



Part 7 Codes

Division 2 Specific Development Codes

Chapter 3 Aged Persons Accommodation

1.0 Purpose

This code seeks to ensure that accommodation for aged persons is designed to meet the needs of the residents and that it is located close to services and public transport facilities. It also facilitates the provision of necessary support services, amenities and facilities in association with the development. The scale and intensity of the development is to be consistent with the predominant development character of the surrounding area.

This code also seeks to promote development that is more sustainable. This is to be facilitated through the design and provision of water and sewerage infrastructure to and within allotments that:

- reduces consumption of potable water by implementing measures that enable the sustainable use of recyclable water for non-potable uses;
- is cost effective over its life cycle; and
- minimises the potential for stormwater and ground water to enter the City's wastewater system.

2.0 Application

2.1 This code applies to development for the purposes of Aged Persons Accommodation indicated as code or impact assessable in the Table of Development of the domain or Local Area Plan (LAP) in which the Aged Persons Accommodation is proposed.

2.2 Performance Criteria PC1-PC15 apply to development subject to this code.

3.0 Development Requirements

Performance Criteria	Acceptable Solutions
Development that is Code Assessable or Impact Assessable	
Site Coverage	
<p>PC1 The site coverage of all buildings must not result in a built form that is bulky and visually intrusive, with a substantial proportion of the site to be retained as high quality private open space.</p>	<p>AS1 The site coverage is not greater than 40% of the site area.</p>
Building Services – Mail Boxes and Garbage Bin Enclosures	
<p>PC2 Garbage bin enclosures, mailboxes and external storage facilities must be designed and located to provide convenient access, while minimising visual impact on the streetscape.</p>	<p>AS2 A single group of mailboxes is provided, that is: a) at the entrance to the development at ground level; b) readily accessible to all residents.</p>
Building Design	
<p>PC3 The building must be designed and sited to ensure adequate natural daylight in north facing habitable rooms and principal open space areas to allow occupants enjoyment during the majority of the daylight hours.</p>	<p>AS3.1 Windows to north facing living areas and principal open space areas receive at least three hours of sun between 9am and 5pm on 21 June over a portion of their surface.</p> <p>AS3.2 North facing windows of living areas and principal open space areas of neighbouring dwellings do not have sunlight reduced to less than the above three hours.</p>



Performance Criteria	Acceptable Solutions
<p>PC4 The building is designed and sited to achieve an acceptable level of privacy for the occupants of the dwelling and neighbouring dwellings.</p>	<p>AS4.1 All habitable room windows are not directly facing and within ten metres of a habitable room window of another dwelling unit.</p> <p>AS4.2.1 All habitable room windows have a sill height not less than 1.7 metres, are not directly facing and not within three metres of an access way, footway or communal open space area.</p> <p>OR</p> <p>AS4.2.2 Fixed obscured glazing is fitted to all habitable room windows to a height of 1.7 metres above floor level.</p>
<p>Safety</p>	
<p>PC5 The Aged Persons Accommodation must provide lighting to ensure safe movement of occupants within the site and to facilitate crime prevention, whilst protecting the amenity of residents and adjoining properties.</p>	<p>AS5.1 Lighting is provided to driveways, property entrances, pathways, communal service areas, lobbies and stairwells.</p> <p>AS5.2 Lighting is shielded and operational throughout the night or sensor operated.</p> <p>AS5.3 Entrances and exits are clearly marked and well lit.</p>
<p>Open Space</p>	
<p>PC6 The Aged Persons Accommodation must provide open space that is:</p> <ol style="list-style-type: none"> useable; clearly defined; safe and attractive; and available for recreational use by all occupants. 	<p>AS6.1 The open space is at least 40% of the site area and it:</p> <ol style="list-style-type: none"> is clear of obstacles including clothes hoists, access ways, parking spaces and garbage receptacles; has a minimum dimension of 15 metres; is visually accessible to the majority of dwelling units. <p>AS6.2 The Aged Persons Accommodation has more than ten units, and a communal open space is provided with outdoor facilities such as sheltered gardens, circuit walkways, gardening beds and a space of sufficient size for a resident to take a visiting family with young children.</p>
<p>Location</p>	
<p>PC7 The Aged Persons Accommodation must be located in established areas and in close proximity to existing services and community facilities.</p>	<p>AS7 The Aged Persons Accommodation is located within 400 metres of existing:</p> <ol style="list-style-type: none"> public open space areas, including local parks, waterside reserves and beach reserves; local shops; public transport node.



