

## Division 31 Pensioner Units Code

### 31.1 Overall Outcomes

- (1) The overall outcomes are the purpose of this code.
- (2) The overall outcomes sought by the Pensioner Units Code are the following:-
  - (a) Single bedroom **pensioner units** are designed in such a way that the living environment of the **pensioner units** is of an acceptable standard to the occupants; and
  - (b) The existing amenity of the surrounding area is maintained.

### 31.2 Compliance with the Pensioner Units Code

Assessable development that is consistent with the specific outcomes of the Development Requirements *Table 6.1.31 – Assessment Criteria for Assessable Development* contained in Section 31.4 complies with the Pensioner Units Code.

### 31.3 Development Requirements

The development requirements of this code relate to the following elements:-

- (1) Development Density and Site Coverage
- (2) Building Height
- (3) Setbacks
- (4) Car Parking and Service Vehicle Facilities
- (5) Landscaping and Recreation Facilities
- (6) Infrastructure Provision
- (7) Building Form and Appearance
- (8) Communal Facilities
- (9) Access and Mobility
- (10) Waste Storage, Recycling and Disposal Facilities

### 31.4 Development Requirements Table

**Table 6.1.31: Assessment Criteria for Assessable Development**

Specific Outcomes for Assessable Development	Probable Solutions
<b>Development Density and Site Coverage</b>	
<b>SO 1</b> Individual living units are of a size, orientation and composition that will provide residents with sufficient well ventilated and secure living space while also not being dependant on communal facilities.	<b>PS 1.1</b> The minimum floor area of individual units is 40m <sup>2</sup> measured from the inside of internal walls. <b>AND</b> <b>PS 1.2</b> Each unit contains 1 enclosed bedroom of a minimum size of 9m <sup>2</sup> . (Minimum size for handicapped unit is 13m <sup>2</sup> .) <b>AND</b> <b>PS 1.3</b> Each unit contains a toilet, hand basin and shower or bath. <b>AND</b> <b>PS 1.4</b> Each unit makes provision for a washing machine and clothes dryer. <b>AND</b> <b>PS 1.5</b> Each unit contains an area suitable for the preparation of meals, including space for a fridge. <b>AND</b> <b>PS 1.6</b> Each unit contains a television and telephone outlet point. <b>AND</b> <b>PS 1.7</b> All units are orientated so as to take advantage of the prevailing summer breezes. The design of the unit allows the breeze to pass through the unit from the front door to the rear door. Both front and rear doors are fitted with security screen doors.

