are designed and constructed, and parking spaces provided, in accordance with the <i>Code for Transport, Traffic and Parking</i>.</p>
<p>P3 The site must be serviceable by ambulance and for medical treatment and fire-fighting in emergency situations.</p>	<p>A3.1 The internal street network provides for easy and convenient emergency vehicle access and manoeuvring to all accommodation buildings on the site.</p>
<p>P4 Landscape and recreation areas must be sufficient to satisfy provision of the following:</p> <ul style="list-style-type: none"> • private open space for Retirement Village and Residential Care Facility bedrooms; • useable communal open space situated at or near the ground level for the benefit of all on-site users; • buffering to any existing or likely future adjoining incompatible uses; • vegetation for the purposes of providing amenity, visual interest, shading, buffering and screening which complements the prevailing character of the surrounding area; and • outdoor furniture. 	<p>A4.1 The provision of landscape and recreation area (not inclusive of internal roads, stormwater management devices, carparking, or the like) of not less than 30% of the area of the site, and including:</p> <p>For each Retirement village dwelling unit:</p> <ul style="list-style-type: none"> • a courtyard or similar private open space area, not less than 20m² and with a minimum dimension of 3.0 metres, and has a grade not greater 5%, and is directly accessible from the living area at ground floor level, and • a balcony or similar private open space area, not less than 10m² and with a minimum dimension of 2.5 metres, directly accessible from the living area at first floor and higher level <p>For each Residential Care Facility:</p> <ul style="list-style-type: none"> • for 20% of care rooms, a courtyard, balcony or similar private open space area, not less than 10m², and with a minimum dimension of 2.5 metres, and is directly accessible from the room, is provided. <p>AND</p> <p>A4.2 A densely planted landscape strip is established and maintained, in accordance with the 2.3 Code for Landscaping Design (other than Elements 6 and 7), between any side or rear boundary, and any:</p>

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P4 Continued	<ul style="list-style-type: none"> • building (other than Retirement village dwelling units), • outdoor use area, • service yard, or • vehicle storage facility (eg. caravan storage), with such strip having a minimum width of: <ul style="list-style-type: none"> • 10 metres where adjoining an Industry Precinct (except where a 10 metre wide buffer is provided on the Industry premises); or • 3 metres otherwise. <p>AND</p> <p>A4.3 A minimum 1.8 metre high, visually attractive and durable screen fence is erected and maintained along the full length of any side or rear boundary.</p> <p>AND</p> <p>A4.4 A densely planted minimum 2 metre wide landscape strip is established and maintained, in accordance with the 2.3 Code for Landscaping Design (other than Elements 6 and 7), between any vehicle parking area and any adjoining site boundary.</p>
P5 Provision must be made for common indoor community and recreation area that has facilities suitable for use for recreational and social events, and is of a size adequate to meet the needs of residents on the site.	<p>A5.1 For Retirement villages - site specific measures apply.</p> <p>AND</p> <p>A5.2 For Residential care facility - there is no compliance requirement.</p>
P6 Essential household service facilities, including storage and telephone, must be conveniently available to residents.	<p>A6.1 For Retirement villages – a household storage space of at least 8m³ is provided in each dwelling unit.</p> <p>AND</p> <p>A6.2 For Residential care facility - a communal storage space of at least 2m³ per bed is provided.</p> <p>AND</p> <p>A6.3 Public telephones and mailboxes are provided in close proximity to a communal facility or area.</p>

(5) Element: Safety and Security

PURPOSE

To provide personal and property security for residents and visitors and promote feelings of personal and community safety.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Premises must be designed to have some dwellings which overlook public and communal streets and other communal areas in order to provide opportunities for casual surveillance.	<p>A1 Buildings adjacent to public or communal streets or open space have at least one habitable room window with an outlook to that area.</p>

