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

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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!
The Irresistible Demographic

- “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.
Locality Plan

Redland Bay

Australian Congress for New Urbanism
Locality Plan
Aerial Photo
Enquiry by Design - 4-7 April 2004
Over 100 Residents & Community Group Representatives
Press Coverage

Articles in Bayside Bulletin, Redland Times, Southern Bay News

UQ farm sold to developers

BY SAMANTHA PETERS

The end of an era was marked

UQ farm sold to developers

BY SAMANTHA PETERS

AN innovative and non-

retirement residential

community development has been proposed for the site

of the University of Queensland Research farm

in Redland Bay.

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 elderly.

Mr Bennet said:

"Major facilities will include a medical-care village,

a range of specialised

services, and small businesses.

"Some of these community initiatives include

Petra's community-based care services, the

Third Age and a

children's centre."

Reirement plan for research farm

Retirement plan for research farm

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 underway.

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 normally have access to.
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 LDA. This is a special site in the heart of the urban area of Redland, Queensland, and it has been earmarked for a new residential development. The site is adjacent to an existing development, and it is anticipated that the new development will complement the existing infrastructure and community facilities.

To see a one-page summary of the proposal, visit [the website](http://www.petrac.com.au/centralredlandbay).

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. The application will be assessed against the Plan of Development (0.28MB). The applications must also comply with any conditions of approval.

The application includes an extensive range of documentation:

a) Integrated Planning Act Forms & Associated Information:
   - [Covering Letter](http://www.petrac.com.au/centralredlandbay) (0.12MB)
   - [Application Form & Owner Consent](http://www.petrac.com.au/centralredlandbay) (0.89MB)

b) Planning Criteria:
   - [Illustrative Plan Overall Site Plan](http://www.petrac.com.au/centralredlandbay) (0.28MB), click this link on the image to the right to see a larger view of the plan.
   - [Plan of Development](http://www.petrac.com.au/centralredlandbay) (0.21MB), identifying the various development precincts and the development criteria for those precincts.
   - [Assessment Levels](http://www.petrac.com.au/centralredlandbay) (0.21MB, associated with the various precincts).
   - [Height Control](http://www.petrac.com.au/centralredlandbay) (0.61MB)
   - [Land Use](http://www.petrac.com.au/centralredlandbay) (0.61MB)
Public Display on Site
Attended by about 100 residents & interest group reps.
‘Central Redland Bay’ Vision

‘To create an integrated retirement community offering housing choice, a sense of community, identity and residential amenity with an environmentally responsible development’

Central Redland Bay will be a masterplanned retirement community of over 500 residences and apartments dispersed within public streets to encourage integration into the broader Redland Bay community.

The development will focus on a village green and a ‘main street’ incorporating neighbourhood shops and professional suites.

A nature conservation area and public parks will be created and dedicated for public use.

Central Redland Bay has been designed on ‘new urbanism’ principles and best practice environmentally sustainable development.

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# Plan of Development Summary

<table>
<thead>
<tr>
<th>Precinct</th>
<th>Land Use</th>
<th>Building Types</th>
<th>Residential Density</th>
<th>Building Height</th>
<th>Non Res. Building Area</th>
<th>Building Placement</th>
<th>Parking</th>
<th>Residential Value Space</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Open Space</td>
<td>Public Park</td>
<td>Detached, Single</td>
<td>250-350 m²</td>
<td>2 Storey</td>
<td>3 Storey</td>
<td>Central Core Min 11</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Village Greens</td>
<td>Community Open Space</td>
<td>Detached, Single</td>
<td>250-350 m²</td>
<td>2 Storey</td>
<td>3 Storey</td>
<td>Central Core Min 11</td>
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<td>N/A</td>
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<tr>
<td>Community Facilities</td>
<td>Community Centre</td>
<td>Detached, Single</td>
<td>250-350 m²</td>
<td>2 Storey</td>
<td>3 Storey</td>
<td>Central Core Min 11</td>
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<td>N/A</td>
</tr>
<tr>
<td>Residential</td>
<td>Single Store dwellings</td>
<td>Detached, Single</td>
<td>250-350 m²</td>
<td>2 Storey</td>
<td>3 Storey</td>
<td>Central Core Min 11</td>
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<td>N/A</td>
</tr>
<tr>
<td>Conventional Housing</td>
<td>Detached, Semi-detached</td>
<td>Detached, Single</td>
<td>250-350 m²</td>
<td>2 Storey</td>
<td>3 Storey</td>
<td>Central Core Min 11</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Retirement Low Density</td>
<td>Detached, Semi-detached</td>
<td>Detached, Single</td>
<td>250-350 m²</td>
<td>2 Storey</td>
<td>3 Storey</td>
<td>Central Core Min 11</td>
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<td>N/A</td>
</tr>
<tr>
<td>Retirement Medium Density</td>
<td>Residential Apartments</td>
<td>Attached, Single</td>
<td>250-350 m²</td>
<td>2 Storey</td>
<td>3 Storey</td>
<td>Central Core Min 11</td>
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<td>N/A</td>
</tr>
<tr>
<td>Mixed Use Residential</td>
<td>Shops, Offices, Apartments</td>
<td>Attached, Single</td>
<td>250-350 m²</td>
<td>2 Storey</td>
<td>3 Storey</td>
<td>Central Core Min 11</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