Specific Outcomes for Assessable Development	Probable Solutions
<p><b>SO 2</b> Buildings must be of a domestic scale in building footprint.</p>	<p><b>PS 2</b> The building footprint does not exceed 50% of the <b>site</b> area.</p> <p>In calculating the building footprint, measurements must be taken from the outermost projections of all covered <b>structures</b> including covered or uncovered pergolas but excluding eaves or other sun shading devices projecting out from the walls.</p>
<b>Building Height</b>	
<p><b>SO 3</b> Building size is consistent with that prevailing in the <b>locality</b>.</p>	<p><b>PS 3</b> Buildings are restricted to a maximum of 2 <b>storeys</b>.</p>
<b>Setbacks</b>	
<p><b>SO 4</b> All buildings, other <b>structures</b> and car parking facilities are located on the <b>site</b> in a manner which:-</p> <ol style="list-style-type: none"> <li>(1) does not adversely impact on the existing or desired streetscape for the area;</li> <li>(2) is in keeping with the desired or established character of the area;</li> <li>(3) does not result in significant loss of amenity to uses on adjacent land, or land in the general vicinity of the <b>site</b>, having regard to:-               <ol style="list-style-type: none"> <li>(a) overshadowing;</li> <li>(b) privacy and overlooking;</li> <li>(c) natural light and ventilation; and</li> </ol> </li> <li>(4) does not result in adverse effects on the safe and efficient operation of the vehicle carriageways and pedestrian thoroughfares within the frontage road.</li> </ol>	<p><b>PS 4</b> Unless a greater setback distance is required by another code within this <b>planning scheme</b> which is applicable<sup>2</sup> to the particular <b>site</b>, the following boundary clearances are maintained for all buildings and <b>structures</b> (other than retaining walls and fences), on the <b>site</b>:-</p> <ol style="list-style-type: none"> <li>(1) no less than 6m to any road boundary;</li> <li>(2) no less than 6m to the rear boundary (i.e. the boundary opposite, or approximately opposite the road boundary); and</li> <li>(3) no less than the following distances to side boundaries               <ol style="list-style-type: none"> <li>(a) 1.5m for a wall up to 4.5m high; or</li> <li>(b) 2m for a wall up to 7.5m high; or</li> <li>(c) 2.5m for a wall over 7.5m high.</li> </ol> </li> </ol> <p>For purposes of this provision, the property boundary is taken to be the <b>probable future land acquisition line</b> identified in AS 1.1 and AS 1.2 of the Setbacks Code or notified by Gazette notice.</p>
<b>Car Parking and Service Vehicle Facilities</b>	
<p><b>SO 5</b> Sufficient space is available on the <b>site</b> to accommodate:-</p> <ol style="list-style-type: none"> <li>(1) the parking needs of residents and an on-site manager, where applicable;</li> <li>(2) the likely demand of visitors to the <b>site</b> in terms of numbers and location of visitor parking bays;</li> <li>(3) the need for service vehicle access, manoeuvring and standing areas; and</li> </ol> <p>the carriage of vehicles between the vehicular access point to the <b>site</b> and each vehicle standing area on the land.</p>	<p><b>PS 5.1</b> Parking bays are provided on <b>site</b>, at the rate of 1 bay per 3 units, plus 1 parking bay for the exclusive use of the <b>caretaker's residence</b>.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 5.2</b> 1 parking space reserved exclusively for an ambulance is located close to the main entrance. It is signposted by the erection of a suitably worded sign stating that it is for the exclusive use of ambulances or other emergency vehicles including the police. The space need not be sealed and can form part of the communal open space area required by PS 6.2. The space is, however, suitably demarcated and kept clear of any impediments to its use as a parking bay.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 5.3</b> Service vehicle standing areas are provided adjacent to the facilities that they service.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 5.4</b> Internal roadways providing vehicular access to and from each vehicle standing or parking area on the <b>site</b> have the geometry prescribed in the <b>Access and Parking Code</b>.</p>
<b>Landscaping and Recreation Facilities</b>	
<p><b>SO 6</b> Sufficient private and communal open space is provided within each development for the needs of the residents.</p>	<p><b>PS 6.1</b> Each ground floor unit has a minimum private open space area of 15m<sup>2</sup>. Such area is suitably fenced or screened (either fully or partly) to provide privacy. The area may be either paved or grassed.</p> <p style="text-align: center;"><b>AND</b></p>

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	<p><b>PS 6.2</b> Communal open space areas (excluding parking/driveway areas) are provided on the basis of a minimum of 16m<sup>2</sup> per unit. The communal open space is amalgamated where possible into single open space areas with a minimum size of 100m<sup>2</sup> and minimum width at any point of 6m. The communal open space may be grassed or comprised of a combination of lawn and landscape vegetation and be able to be used by residents for passive recreation.</p>
<b>Infrastructure Provision</b>	
<p><b>SO 7</b> The <i>site</i> has access to infrastructure capable of adequately catering for the reasonable everyday demand of the development in regard to:-</p> <ol style="list-style-type: none"> <li>(1) road access;</li> <li>(2) stormwater drainage;</li> <li>(3) water supply;</li> <li>(4) sewerage disposal;</li> <li>(5) electricity supply; and</li> <li>(6) telecommunications.</li> </ol>	<p><b>PS 7.1</b> The <i>site</i> has direct vehicular access to a dedicated road constructed to a standard which includes:-</p> <ol style="list-style-type: none"> <li>(1) concrete kerb and channel;</li> <li>(2) a 1.2m wide concrete footpath;</li> <li>(3) sealed road pavement;</li> <li>(4) linemarking; and</li> <li>(5) road drainage works;</li> </ol> <p>on the ultimate alignment prescribed in <i>Planning Scheme Policy PSP28 Civil Infrastructure Design</i> for the full frontage of the <i>site</i>.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 7.2</b> The development is connected to a stormwater drainage system which satisfies the requirements of <i>Planning Scheme Policy PSP28 Civil Infrastructure Design</i>.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 7.3</b> The development has access to a reticulated potable water supply which satisfies the requirements of <i>Planning Scheme Policy PSP28 Civil Infrastructure Design</i>.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 7.4</b> The development is connected to a reticulated sewerage system where available. In non-sewered areas, the development is to have an on-site sewerage disposal system installed in accordance with the requirements of the <i>Code of Practice for On-Site Sewerage Disposal</i>.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 7.5</b> The development is connected to an electricity supply and <b>telecommunications facilities</b>.</p>
<b>Building Form and Appearance</b>	
<p><b>SO 8</b> The development shall blend in with the residential community around it by way of visual amenity, built form and landscaping.</p>	<p><b>PS 8.1</b> External cladding of buildings may be by way of timber, face brick or of rendered brick or concrete blocks. Tilt up slab construction is not used.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 8.2</b> Aggregate wall lengths does not exceed 20m on the same alignment, without an offset of at least 2m. Notwithstanding the offset, no wall exceeds 35m in length.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 8.3</b> No wall/parking area is closer than 2m from a side or rear boundary. The space between the wall/parking area and the boundary fence is landscaped.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 8.4</b> Parking areas are placed no closer than 2m from the front boundary line.</p>

