FIGURE 6: INDICATIVE SETBACKS PLAN

5.0 RETIREMENT BUILT FORM

Retirement housing and facilities extend the range housing types within a community to suit the aging population. They allow residents to age in place while maintaining contact with their associated community. They contribute more effectively when they within easy walking distance or are directly integrated with Neighbourhood Centres.

The built form and landscape is highly legible and contributes to the existing streetscape and the local character with active frontages and overlooking.

The design of the development does not obstruct/encroach significant view corridors, and it enhances existing vistas and views whenever possible.

A range of recreational and environmental settings, corridors and focal points are provided. Issues of security and surveillance are addressed.

Built for offers accessible permeability in addition to the surrounding streets for finer grain pedestrian movements.

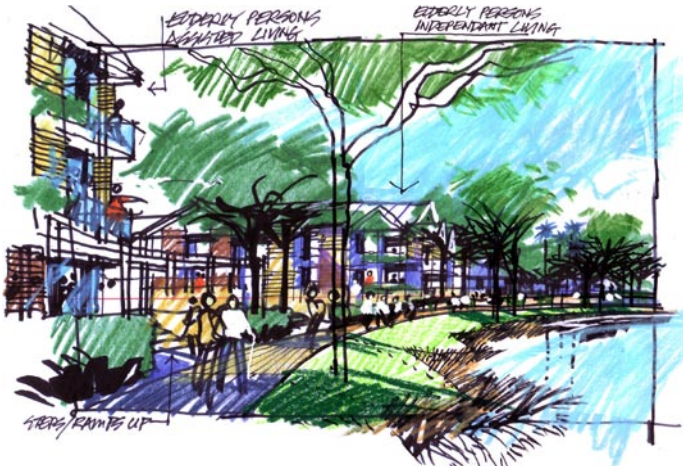
As many residents as possible are within a 5min walk (or 400m) of the Neighbourhood Centre to encourage walking and reduce motor vehicle dependence.

The Neighbourhood Centre delivers a range of denser housing types.

ISSUES

The Pacific Pines Retirement Community is located adjacent to the Neighbourhood Centre and existing Pond. Denser three storey dwelling types are located closer to the Neighbourhood Centre on even graded parts of the site to encourage accessible connectivity to the Neighbourhood Centre, Community Facilities and focal areas of public open space (as shown in Figure 7).

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
Lot orientation maximises outdoor living areas, privacy and solar access to promote energy efficiency and reduce the use of nonrenewable resources and greenhouse gas-emissions	Refer Diagrams 6-9.
Lot layout enhances personal safety.	Lots front onto all streets and open space is bounded by streets on at least two sides in all cases.
A variety of lot sizes and types are provided.	
A minimum of one off-street car parking space is provided per dwelling. Visitor parking is provided in the street. Basement car parking can project up to 1 metre above the natural ground level for ventilation purposes	Refer Diagrams 6-9.



Sketch 8: Boardwalk view looking southwards along edge of pond towards Retirement Central Facilities building and Assisted Living facility

Sketch 9: View of Assisted Living facility from childcare centre

FIGURE 7: INDICATIVE RETIRMENT COMMUNITY

5.1 RETIREMENT CENTRAL FACILITES

At the core of retirement communities are central facilities and higher levels of care. They are located within walking distance of other housing in the community and in areas where they have an clear address within the broader community. They are also located close to community facilities and childcare where possible to enable them to contribute to the interaction, operation and utilisation of these facilities. The central facilities to the retirement include administrative areas, dining facilities health facilities and higher levels of care.

ISSUES

The Pacific Pines Retirement Central Facilities are 3 storey buildings located adjacent to the Neighbourhood Centre and overlooking the Pond. They include a landmark elements that terminates the end of the Main Street thus directly addressing this important space within the community. They are also located close to community facilities such as the proposed community hall and childcare centre. In this way they contribute to the use and vitality of these facilities. The central facilities to the retirement include

- Administration;
- Club and dining facilities;
- Health facilities;
- Independent Living Apartments; and
- Assisted Living Units.

They have setbacks that offer a transition bettween Neighbourhood Centre mixed used buildings and lower density residentiial areas while offering clear surveilancce of street frontages. These buildings need to be 3 stories in height to provide development intensity sufficient to sustain a vibrant and compact community with a range of dwelling choices. The building height limits in this area need to allow for sufficient height for terraces to be elevated up to 1m above the footpath to provide privacy between public footpaths and private terraces. The building heights also need to allow sufficient height for ground level central facilities, ceiling servicing zones and articulated roof forms to ensure there are attractive views of the development from above and to discourage large flat rooved buildings. These heights are illustrated in Diagram 5.

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
Common areas are located and sited to: - Maximise active frontages to streets, especially the Main Street and the Pond; and - Provide adequate circulation of air between buildings. - Residential uses within central facilities are located to: - Have main entry points accessible from the street; - Overlook the pond, street and footpath with living room windows and balconies; and - Provide a range of dwelling sizes.	Refer to Diagrams 6-9 for further details.
Private open space is of a dimension and location to: - Serve as an extension to the dwelling unit for private recreation purposes; - Be directly accessible from the main living area of the dwelling unit; - Maximise solar access, where practical; and - Be comensorate with the size of the dwelling and enable a diversity of dwelling types including retirement, affordable housing and key worker housing.	A minimum private open space area to will apply as follows: - The area is to be provided by way of ground floor private open space / balcony or above ground balcony adjoining the living area of the unit and at the same level and - Ground level units and associated private open space are ideally between 400 and 900mm above adjacent street level. - For units at ground level with GFAs of 55m^2 or less, 20m^2 of private open space with a minimum dimension of 4m is adequate; - For units at ground level with GFAs between 55m^2 and 70m^2, 30m^2 of private open space with a minimum dimension of 4m is adequate; and - For units at ground level with GFAs greater than 70m^2, 50m^2 of private open space with a minimum dimension of 4m is required. - For units above ground level with GFAs of 35m^2 or less, 6m^2 minimum balcony area is adequate; - For units above ground level with GFAs between 35m^2 and 55m^2, 10m^2 of balcony area is adequate; and - For units above ground level with GFAs greater than 55m^2, 15m^2 of balcony area is required.
Communal open space is clearly defined, useable and helps create a pleasant, safe and attractive living environment	As part of any future application, a Landscape Concept Plan is to be prepared that demonstrates compliance with the design outcomes, addressing adjacent public areas, existing and proposed vegetation, earthworks, communal facilities, surveillance, irrigation, lighting, fencing etc.
Provision is made for: - Individual mail boxes; - Adequate garbage bin areas not visible from the street; and - Adequate storage areas.	No guideline.

Dwellings provide an attractive street appearance through the following: - Building frontage and entry points are readily apparent from the street; - Lightweight and translucent elements are utilised as required, to soften building presence; - Building design detail and finish provide an appropriate scale, add visual interest, and enable differentiation between dwellings; - Buildings are sited to enhance landscape character within the streetscape; and - Garages and parking structures are sited and designed so as to not dominate the street frontage.	Refer to Diagram 3 for further details. AND As part of any future application, a Streetscape Concept Plan is prepared that demonstrates how the design outcomes are met.
Front fences and walls (forward of the building line) are no greater than 1.2m high if solid. This height may be increase to 1.8m if the fence has openings which make it not less than 50% transparent)	As part of any future application, a Streetscape Concept Plan is prepared that demonstrates how the design outcomes are met.

