

AGED CARE ACCOMMODATION CODE

1 Purpose of the Code

The purpose of this Code is to:

- ensure that the provision of accommodation for aged or infirm persons is suitably designed to meet the specific social and physical needs of this group;
- ensure that this type of facility is well located in regards to public transport, services and shops and is not compromised by impacts such as noise and the like;
- facilitate the provision and location of associated support services within close proximity to this accommodation type;
- ensure that all proposals integrate these facilities into the existing urban fabric and are visually compatible with the surrounding area;
- ensure that a diverse range of housing types and styles are provided and built to Australian Standards having regard to the local conditions, such as slope, climate and its impact on the mobility and access for aged or infirm persons;
- ensure the provision of secure and comfortable living environments that promote interest through adequate recreation areas and landscaped open spaces; and
- ensure that there is high level of amenity for residents and the surrounding area.

2 Application of the Code

This section is applicable to Code Assessable Aged Care Accommodation, made Code Assessable by a Level of Assessment Table. For code assessable development, the code for assessment consists of the secondary code(s) listed below:

- Airport Code; and
- Crime Prevention Through Environmental Design Code; and
- Demolition Code – where on a site where the code applies; and
- External Works and Servicing Code; and
- Filling or Excavation Code; and
- Flood Prone Land Code – where any part of the proposal is within the Q100 flood line shown on the Area maps; and
- Heritage Code - where on a Heritage Place or on a site adjoining a Heritage Place; and
- Landscape Code; and
- Norman Road Residential Area Code - where located in the Norman Road Residential Area; and
- Parking and Access Code; and
- Railway Noise Code – where located within the Railway Noise Affected Corridor; and
- Residential Design – Character Code – where located in The Range - North Residential Area or The Range – South Residential Area; and
- Signage Code; and
- Steep or Unstable Land Code – to the extent relevant as outlined at the beginning of the Steep or Unstable Land Code; and

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- Water Quality and Water Quantity Code – where any part of the proposal is located within a waterway corridor.

3 Definitions

There are no definitions specific to this Code.

4 Explanation

This code sets out standards applicable to residential accommodation for aged persons with particular needs in developments designed to respond to and cater for those needs. There may be specific pieces of state or commonwealth legislation that also apply to the proposed development and where there is any conflict between this Code and the legislation, the legislative requirements will prevail.

5 Performance Criteria and Acceptable Solutions

Performance Criteria		Acceptable Solutions	
Location and Access			
P1	Developments are located to have close proximity and good access to community and social facilities / services.	A1.1	The use is located on the same site as an existing Aged Care Accommodation facility or on a site adjacent to an existing Aged Care Accommodation facility.
		A1.2	OR The use is located within 400 metres (measured according to the shortest route a person may reasonably and lawfully take, by vehicle or on foot, that has been constructed for the purposes of walking or driving) of a Commercial Area or Commercial Precinct.
P2	Residents have good and safe access to public transport, services and facilities.	A2.1	The use is located within 200 metres (measured according to the shortest route a person may reasonably and lawfully take on foot, that has been constructed for the purposes of walking) of a public bus route.
		A2.2	AND Where it is necessary for residents of the use to cross a Major Street to access either direction of a public transport route, a Commercial Area or a Commercial Precinct, the proposed use provides lights or a zebra crossing of the road to ensure a safe passage if none exist within 200m.
P3	Good access and circulation routes for emergency vehicle exit and entry are provided within the site and to the external road network.	A3	The development complies with the Parking and Access Code .
P4	Aged care accommodation is located; (a) where it will not be	A4.1	The development complies with the Railway Noise Code .
		A4.2	AND



