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**AGED PERSONS HOUSING POLICY**

This policy applies where a planning permit is required for the use or development of “aged persons housing”.

“Aged persons housing” is the use or development of land for the accommodation for persons aged generally over 55 years. The various forms of aged persons housing can be categorised by the level of care provided to residents as follows:

Level 1	Accommodation with a high degree of independence of residents and with minimal support from staff including independent living units, retirement villages.
Level 2	Accommodation offering a level of support between that of 1 and 3 and including supported accommodation. Such accommodation may be found in serviced apartments, retirement villages, in supported residential services and low care hostels.
Level 3	Accommodation providing maximum care to aged residents including nursing homes

The purpose of this policy is to establish reasonable location, design, amenity and car parking and management standards that apply to aged persons housing use and development within Glen Eira. Town planning considerations vary with the different levels of care.

This policy must be read in conjunction with the following local policies:

- The Urban Villages Policy at Clause 22.05 of the planning scheme.
- The Phoenix Precinct Policy at Clause 22.06 of the planning scheme.
- The Housing Diversity Areas Policy at Clause 22.07 of the planning scheme.
- The Minimal Change Areas Policy at Clause 22.08 of the planning scheme.

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**Policy basis**

Clause 21.04-2 of the Municipal Strategic Statement identifies that the preparation of an “Older Persons Housing Guidelines and Policy” to guide the future planning, design and location of this form of accommodation, is a priority and that access to appropriate, affordable and sustainable housing is vital to the wellbeing of Glen Eira’s community. It is also important to facilitate housing suited to specific groups in the community for example older persons, students and residents with special housing needs.

The Glen Eira Housing and Residential Development Strategy, 2002, identifies the need to prepare a policy and guidelines for older persons housing, to respond to the relatively high proportion of persons aged over 60 years in Glen Eira and the expectation that levels will remain high as the “Baby Boomers” age.

At the 2001 Census, 24.9% of Glen Eira’s population were aged over 55 years. By 2031, the population aged over 55 years is expected to rise to 29.9%; an actual increase of approximately 12,000 persons in this age group. Anecdotal evidence suggests that many people, as they age, seek housing options within their neighbourhoods to be close to community facilities, family and friends. Together these factors combine to indicate that demand for aged persons housing in a variety of forms will continue to increase in Glen Eira.

The preferred location for some aged persons housing will be close to services and facilities such as those found in the municipality’s activity centres or housing diversity areas. This particularly holds for age accommodation towards the more independent categorisation. The Housing Diversity Areas Policy at Clause 22.07 identifies, through the Suburb Framework Plans, the areas where housing diversity will be directed in Glen Eira.

Aged persons housing is less appropriate in the remainder of the municipality, particularly within minimal change areas, identified in the Minimal Change Areas Policy at Clause 22.08 of the planning scheme because of a lack of accessibility to services and facilities in these areas, and

because it is policy to primarily allow only two dwelling developments on conventional sized lots. However, on some pre-existing large sites, aged persons housing may be appropriate in Minimal Change Areas.

Aged persons housing has special needs regarding location, land topography, housing design, access, car parking, open space, amenity and management which differentiates it from conventional housing.

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**Objectives**

- To guide the development of appropriately designed and located housing that meets the needs of the future older residents of the City of Glen Eira
- To guide aged persons housing primarily to locations well served by public transport, shopping and community facilities.
- To ensure that the density, mass, height and built form and appearance of aged persons housing is appropriate to its location.
- To ensure that the design of aged persons housing respects the existing neighbourhood character.
- To ensure that aged persons housing is sited and designed to maximise the amenity of its residents.
- To ensure that aged persons housing is well managed.

**Location**

It is policy to:

- Direct aged persons housing uses and developments to appropriate locations which are within reasonable walking distance for the relevant older residents to:
  - shopping facilities and services
  - public transport
  - community facilities
  - main roads
  - parks and open space, recreation areas

Such locations may include:

- Urban Villages, the Phoenix Precinct and Housing Diversity Areas
- Large allotments on main roads in Minimal Change Areas. Consolidation of sites is not encouraged unless the site abuts a main road.
- If a proposal is located in a Minimal Change Area, the applicant needs to demonstrate that the needs of the development's future residents, based on their level of care, can be met without locating in close proximity to facilities and services such as those located in an activity centre.
- Guide aged persons housing to relatively flat sites, providing for easy pedestrian mobility both within the site and to externally located facilities and services.
- Require the applicant to demonstrate that the use and development will have minimal impact on the character and amenity of neighbouring residential uses.

**Amenity**

**Internal Amenity**

It is policy to:

- Ensure a small area of secluded private open space, in addition to communal open space, is provided for low care aged persons housing. For medium and high care aged persons housing, communal open space should be provided.  
Private and communal open space should:
  - be well designed
  - be safe
  - be flat
  - be accessible from internal living areas
  - be able to be efficiently maintained
  - have good solar access
  - have good daylight access
  - be provided with outdoor artificial lighting
- Ensure that public and communal open spaces are designed in a manner which protects natural features on the site, provides outlook from habitable rooms, and enables ready access and usage.
- Ensure adequate provision is made for indoor and outdoor recreation facilities which meet the needs of all residents, including persons with limited mobility.
- Provide outdoor passive recreation facilities with protection from heat and wind and adequate access to daylight.
- Ensure residents have a reasonable level of privacy and protection from overlooking and noise from sources within and outside the site.
- Ensure that appropriate acoustic treatments are provided to buildings and private and communal open spaces where aged persons housing is located in close proximity to main roads, train lines or other major noise sources.
- Ensure disabled access is provided for all pedestrian walkways and entrance doors in all forms of aged persons housing.
- Ensure that all access ways and pathways are provided with outdoor artificial lighting.
- Ensure habitable rooms have adequate access to sunlight and daylight.

