

**9.3.18 Retirement facility and residential care facility code**

**9.3.18.1 Application**

- (1) This code applies to assessing development for:
  - (a) Retirement facility; or
  - (b) Residential care facility.
- (2) When using this code, reference should be made to Part 5.

**9.3.18.2 Purpose**

- (1) The purpose of the Retirement facility and residential care facility code is to ensure that Retirement and residential care facilities are appropriately located, designed and operated.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) retirement facilities and residential care facilities are integrated with surrounding development and provide attractive, comfortable, safe and secure living environments;
  - (b) the design of retirement facilities and residential care facilities is not institutional in character and creates a homely and pleasant living environment that is appropriate for the tropical climate of the region;
  - (c) retirement facilities and residential care facilities provide social, health and recreational facilities on site or are located to ensure residents have convenient access to a centre and the public transport network;
  - (d) retirement facilities and residential care facilities are created to add to the housing and social mix of a neighbourhood;
  - (e) retirement facilities do not adversely impact on the natural features.

**9.3.18.3 Criteria for assessment**

Part A - Criteria for assessable development

**Table 9.3.18.3.a – Retirement facility and residential care facility code – assessable development**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Site requirements</b>	
<p><b>PO1</b> The site has sufficient area and frontage to accommodate:</p> <ul style="list-style-type: none"> <li>(a) buildings and structures;</li> <li>(b) setbacks;</li> <li>(c) access, parking, manoeuvring and circulation;</li> <li>(d) pedestrian access;</li> <li>(e) landscaping;</li> <li>(f) recreational areas and facilities.</li> </ul>	<p><b>AO1.1</b> The site has a minimum area of 800m<sup>2</sup>.</p> <hr/> <p><b>AO1.2</b> The site has a minimum road frontage of 15 metres.</p>
<p><b>PO2</b> The development is located in areas which offer convenience to residents so they can access a range of social, health and recreational facilities.</p>	<p><b>AO2.1</b> The development provides a range of social, health and recreational facilities on site.</p> <p>or</p> <p><b>AO2.2</b> The development is located within 200 metres of land within a Centre zone or a public transport route.</p>

Performance outcomes	Acceptable outcomes
	Note – Refer to the definition of Centre zone contained in Schedule 1.2
<b>Design</b>	
<p><b>PO3</b> The development is designed for the needs of the age group of the users, and designed to allow 'aging in place' to occur.</p>	<p><b>AO3.1</b> Development applies adaptable housing principles.</p> <p><b>AO3.2</b> A range of housing designs and sizes are provided in the development to cater for different individual and household needs.</p>
<p><b>PO4</b> The building design ensures the development is not institutional in character and achieves a pleasant living environment that is appropriate for the tropical climate of the region through:</p> <ul style="list-style-type: none"> <li>(a) verandahs, or balconies;</li> <li>(b) the use of structural elements and building materials of varying scales and textures;</li> <li>(c) variations in exterior colours;</li> <li>(d) variations in the size and patterning of windows;</li> <li>(e) the use of awnings and other sun protection devices;</li> <li>(f) variation to roof and building lines;</li> <li>(g) recesses on building plane.</li> </ul>	<p><b>AO4.1</b> No acceptable outcomes are provided.</p>
<p><b>PO5</b> Buildings are sited and designed to:</p> <ul style="list-style-type: none"> <li>(a) maximise cross-breezes through the site;</li> <li>(b) minimise solar heat loads;</li> <li>(c) promote access to breeze and natural light.</li> </ul>	<p><b>AO5.1</b> Buildings are oriented on the site to:</p> <ul style="list-style-type: none"> <li>(a) allow prevailing south-east and north-east breezes to penetrate the development;</li> <li>(b) maximise the exposure of individual dwelling units to prevailing and cross-breezes;</li> <li>(c) minimise exposure to western sun.</li> </ul> <p><b>AO5.2</b> Individual dwelling units are planned for natural ventilation and light and have openings to at least two different aspects.</p> <p><b>AO5.3</b> Units are not located on both sides of a central corridor (i.e. not double banked).</p>
<p><b>PO6</b> The overall scale, proportions and rhythm of the development:</p> <ul style="list-style-type: none"> <li>(a) responds to traditional subdivision patterns;</li> <li>(b) is respectful to the streetscape pattern.</li> </ul>	<p><b>AO6.1</b> No acceptable outcomes are provided.</p>
<p><b>PO7</b> Development is sited so that the setback from boundaries:</p> <ul style="list-style-type: none"> <li>(a) retains daylight access for adjoining premises;</li> <li>(b) provides privacy for adjoining premises;</li> <li>(c) provides adequate landscaping.</li> </ul>	<p><b>AO7.1</b> Buildings and structures are set back not less than 6 metres from a road frontage.</p> <p><b>AO7.2</b> The rear boundary setback is a minimum of 4 metres.</p>