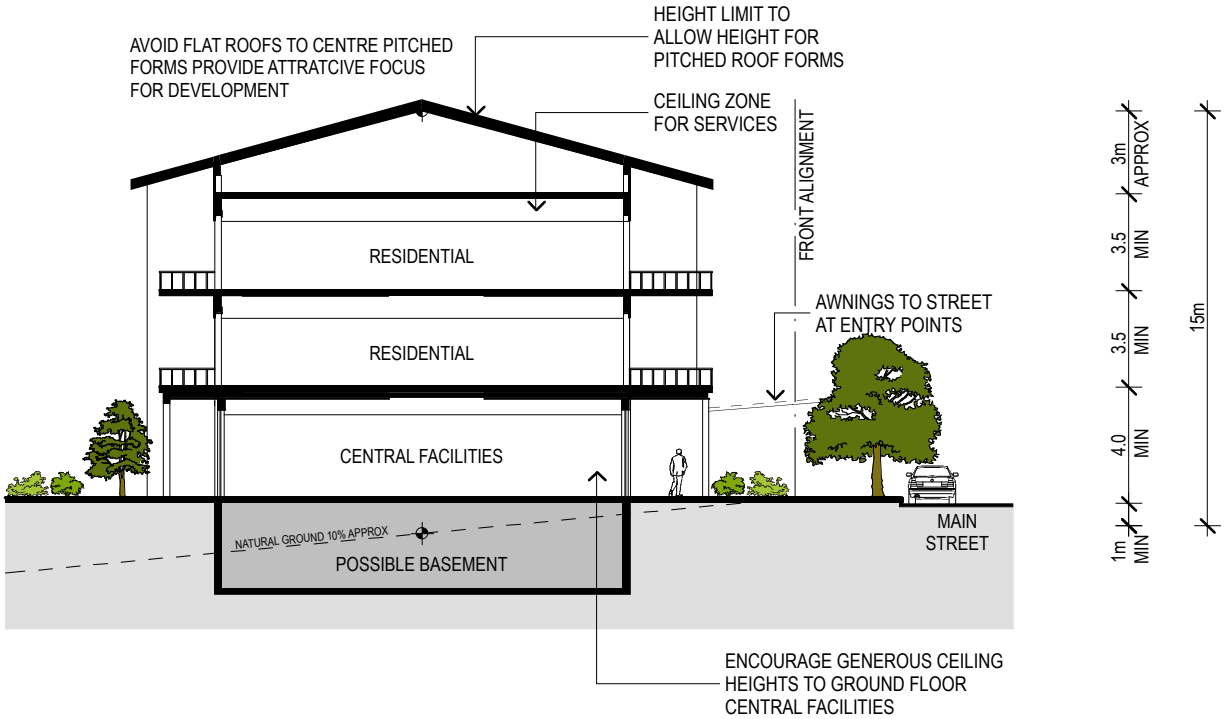
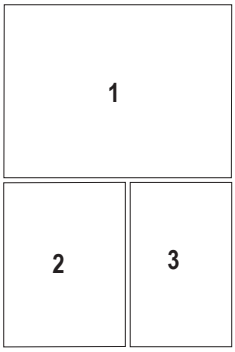


DIAGRAM 5. RETIREMENT CENTRAL FACILITIES



1. Independent living units
2. Independent living units
3. Independent living units

5.2 RETIREMENT RESIDENTIAL LOTS

Retirement residential lots provide detached and attached housing typologies that suit the needs of an aging population. They are compact communities located within easy walking distance of communal facilities and Neighbourhood Centres where possible. A range of housing typologies is provided to suit different user requirements and household sizes. They address external streets of a development and encourage interaction with the broader community.

ISSUES

In Pacific Pines the Retirement lots are single and double story dwellings located on level parts of the site in close proximity to the Neighbourhood Centre. Communal open space areas within these areas accessible to the broader community to encourage interaction and provide finer grain pedestrian connectivity to the Neighbourhood Centre. Retirement residential lots include:

Detatched Lots;
CarCourt Lots; and
Duplex Lots.

They are at a transitional density with transitional street setbacks between the Neighbourhood Centre and adjoining private residential areas.

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
Lot orientation maximises outdoor living areas, privacy and solar access to promote energy efficiency and reduce the use of non-renewable resources and greenhouse gas-emissions	Refer to Diagrams 6-9
Lot layout enhances personal safety, security and interaction between residents.	Lots have entries and frontages to streets and/or open space. Refer Diagrams 6-9
Visual Impacts of motor vehicles are reduced on streetscape.	Single car garages are encouraged where possible A variety of alternative access arrangements are provided to garages including rear lanes and car courts that are not directly visible from streets.
Development provides unbuilt courtyard, garden and vegetated areas suitable for providing adequate solar access, retaining existing vegetation, providing useable and well-located outdoor living environments.	Development follows the Lot diagrams provided that they demonstrate preferred site planning outcomes for each site type.
Built form is complementary to the landscape context and the site's scenic values.	Average side setbacks are in accordance with Diagrams 6-9.
Side and rear boundary setbacks have average and a minimum dimension to encourage: - The introduction of small courtyards along boundaries for private outlook from internal spaces, (instead facing directly towards neighbours) - Screened service areas - Additional vegetation between buildings retaining the vegetated setting of the site and - To provide articulation and visual relief to built form.	Courtyard spaces are provided in accordance with Diagrams 6-9 allowing a north facing wall of a living area to face onto the courtyard. The use of pergolas shaded terraces and verandas as a transition between indoor and outdoor areas is encouraged.
Duplex Lots provide higher density attached housing at a transitional scale to larger central facilities buildings and adjoining detached residential uses.	Refer to Diagrams 6-9.
Car Court Lots provide detached housing that can deliver frontage to streets and open space areas where direct vehicle access is not available.	Refer to Diagrams 6-9.
Detached Lots provide detached retirement housing to streets with one or more frontages.	Refer to Diagrams 6-9.

