

Masterplan Elements #1: Aged Care & Retirement Living

12 September 2016

Overview

The owners of East Village are releasing a series of documents to profile specific inputs into a 20-year masterplan for the Bentleigh East industrial precinct.

The purpose of the 'Elements' documents are to build up the detail necessary for putting forward a comprehensive masterplan for community input and review.

In this document we examine the needs and planning considerations for **aged care and retirement living** – this has been of consistent community and stakeholder interest during the preceding phases of consultation on the development of a 20 year masterplan for East Village.

Summary

- Overall there is an underlying deficiency of aged living options in the area surrounding East Village.
- Glen Eira City Council's positive ageing strategy identifies six priorities to provide for older adults within an inclusive and supportive community.
- Best practice 'ageing in place' integrates such accommodation into other mixed uses supported by community facilities which build social connections, support healthy living and focus on access.
- For East Village there is an opportunity to consider the supply of retirement or aged care accommodation as part of any planning proposal

What are aged care and retirement facilities?

Aged care facilities are....

"A special-purpose facility which provides accommodation and other types of support, including assistance with day-to-day living, intensive forms of care, and assistance towards independent living, to frail and aged residents. Facilities are accredited by the Aged Care

Standards and Accreditation Agency Ltd to receive funding from the Australian Government through residential aged care subsidies.”¹

Retirement villages are...

“... residential, multi-unit complexes designed for people aged 55 years or older that usually also offer a range of health, leisure and support services. Retirement villages may be ‘campus’ style with single-level or low-rise villas occupying spacious landscaped grounds (a horizontal village) or low- or high-rise apartment blocks (vertical village).

Retirement villages may have recreational and medical facilities, such as community halls, bowling greens, and rooms for visiting doctors or allied health professionals. Some retirement villages have residential aged care facilities on the same site.”²

Why is consideration of retirement and aged care important for East Village?

Overall there is an underlying deficiency of aged living options in the area surrounding East Village.

The following demographic and projections data has been gathered to inform the development of the East Village masterplan:³

Within local study area (5km radius of East Village):

- There are 4,911 aged care beds in the area - an average aged care provision of 96 beds per 1,000 people aged over 70 years
- Overall, and currently, there is a deficiency of 127 aged care beds in the area
- By 2021 (after allowing for a 62 aged care bed facility at Chadstone), the deficiency increases to 778 and by 2031 to 2,341 aged care beds
- This equates to a need for about 30 new aged care facilities in the area (based on 70 beds per facility).

Within the regional study area (includes municipalities of Glen Eira, Bayside and parts of Stonnington, Monash and Kingston):

- By 2031, the population of the area aged 65 years and over is projected to increase to 100,479 people (with 30,035 people in Glen Eira City Council) making up a high 19.8% of the total population
- While the population of the area is projected to grow by 15% over the next 16 years, the population aged 65 years and over will increase by 41%

¹ Australian Institute of Health and Welfare, Australian Government;
<http://meteor.aihw.gov.au/content/index.phtml/itemId/384424>

² Property Council of Australia: <http://www.retirementliving.org.au/wp-content/uploads/2013/12/RVs-and-Lifestyle-Parks.pdf>

³ Sourced from Deepend Services ‘Retirement Village and Aged Care’ demographics analysis May 2016

- Except for the City of Kingston, the municipalities within the regional study area have relatively low rates of retirement village living averaging between 2.4% (Monash) and 3.3%(Bayside) – well below the Melbourne average of 4.0%.

In terms of Glen Eira City Council municipal area:⁴

- In the next 10 years, the number of Glen Eira City Council residents over 60 is expected to increase to 33,997. This means they will make up 22.3 per cent of the total population by 2025
- Analysis of the projected trends by five year age groups shows that the 65 – 69 age group will continue to represent the highest proportion of the over 60 year old resident population by 2031
- The most significant forecast population growth between 2016–2020 is 70–74 year olds.

What are the important planning considerations?

Glen Eira City Council has released a [Positive Ageing in Glen Eira Strategy 2015-2020](#) (Final draft). This strategy provides opportunities for ...“our older adults to age healthily, productively, and within an inclusive and supportive community.”

This strategy identifies six priorities:

1. Encouraging social connections
2. Promoting healthy living
3. Providing information
4. Planning community spaces
5. Working and volunteering
6. Accessing services and support

The following points on good practice are also important to consider:⁵

Optimum Practice

- *New retirement accommodation should be located within 400-800 metres of public transport, commercial and community facilities.*
- *Retirement accommodation should not undermine the walkability of a neighbourhood. They should not significantly exceed standard street block dimensions without having public through links with a street-like character.*
- *Pathways and road crossings near to retirement accommodation should be safe and suitable for older people.*

⁴ Glen Eira City Council [Positive Ageing in Glen Eira Strategy 2015-2020 Final Draft](#)

⁵ Healthy Spaces and Living: http://www.healthyplaces.org.au/site/retirement_accomodation_full_text.php

- *The design of internal circulation within retirement villages should follow the same principles of design as regular streets ensuring safe, efficient and convenient access for all users.*

Avoid

- *Locating in areas that are remote from commercial and community facilities and public transport.*
- *Having public areas or pedestrian pathways near retirement accommodation that are unsafe or unsuitable for older people such as badly maintained footpaths that may cause falls and injuries*
- *Fortress walls around retirement accommodation.*

What are some examples of best practice?

To help inform the masterplan for East Village the landowners are having a closer look at two developments which provided retirement living and aged care facilities:

- [St Ives Carine, Perth WA](#)
- [Rathdowne Place, Carlton Victoria](#)

There are also a number of examples of successful local vertical retirement villages;

- Classic Residences Brighton
- Brighton on Bay
- The Crescent Brighton
- Rylands of Hawthorn
- Menzies Malvern

Details on other local vertical retirement villages have been profiled in the following articles:

- [Urban Melbourne article](#)
- [Sourceable Industry News](#)

What does this mean for East Village?

The following points emerge for consideration in the East Village masterplan:

- There is a clear and increasing demand for aged care and retirement accommodation and services in the area and as such the East Village masterplan needs to consider a provision for such accommodation to meet the demographic needs of the area.
- There is a shortage of sites with the required attributes suitable to accommodate an aged care or retirement facility.
- Any facilities need to be integrated into other mixed uses and need to be supported with community and medical facilities focussed on supporting social connections, healthy living and access.

- Ease of walkable access to local activities, retail and services will assist residents in remaining part of the community and promote active lifestyles for improved health outcomes.
- Integration of landscape opportunities and an outlook towards green spaces will be an important part of ensuring a successful design outcome.