## Plan of Development Definitions

- **Land Use**: Proposed land uses for allocated areas as shown.
- **Building Placement**: Buildings shall be set back in accordance with schedule.
- **Building Height**: Heights shall be measured from street to roof level.
- **Site Planning**: No off-street parking is required.
- **Permitted Encroachments**: Eaves, awnings and external wall features are permitted to extend 1m past boundary.
- **Residential Density**: 1 person per bedroom.
- **Translucent Structure**: 2 people per bedroom.
- **Value Space**: 1 person per bedroom.

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# Central Redland Bay

Leisure Life Retirement Community

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<table>
<thead>
<tr>
<th>PRECINCT</th>
<th>INTENT</th>
<th>LEVEL OF ASSESSMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>ALL PRECINCTS</td>
<td>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</td>
<td>Self Assessment</td>
</tr>
</tbody>
</table>

**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).
- Accmodation unit (where a residential aged care facility). Outdoor recreation centre.

**Community Facilities**
- To provide accessible and high quality community facilities, which service the needs of the wider community, including a centre and residential aged care facility.
- Accommodation unit (where a residential aged care facility). Central community centre.

**Residential Interface**
- To ensure future development comprises low density housing areas, which maintain the amenity enjoyed by residents on Queen Street, Newlands Street and Qualls Road. Where possible, setbacks, layout and widths will be designed to reflect the landscape pattern of properties in the existing streets.
- 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 spaced).

**Intradural Housing**
- To ensure future development comprises detached dwelling houses on traditional lots in order to maintain the amenity enjoyed by residents on Queen Street, Newlands Street and Qualls Road.
- 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 stories in height, including detached housing, duplexes and other attached housing forms, but excluding units.
- 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 areas 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 residents community.

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 auxiliary community facilities, kitchen/laundry facilities and the provision of on-site medical services.
STREET NETWORK FEATURES
- Provision of footpaths to streetfrontages
- Provision of on-street parking on principal roads to cater for visitor parking
- pavement widening to principle roads to cater for bicycle paths
- Speed calming using road geometry & road design
- Active external road frontages (no use of strictly 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 and 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 (5km/h slower than 10km/h in road width)
- These sections will usually be landscaped areas to complement the surrounding streetscape

NEIGHBOURHOOD INTERSECTIONS
- Roads narrow at intersections to promote a slower traffic speed (5km/h slower than 10km/h in road width)
- Intersections with a straight road are diverted to remove the tendency to speed on long straight sections (2km deviation from the straight line road)
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 earnings.

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

Parallel and right angle parking provide convenient motor/customer parking. Additional visitor and 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.
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 project 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.

POOL & WATER FACILITIES

INTERFACE WITH SURROUNDING BUILDINGS

RENOVATION OF ORIGINAL HOUSE

CREATION OF LANDSCAPED SURROUNDS

RETENTION OF EXISTING MANGO TREES

CENTRAL REDLAND BAY
LEISURE LITE RETIREMENT COMMUNITY
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:
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.

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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 an open apartment balcony.

Setbacks are 0.6m to shopfronts.

Basement parking on lower level.

On street parking complemented 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 0.5m to ground floor.

Basement parking on lower level.

On street parking complemented by landscaped footpaths.

CENTRAL REDLAND BAY
LEISURE LIFE RETIREMENT COMMUNITY

MULTI LEVEL PRINCIPLES
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