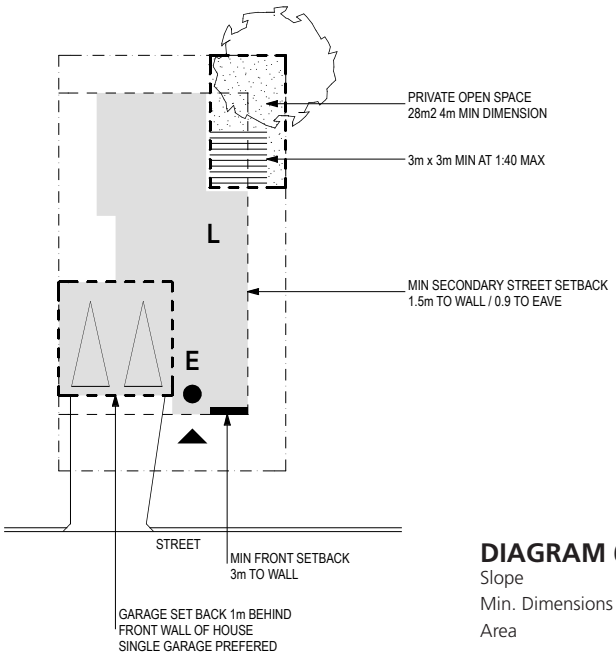


DIAGRAM 6. RETIREMENT DETACHED

Slope	1:10 Max
Min. Dimensions	12m x 22m
Area	264m^2

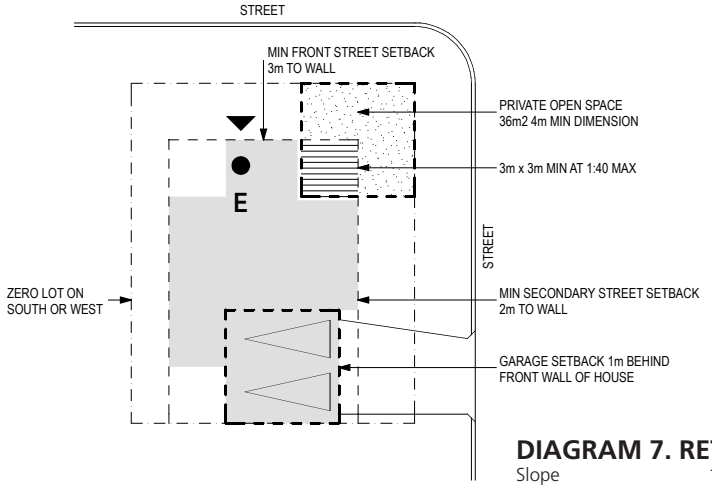


DIAGRAM 7. RETIREMENT DETACHED (CORNER)

Slope	1:10 Max
Min. Dimensions	15m x 18m
Area	270m^2

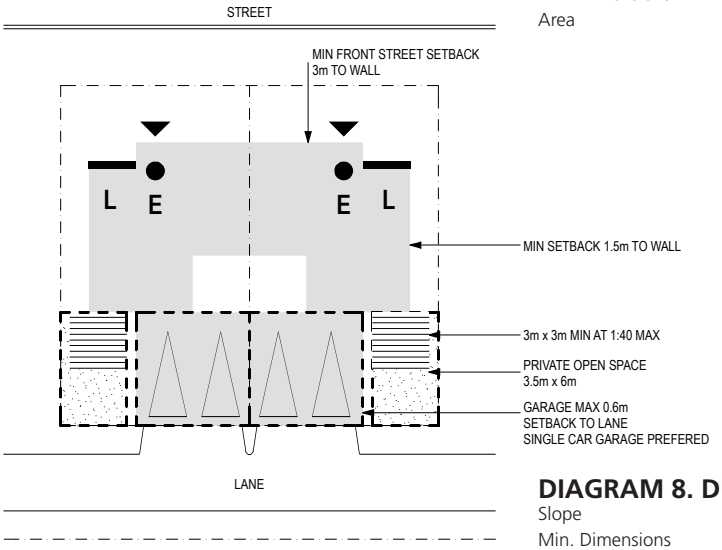


DIAGRAM 8. DUPLEX RETIREMENT

Slope	
Min. Dimensions	10m x 18m
Area	180m^2

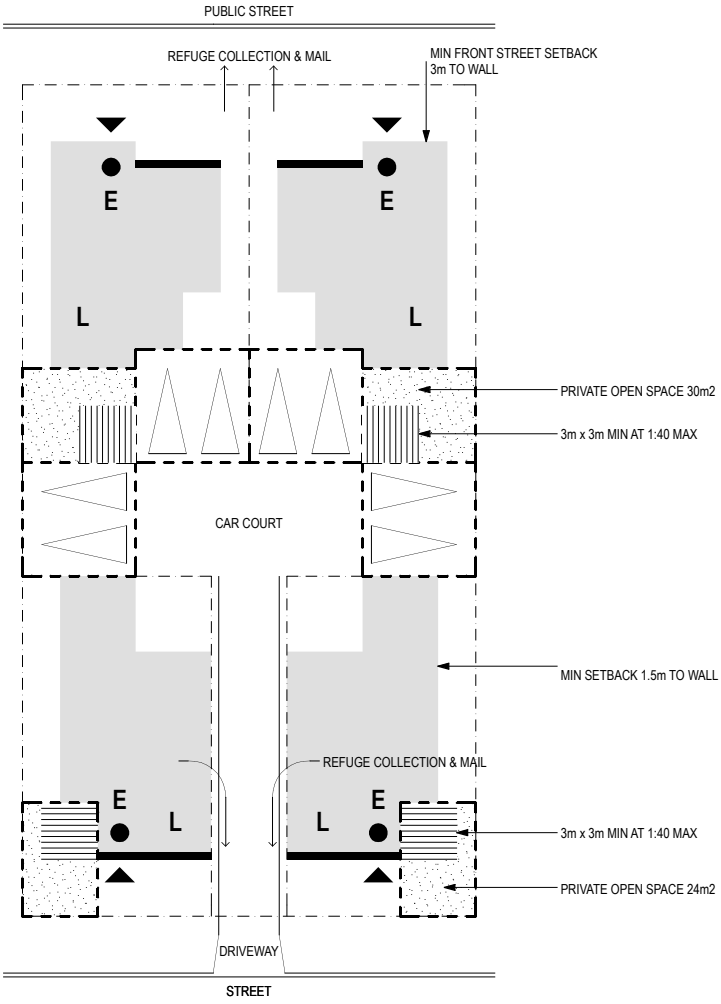


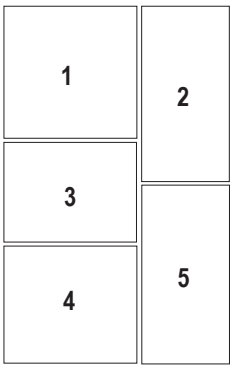
DIAGRAM 9. RETIREMENT DETACHED

Slope

Min. Dimensions	12m x 20m & 10m x 24m
1. Area	264m^2

1	2	
3	4	5

1. Detached independent living houses, Redland Bay
2. Detached independent living houses, Redland Bay
3. Small independent living units, Redland Bay
4. Small independent living units, Redland Bay
5. Small independent living units,
6. Redland Bay



1. Battered privacy screening to balcony, Lennox Head
2. Propped eaves to front terrace balconies, Bowen Hills Brisbane
3. Vertical and Horizontal articulation of materials, Sunshine Coast
4. Window Screening, Red Hill Brisbane
5. Battered privacy screening to balcony, Brisbane

6.0 RESIDENTIAL BUILT FORM

Residential housing makes up the largest land component of low-density residential communities. A number of different housing types are provided to suit different household types and sizes and support live/work opportunities closer to Neighbourhood Centres.

Housing types respond to the context and character of the local area.

Appropriate levels of solar access for new housing and safeguarding solar access to adjoining housing contributes to quality living environments. Climatic issues such as prevailing winds and summer breezes and minimising diurnal and seasonal temperature variations are adressed.

Site coverage of buildings and hard surfaces is restricted and permeable surfaces are maximised; maintaining a balance between the built/unbuilt areas.

