

Housing for Seniors – Better Development Plan Module

To be inserted in the following Zones:

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|----------------------------|----------------------------|
| . Residential | . Residential Character |
| . Residential Regeneration | . Residential High Density |

Objective

“Housing for Seniors provided in appropriate locations”

Desired Future Character

must include a statement that Housing for Seniors is appropriate in the zone

Principles of Development Control

The following to be inserted after Affordable Housing module.

“Housing for Seniors (ie: for residents aged over 55years) should be located within 400m of shops and 250m of a public / community transport stop.”

“Housing for Seniors dwellings should be designed within the following parameters:

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|----------------------|---|
| . site area | - minimum 1000sqm
- maximum 4000sqm |
| . road frontage | - 20m minimum |
| . density | - an average of 120sqm site area per dwelling, which includes common areas such as driveways |
| . height | - 6m maximum for walls from natural ground level
- 9m maximum for roof ridge line |
| . vehicles | - driveways should be minimised in number
- minimum of 1 carparking space per dwelling including visitor parking, and which may be located in central parking area on site |
| . private open space | - for groundfloor dwellings a minimum of 20sqm with a 4m x 4m area directly accessible from a living room
- for non-groundfloor dwellings 8sqm in the form of a balcony
- alternatively a common area located centrally or to the rear of the site being at least 20sqm per dwelling |
| . functionality | - with a two storey dwelling the internal room layout should enable a person to function entirely downstairs
- dwellings should meet the Minister’s Specification SA Adaptable Housing |
| . built form | - in the front third of the site the built form should complement the existing character of the streetscape in terms of front and side setbacks, building appearance/style, and addressing the road
- setbacks to the side boundaries for the rear two thirds of the site should be a minimum of 1m for single storey buildings and a minimum of 2m for two storey buildings
- setbacks to the rear boundary should be a minimum of 1m for single storey buildings and a minimum of 4m for two storey buildings |