### Residential care facility and retirement facility code

#### Application

This code applies to development identified as requiring assessment against the Residential care facility and retirement facility code by the tables of assessment in **Part 5 (Tables of assessment)**.

#### Purpose and overall outcomes

1. The purpose of the Residential care facility and retirement facility code is to ensure residential care facilities and retirement facilities:-
   1. are appropriately located;
   2. are designed in a manner which meets the needs of and provides a comfortable and safe environment for residents; and

* 1. protect the amenity of surrounding premises.

1. The purpose of the Residential care facility and retirement facility code will be achieved through the following overall outcomes:-
   1. a residential care facility or retirement facility is located where residents can have easy and direct access to public transport and community services and facilities;
   2. a residential care facility or retirement facility provides a home-like, non-institutional environment that promotes individuality, sense of belonging and independence;
   3. a residential care facility or retirement facility achieves a balance between providing specialised housing for residents whilst providing the opportunity for residents to participate in the wider community;
   4. a residential care facility or retirement facility is designed to be integrated with surrounding development;
   5. a residential care facility or retirement facility is sited such that there is ease of movement, safety and legibility for residents and visitors; and
   6. a residential care facility or retirement facility is designed such that the comfort, safety, security, individuality, privacy and wellbeing of residents are promoted.

#### Specific benchmarks for assessment

Benchmarks for assessable development

| **Performance outcomes** | **Acceptable outcomes** | **Compliance / Representations** |
| --- | --- | --- |
| ***Location and site suitability*** | |  |
| **PO1**  The residential care facility or retirement facility is located so that residents have convenient access to:-   1. everyday commercial facilities; 2. community facilities and social services; and 3. regular public transport or facility specific transport that provides a comparable or better level of service. | **AO1**  The residential care facility or retirement facility is located on a site within 400m walking distance from land in a centre zone or a public transport stop.  **OR**  Where the residential care facility or retirement facility is not located close to an activity centre or public transport stop, a regular, convenient and affordable transport service is provided for residents of the residential care facility by the facility operator to the nearest activity centre or public transport connection. | Provide a brief description how your proposal complies with the relevant Acceptable outcome (if applicable) or a detailed analysis how compliance is achieved with the Performance outcome. |
| ***Site area and dimensions*** | |  |
| **PO2**  The residential care facility or retirement facility is located on a site which has an area and dimensions suitable to enable the development of a well-designed and integrated facility that incorporates:-   1. accommodation and support facilities; 2. vehicles access, parking and manoeuvring; 3. stormwater treatment areas; 4. open space areas and landscaping; and 5. any necessary buffering to adjoining uses or other elements. | **AO2**  No acceptable outcome provided. | Click and provide your representations. |
| ***Integration of large sites with neighbourhoods and street networks*** | |  |
| **PO3**  The residential care facility or retirement facility is integrated with the neighbourhood and local transport network. | **AO3**  The residential care facility or retirement facility:-   1. is connected to and forms part of the surrounding neighbourhood rather than establishing as a separate private enclave; 2. is integrated with and extends the existing or proposed local transport network; 3. provides for legible and direct pedestrian, bicycle and vehicular access for all residents to nearby activity centres, community facilities and public open space; and 4. clearly defines the boundaries of public, communal and private open space. | Click and provide your representations. |
| ***Building scale and bulk*** | |  |
| **PO4**  The residential care facility or retirement facility is sited and designed in a manner which:-   1. results in a building scale that is compatible with surrounding development; 2. does not represent an appearance of excessive bulk to adjacent premises, the streetscape or other areas external to the site; 3. maximises the retention of existing vegetation and allows for spaces and landscaping between buildings; 4. allows sufficient area at ground level of private and communal open space, site facilities, resident and visitor parking, landscaping and maintenance of a residential streetscape; and 5. facilitates onsite stormwater management and vehicle access. | **AO4.1**  Site cover does not exceed 50%.  **AO4.2**  Building bulk is reduced by incorporating a combination of the following elements in building design:-   1. verandahs; 2. recesses; 3. variation in materials, colours, and/or textures including between levels; and 4. variation in building form.   **AO4.3**  The length of any unarticulated elevation of a building, fence or other structure visible from the street does not exceed 15m.  **AO4.4**  Any building does not exceed 40m in length, with separation between buildings for the purposes of cross ventilation, articulation and light, of at least 6m. | Click and provide your representations. |
| ***Building design and streetscape appearance*** | |  |