ISSUES

A number of residential typologies are proposed within the Pacific Pines community. The denser three story types are located adjacent to the Neighbourhood Centre and provide opportunities for Live/Work arrangements. Away from the Neighbourhood Centre dwellings are single or double story at a range of densities. Rear Lane and affordable types are located around the Neighbourhood Centre and on more shallow gradients to ensure building costs can deliver affordable outcomes. The largest detached housing allotments occur on steep land areas to allow sufficient space for significant landscaping between dwellings. Dwellings on steep land may require height relaxations to encourage light weight construction and avoid slab on groun solutions (see Figure 6). Residential Lot types proposed in Pacific Pines are as follows:

- Large lots;
- Traditional Lots;
- Duplex Lots;
- Small Affordable Housing;
- Rear Lane Lots & Live Work Lots; and
- Park Court Lots.

Street setbacks need to respond to street width, proximity to Neighbourhood Centre and lot size. Building are encouraged to be setback from rear boundaries on steeper land to encourage significant planting at the rear of lots.

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
Lot orientation maximises outdoor living areas, privacy and solar access to promote energy efficiency and reduce the use of non-renewable resources and greenhouse gas-emissions	Refer Diagrams 10-18.
A variety of lot sizes and types are provided.	A variety of residential lot sizes are provided within the subdivision layout suppling low-to-medium development densities. 10% of lots are 450m^2.
Houses are designed to respond to the climate and to minimise energy use	Houses maximise cross ventilation particularly from the northern summer breezes Houses are sheltered from cold and dry westerlies by garden plantings. Living areas are orientated towards the north where possible. Natural light is maximised
Houses are designed to take advantage of location	Windows take advantage of views and best outlook.

Environmental values of the site are preserved by the lot layout.	Lot boundaries are located near existing vegetation where possible to retain the vegetation. Smaller lots are incorporated away from existing vegetation. Areas of natural vegetation are preserved and adjacent development will have minimum impact on adjacent vegetation.
Covering of building and hard surfaces is minimised.	Site coverage by buildings is no more than 50% to discourage the construction of large footprint single storey buildings. Site coverage by buildings and non-permeable surfaces such as other structures, swimming pools, non-permeable drives and paving is no more than 65%.
Development provides unbuilt courtyard, garden and vegetated areas suitable for providing adequate solar access, retaining existing vegetation, providing useable and well-located outdoor living environments.	Development follows the Lot diagrams provided that they demonstrate preferred site planning outcomes for each site type.
Built form is complementary to the landscape context and the site's scenic values.	Average side setbacks are in accordance with on the Lot Type diagrams 10-18.
Side and rear boundary setbacks have average and a minimum dimension to encourage: - The introduction of small courtyards along boundaries for private outlook from internal spaces, (instead facing directly towards neighbours); - Screened service areas; - Additional vegetation between buildings retaining the vegetated setting of the site ; and - To articulation and visual relief to built form.	Roofs (not walls or gables) can protrude through the 8m height restriction on sites with slopes greater than 1:6 to encourage articulation of the roof top elements. Courtyard spaces are provided in accordance with the Lot Type diagrams allowing a north-facing wall of a living area to face onto the courtyard. The use of pergolas shaded terraces and verandas as a transition between indoor and outdoor areas is encouraged.
Dwelling design creates attractive streetscapes, ensuring casual surveillance is maximised to encourage actual and perceived safety within community.	Refer Lot Type diagrams 10-18. Street facing facades have active frontages with dwelling entrances directly accessible and visible as 'landmark' design elements on front facades. Blank walls along street frontages are discouraged.
Car accommodation is sited and designed to not dominate the streetscape / frontage and is located to minimise impacts on neighbouring housing.	Refer Lot Type diagrams 10-18.
Lot layout enhances personal safety and security.	Lots are open to the street with living areas facing front gardens. To ensure passive surveillance of street and discourage intruders to private property.

6.1 REAR LANE LOTS

Rear lane lots are located immediately adjacent to the Neighbourhood Centre. They ensure the servicing requirements of denser residential densities do not dominate the streetscape by concentrating them at the rear of the allotments accessed from lanes. This frees up the street frontages for dwelling entry points, overlooking from living areas and visitor parking. These types are also well suited to Live/Work residences especially where they are located adjacent to Neighbourhood Centre buildings. They have setbacks that offer a transition bettween Neighbourhood Centre mixed used buildings and lower density residentiial areas. Reduced setbacks also provide clearly visible entry points to work/live uses and clear surveilance of street frontages.

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
Houses face onto the street and contribute to the vitality of the street.	Living areas and gardens are located to address the street. Visitor parking is provided in the street. Mail collection occurs in the street Work/Live uses have entry points and visitor parking on the street.
Servicing requirements do not dominate streetscape.	Service requirements are provided in shared or public access lanes at the rear of dwellings. Private car accommodation is accessed from the rear lane. Refuse collection is provided in the rear lane.
Rear lanes have a high amenity environment	Trees are located along the lane to provide shade and minimise heat absorption and radiation.
Rear Lanes are safe and have good passive surveillance.	Bends in lanes and dead end lanes are discouraged to ensure clear sightlines from one end of the lane to the other. Significant stepping in back fences and garages is discouraged in rear lanes to prevent the creation of areas of entrapment. Two storey elements, such as studios above garages are encouraged at the end of lanes to provide overlooking of the lane.

Sketch 10: Typical streetscape on sloping land, with houses steeping lightly down slope

6.2 DUPLEX HOUSING LOTS

Duplex housing lots are provided predominantly near the Neighbourhood Centres where they overlook parks and sportsfields. They provide denser housing types that are at the scale of larger detached houses. They are often located on sites with more than one street frontage to ensure that garages do not dominate the streetscape.

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
Duplex dwellings are at a scale that is compatible with adjoining detached residential development.	Living areas and windows of the houses are positioned to overlook the parklands
Car accommodation requirements for duplexes to not dominate the street.	Duplex allotments are encouraged to have more than one street frontage.

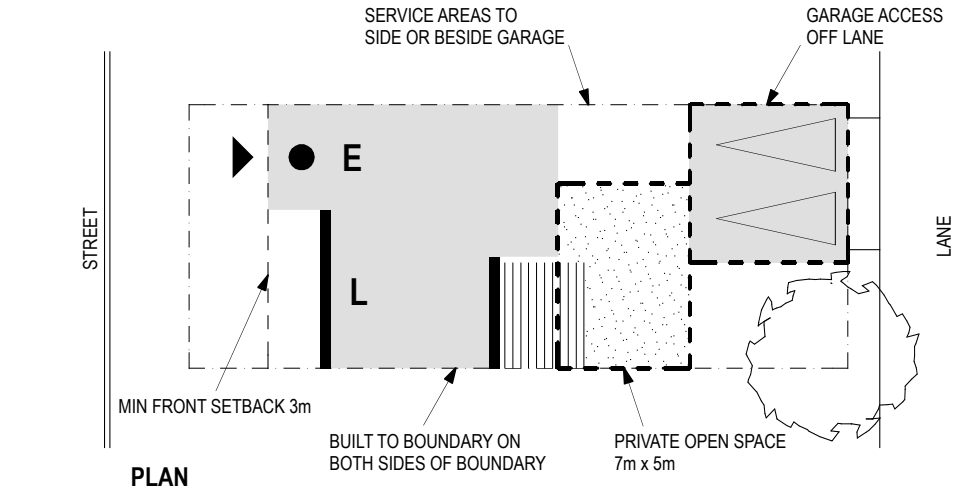
6.3 DETATCHED HOUSING LOTS

Detached housing is the predominate land use in the Pacifica Pines community. It includes a variety of typologies that respond to issues of affordability, slope and parkland interface. Detached housing lot types include the following.