Performance Criteria	Acceptable Solutions
Site Area	
<p>PC8 The Aged Persons Accommodation on-site must be of a sufficient size to accommodate the development.</p>	<p>AS8.1.1 The minimum site area is not less than 2,000m². OR AS8.1.2 The site is located within the Detached Dwelling, Village (Mixed Use) and Emerging Communities Domains, and the minimum site area is not less than 5,000m².</p>
Accommodation Density	
<p>PC9 The Aged Persons Accommodation must have a density consistent with the character of the local area.</p>	<p>AS9.1.1 The dwelling units are self-contained and do not exceed a density of 200m² net site area for each unit, except where the relevant domain or LAP allows a greater density. OR AS9.1.2 The dwelling units are serviced, not self-contained and comprise one room other than a bathroom, and do not exceed a density of 70m² net site area for each unit, except where the relevant domain or LAP allows a greater density. OR AS9.1.3 The dormitory, ward or private room accommodation in a hostel, nursing home or similar facility where geriatric medical care is provided does not exceed a density of 50m² net site area for each bed, except where the relevant domain or LAP allows a greater density.</p>
Traffic	
<p>PC10 The level of traffic generated by the Aged Persons Accommodation on the surrounding road network must not result in unacceptable impacts on adjacent land and local road users.</p>	<p>AS10 A traffic impact analysis, which has been undertaken by a competent person, demonstrates the expected traffic movements generated by the proposal, existing traffic movement along the local road network, any associated impacts on the road network, and any works that will be required to address the identified impacts.</p>
<p>PC11 The Aged Persons Accommodation must have safe and convenient access to existing local services and community facilities.</p>	<p>AS11 The traffic impact analysis determines the level of pedestrian accessibility to existing local services and community facilities, and identifies any pedestrian crossing facilities to be installed.</p>



Performance Criteria	Acceptable Solutions
Site Facilities	
<p>PC12 The Aged Persons Accommodation must have a range of self-contained services and recreational facilities appropriate for the size of the development.</p>	<p>AS12.1 The Aged Persons Accommodation has more than ten and not greater than 25 units, and includes a community meeting room that accommodates all residents.</p> <p>AS12.2 The Aged Persons Accommodation has more than 25 units, and includes a community meeting room that accommodates all residents and one or more of the following site facilities: a) community vehicle; b) on-site personal care; c) on-site meal service; d) recreational facilities.</p> <p>AS12.3 On-site recreational facilities are centrally located within the development and provide easy access (including by wheelchairs) for all residents.</p>
Internal Pedestrian and Vehicular Access	
<p>PC13 The Aged Persons Accommodation must provide adequate access to service and emergency vehicles and safe and convenient pick up and set down areas.</p>	<p>AS13 The internal access way: a) has sufficient pavement width; b) incorporates turning areas to allow emergency vehicles to enter and exit the site in a forward direction; c) incorporates an area for pick up and set down of passengers.</p>
<p>PC14 For premises identified on Overlay Map OM25 – Future Water Innovations as being within the Pimpama-Coomera Water Future Master Plan Area, a dual water reticulation system must be provided to enable future conveyance to the development of recycled water for non-potable uses in addition to the conveyance of potable water.</p>	<p>AS14.1 A dual water reticulation system is designed and constructed in accordance with relevant sections of Planning Scheme Policy 11 – Land Development Guidelines.</p> <p>AS14.2 The development is connected to Council’s potable water and recycled water supply reticulation systems at any points nominated by Council.</p>
<p>PC15 For premises identified on Overlay Map OM25 – Future Water Innovations as being within the Pimpama-Coomera Water Future Master Plan Area, sewerage infrastructure must be designed to minimise inflow and infiltration.</p>	<p>AS15 Reduced infiltration gravity sewers are designed and constructed in accordance with the relevant sections of Planning Scheme Policy 11 – Land Development Guidelines.</p>