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Performance Criteria		Acceptable Solutions	
<p>affected by rail noise or aircraft noise; and</p> <p>(b) where it will not affect the navigation or safe operation of the Rockhampton airport or aircraft.</p>		<p>The development complies with the Airport Code.</p>	
Building Form and Site Constraints			
<p>P5 The density, bulk, character and scale of development is compatible with that of the surrounding Area.</p>	<p>A5.1</p>	<p>The size of the building¹ must be consistent with that of the predominant land use in the Area, or if in a Precinct, the Precinct.</p>	
	<p>A5.2</p>	<p>AND</p> <p>The height of any building used for aged care accommodation that will be used by residents must not exceed two storeys unless a passenger lift, large enough to accommodate a stretcher patient, is provided.</p>	
	<p>A5.3</p>	<p>AND</p> <p>The development has a height that is in accordance with Planning Scheme Map 3.</p>	
	<p>A5.4</p>	<p>AND</p> <p>If located within the Range North Residential Area or the Range South Residential Area, new or extensions to existing Aged Care Accommodation will:</p> <p>(i) preserve and incorporate pre-war houses on the site; and</p> <p>(ii) comply with the Residential Design – Character Code.</p>	
<p>P6 The site for Aged Care Accommodation must be of an adequate;</p> <p>(a) size to allow the creation of a good sized development to occur with a number of residents able to reside on the site;</p> <p>(b) shape to prevent long travel distance around the site for residents; and</p> <p>(c) topography suited</p>	<p>A6.1</p>	<p>The minimum allotment size must be no less than 4000m².</p>	
	<p>A6.2</p>	<p>AND</p> <p>The site is able to accommodate a square with equal sides of 50 metres in length.</p>	
	<p>A6.3.1</p>	<p>AND</p> <p>The part of a site to be developed is not identified on the Steep or Unstable Land Code Map 1 as land having a slope greater than 15%.</p>	
	<p>A6.3.2</p>	<p>OR</p> <p>The development complies with the Steep or Unstable Land Code.</p>	



¹ In terms of site cover and Gross Floor Area. For example in a Residential Area dominated by houses, the site cover is limited to 50% as the *Standard Building Regulation* limits the site cover of a house on an allotment to 50%.

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Performance Criteria		Acceptable Solutions	
to the special needs of future residents of the development.			
Carparking			
P7	Carparking is adequate for the proposal and ensures maximum accessibility to and from the facility.	A7	The proposal complies with the requirements of the Parking and Access Code .
Amenity and Safety			
P8	High quality open space and recreation areas are provided to promote a high level of amenity by being (a) of a size and shape able to sustain recreation areas; and; (b) functional for active activity and accessible to all residents; and (c) visually interesting; and. (d) not cluttered with obstacles; and; (e) compliant with the Landscape Code .	A8.1	<i>In partial satisfaction of P8</i> At least 30% of the site area is landscaped open space.
		A8.2	AND Significant vegetation, waterway corridors or wetlands are preserved as a part of the environs of the site.
P9	Natural shade is provided throughout the development to provide residents with protection from the harmful effects of the sun while allowing them to enjoy an outdoors area.	A9	Appropriate shade trees are provided in common areas, covering walkways and in private courtyards where not otherwise sheltered ² .
P10	Buildings are designed to promote a safe environment for residents, staff and visitors.	A10.1	Buildings are to be designed to allow for informal surveillance of pathways, recreation areas, car parking areas and communal areas.
		A10.2	AND Lighting that is sensor activated is provided on site in the following locations: (i) driveways; and (ii) pathways; and (iii) building entrances; and (iv) communal areas; and (v) stairwells.

² 'Appropriate' is to be defined as trees that do not drop potentially hazardous objects such as fruits and massive leaf litter.

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Performance Criteria	Acceptable Solutions
	<p>AND</p> <p>A10.3 The development complies with the requirements contained within the Crime Prevention Through Environmental Design Code.</p>
<p>P11 The development is adequately serviced and provided with the necessary residential infrastructure that includes;</p> <p>(a) sewage disposal; and</p> <p>(b) water supply; and</p> <p>(c) electricity; and</p> <p>(d) telephone; and</p> <p>(e) stormwater drainage; and</p> <p>(f) frontage works.</p>	<p>A11 The development complies with the External Works and Servicing Code.</p>

