

# Baby Boomers in Retirement ... An Urban Village not a Retirement Village



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sydney



# Retirement 101

## The Current Market

- In Australia, 2.7% of retirees live in self care retirement villages.
- In the USA, 7.0% of retirees live in self care retirement communities.
- Average age to enter a retirement village is 72
- Average retirement village - 36% male: 64% female



# Retirement 101

## Older People on the Move?

- The majority of older people “age in place”.
- Around 1 in 4.5 however do move.
- Propensity to move increases dramatically after age 75 -80.
- Many of these moves are not voluntary but are health based.



# Retirement 101

## Older People Who Move

- Many moves are over a short distance to a nearby suburb in the same city.
- The move may involve “downsizing” to an apartment or townhouse.
- About 3% of older people 65 years and over choose to move to a retirement village.
- Once they reach their mid to late 70s, about 6% of older people choose to move to a retirement village.



# Retirement 101

## Older People on the Move?

- A minority but still a large number of retirees move a long distance to live in a coastal environment.
- “Sunbelt” Sea Change – Hervey Bay, Sunshine Coast, Gold Coast



# Retirement 101

## Ageing Population: Increased Demand for Retirement Communities

- It is predicted there will be demand for an additional 70,000 independent living units over the next 20 years.

# Danger Will Robinson!



**Warning!**

**The first  
Boomers  
turn 60  
in 2006!**

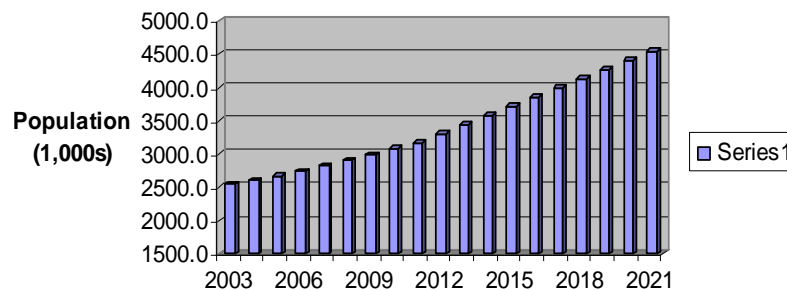
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# The Irresistible Demographic

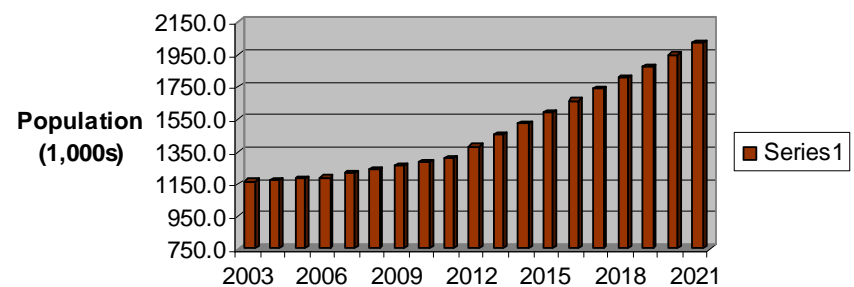
**Age 65+ Population Projections**

(Source: Australian Bureau of Statistics Sept 2003)



**Age 70-79 Population Projections**

(Source: Australian Bureau of Statistics Sept 2003)



- **“There will be a showdown in 20 years as 4.1m baby-boomers move into the space of 2.5m pre-boomers”**

— Bernard Salt, KPMG author of *The Big Shift*





# Baby boomers approaching retirement – “The showdown”.

- Greater independence and mobility
- Higher expectations of standards and services now and future – will not go quietly.
- Lifestyle property – Café Society
- “Ageing in Place” is most desirable
- Seeking security – predisposition to gated community
- Close to home



**I believe that:-**

**Boomers will reject the current  
Silent Generation Retirement  
“Gulag” Model**



**I believe that:-**

**Boomers will demand connected communities which engage with their surrounding community**



An aerial photograph of Central Redland Bay, showing a residential area with houses, green fields, and a large body of water in the background. The sky is blue with scattered white clouds. On the left side of the image, there is a vertical strip showing a stylized map of the area. The title 'CENTRAL REDLAND BAY' is overlaid in white serif font across the middle of the image.