- Park court lots are 400 to 600m^2 located adjacent to park land areas.
- Small affordable housing lots are 450 to 600m^2 in size. They are located immediately adjacent to the Neighbourhood Centre
- Traditional lots vary in size from 600m^2 to 1200m^2. These lots are located on the southern, eastern and northern slopes of the site.
- Large lot housing includes lots of over 1200m^2 in area. These lots are located on the upper slopes of the eastern section of the development and form a backdrop to areas below.

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
Impact of driveways and garages are minimised	Avoid long driveways and associated cut and fill on steep lots.
Lots are within prominent slopes enhance existing scenic values by maintaining the visual character of a site. A treed backdrop to community is provided	Larger lots incorporate 5m deep vegetation zones with minimum frontage of 22m and depth of 35m to allow significant vegetation between dwellings. Trees are planted to the rear of the blocks on perimeter of site to provide treed backdrop to the development
On steep land consideration is given to the visual appearance of exposed undersides of buildings.	

Sketch 11: View looking towards rear lane and studio apartments over garages



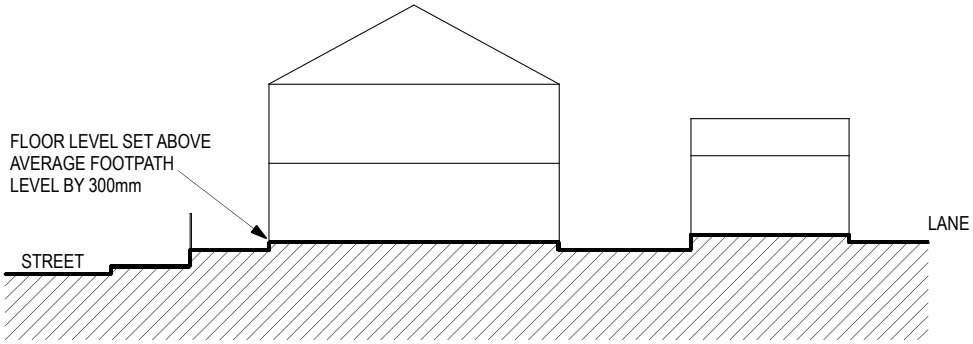
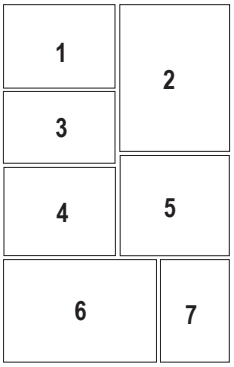


DIAGRAM 10. REAR LANE LOTS (TERRACE HOUSE)

Slope	1:100-1:10
Min. Dimensions	7m x 25m & 10m x 25m
Area	175m² x 250m²

1

1. Town houses at Angles Beach



1. Rear lane, Subiacco Perth
2. Terrace house, Subiacco Perth
3. Traditional Terrace housing, Subiacco Perth
4. Large terrace houses, Subiacco Perth
5. Terrace houses, Sydney
6. Rear lane, Emerald lakes Gold Coast
7. Subiacco Perth

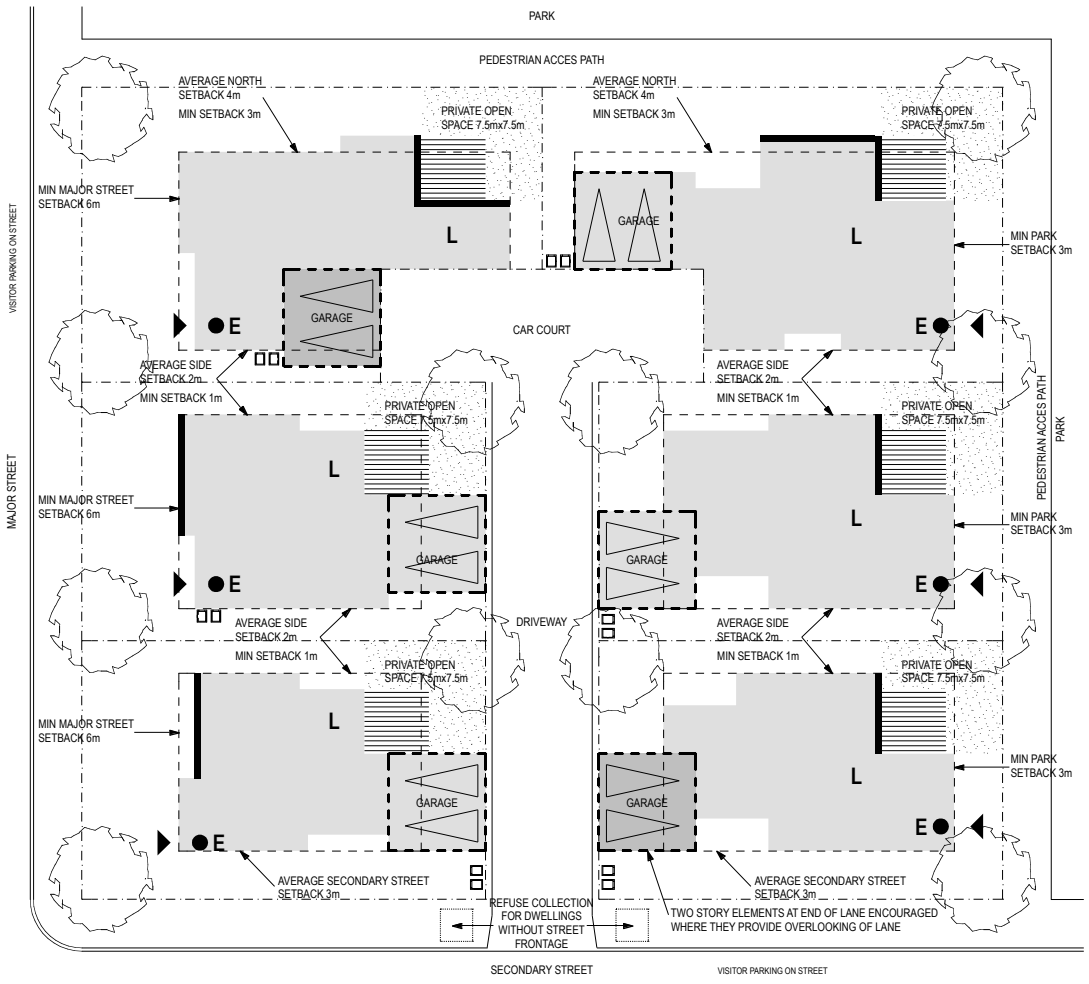
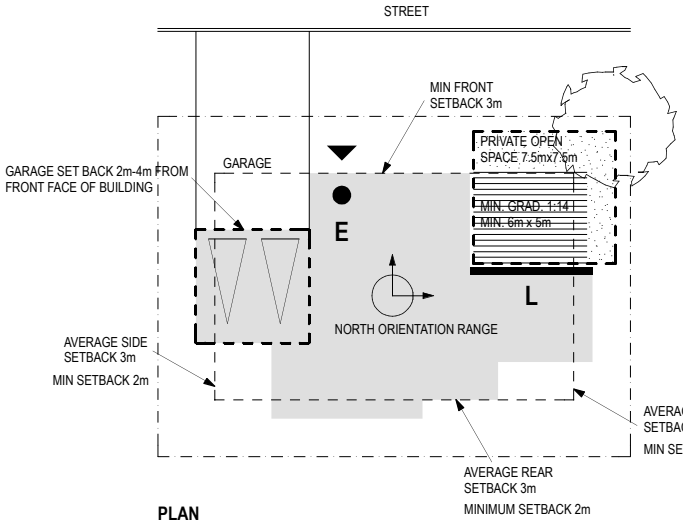


