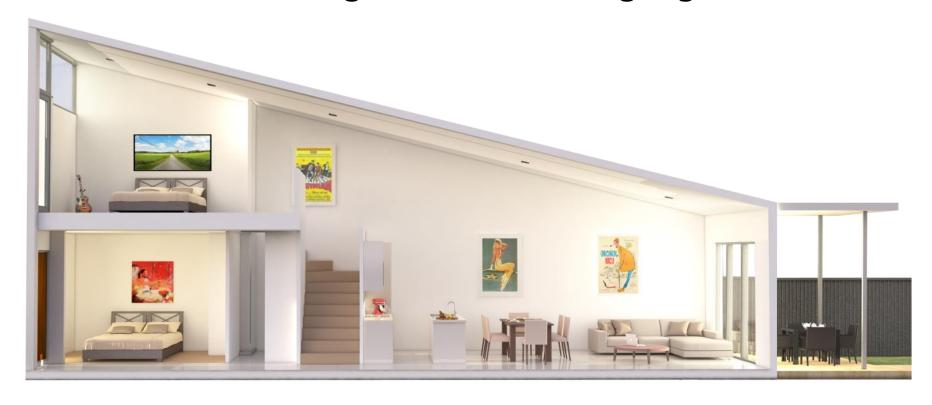
Compact Housing Seminar Crace, Lightsview and Googong



Clive Alcock, Urban Design Manager



This presentation....

- Covers three recent developments
- Looks at how small lots can form the backbone of an affordable component in new developments
- Does not look at low rise apartments, we do these, but they are a different economic beast
- We are involved in this not just because it's mandated, but because it's needed to make communities, and it makes good financial sense for a developer









Crace, ACT – 1800 dwellings – Urban Edge





Crace – Centre & Density Lots

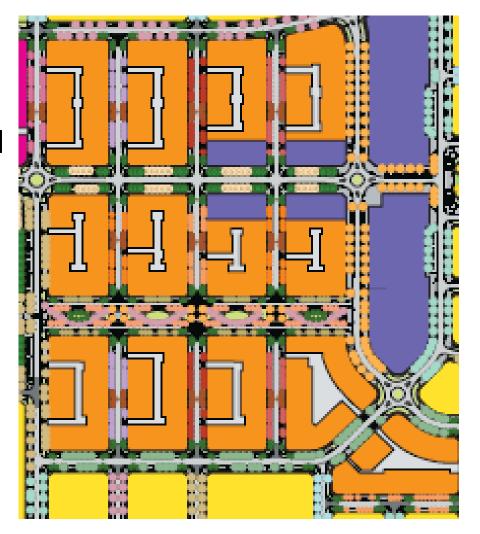




Crace – Density Lots



- 310 Small lots, 90 apts
- 4.5m, 6m and 7.5m wide
- Density component 30%
- Median affordable threshold \$328,000 in 2010 -10%
- Other small lots 15%
- Partnership CIC and PBS (builder)
- Apartments 5%





Crace – Density Lots



Party walls – Boral shaft wall Groups of 6-8 then break





Terraces - Mio 4.5m, Bravo 6.0m

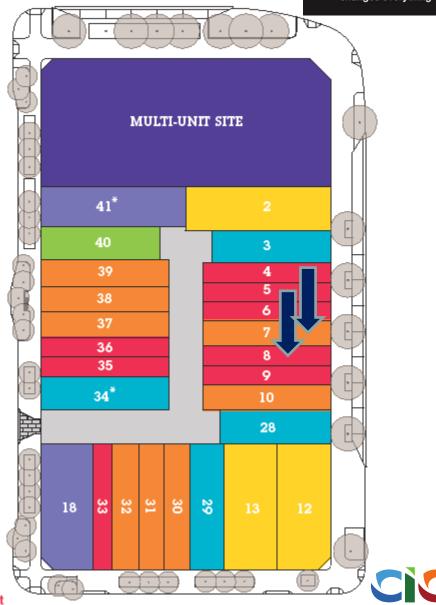
changes everything

AUSTRALIA

- Free standing urban homes
- Studio Opportunity
- Mio or Mio Plus Terraces
- Bravo or Soho Terraces
- Tempo Terraces
- Tempo Mk II Terraces
- Quattro or Mondo Bookend Terraces
- Mondo Terrace
- Three storey multi-unit site



