

Aged Care and Retirement Living

What is it?

In Bayside, accommodation available to meet the needs of the elderly includes medium and high density dwellings for small households (e.g. town houses, apartments for those wishing to downsize), retirement villages and aged care facilities/nursing homes.

Residential aged care facilities are defined as land used to provide accommodation and personal or nursing care for the aged. It may include recreational, health or laundry facilities and services for residents of the facility.

Why is it important?

Bayside, as with the rest of Melbourne, is aging. Currently, 19% of Bayside's population consists of people aged over 65 and trends indicate continuing growth of this age group, with people of 65 consisting of up to 25% of Bayside's residents by 2031. It is important that we provide housing options that are appropriate for this stage of life so residents can stay in their local area despite changing housing needs.

What are the challenges?

Recent State planning policy changes allow Residential Aged Care Facilities of up to 16 metres (5 storeys) in height to be built in all residential zones. This may encourage the development of larger scale Residential Aged Care Facilities in the Neighbourhood Residential Zone away from shops and services. This scale of development has the potential to negatively impact on the amenity of surrounding properties if not designed well.

What are we proposing to do about it?

We are proposing to:

- Advocate to the State Government to remove the exemption to height controls for Residential Aged Care in Neighbourhood Residential Zones so that 5 storey aged care facilities have less impact and encourage development of Residential Aged Care Facilities near services and public transport.
- Provide additional guidance in the Bayside Planning Scheme to protect the amenity of residential neighbourhoods, particularly those zoned Neighbourhood Residential, from the impact of development of aged care facilities exempted from height controls.



To read the Housing Strategy Review or to have your say please go to:

bayside.vic.gov.au/HaveYourSay