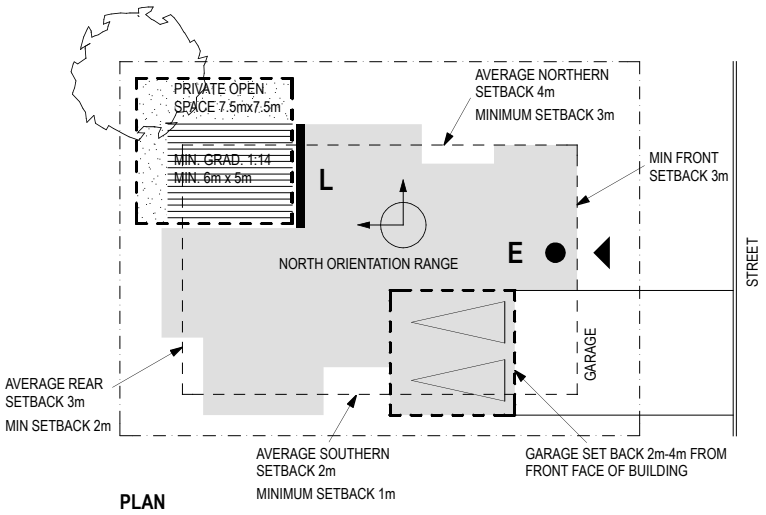
DIAGRAM 11.
Slope
Min. Dimensions
Area



PLAN

DIAGRAM 12. SMALL AFFORDABLE

Slope	1:6-1:10
Min. Dimensions	18m x 25m
Area	420m² x 600m²



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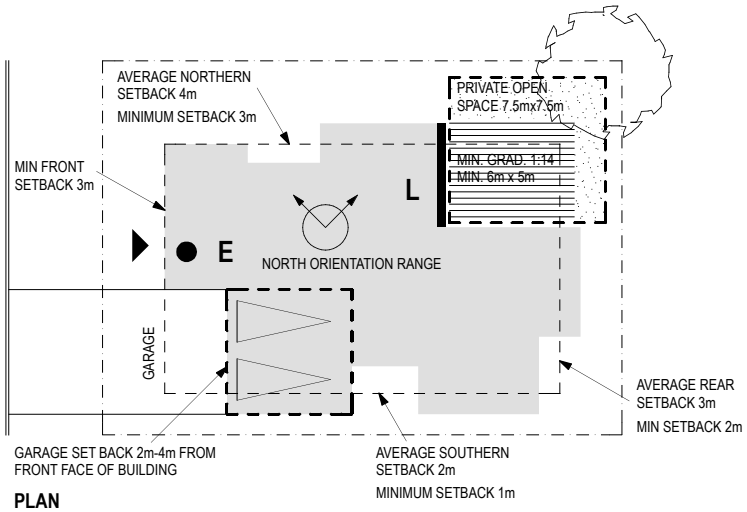

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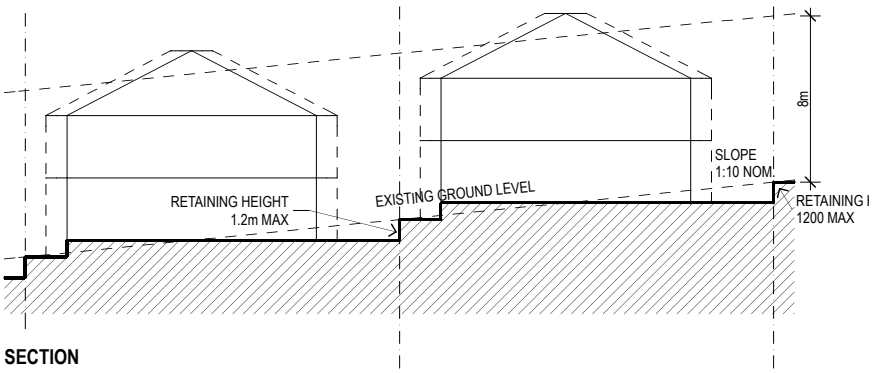