For more information please talk to a Crace Sales Consultant



Crace – Mio Terrace

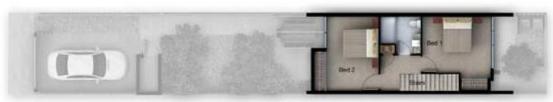
 $4.5 \text{m} \times 30 \text{m} = 135 \text{ m}^2 \text{ lot},$

\$304,000 H + L in 2010





Ground Level Plan



First Level Plan

GROUND FLOOR:

44.5m²

BEDROOMS:

0

FIRST FLOOR:

41.5m²

BATHROOMS:

1.5

TOTAL:

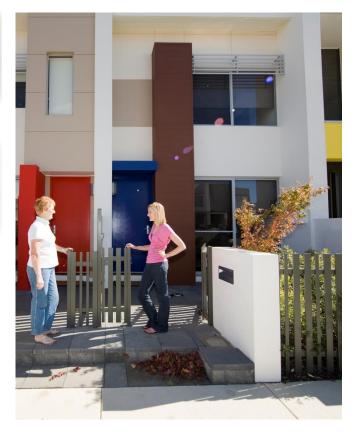
86m²

CAR SPACES:

1

GARAGE + STORAGE:

23m²





Crace – Mio Terrace – Planning Statistics



2 Beds, One Parking Space

Front Setback 3m

30m



Visitor parking on street

Site Coverage 60%



Crace - Bravo Terrace

 $6.0 \text{m} \times 30 \text{m} = 180 \text{ m}^2 \text{ lot},$ \$342,000 H (\$257) + L (\$85) in 2010



Ground Level Plan



First Level Plan

GROUND FLOOR:

52.0m²

BEDROOMS:

2 + study nook

FIRST FLOOR:

43.5m²

BATHROOMS:

CAR

CAR SPACES:

TOTAL:

95.5m²

2

GARAGE + STORAGE:

39m²

Artwork, images and plans are artisfs impressions only. Floorplans may be mirrored to suit block type.

1.5







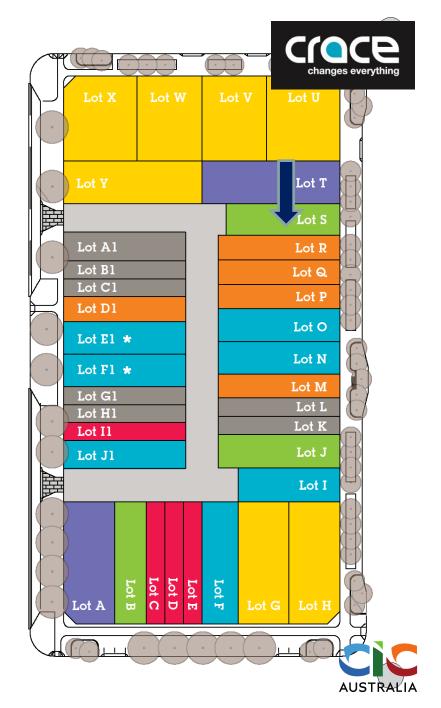


Crace – Mondo Terrace

- Free standing urban homes
- CHC Sales
- Studio Opportunity
- Mio Terraces
- Bravo or Soho Terraces
- Tempo Terraces
- Mondo Terraces
- Quattro or Mondo Bookend Terraces



Whilst all care has been taken for errors or emissions, details may be abject to change, tendinding particless chould not risk or estatement or representations and are advised to make their own enquiries to satisfy themselves in all respects. Land Development Aponcy, Caso Development Pby Limited, PBS Poporty Young Py Lit, Defence Heuring Australia and Carebora hivestimant Corporation Limited intend by this statement to exclude liability for all information contained breast. This plan is correct at 3 June 2009.



