This policy applies to proposals to use and develop land for accommodation intended to specifically for seniors, aged or elderly persons (such as a retirement villages with facilities, independent living units, high and low residential aged care facilities or a combination of both, nursing homes and hostel).

**Policy Basis**

Seniors or older persons often have particular health, safety and lifestyle needs which necessitate that close attention is given to the facility design. Details such as external streetscape building design, open space, pedestrian and vehicular movement in addition to the provision of car parking require careful consideration. The promotion of pedestrian access to a range of community facilities including public transport, recreation facilities, weekly shopping and health services is considered desirable. The location and design of seniors accommodation should take these factors into account.

Provision of a range and quality of housing opportunities that meet the varied needs of existing and future residents of the City is a broad planning objective of the MSS, together with the need to ensure that these developments are integrated with the urban fabric rather than segregated or developed to form ‘gated communities’.

**Objectives**

- Encourage the design and construction of attractive, well-designed seniors and older persons accommodation that meets the needs of future occupants, in appropriate locations throughout the residential areas of the City.

Ensure that aged accommodation is sited and designed to protect and enhance the character and amenity of the surrounding area having regard to:

- Amenity, safety and adaptability of the development to enable older people to age in place and;

- Accessibility to commercial, community and recreational facilities as well as support services to enable senior and older people to participate in community life;

**Policy**

It is policy that:

Proposals to use and develop land for aged accommodation be accompanied by a written report showing or describing:

- How the design of the facility engages with the surrounding community offering an integrated form of design that provides good pedestrian and street connections with the surrounding community and neighbourhood.

- The facility must be located within 500 metres of a public transport service that provides one return journey to the site facilities 6 days per week.

- Topography of site is suitable for senior and aged users (i.e. minimal slope).

- Provision of generous communal landscaping and adequate shade.

- Access and location of weekly convenience shopping and community facilities.

Neighbourhood integration is highly valued, ensuring that accommodation allows for:
- Dwellings to front to streets and to be visible from the street.
- Private open space is to be at the rear of dwellings.
- Passive 2 way surveillance is available.
- Footpaths and pedestrian connectivity with the wider community.
- Permeable low front fencing is provided to dwellings.
- Resemble residential housing stock in the surrounding area in terms of height, scale, bulk and appearance.
- Access to emergency services and;
- Permeable road and footpath network with public access non-gated community.
- make adequate provision for parking of staff, resident and visitor vehicles on-site
- make adequate provision for indoor and outdoor recreation facilities

**Aged Care Facilities Hostels**

- Hostels are integrated with other forms of aged accommodation.
- Aged care facilities are sited and designed to assist residents in retaining contact with community life (for example, rooms are designed to allow views of some form of community activity or people interaction, such as a park).
- One on-site car space per two members of staff should be provided.
- One on-site visitor car space per five residents should be provided.

**Retirement Villages**

- Retirement villages are of a sufficient size to allow for the provision of a range of community, recreation and health facilities to maximise the quality of life of residents.
- All dwellings are provided with a minimum of 2 bedrooms to provide flexibility for residents and room for family visitors.
- At least one under cover or enclosed car space should be provided for each dwelling.
- A centrally located open space area that occupies at least 10% of the total site area is provided.
- Each dwelling is provided with a private open space area and clothes drying facilities.

**Policy Reference:**

Wodonga City council Seniors Housing Options publication “Development Opportunities in Wodonga Victoria”