SECTION

DIAGRAM 13. SMALL AFFORDABLE

Slope	1:6-1:10
Min. Dimensions	18m x 25m
Area	450m² x 600m²

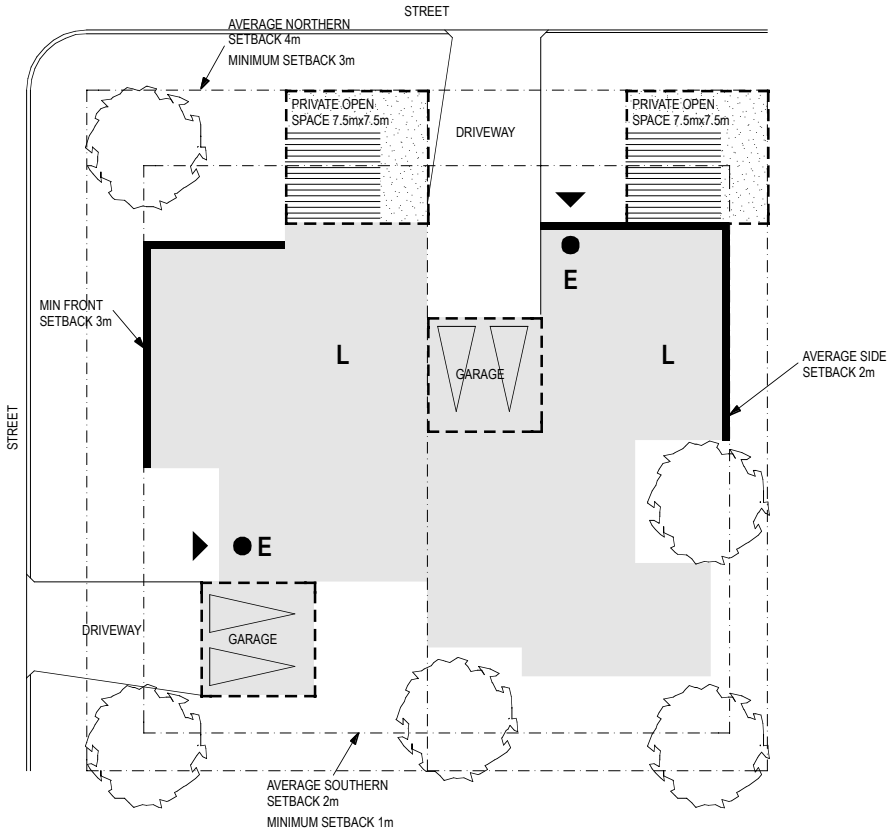


DIAGRAM 14. SMALL AFFORDABLE

Slope	1:6max
Min. Dimensions	18m wide min
Area	800m²

1

2

1. Small affordable dwelling with single car garage
2. Small affordable houses overlooking park

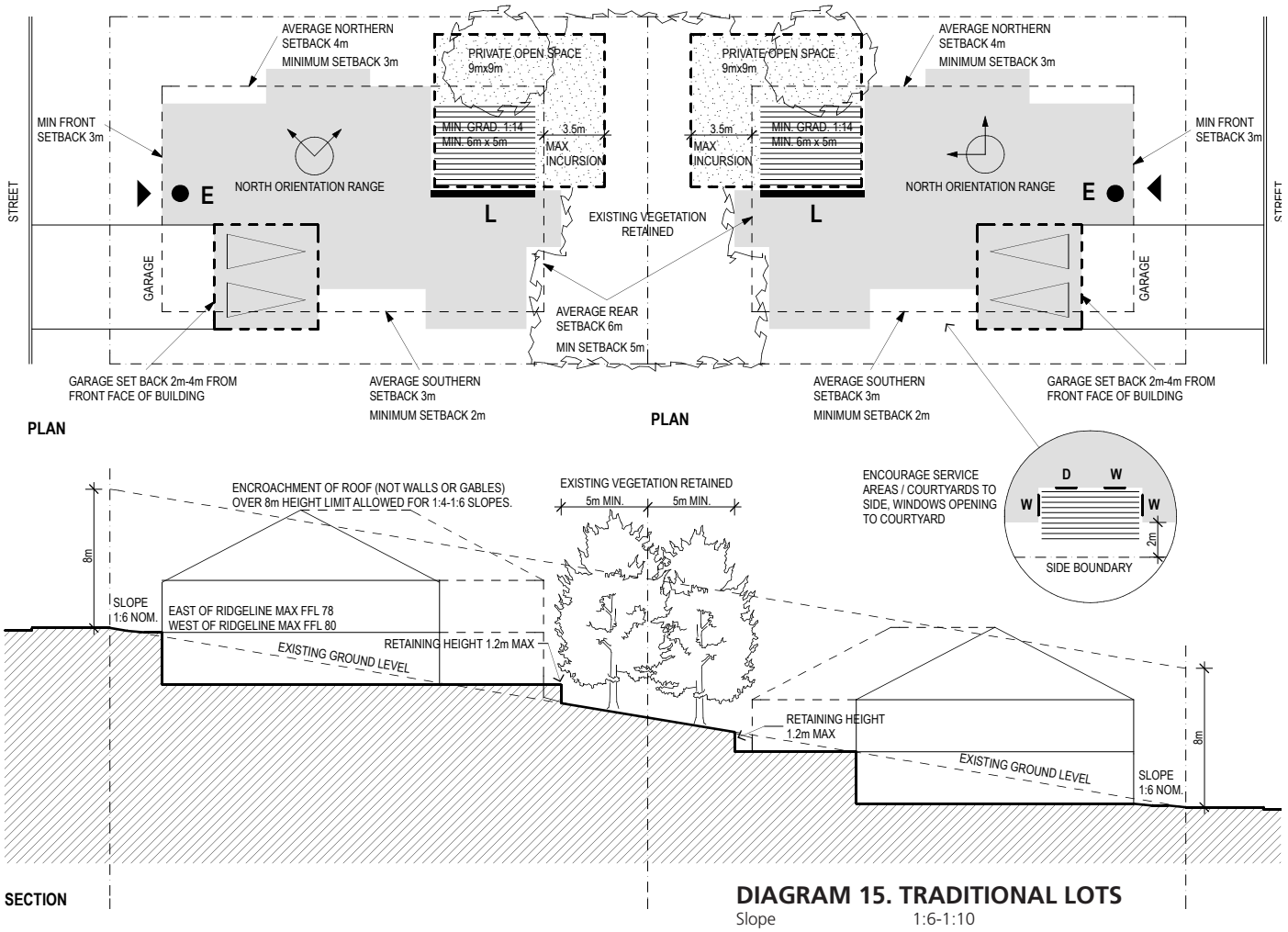
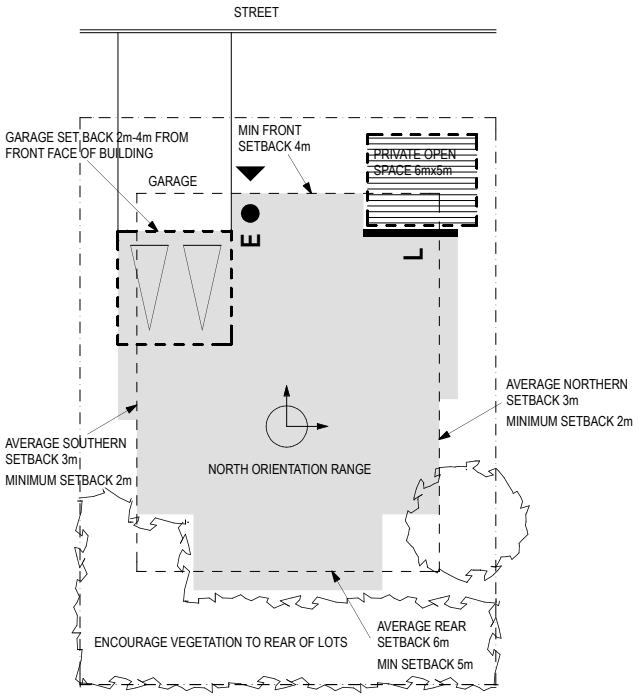


DIAGRAM 15. TRADITIONAL LOTS

Slope	1:6-1:10
Min. Dimensions	20m x 31m
Area	600m2 x 800m2

1

1. Wide lot with value spaces addressing street, Lennox heads



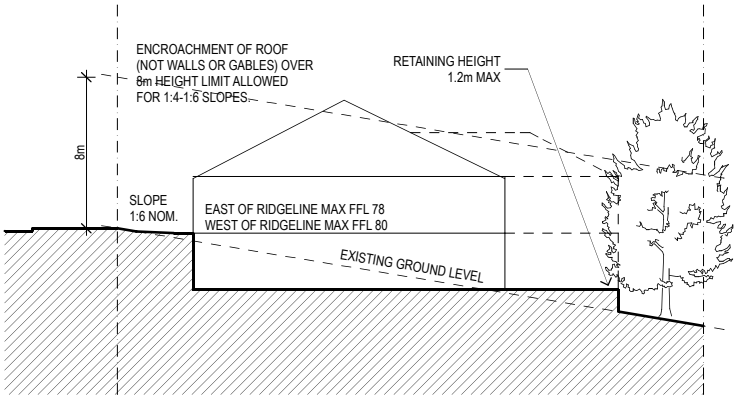
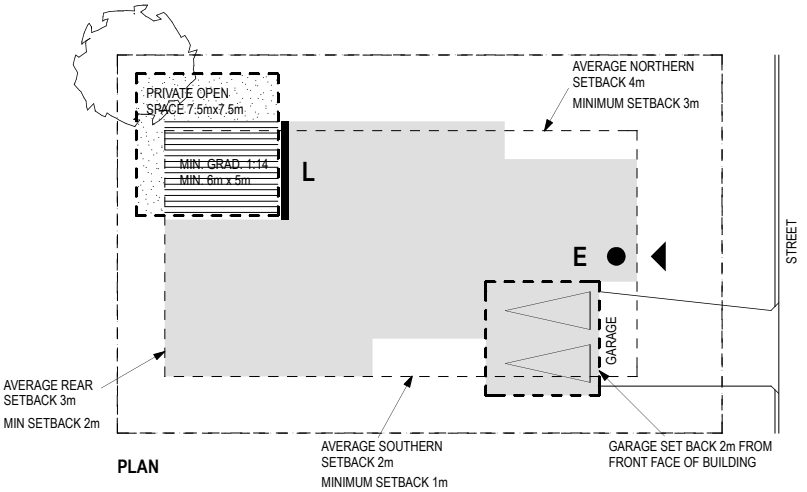