Performance outcomes	Acceptable outcomes
	<p><b>AO7.3</b> The side boundary setback is:</p> <ul style="list-style-type: none"> <li>(a) for buildings of 1 or 2 storeys, not less than 2.5 metres for the entire building;</li> <li>(b) for buildings of 3 or 4 storeys, not less than 3.5 metres for the entire building;</li> <li>(c) for buildings with 5 or more storeys, not less than 4.5 metres for the entire building.</li> </ul>
<p><b>PO8</b> The development does not adversely impact on the natural environment and is designed to be sympathetic to natural constraints.</p>	<p><b>AO8.1</b> The siting and design of individual buildings within the development ensures the retention of existing mature vegetation on the site, with appropriate separation between vegetation canopy and root systems and buildings;</p> <p>or</p> <p><b>AO8.2</b> Where selected removal of mature tree/s is required, suitable established tree/s are planted on site as a feature.</p>
<p><b>PO9</b> Site layout, building design and lighting:</p> <ul style="list-style-type: none"> <li>(a) maximises safety and security of residents;</li> <li>(b) provides for casual surveillance of communal areas, car parking areas and pedestrian paths.</li> </ul>	<p><b>AO9.1</b> Safety and security is maximised by including:</p> <ul style="list-style-type: none"> <li>(a) movement sensitive lighting that is directed towards pedestrian and vehicle entry and exit points and communal areas and complies with the provisions of Australian Standard 4282: 1997 - Control of the obtrusive effects of outdoor lighting;</li> <li>(b) dwelling unit design that allows visitors who approach the front door to be seen without the need to open the door;</li> <li>(c) above ground private open space areas that overlook internal and external streets or communal open space areas.</li> </ul>
<p><b>PO10</b> The pedestrian movement system:</p> <ul style="list-style-type: none"> <li>(a) enables residents to easily navigate the site on foot or with the assistance of mobility aids;</li> <li>(b) incorporates protected walkways, particularly those linking dwelling units with communal facilities;</li> <li>(c) provides comfortable vantage points to rest, socialise and observe surrounding activities;</li> <li>(d) provides a variety of circulation options;</li> <li>(e) links with external pedestrian and cycle paths;</li> <li>(f) is well signed.</li> </ul>	<p><b>AO10.1</b> Internal pathways:</p> <ul style="list-style-type: none"> <li>(a) are a width of 2 metres or 3.5 metres when combined with a seating area;</li> <li>(b) comply with <i>Australian Standard 1428.1-4: 2001 - Design for Access and Mobility</i>;</li> <li>(c) have a firm, level, well drained non-slip surface;</li> <li>(d) provide handrails where there are grade changes or other areas of potential risk to pedestrians;</li> <li>(e) provide a covered principal walkway that links all on-site communal facilities.</li> </ul> <p><b>AO10.2</b> An illuminated sign and site map of the layout of the development is located near the entrance.</p>

Performance outcomes	Acceptable outcomes
<b>Amenity</b>	
<p><b>PO11</b> Privacy between dwelling units on the site and adjoining sites is achieved by building design and the location of windows and outdoor open spaces to prevent overlooking into habitable rooms or private open space areas.</p>	<p><b>AO11.1</b> Where habitable rooms look directly at habitable rooms in residential buildings within 2 metres at ground floor level or within 9 metres above ground floor level, privacy is protected by:</p> <ul style="list-style-type: none"> <li>(a) sill heights being a minimum of 1.5 metres above floor level; or</li> <li>(b) fixed obscured glazing for any part of the window below 1.5 metres above floor level; or</li> <li>(c) fixed external screens; or</li> <li>(d) in the case of screening for the ground floor level, fencing to a height of 1.8 metres above ground level.</li> </ul>
<p><b>PO12</b> Easily accessible and functional communal landscape and recreation area is provided for the benefit of residents.</p>	<p><b>AO12.1</b> A minimum of 35% of the site is communal recreation area including:</p> <ul style="list-style-type: none"> <li>(a) at least 50% of the required landscaped area with a minimum dimension of 5 metres;</li> <li>(b) deep planting to at least 30% of the required landscaped area,</li> <li>(c) paved or sealed areas do not exceed 30% of the required landscaped area.</li> </ul> <p><b>AO12.2</b> Communal facilities are provided to meet the social, health and recreational needs of the residents.</p>
<p><b>PO13</b> For a retirement village easily accessible and functional private outdoor living area is provided for each unit and adequate storage is provided for each unit.</p>	<p><b>AO13.1</b> Each dwelling unit, has a private and functional outdoor living area:</p> <ul style="list-style-type: none"> <li>(a) having minimum dimensions of 3 metres;</li> <li>(b) directly accessed from internal living spaces (not bedrooms);</li> <li>(c) is in the form of a balcony where above ground level.</li> </ul> <p><b>AO13.2</b> A secure storage area is provided for each unit:</p> <ul style="list-style-type: none"> <li>(a) has a minimum space of 2.5m<sup>2</sup>;</li> <li>(b) has a minimum height of 2 metres;</li> <li>(c) is weather proof;</li> <li>(d) has immunity to the 1% AEP inundation event.</li> </ul>
<b>Safety</b>	
<p><b>PO14</b> Safety of users of the development and surrounding community is considered and incorporated into the design of the facility.</p> <p>Note – Planning scheme policy – Crime prevention through environmental design (CPTED) provides guidance on appropriate design responses.</p>	<p><b>AO14.1</b> No acceptable outcomes are provided.</p>

Performance outcomes	Acceptable outcomes
<b>Ancillary uses</b>	
<p><b>PO15</b> Food and drink outlets associated with a retirement facility only service residents and their visitors and staff.</p> <p>Note - Where a food and drink outlet does not satisfy the performance outcome, a separate development approval for the use will be required.</p>	<p><b>AO15.1</b> No acceptable outcomes are provided.</p>