# CENTRAL REDLAND BAY

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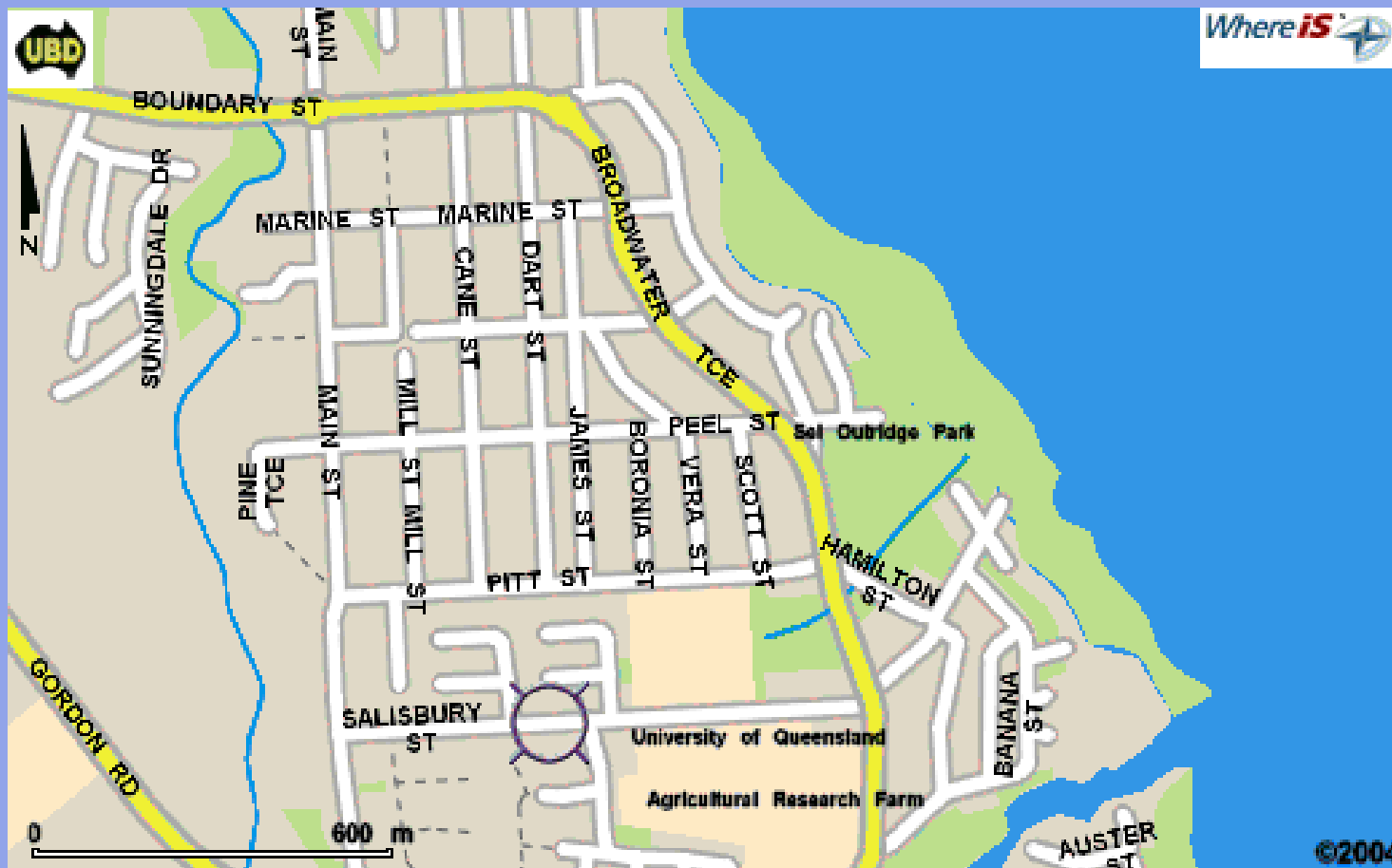
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# Locality Plan



# Locality Plan



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# Aerial Photo



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# Enquiry by Design - 4-7 April 2004

Over 100 Residents & Community Group Representatives



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# Press Coverage

Articles in *Bayside Bulletin*, *Redland Times*,  
*Southern Bay News*

## UQ farm sold to developers

THE end of an era was marked with the sale of the University of Queensland's Redland Bay Research Farm to property developer Petrac this week.

