

Citywide update – Retirement and Aged Care Amendments Package

Brisbane City Council is catering for our ageing population by amending *Brisbane City Plan 2014* to support the streamlined delivery of retirement and aged care accommodation.

With a vision that looks to the future, Brisbane City Council is planning for improved quality of life for residents and facilitating a wide range of housing types and sizes to cater for Brisbane residents of all ages and backgrounds. By encouraging the supply of diverse housing options, residents will have more choice of housing to better suit their needs.

As part of this long-term vision, Council has prepared amendments to *Brisbane City Plan 2014* (City Plan) to offer a more streamlined approach that supports the delivery of future retirement and aged care accommodation.

Why are aged care provisions being amended?

Brisbane is growing and changing. The latest census confirmed Australia's ageing population is continuing to grow, with one in six Australians now aged over 65, compared to one in seven in 2011, and only one in 25 in 1911.

The number of Brisbane residents over the age of 65 grew by 19,272 between 2011 and 2016. An increasing proportion of Brisbane residents need assistance with core activities, either in their own home or via supported living.

In the future older people may struggle to find housing to suit their needs in some parts of Brisbane, so it's important to plan now. The demand for retirement and aged care housing options is expected to increase by 50% by 2027. This equates to more than 3600 extra older people each year that may require dedicated retirement or aged care accommodation.

Council is planning now so that as a growing proportion of our loved ones age, we will have suitable housing choices to help them retire and age in their local area and maintain connections to friends, family and their community.



Encouraging diverse housing options means ageing residents will have more housing choices to suit their needs.

What is the difference between retirement and residential care facilities?

Retirement facilities, as defined in City Plan, include premises such as retirement villages that are specifically for older people. Facilities usually include independent living units and offer a range of health, leisure and support facilities.

Residential care facilities (also known as aged care), as defined in City Plan, include nursing and convalescent homes that provide supervised accommodation, medical and other support facilities for those who cannot live independently.

What is proposed in the draft amendment package?

Facilitating retirement living and aged care accommodation as a key strategic goal for our city in the strategic framework section of City Plan

The framework acknowledges that retirement and aged care facilities, located near key services and amenities in our neighbourhoods, will allow each of us to age in the places we know and love, close to family, friends and community.

The framework will also recognise the value in allowing small businesses, services and community facilities to be included in retirement and aged care

facilities to ensure residents and visitors can access services they need easily.

One assessment code for retirement and aged care facilities, to replace multiple codes

Creating one code simplifies the assessment process for applicants. The code also prioritises good design and building height transitions to adjoining lower-density sites.

Promoting the refurbishment of existing facilities and the reuse of existing sites, and broadening the zones in the city where a retirement facility and aged care facility are welcome

Council proposes to achieve this by lowering the category of development assessment to 'code assessment' from 'impact assessable'.

Code assessment will apply where applications meet specific criteria in the following zones:

- Community facilities (Major health care zone precinct and Community purposes zone precinct)
- Specialised centre zone (Major education and research facility zone precinct)
- Low density residential, where the development complies with site and building height outcomes
- Low-medium density residential, where the development complies with existing building height outcomes.

Increasing building heights in Medium and High density residential zones

Council is proposing to increase the allowable building height by two storeys as code assessable in selected zones. This will apply to aged care facilities and retirement facilities in the Medium and High density residential zones, where a neighbourhood plan does not specify a building height.

Allowing small businesses, services and facilities to share sites and integrate with retirement and residential care facilities

Council proposes to allow care co-located uses such as small cafes, shops and community

amenities to be included in retirement facility and aged care facility developments as code assessable, to serve the needs of residents and visitors.

Eligible types of development which can integrate with retirement and aged care facilities would include:

- childcare centres
- clubs
- community care centres
- community uses
- food and drink outlets
- healthcare services
- offices
- places of worship
- shops.

Permitting an existing building to change from a retirement facility to an aged care facility or vice versa

Council proposes to allow an existing building to change from a retirement facility to an aged care facility or vice versa without a need for a planning application, where certain requirements are met. As both types of facilities can share a site, this will enable operators to re-purpose existing buildings more easily.

Register for updates

If you would like to be kept up to date with the amendments as they progress, you can register for updates by emailing

CityPlan.Admin@brisbane.qld.gov.au

More information

- Call Council on 3403 8888
- Visit brisbane.qld.gov.au and search 'City Plan amendments in progress'
- Email the project team at Strategic.Planning@brisbane.qld.gov.au