

22.10 RESIDENTIAL ACCOMMODATION

11/07/2014
C91

This policy applies to the development and use of land for a retirement village, hostel, residential village, nursing home, boarding house or other communal style living environment that may contain shared facilities.

22.10-1 Policy basis

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This policy builds on the MSS objective in clause 21.03 to develop effective road traffic and public transport management programs that will improve residential amenity, increase the level of access to public transport and promote increased residential densities around public transport nodes.

This policy builds on the MSS objective in clause 21.05 to provide equitable access to open space that caters for a diverse range of active and passive leisure uses for the entire community.

This policy builds on the MSS objective in clause 21.06 to protect and enhance the visual amenity of residential, commercial and industrial precincts and streetscape.

This policy builds on the MSS objective in Clause 21.07 to maintain and enhance the mix of housing and residential densities to cater for the changing profile of the population.

22.10-2 Objectives

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- To ensure residential facilities are appropriately located for older people and people with a disability.
- To optimise access to and use of commercial and community facilities by residents of retirement villages, hostels, residential villages, nursing homes, boarding houses or other communal style living environments that may contain shared facilities.
- To protect residential amenity and streetscapes.
- To provide appropriate site layout, on site amenity and services for residents.

22.10-3 Policy

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It is policy to:

Location

- Ensure that facilities have address to a main or collector road and do not depend on a local road for main vehicular movements.
- Ensure that facilities are located with at least one 15 metre minimum frontage to a main road or collector road.
- Require that facilities are located within 400 metres of shops and a public transport stop that operates during daylight hours from Monday to Friday.
- Require that facilities are located in proximity or within short public transport access to a public open space.
- Ensure that facilities are located in areas where the slope of land is at minimum grade and provides for easy pedestrian mobility both within the site and to externally located community facilities and services.
- Ensure that facilities are not located in areas zoned Low Density Residential, Rural or Rural Living.

- Encourage facilities to locate immediately adjacent to existing low-intensity non-residential uses such as medical centres, child care centres, kindergartens, community facilities or other existing residential facilities for older people and people with a disability.
- Ensure that residential properties are not isolated between an existing residential facility for older people and people with a disability, or a non-residential use, and a proposed new facility.

Building and site design

- Require that building and site design responds to streetscape character issues and protection of daylight to adjoining residential properties.
- Require that the building bulk, materials and design detail, facade treatment and colour scheme are responsive to the residential character of the area.
- Ensure that the facility is designed and sited so as to minimise off site impacts from car parking, outdoor lighting, plant and equipment noise, deliveries and other facility operations.
- Ensure that all plant and equipment (air conditioning/heating etc) located at ground level is appropriately housed in an acoustic building/structure.
- Ensure that roof mounted plant and equipment is permanently screened by appropriate materials, so that it cannot be seen from within the facility or from adjoining and nearby dwellings.
- Ensure that appropriate outdoor lighting, including low-level pathway lighting, is provided for the safety and security of residents, staff and visitors.

Open space and landscaping

- Require that developments are landscaped in a manner that softens the visual impact of the development and assists with integration into streetscapes.
- Ensure that the slope of land provides for easy pedestrian mobility within the site.
- Require landscape plans to incorporate designated communal open space areas and facilities which provide opportunities for residents to enjoy outdoor passive recreation.
- Require public and communal open spaces to be designed in a manner which protects natural features on the site, provides outlook for as many residential suites/lodging rooms as practicable, and enables ready access and usage.
- Encourage applicants to discuss specific landscape needs and species selection with Council's Environmental Officer prior to preparing detailed plans.

Signage

- Require that the size, location and type of any signage does not impact adversely on the visual amenity of the surrounding neighbourhood or streetscape.
- Require the provision of appropriate directional signage, if visitor car parking is provided at the rear of a site. This sign should not exceed 0.3 square metre in area and should be provided within 3 metres of the street frontage.

Car parking

- Require that any car parking area is set back a minimum of 6 metres from the front title boundary.

- Require that car parking areas are set back a minimum of 2 metres from side and rear boundaries with residential properties and that this setback area is landscaped to screen car parking from adjoining properties and the street.
- Require that all vehicle delivery areas are screened from adjoining residential properties by buildings, fencing and landscaping associated with the development.
- Ensure that all staff, visitor and service delivery vehicles are able to enter and exit the site in a forward manner.
- Ensure designated disabled parking is provided on site at a rate of 1 car space for every 20 beds (rounded up to the next whole number) or 2 car spaces, whichever is greater.
- Require that information detailing all proposed access points/crossovers, car parking spaces and access ways and associated drainage arrangements is included in any planning application lodged with the responsible authority.
- Ensure for the use or development of land for a retirement village designated communal resident car parking is provided on site at a rate of 1 car space for each residential suite (one or two beds) for use by residents and their visitors.

Policy references

It is policy that the responsible authority consider, as appropriate:

- Disability Policy and Action Plan, Maroondah City Council, 2008-2012.
- Healthy Ageing, Healthy Future Plan, Maroondah City Council, 2007.