The 15-hectare property, one of the last large farms left in Redland Bay, has been sold by the University of Queensland for

by **SAMANTHA PETERS**  
farming and research purposes since 1956.

The sale of the farm ends over 12 months of uncertainty over the farm's future.

University senate members announced they were interested in

selling the farm in early September last year, and have been sitting through expressions of interest ever since.

The decision was met with strong criticism from staff members.

Redland Bay

ters against the sale of the

Following the activities

for

SOUTHERN  
**Bay News**

Published and Printed at the Bay News, Redland Bay, New South Wales.  
For Sale by the Bay News, Redland Bay, New South Wales.

FRIDAY, APRIL 23, 2004

Vol 14, No. 1521-1522, Tue 2004 \$1.00  
Email: [BayNews@redlandbay.com.au](mailto:BayNews@redlandbay.com.au)

## Retirement plan for research farm

## Retirement plan for research farm

AN innovative and non-traditional retirement community development has been proposed for the site of the University of Queensland research farm at Redland Bay.

To be developed by Petrac, the proposed project is said to be a first for the Redlands and will comprise accommodation options ranging from retirement living to fully supported care for the 60

ly," Mr Bowers said. "Major facilities will include a mixed-use village centre accommodating a range of specialised retail, small business and community facilities.

"Some of these community initiatives include Petrac's donation of land for a community-based kindergarten, a library branch with a 'University of the Third Age' and bowls club."



## Profits for the community

ONE of the challenges of living in a growing community is to accommodate new people without adversely affecting people who already live here.

Despite the best intentions of planners, it has not been possible to have a meaningful input into developments in their neighbourhood. While the general principles are embraced in planning documents, the minute details in that scheme often bypass the community.

This week at Redland Bay, an alternative way of doing things is under way.

Developer Petrac purchased the former University of Queensland Research Farm at Redland Bay and is working with the local community to design a development for the site.

What the process does is expose the community to a vast array of information about the site – technical, ecological and demographic – and exposes people to information they would not normally have access to.

University of Queensland  
From

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# Internet

All planning reports & plans publicly available for download



## CENTRAL REDLAND BAY: A Petrac Development

Welcome to the site of the proposed Central Redland Bay L... This is a special site in the heart of the urban area of R... Queensland has run a research facility on this property, howe... that the land is available for other purposes. Petrac P/L, an... engage with the community to identify appropriate future use... outcomes from that process and to provide you with inform... process. To navigate on this site:

- Simply use your scroll wheel or scroll bars and your back...
- Click any small image to see a larger view, and
- Click hyperlinks to access documents. To properly dis... Acrobat Reader (Version 5 or later) although many PC... Reader to obtain it free of charge. Note that some files... modern.

To see a one page summary of the proposal, click [here](#) (0.28M)

This page is laid out in the following way:

- [What's New](#)



## Application Details & Supporting Studies

An application for a preliminary approval has been made to the Redland Shire Council. If the Council approves the application, further applications are required to be lodged with the Council for the various stages of the development. They will be assessed against the [Plan of Development](#) (0.28MB). The applications must also comply with any conditions the Council approves these subsequent applications, it issues a Development Permit (usually with conditions) and Petrac works. It is only then that development can take place.

The application includes extensive range of documentation:

### a) *Integrated Planning Act Forms & Associated Information:*

- [Covering Letter](#) (0.12MB)
- [Application Form & Owner Consents](#) (0.59MB)

### b) *Planning Criteria*

- [Illustrative Plan Overall Site Plan](#) (0.28MB, click this link or the image to the right to see a larger view of the plan)
- [Plan of Development](#) (0.21MB, identifying the various development precincts and the development criteria for those precincts)
- [Assessment Levels](#) (0.21MB, associated with the various precincts)
- [Height Control](#) (0.60MB)
- [Land Use](#) (0.59MB)

# Public Display on Site

Attended by about 100 residents & interest group reps.