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P2 Appropriate lighting must be provided to allow clear visibility along all pedestrian paths between public and communal areas, parking areas and building entries (without causing a glare nuisance for dwellings) and emergency egress routes; while building entries must provide a sense of security for both residents and visitors.	<p>A2.1 Bollard or overhead lighting is provided along all footways, and roads, and through all car parking areas, which achieves lighting levels of at least Category 2 in compliance with <i>Australian Standard AS 1158</i>.</p> <p>AND</p> <p>A2.2 For a Residential care facility - external lights are provided and controlled by light photo cell devices.</p> <p>AND</p> <p>A2.3 For a Retirement village – building design allows visitors who approach the front door to be seen without the need to open the door.</p>
P3 Landscaping must not present a security risk by screening doors, windows and major paths from view and providing concealment opportunities near parking areas, paths and building entries.	<p>A3 Landscaping along paths and near building entries and car parking areas avoids use of plant species which comprise dense foliage between the heights of 0.5 metres and 1.8 metres when mature.</p>
P4 The site and individual dwellings must be clearly identifiable by visitors and emergency vehicles.	<p>A4.1 The entrance to the site, and individual house numbers, are clearly signed.</p> <p>AND</p> <p>A4.2 Clear directional on-site signage is provided where the premises comprise more than 10 dwelling units.</p>

(6) Element: Acoustic Environment Amenity

PURPOSE

To ensure an appropriate acoustic environment is maintained within the site and on nearby land, without significantly detracting from visual amenity, preferred character, livability or safety of the locality.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 The exposure of dwellings to noise is minimised by maintenance of the EPP (noise) Environmental values of the acoustic environment.¹	<p>A1 Development and use achieves compliance with the noise limits specified for the relevant noise types, as identified in Table 3.1 of <i>Planning Scheme Policy No. 7 - Acoustic Environment Assessment</i>.</p>
P2 Emissions of sound beyond the boundary of the site maintain the EPP (noise) Environmental values of the receiving acoustic environment of nearby residential land and other noise sensitive places.¹	<p>A2 Development and use achieves compliance with the noise limits specified for the relevant noise types, as identified in Table 3.1 of <i>Planning Scheme Policy No. 7 - Acoustic Environment Assessment</i>.</p>

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¹ To demonstrate compliance with this performance criterion, applicants may need to prepare a noise impact assessment in accordance with *Planning Scheme Policy No. 7 - Acoustic Environment Assessment*.

4. CODES FOR RESIDENTIAL DEVELOPMENT AND USE

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P3 Noise attenuation measures are compatible with the local streetscape, encourage the creation of active street frontages and are designed to discourage crime and anti-social behaviour having regard to:</p> <ul style="list-style-type: none"> • aesthetic quality and compatibility; • physical accessibility; • provision for casual surveillance of public space from dwellings; and • opportunities for concealment or vandalism. 	<p>No Acceptable Measure nominated</p>

(7) Element: Waste Management²

PURPOSE

To ensure satisfactory waste management provisions are available to all residents.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
	<p><i>(In relation to P1, P2 and P3)</i></p> <p>As an alternative to the acceptable measures in this Element - development is carried out in accordance with a Waste Management Plan prepared in accordance with Planning Scheme Policy No. 10 which demonstrates the proposals satisfaction of P1, P2 and P3 and addresses all issues identified in the acceptable measures.</p>
<p>P1 Premises must provide adequate areas for the storage of waste and recyclable items, in appropriate containers, which are suitably located for use, servicing and to minimise impacts on the amenity of users, occupiers and neighbours of the premises</p>	<p>Individual wheelie bins</p> <p>A1.1 Each residential unit has a level area provided for the permanent storage of waste and recyclable items in standard waste containers. The waste storage area is a constructed hardstand area located such that containers are not visible from passing vehicles and pedestrian traffic.</p> <p>OR</p>

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² To demonstrate compliance with this element, Council may request the preparation of a waste management plan in accordance with Planning Scheme No 10 - Preparation of Waste Management Plans.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Continued</p>	<p>Shared wheelie bins</p> <p>A1.2 Where the waste storage area caters to more than one residential unit, the waste storage area:</p> <ul style="list-style-type: none"> (a) is a constructed hardstand area, and (b) is screened by way of a screen fence or landscaping (where the area accommodates more than 2 standard wheelie bins or any other waste container), and (c) is easily accessed and convenient to use, and (d) has unobstructed access provided for removal of the containers to the roadside/service point for servicing, and (e) is not located adjacent to the living areas of existing neighbouring properties, and (f) is large enough to fully contain the required number of waste containers, and (g) is located on land that each property, the waste storage area caters for, has control via access rights or ownership. <p>OR</p> <p>Waste Containers</p> <p>A1.3 Where waste services (other than kerbside wheelie bin services) are to be used, service points for servicing of the waste containers are provided on the site such that:</p> <ul style="list-style-type: none"> (a) the permanent waste storage area is also the service point and is located to allow servicing of the bins directly, or (b) a hardstand area is constructed at the service point for the temporary storage of waste containers awaiting servicing and this area meets acceptable measures A1.2 (e) and A1.2(f) (above) and where servicing is more frequent than twice weekly A1.2(b) (above), and access from the permanent waste storage area to the temporary storage area/service point is paved and allows adequate space and unobstructed access for containers to be manoeuvred. <p>AND</p> <p>A1.4 A waste wash-down area is provided for the regular cleaning of waste containers that meets the following criteria:</p> <ul style="list-style-type: none"> (a) is incorporated into the waste storage area, or is located such that waste containers can be easily moved to the waste wash-down area, and (b) is not located adjacent to or underneath the eating or living areas of any unit or neighbouring property, and (c) the floor is graded to fall to a drainage point located within the wash-down area, and (d) drainage is by means of a trapped gully connected to the sewer, and (e) rainfall and other surface water can not flow into the wash-down area (other than during washing times), and (f) a hosecock is located in the vicinity of the wash-down area.

