

9.3.13 Residential care facility and retirement facility code

9.3.13.1 Application

This code applies to assessable development:-

- (a) being a material change of use for a residential care facility or retirement facility; and
- (b) identified as requiring assessment against the Residential care facility and retirement facility code by the tables of assessment in **Part 5 (Tables of assessment)**.

9.3.13.2 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:-
 - (a) are appropriately located to meet the particular needs of residents;
 - (b) are designed in a manner which meets the needs of and provides a comfortable and safe environment for residents; and
 - (c) protect the amenity of, and integrate with, surrounding premises.
- (2) The purpose of the Residential care facility and retirement facility code will be achieved through the following overall outcomes:-
 - (a) 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;
 - (b) a residential care facility or retirement facility provides a home-like, non-institutional environment that promotes individuality, sense of belonging and independence;
 - (c) 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;
 - (d) a residential care facility or retirement facility is designed to be integrated with surrounding development;
 - (e) a residential care facility or retirement facility is sited such that there is ease of movement, safety and legibility for residents and visitors; and
 - (f) a residential care facility or retirement facility is designed such that the comfort, safety, security, individuality, privacy and wellbeing of residents are promoted.

9.3.13.3 Assessment benchmarks

Table 9.3.13.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
<i>Location and site suitability</i>			
PO1	The residential care facility or retirement facility is located so that residents have convenient access to:- (a) everyday commercial facilities; (b) community facilities and social services; and (c) regular public transport or facility specific transport that provides a	AO1	The residential care facility or retirement facility is located:- (a) on a site within 1km of an activity centre; or (b) on a site within 400m walking distance of a public transport stop. OR

Performance outcomes		Acceptable outcomes	
	comparable or better level of service.		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 or retirement facility by the facility operator to the nearest activity centre or public transport connection.
PO2	The residential care facility or retirement facility is on a site which:- (a) is not exposed to unacceptable levels of noise, unhealthy air emissions or other nuisance; and (b) is not constrained by steep slopes or other physical limitations that may represent an impediment for residents and staff in using the facility.	AO2.1 AO2.2	The site is not within:- (a) 250m of land included in the Medium impact industry zone; or (b) 500m of land included in the High impact industry zone. The residential care facility or retirement facility is located on land with a slope not exceeding 10%. OR Where the residential care facility or retirement facility is located on land with a slope exceeding 10%, the facility is designed such that any areas to be accessed by residents of the facility are not steeper than 5%.
Site area and dimensions			
PO3	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:- (a) accommodation and support facilities; (b) vehicles access, parking and manoeuvring; (c) stormwater treatment areas; (d) open space areas and landscaping; and (e) any necessary buffering to adjoining uses or other elements.	AO3	No acceptable outcome provided.
Integration of large sites with neighbourhoods and street networks			
PO4	The residential care facility or retirement facility is integrated with the neighbourhood and local transport network.	AO4	The residential care facility or retirement facility:- (a) is connected to and forms part of the surrounding neighbourhood rather than establishing as a separate private enclave; (b) is integrated with and extends the existing or proposed local transport network; (c) provides for legible and direct pedestrian, bicycle and vehicular access for all residents to nearby activity centres, community facilities and public open space; and (d) clearly defines the boundaries of public, communal and private open space.
Building scale and bulk			
PO5	The residential care facility or retirement facility is sited and designed in a manner which:-	AO5.1 AO5.2	Site cover does not exceed 50%. Building bulk is reduced by incorporating