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**ILLUSTRATIVE SITE PLAN**

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 LEISURE LIFE RETIREMENT COMMUNITY  


  
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## PLAN OF DEVELOPMENT SUMMARY

PRECINCT	LAND USE	BUILDING TYPES	RESIDENTIAL DENSITY	BUILDING HEIGHT	NON RES BUILDING AREA	BUILDING PLACEMENT	PERMITTED ENCROACHMENT	PARKING	RESIDENTIAL VALUE SPACE
<b>PUBLIC OPEN SPACE</b>	Public Park	Shelters Park Furniture	N/A	N/A		N/A	N/A	N/A	N/A
<b>VILLAGE GREEN</b>	Community open space	Existing Building Recreation facilities	N/A	2 Storey		N/A	N/A	N/A	N/A
<b>COMMUNITY FACILITIES</b>	Community facilities	Child care centre Aged Care Centre	N/A	Maximum 3 Storey	75 Children 120 Rooms	3m to building	Roof Eaves Translucent structures	Child Care - Min 11 Aged Care - Min 20	N/A
<b>RESIDENTIAL INTERFACE</b>	Single Storey dwellings	Duplexes Detached Housing	75 EPs	Maximum 1 Storey	N/A	4m to building 5m to garage 1.5m to side 3m to rear	Roof Eaves Translucent structure	2 car spaces within lot with at least 1 undercover	Minimum 3x4m open space
<b>CONVENTIONAL HOUSING</b>	Detached Housing	Detached Housing	Minimum 600 sqm lots	Maximum 2 Storey	N/A	Standard building guidelines	N/A	N/A	N/A
<b>RETIREMENT LOW DENSITY</b>	Low density residential housing	Duplexes Detached Housing Attached Housing	300 EPs	Maximum 2 Storey	N/A	4m to building 5m to garage 1.5m to side 3m to rear	Roof Eaves Translucent structures	2 car spaces within lot with at least 1 undercover	Minimum 3x4m open space
<b>RETIREMENT MEDIUM DENSITY</b>	Residential apartments	Duplexes Detached Housing Attached Housing Apartments Assisted living	300 EPs	Maximum 3 Storey	N/A	3m to building	Roof Eaves Balconies Awnings	1 car space per apartment within building Visitor parking	Minimum 2x3m balcony or 4x3m open space
<b>MIXED USE RESIDENTIAL</b>	Shops & offices Residential apartments Community facility	Apartments Assisted Living Attached Housing	320 EPs	Maximum 3 Storey	Max 800 sqm Shops Max 1500sqm Commercial Max 1500sqm community	3m to building 0-3 to street Retail section	Roof Eaves Shop awnings Balconies	1 car space per apartment 1 car space per 4 assisted living dwellings 1 non-residential space per 40sqm GFA	Minimum 2x3m balcony or 4x3m open space



## PLAN OF DEVELOPMENT DEFINITIONS

LAND USE	Proposed land use for allocated area as shown
BUILDING PLACEMENT	Buildings shall be set on the lots relative to the property boundary
BUILDING HEIGHT	Heights shall be measured in storeys above ground level. Part of the building may extend beyond the height limit to provide visual accents. Partial inground basements may extend up to 2m above ground over 50% of the building footprint and not be counted as a storey.
ON-SITE PARKING	Parking spaces are to be provided on each allotment in accordance with schedule. Visitors carpark to be within the allotment where practical. Where possible the garage shall be recessed from the building footprint to reduce the dominance of the street elevation.
PERMITTED ENCROACHMENTS	Eaves, awnings and architectural features and elements are permitted to within 1 metre of boundary. Garden walls & fences will be permitted where required.
RESIDENTIAL DENSITY	For other forms of housing, in order to maximise housing density, density is measured as the total number of equivalent persons resident in each precinct. The following ratios apply in converting equivalent persons to dwellings: 3+ bedrooms = 2.2 persons per dwelling 2 bedrooms = 1.6 persons per dwelling 1 bedroom = 1.0 persons per dwelling
TRANSLUCENT STRUCTURE	Architectural features & elements such as pergolas, verandas & structure which does not impede the streetscape.
VALUE SPACE	The area within each "Dwelling Unit" which allows use of external private living areas. Value space can be balcony area or ground area.