Specific Outcomes for Assessable Development	Probable Solutions
<b>Communal Facilities</b>	
<p><b>SO 9</b> Adequate facilities are provided to cater for communal dining and passive indoor recreation.</p>	<p><b>PS 9.1</b> Combined dining and lounge room facilities are not to be less than 70m<sup>2</sup> for up to 10 residents. For every resident over a total of 10 residents, an additional 1.7m<sup>2</sup> is added to the minimum floor space requirement of 70m<sup>2</sup>.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 9.2</b> The lounge area is free of dining room tables and chairs and contains a TV and music centre. The lounge area is a minimum size of 40m<sup>2</sup>.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 9.3</b> A fully equipped kitchen is provided in connection with the dining room. The kitchen is equipped to enable 1 cooked main meal to be provided for every resident each day. The kitchen space is in addition to the lounge and dining facilities.</p>
<p><b>SO 10</b> On-site supervision and assistance to residents is provided.</p>	<p><b>PS 10</b> The development makes provision for at least 1 <b>caretaker's residence</b> to be located on the <b>site</b>.</p>
<b>Access and Mobility</b>	
<p><b>SO 11</b> The development creates an environment that is compatible with the special mobility needs of the aged, the infirm or the physically handicapped.</p>	<p><b>PS 11.1</b> A minimum of 10% of all ground floor units as well as the communal lounge and dining room comply with the special requirements of the <i>Building Code of Australia</i> in relation to wheel chair access.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 11.2</b> All units are connected to the communal lounge/dining room facility by way of a covered walkway which is at least 1m wide and does not exceed a grade of 1:12 at any point.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 11.3</b> The covered walkway is connected directly to a pick up and drop off point and is of sufficient dimensions to accommodate a taxi with wheel chair transportation capability.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 11.4</b> All units on the first floor are accessible by means of a lift.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 11.5</b> Changes of level around the <b>site</b> and building are kept to a minimum.</p>
<b>Waste Storage, Recycling and Disposal Facilities</b>	
<p><b>SO 12</b> Waste storage, recycling, disposal and bin washout facilities adequately catering for the everyday on-site activities of residents, managers/operators and maintenance staff are:-</p> <ol style="list-style-type: none"> <li>(1) conveniently located in terms of the waste generating activities;</li> <li>(2) appropriately screened from recreation areas, internal thoroughfares, reception areas and adjacent land;</li> <li>(3) of sufficient size to accommodate the everyday anticipated load of the waste generating activity;</li> <li>(4) so located as to not have a significant adverse affect on the amenity of occupants of the <b>site</b> and adjacent land;</li> <li>(5) readily accessible to waste collection vehicles; and</li> <li>(6) so located that required reversing manoeuvres by waste collection vehicles are minimised in terms of number and travel distance, and are restricted to areas where sight distances are not overly constrained.</li> </ol>	<p><b>PS 12</b> Waste storage and bin washout facilities meeting the acceptable construction standards outlined in <i>Planning Scheme Policy PSP16 Construction Standards for Bin Washout Facilities, Shared Carwash Facilities and Waste Receptacle Storage Areas</i> are provided on the <b>site</b>.</p> <p>There is no probable solution for the location, screening and size of waste storage and bin washout facilities to be provided on the <b>site</b> under this element.</p>