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>WASTE SERVICING P2 Waste service points and associated vehicle access, must be suited to the method of collection and be appropriately located to ensure safe and efficient servicing of containers, with minimal impact on the amenity of users, occupiers and neighbours of the premises.</p>	<p>A2.1 A waste collection service is provided directly to each Retirement Village dwelling unit and Residential Care Facility bed by:</p> <ul style="list-style-type: none"> (a) internal waste collection is provided by site management/body corporate, or (b) allowing direct access to each dwelling unit for kerbside collection. <p>AND</p> <p>A2.2 The kerbside is used as the service point, only for wheelie bin services and where sufficient space is provided on the kerbside, in the vicinity of the premises, to place the required number of containers, such that when the containers are placed for servicing they are:</p> <ul style="list-style-type: none"> (a) clearly separated from car parking bays, loading bays and any other similar areas, and (b) clear of overhanging branches, awnings and other such hindrances to servicing by a lifter arm, and (c) clear of footpaths and pedestrian access, and (d) not in front of shop entrances or residential premises, and (e) not blocking the vision of vehicles using the roadway or entering and exiting the property, and (f) capable of being serviced safely without the collection vehicle impeding traffic flow during servicing, and (g) capable of being serviced while the collection vehicle travels forward (ie without the vehicle needing to reverse), and (h) serviced a maximum of twice per week. <p>AND</p> <p>A2.3 Waste service points which are accessed by entering the property are located so that:</p> <ul style="list-style-type: none"> (a) traffic flow during servicing is not impeded, and (b) the collection vehicle remains entirely on the property during servicing, and (c) they are clearly separated from car parking bays, loading bays and any other similar areas, and (d) for wheelie bins or front lift bins, sufficient height is allowed for servicing, and (e) noise associated with servicing is minimal at living areas on the property and neighbouring properties, and (f) clear unimpeded vision is provided for the collection driver during all vehicle manoeuvres. <p>AND</p> <p>A2.4 Where the service point is accessed by a private access roadway or entry to the property, this roadway:</p> <ul style="list-style-type: none"> (a) is constructed to allow unobstructed access to and from the service point, and (b) is constructed to withstand the fully loaded weight of the waste collection vehicles, and (c) incorporates a turn-around area suited to the waste collection vehicle, meeting the minimum design requirements or is a complete thoroughfare, and (d) is clear of overhanging branches, roofs, balconies, awnings, signs or similar structures at or below the height of the collection vehicle, and

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>WASTE SERVICING P2 Continued</p>	<p>(e) minimises the need for reversing (maximum 60m depending on the site), and</p> <p>(f) provides clear unimpeded vision for the driver for all vehicle manoeuvres.</p>
<p>WASTE MINIMISATION P3 Premises must accommodate source separation and segregation of wastes by providing convenient access to recycling provisions, which are adequate, easily recognised and are appropriate to the wastes generated.</p>	<p>A3.1 Each waste storage area includes recycling provisions and:</p> <p>(a) has sufficient space to store all the recycling containers within the waste storage area, and</p> <p>(b) is signposted or otherwise marked to clearly distinguish the recycling containers from the waste container(s).</p> <p>AND</p> <p>A3.2 Where premises accommodate more than 20 dwelling units, recycling provisions are in accordance with an approved Waste Management Plan prepared in accordance with Planning Scheme Policy No. 10 which demonstrates the proposals satisfaction of the Performance Criteria.</p>

4. CODES FOR RESIDENTIAL DEVELOPMENT AND USE