DIAGRAM 16. SMALL AFFORDABLE

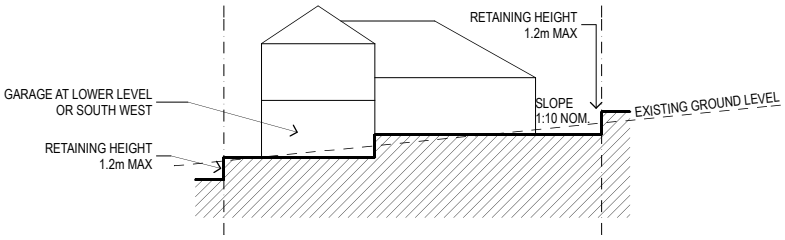
Slope	1:6-1:10
Min. Dimensions	22m x 30m
Area	600m² x 800m²

1	2

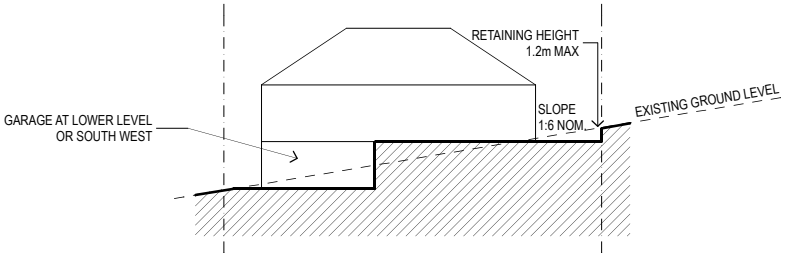
1. Dwelling with deep rear setbacks to allow for significant vegetation
2. Dwelling with street frontage to parkland provide overlooking to park for generous front balconies



PLAN



1:10 STREET ELEVATION



1:6 STREET ELEVATION

DIAGRAM 17. TRADITIONAL LOTS SLOPING STREETS

Slope	1:6-1:10
Min. Dimensions	18m x 25m
Area	600m2 x 800m2

1	2

1. Dwelling on steep sloping streets with partial under roof garage to reduce retaining impacts to street
2. Dwelling on sloping street has split level massing to reduce retaining impacts to street

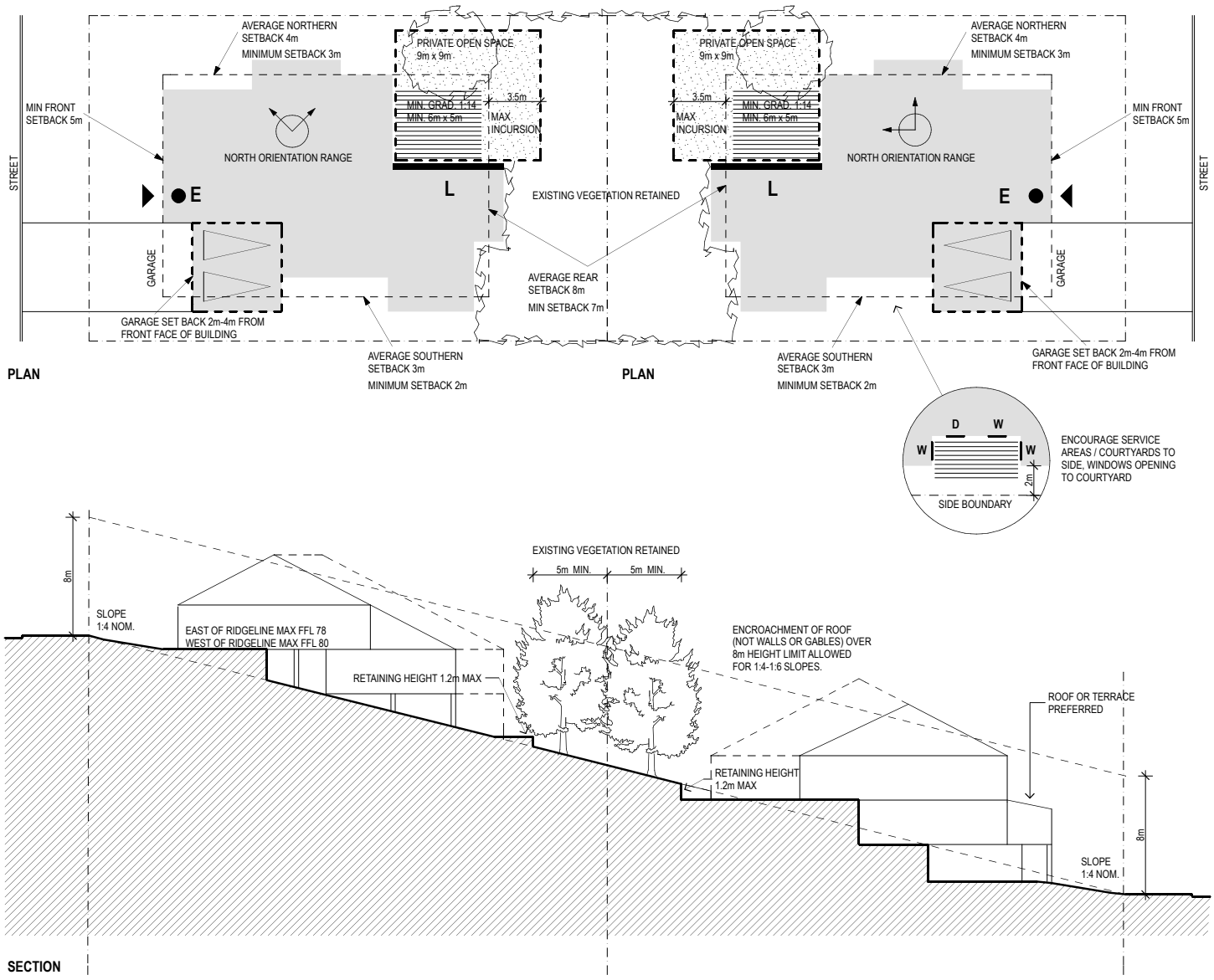


DIAGRAM 18. LARGE LOTS

Slope	1:4-1:6
Min. Dimensions	22m x 35m
Area	>1200m^2

1	2
3	4
5	

1. House set back within vegetation on large lot
2. Small foot print house set within vegetation on a large lot
3. Existing house on steep land, Lennox Heads
4. Character house set within vegetation
5. Large lot with elevated light weight construction