

22.0706/03/2008
C103**AGED ACCOMMODATION AND SERVICES LOCAL POLICY**

This policy applies to proposals to use and develop land for accommodation intended to specifically accommodate aged or elderly persons (such as a retirement village, nursing home and hostel).

Policy Basis

Elderly people often have particular health, safety and lifestyle needs which necessitate that close attention is given to the internal building design, open space and car parking arrangements of existing and new developments. Access to a range of community facilities is also desirable. The location and design of aged accommodation should take these factors into account.

Aged accommodation is a residential use and typically located in a residential area. It is important, therefore, that this development is of a residential scale and designed to respect the height, bulk, appearance and amenity of buildings in the surrounding area.

Provision of a range and quality of housing opportunities that meet the varied needs of existing and future residents of the City is a broad planning objective of the MSS.

Objectives

To encourage the construction of attractive, well-designed aged accommodation that meets the needs of future occupants, in appropriate locations throughout the residential areas of the City.

To support the provision of affordable housing for older persons.

To ensure that aged accommodation is sited and designed to protect and enhance the character and amenity of the surrounding area.

Policy

It is policy that:

Aged accommodation should be located:

- within walking distance of at least a convenience shop or public transport stop and preferably within walking distance of a range of community facilities;
- away from high levels of traffic and other noises; and
- on sites that have a minimal slope.
- Aged accommodation should be designed to:
 - resemble residential housing stock in the surrounding area in terms of height, scale, bulk and appearance;
 - include generous communal landscaped areas with seating;
 - provide residents with a reasonable level of privacy and protection from overlooking and noise;
 - make adequate provision for parking of staff, resident and visitor vehicles on-site;
 - make adequate provision for indoor and outdoor recreation facilities; and
 - provide protection from heat and wind, but adequate access to sunlight.

Developments should be landscaped in a manner which provides a pleasant outlook from within buildings and enhances the appearance of the site and locality overall.

Advertising signs should be limited to the minimum necessary to identify the premises.

Nursing Homes and Hostels

Hostels should be integrated with other forms of aged accommodation.

Nursing homes should be sited and designed to assist residents in retaining contact with community life (for example, rooms are designed to allow views of some form of community activity or people interaction, such as a park).

Car parking should be provided as follows:

- One on-site car space per two members of staff
- One on-site visitor car space per five residents

Retirement Villages

Retirement villages should be of a sufficient size to allow for the provision of a range of community, recreation and health facilities to maximise the quality of life of residents.

Villages with a population at full development of more than 200 residents should be avoided.

All dwellings should be provided with a minimum of 2 bedrooms to provide flexibility for residents and room for family visitors.

The provision of ancillary services such garden maintenance, home maintenance, an emergency personal alarm system linked to a Manager's residence, live-in manager, convenience store, postal service, mini bus and hairdressing should be provided.

At least one under cover or enclosed car space should be provided for each dwelling.

A centrally located open space area that occupies at least 10% of the total site area should be provided.

Each dwelling should be provided with a private open space area and clothes drying facilities.

Services

Day therapy centres and allied health services should be co-located with Planning Activity groups.

Policy Reference:

Hume City Council *Healthy Aging in Hume* (2007)