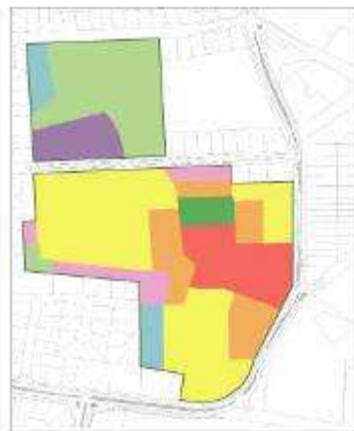
PLAN OF DEVELOPMENT

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PRECINCT	INTENT	LEVEL OF ASSESSMENT	
		SELF ASSESSMENT	CODE ASSESSMENT
ALL PRECINCTS			Reconfiguration of a lot
PARK	To ensure the future allocation of parkland which provides a diversity of recreational experience, integrates with established parks and facilitates protection of areas of ecological significance	Park	
VILLAGE GREEN	To provide a centrally located and publicly accessible community focal point for the amenity and benefit of the local community	Indoor recreation centre (where using existing building)	Indoor recreation centre Outdoor recreation centre
COMMUNITY FACILITIES	To provide accessible and high quality community facilities which service the needs of the wider community, including a creche and residential aged care facility		Accommodation unit (where a residential aged care facility) Child care centre
RESIDENTIAL INTERFACE	To ensure future development comprises low density housing forms of a scale which maintains the amenity enjoyed by residents in Moreton View Parade, Labib Street and Salisbury Street. Where possible, allotments layout and widths will be designed to reflect the subdivision pattern of properties in the adjacent street.	Dwelling house where on an allotment of a minimum 600sqm in area	Dwelling house where on an allotment of less than 600sqm in area Multiple dwellings (where duplexes)
TRADITIONAL HOUSING	To ensure future development comprises detached dwelling houses on traditional lots in order to maintain the amenity enjoyed by residents in Ormac Street, Newlands Street and Pitt Street	Dwelling house where on an allotment of a minimum 600sqm in area	
RETIREMENT LOW DENSITY	To provide housing choice in retirement accommodation through the provision of a range of high quality housing forms up to 2 storeys in height, including detached housing, duplexes and other attached housing forms, but excluding apartments	Dwelling house where on an allotment of a minimum 600sqm in area	Dwelling house where on an allotment of less than 600sqm in area Multiple dwellings
RETIREMENT MEDIUM DENSITY	To provide housing choice in retirement accommodation through the provision of a range of high quality multiple dwelling forms up to 3 storeys in height	Dwelling house where on an allotment of a minimum 600sqm in area	Dwelling house where on an allotment of less than 600sqm in area Multiple dwellings
MIXED USE RESIDENTIAL	To provide residential uses within a mixed use village style format centred on a landscaped main street, and supported by local retail, business and community facilities to service the needs of the local community		Accommodation unit Commercial premises Education establishment General store Health care institution Indoor recreation centre Multiple Dwellings Refreshment Establishment Shop



PRECINCT & LEVEL OF ASSESSMENT

Definitions:

**Residential Aged Care Facility**

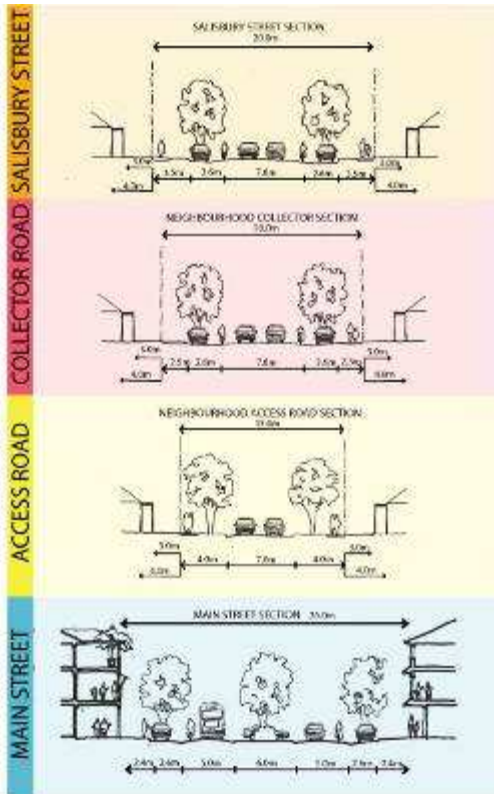
The use of premises providing personal care or nursing care (or both) for aged persons resident on the site. The term includes ancillary communal facilities, kitchen / cooking facilities and the provision of on-site medical services