### **External Amenity**

It is policy to:

- Ensure that aged persons housing is designed, sited and managed so that there are no unreasonable off site impacts given the particular land use context, from car parking, outdoor lighting, plant and equipment noise, deliveries and other facility operations.
- Ensure that appropriate acoustic treatments, including acoustic fencing, are provided where noise producing activity including laundries, kitchens, car parking and accessways which are located in proximity to sensitive interfaces to neighbouring property.
- Ensure that deliveries to and from aged persons housing (including laundry, food delivery, private recycling and garbage collection) take place at times that are appropriate to the amenity of adjoining land uses.
- Ensure aged persons housing is designed and managed to provide neighbouring uses and developments with a reasonable level of privacy and protection from noise.

### **Design and siting**

It is policy that:

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- Aged persons housing is designed to respect the neighbourhood context in relation to built form (including height, gradation of bulk, building materials, finishes and colours) setbacks, to respect the character and amenity of neighbouring residential properties, landscaping, location of car parking and loading bays.
- The design response, including setbacks from rear boundaries, is respectful of the preferred character of the particular site context and locale.
- Car parking be set back from the boundaries with residential properties and from the street such that an appropriate landscaped screen can be established.
- Ensure that parking for residents, visitors and staff is well located within the development and easily accessed.
- Well designed, attractive, low maintenance landscaping that is appropriate to the locale is provided and maintained.

### **Car parking and traffic**

It is policy that:

- Car parking be provided that is commensurate with the likely car ownership patterns of the residents in aged care accommodation. The likely reduction in car usage with the increase in care offered in the accommodation will be taken into account.
- Any permit application for aged persons housing be accompanied by a traffic and parking impact report by a qualified traffic engineer (unless deemed unnecessary by the responsible authority).
- Provided it is justified by the traffic and parking impact report to the satisfaction of the responsible authority, the car parking rate sought by this policy may be met as follows:

<b>Type of Accommodation</b>	<b>Guideline Rate (including staff and visitors)</b>
Level 1 (e.g. independent living units, retirement villages and apartments)	1 space per unit or dwelling (including a manager's residence if needed)
Level 2 (between Level 1 and Level 3, e.g. supported accommodation)	0.5 to 0.7 spaces per resident
Level 3 (e.g. nursing home)	0.3 spaces per resident

*\*Note: These rates include provision for staff and visitor parking.*

- Where a resident of the facility owns a motor vehicle that either:
  - A designated on-site car space is available for each motor vehicle; or,
  - It can be demonstrated to the satisfaction of the responsible authority that arrangements have been made to accommodate the motor vehicle elsewhere.
- Parking bays for residents, visitors, staff and disabled be clearly marked.
- All areas set aside for parking be made available free of charge to residents, visitors and staff at all times.
- Visitor parking is clearly advertised as being available on site.
- Car spaces allocated to residents and the disabled have a minimum width of 3.2 metres.
- Pedestrian and vehicular accessway be appropriately graded in relation to the needs and mobility of residents.
- Where it is necessary for larger vehicles such as mini buses, ambulances, private recycling and garbage collection vehicles to enter and leave the site, that such access and egress can occur in a forward direction.

- Provide safe loading and unloading of goods and where appropriate, an on-site loading bay.
- Where appropriate to the needs of the residents of the accommodation and to the traffic context of the site, provision be made for the safe loading and unloading of mini-buses on-site.
- Where appropriate to the needs of residents, conveniently located, weather protected drop off / pick up areas are available.
- Appropriately located, safe and accessible storage and bicycle parking facilities be provided commensurate with the needs of residents of the accommodation.

### **Management**

It is policy that:

- An Operation Management Plan be submitted with any application for an aged persons housing development, which includes details of the operation, management of facilities including car parking, the nature of emergency alarm systems (building and personal), and the services provided to residents on site (e.g. medical, personal care).
- With the exception of management or staff, a person residing in aged care housing is aged over 55 years, or any of the following:
  - is the spouse of that person;
  - meets the criteria set out in the relevant legislation for aged accommodation; or
  - has the written consent of the responsible authority for a variation of these circumstances.
- That residents have effective means, such as a personal alarm system, to enable contact with the manager of the accommodation at all times.

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### **Decision guidelines**

In assessing applications the responsible authority will consider:

- The extent to which use and developments meet the objectives of this policy.
- Whether the development is appropriately located in relation to the preferred locations in this policy.
- On-site and off-site amenity.
- Any traffic impacts.

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### **Reference documents**

Housing and Residential Development Strategy, Glen Eira City Council, 2002