| **PO5**  The residential care facility or retirement facility is designed to:-   1. take account of its setting and site context; 2. create an attractive living environment for residents; and 3. make a positive contribution to the character of the street and local area. | **AO5.1**  The residential care facility or retirement facility incorporates a high standard of facility design that is responsive to the specific needs of its residents.  **AO5.2**  Buildings are oriented to the street and provide casual surveillance of the street.  **AO5.3**  Buildings and structures are setback a minimum of:-   1. 6m from the front boundary; and 2. 4.5m from the side and rear boundaries.   **AO5.4**  Screening of balconies is limited to the side and rear boundaries and the sides of balconies where needed to prevent noise and overlooking of other rooming units or dwellings and recreation areas.  **AO5.5**  Services structures and mechanical plant are screened or designed as part of the building. | Click and provide your representations. |
| **PO6**  The site layout and design of buildings forming part of the residential care facility or retirement facility promote a domestic scale, individuality and sense of belonging. | **AO6.1**  Rooming units and dwellings are configured in clusters with each cluster having a clearly defined street address and each rooming unit and dwelling having clearly defined private open space and a prominent front door.  **AO6.2**  Clusters of rooming units and dwellings are supported by unique design features that help identify and individualise them.  **AO6.3**  Rooming units and dwellings have clear addresses within a conventional address system of streets and dwellings.  **AO6.4**  Logical, direct and separated pedestrian and vehicle routes are provided between rooming units and dwellings, communal buildings and other on-site facilities and facilities in the neighbourhood. | Click and provide your representations. |
| ***Open space and landscaping*** | |  |
| **PO7**  The residential care facility or retirement facility incorporates communal and private open space areas and landscaping that provides:-   1. sufficient spaces for residents to engage in and enjoy outdoor activities; 2. community gardens and or edible landscape elements; and 3. an attractive sub-tropical setting for the development that is able to be appreciated by residents. | **AO7.1**  At least 30% of the area of the site is provided as communal and private open space, exclusive of required setbacks and buffers with:-   1. each ground floor dwelling having a courtyard or similar private open space area, not less than 20m² and with a minimum dimension of 3m directly accessible from the living area of the dwelling; 2. each dwelling above ground level having a balcony or similar private open space area, not less than 10m² and with a minimum dimension of 2.5m directly accessible from the living area of the dwelling; and 3. each nursing care rooming unit having a courtyard or similar private open space area not less than 10m² with a minimum dimension of 2.5m directly accessible from the living area.   **AO7.2**  A landscaping strip at least 3m wide and located within the boundaries of the site is provided along the full frontage of the site. | Click and provide your representations. |
| **PO8**  Fences and walls used in landscaping for the residential care facility or retirement facility:-   1. assist the development to address the street; 2. enable the use of private open space abutting the street; 3. provide an acoustic barrier for traffic noise when other measures cannot be implemented; 4. highlight site and building entrances; 5. maintain safety and opportunities for casual surveillance; and 6. do not unduly impact upon the amenity of the site or surrounding areas. | **AO8.1**  Except where adjoining a public space, a 1.8m high solid screen fence is provided along the full length of all side and rear boundaries of the site.  **AO8.2**  Unless required to ameliorate traffic noise or headlight glare, high solid fences or walls are avoided along street frontages.  Editor’s note—dwelling design utilising noise reduction construction techniques and landscaping are the preferred solutions to ameliorate traffic noise and headlight glare.  **AO8.3**  Any fence or wall provided along a street frontage (or other public space), or side boundaries forward of the front building line, does not exceed a height of:-   1. 1.8m if 50% transparent; or 2. 1.2m if solid.   Editor’s note—the height of the fence or wall may be tapered from 1.2m to 1.8m from the street frontage over a maximum distance of 6m.  **AO8.4**  Front fences and walls are setback behind the 3m wide landscaping strip. | Click and provide your representations. |
| ***Management, residential care and social facilities*** | |  |
| **PO9**  The residential care facility or retirement facility provides appropriate management, social and care facilities on site. | **AO9.1**  The residential care facility or retirement facility provides management facilities, supervised care facilities and social facilities in communal buildings.  **AO9.2**  Communal buildings are easily accessible and centrally located, and residents are able to easily navigate the site on foot or with the assistance of mobility aids. | Click and provide your representations. |
| ***Accessibility*** | |  |
| **PO10**  The residential care facility or retirement facility incorporates easy and safe pedestrian access and movement. | **AO10.1**  No dwelling or rooming unit is more than 250m walking distance from a site entry or exit point.  **AO10.2**  All pathways and land used for outdoor recreation have grades of 5% or less, with paths having hard, slip resistant surfaces.  **AO10.3**  Internal paths, ramps and hallways are capable of accommodating two wheelchairs (side by side) at any one time.  **AO10.4**  Buildings exceeding one storey in height incorporate lifts and ramped access to each storey. | Click and provide your representations. |
| ***Safety and security*** | |  |
| **PO11**  The residential care facility or retirement facility provides a safe and secure living environment. | **AO11.1**  Buildings adjacent to public or communal streets or open space have at least one habitable room window with an outlook to that area.  **AO11.2**  Entrances and exits to the site are clearly marked and well lit.  **AO11.3**  Bollard or overhead lighting (which achieves lighting levels of at least category 2 as specified in *Australian Standard AS1158)* is provided along all footways and roads, and in all car parking areas.  **AO11.4**  External lighting to dwellings is controlled by light photo cell sensor devices. | Click and provide your representations. |