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## ROAD PRINCIPLES

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### STREET NETWORK FEATURES

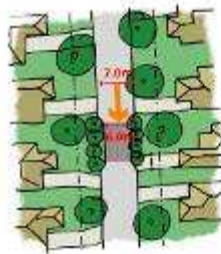
- Provision of footpaths to street frontages
- Provision of on street parking on principle roads to cater for visitor parking
- Pavement widening to principle roads to cater for bicycle traffic
- Speed calming using road geometry & road design
- Active external road frontages (no use of unsightly sound barriers)

### STREET NETWORK BENEFITS

- Low speed vehicular environment
- Permeable street network engenders low volume vehicular environment
- Landscaped streets and open environment

All these features and benefits combine to create a safe walkable environment within the site and further into the community.

### NEIGHBOURHOOD TRAFFIC CALMING



- Longer straight road sections utilise a narrowing road section to promote a slower traffic speed (7.0m down to 6.0m in road width)
- These sections will usually be landscaped areas to compliment the surrounding streetscape

### NEIGHBOURHOOD INTERSECTIONS

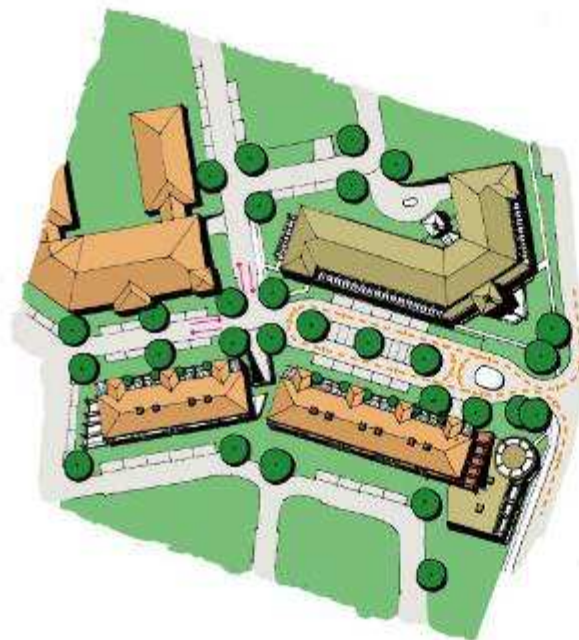
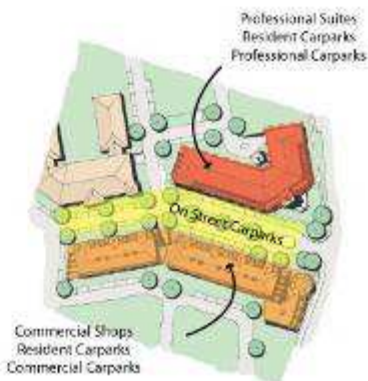


- Roads narrow at intersections to promote a slower traffic speed (7.0m down to 6.0m in road width)
- Intersections with a straight road are diverted to remove the tendency to speed on long straight sections. (2.0m deviation from the straight line road)



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- Residential Traffic Flow
- Main Street Traffic Flow

The Main Street has been designed with the following principles:

Buildings are three storey active frontage framing a traditional village commercial/retail street.

Retail shops and services at street level with awnings.

Residential apartments on second and third levels with balconies addressing the street.

Parallel and right angle parking provide convenient visitor/customer parking. Additional visitor & tenant parking are provided in the basement of buildings.

Traffic entering the main street, has the ability to turn within the main street area.

Central parking provides a safe central section for pedestrians while creating a landscaped traffic calming condition and avoiding the "sea of asphalt" associated with parking areas.

Wide street design to create a pleasant landscaped street featuring bench seating, feature paving and public artwork while creating an accessible amenity for both pedestrian and vehicles.