Performance outcomes		Acceptable outcomes	
	<ul style="list-style-type: none"> (a) results in a building scale that is compatible with surrounding development; (b) does not represent an appearance of excessive bulk to adjacent premises, the streetscape or other areas external to the site; (c) maximises the retention of existing vegetation and allows for spaces and landscaping between buildings; (d) 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 (e) facilitates onsite stormwater management and vehicle access. 	<p>AO5.3</p> <p>AO5.4</p>	<p>a combination of the following elements in building design:-</p> <ul style="list-style-type: none"> (a) verandahs; (b) recesses; (c) variation in materials, colours, and/or textures including between levels; and (d) variation in building form. <p>The length of any unarticulated elevation of a building, fence or other structure visible from the street does not exceed 15m.</p> <p>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.</p>
Building design and streetscape appearance			
PO6	<p>The residential care facility or retirement facility is designed to:-</p> <ul style="list-style-type: none"> (a) create an attractive and functional living environment for residents; (b) take account of its setting and site context; and (c) make a positive contribution to the character of the street and local area. 	<p>AO6.1</p> <p>AO6.2</p> <p>AO6.3</p> <p>AO6.4</p> <p>AO6.5</p>	<p>The residential care facility or retirement facility incorporates a high standard of facility design that is responsive to the specific needs of its residents.</p> <p>Buildings are oriented to the street and provide casual surveillance of the street.</p> <p>Buildings and structures are setback a minimum of:-</p> <ul style="list-style-type: none"> (a) 6m from the front boundary; and (b) 4.5m from the side and rear boundaries. <p>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.</p> <p>Services structures and mechanical plant are screened or designed as part of the building.</p>
PO7	<p>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.</p>	<p>AO7.1</p> <p>AO7.2</p> <p>AO7.3</p> <p>AO7.4</p>	<p>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.</p> <p>Clusters of rooming units and dwellings are supported by unique design features that help identify and individualise them.</p> <p>Rooming units and dwellings have clear addresses within a conventional address system of streets and dwellings.</p> <p>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.</p>
Open space and landscaping			
PO8	<p>The residential care facility or retirement facility incorporates</p>	AO8.1	<p>At least 30% of the area of the site is provided as communal and private open</p>

Performance outcomes		Acceptable outcomes	
	communal and private open space areas and landscaping that provides:- (a) sufficient spaces for residents to engage in and enjoy outdoor activities; (b) an attractive sub-tropical setting for the development that is able to be appreciated by residents; and (c) high levels of residential amenity; and (d) boundary fences and walls that do not visually dominate and promote casual surveillance and integration with the street.		space, exclusive of accessways, car parking areas and the like, with:- (a) each ground floor dwelling having a courtyard or similar private open space area, not less than 20m ² and with a minimum dimension of 3m directly accessible from the living area of the dwelling; (b) each dwelling above ground level having a balcony or similar private open space area, not less than 10m ² and with a minimum dimension of 2.5m directly accessible from the living area of the dwelling; and (c) each nursing care rooming unit having a courtyard or similar private open space area not less than 10m ² with a minimum dimension of 2.5m directly accessible from the living area.
		AO8.2	A landscaped buffer strip at least 3m wide is provided within the boundaries of the site, adjacent to the full frontage of the site.
		AO8.4	A 1.8m high solid screen fence is provided along the full length of all side and rear boundaries of the site.
		AO8.5	Unless required to ameliorate traffic noise or headlight glare, high solid fences or walls are avoided along street frontages.
		AO8.6	Front fences and walls have a maximum height of not more than:- (a) 1.8m if 50% transparent; or (b) 1.2m if solid.
		AO8.7	Front fences and walls are setback behind the 3m wide landscaped buffer strip.
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.
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

Performance outcomes		Acceptable outcomes	
		AO10.4	time. Development complies with <i>Australian Standard AS1428 – Design for Access and Mobility</i> .
		AO10.5	Buildings exceeding one storey in height incorporate lifts to each level and ramped access.
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 <i>Australian Standard AS1158</i>) is provided along all footways and roads, and in all car parking areas.
Services and utilities			
PO12	The residential care and retirement facility is provided with:- (a) a safe and reliable water supply; and (b) a sewage disposal system which maintains acceptable public health and environmental standards.	AO12	The site and the development are connected to the reticulated water supply, sewerage and stormwater drainage infrastructure networks.
Fire services in community title developments			
PO13	Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	AO13.1	Residential streets and common access ways within a common private title should have hydrants placed at intervals of no more than 120 metres and at each intersection. Hydrants may have a single outlet and be situated above or below ground.
		AO13.2	Commercial and industrial streets and access ways within streets serving commercial properties such as factories, warehouses and offices should be provided with above or below ground fire hydrants at not more than 90 metre intervals and at each street intersection. Above ground fire hydrants should have dual valved outlets.
PO14	Road widths and construction within the development are adequate for fire emergency vehicle to gain access to a safe working area close to dwellings and near water supplies whether or not on-street parking spaces are occupied.	AO14	Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for safe passage of emergency vehicles.
PO15	Hydrants are suitably identified so that fire services can locate them at all hours.	AO15	Hydrants are identified as specified in 'Identification of street hydrants for firefighting purposes' available under 'Publications' on the Department of Transport and Main Roads website www.tmr.qld.gov.au/~media/busind/techstdpubs/trum/125Amend18.pdf