### MAIN STREET PRINCIPLES

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POOL & WATER FACILITIES



RENOVATION OF ORIGINAL HOUSE



RETENTION OF EXISTING MANGO TREES



### VILLAGE GREEN PRINCIPLES

Create a focal point for the surrounding community to meet and socialise there by providing a central identity and central character

Create an area which is central and accessible to all residents within the site and residents living in adjoining areas to the site

Incorporate physical activity amenity such as a pool area, bowling green, club house and open area for social interaction and physical exercise

Village Green provides a focal point for the site and is framed by surrounding housing



INTERFACE WITH SURROUNDING BUILDINGS



CREATION OF LANDSCAPED SURROUNDS



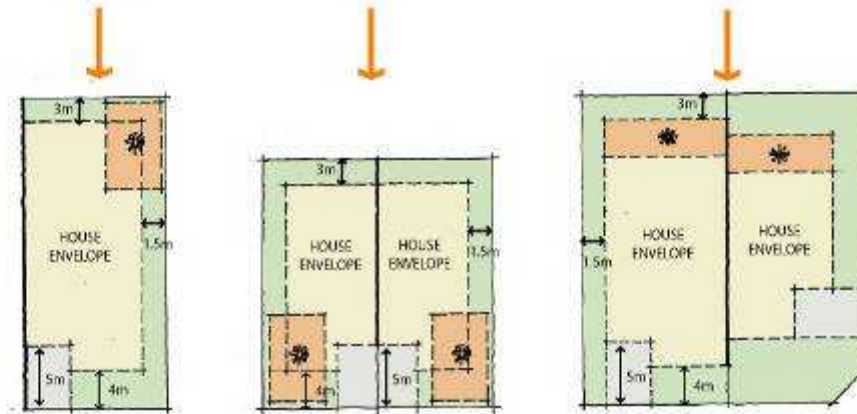
VILLAGE GREEN

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**SETBACK MINIMUMS**

- 3.0m Setback to pergola / entry porch
- 4.0m Setback to house
- 5.0m Setback to garage
- 1.5m setback to side of house
- 3.0m setback to rear of house
- 0.0m setback in case of Zero Lot

Pergolas & Translucent Structures may encroach to 1.0m from any boundary

- VALUE ADDED SPACE  
MINIMUM OF 4m x 3m space
- HOUSE ENVELOPE
- OPEN GREEN LOT SPACE
- DRIVEWAY

**VALUE ADDED SPACE**

An area within the house design which takes advantage of solar access, privacy, vistas and open space

The value added space may be located at the front or at the rear of the house depending upon orientation type, location and style.

Open balconies with glass frontage to allow maximum solar access to building

Screens and awnings to provide protection and privacy for each apartment



On street parking surrounded by landscaped gardens and pedestrian footpaths creating a pleasant street vista

Ground level to provide space for cafe's, shops & office suites with windlered pavement and landscaped shop fronts

Landscaped areas creating a pedestrian focused boulevard to encourage social interaction



#### MIXED USE SECTION

Bottom level is reserved for retail shops and commercial suites

The two levels above are residential and can be built with a terrace style roof or as an open apartment balcony

Setbacks are 0-3m to shopfronts

Basement parking on lower level

On street parking complimented by central parking and landscaped footpaths & reservations



#### MEDIUM DENSITY USE SECTION

All three levels are residential and can be built with a terrace style roof or as an open apartment balcony

Setbacks are 3m to ground floor

Basement parking on lower level

On street parking complimented by landscaped footpaths

MULTI LEVEL PRINCIPLES

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# Public Submissions

Out of Redland Bay's Resident Population of 7000, a total of 31 submissions were received:

- **1 in favour**
- **30 against**
- **1 petition against containing 160 signatures**



# Outcome

- From Lodgement of Application to Development Approval

**6 Months (Remarkable even for Queensland)**

- Community consultation gave rise to over 100 expressions of interest



# New Urbanism Retirement Community Opportunities

- Greenfields
- Brownfields
- Transit Oriented Development
- Adaptive Reuse
- Virtual Retirement Communities

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[sbowers@petrac.com.au](mailto:sbowers@petrac.com.au)

The logo for PETRAC features a dark blue horizontal bar with an orange triangle on the right side, positioned above the word "PETRAC" in a bold, black, sans-serif font.

**PETRAC**

The Leisure Life logo consists of a stylized orange figure with green leaves and a green circle, positioned to the left of the text "Leisure Life" in a blue, italicized serif font.

*Leisure Life*

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