Crace - Mondo Terrace



7.5m x 30m, 225 m² lot, \$440,000 H + L in 2010 alternative to house, well above affordability threshold



Ground Level Plan



First Level Plan



GROUND FLOOR:

BEDROOMS:

FIRST FLOOR: 84m² 78m²

BATHROOMS:

2.5

TOTAL: 162m²

CAR SPACES:

GARAGE + STORAGE:

40.5m²



Crace - Price Points



Туре	Block size	Block price	Terrace	Building Area	Terrace price	2010 Sale price H+L
Mio 4.5m terrace	135m2 4.5 x 30	\$82,000	1 bed + study Carport 1.5 bath Base inclusion list	86m2 + 23m2 carport	\$222,000	\$304,000
Mio Plus 4.5m terrace	135m2 4.5 x 30	\$82,000	2 bed Enclosed carport 1.5bath Upgraded inclusions list	86m2 + 23m2 carport	\$244,000	\$340,000
Bravo 6m terrace	180m2 6 x30	\$85,000	2 bed Carport 1.5 bath Base inclusions list	95.5m2 + 39m2 carport	\$257,000	\$342,000
Mondo 7.5m terrace	225m2 7.5x30		3 bed Garage 2.5 bath	162m2 + 40m2 garage	\$287,000	\$440,000



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Lightsview – Infill 8 km from Adelaide



15% affordable housing, defined as \$288k - \$330k Further 15% under Adelaide median of \$400k











Lightsview, Adelaide – 3.8m x 27.5m, 105 m² lot, \$290,000 H + L









Lightsview – 3.8m x 27.5m, 105 m² lot, **\$290,000** H + L





Lightsview – 3.8m x 27.5m, individual panel walls





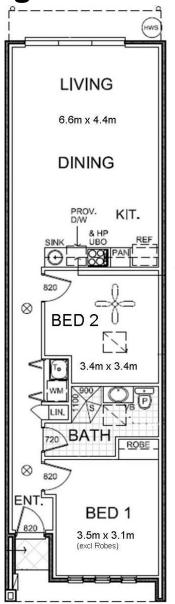
Lightsview – 3.8m x 27.5m, 105 m² lot, \$290,000 H + L

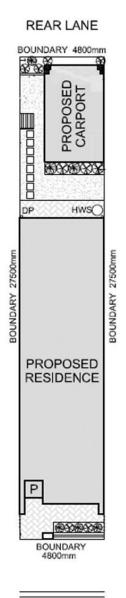




Lightsview – 4.8m x 27.5m, 132 m² lot, **\$290,000** H+L







ROAD

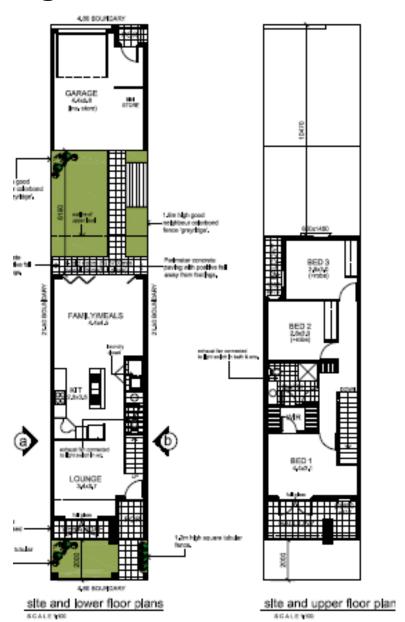


high site coverage – 75% high ceilings low price

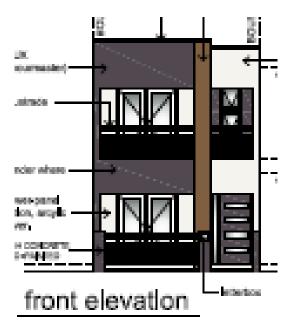


Lightsview – 4.8m x 27.5m, 132 m² lot, **\$320,000** H+L





3 Beds 2 Storey 1 ParkingSpace





Lightsview – Corner 10m x 30m lot,





single storey

two storey











Lightsview – 6.2m x 27.5m, 170 m² lot, **\$310,000** H + L



The unique position of external walls to Natural light and the rear and side boundary provides the ventilation in every room opportunity of open space to be in the maximises amenity and form of a central courtyard which enables Landscaping, paths reduces the reliance on the main living areas to have an 'indoor/ and fencing are A panel lift carport door electricity to light and outdoor' feel whilst providing natural light included in the turn-key extends private open cool the space. and ventilation to every room. specifications. space when closed. Bedroom 2 Family Bedroom 1 Gallery/ Kitchen home office Dining 27.5m The planning consent Designed to maximise solar Bonus second living space or allows the Terrace efficiency, living spaces enjoy home office includes compact winter sun yet are protected in laundry facilities. SixtyTwo to be constructed on the rear summer by wide eaves. and side boundaries.



Lightsview – 6.2m x 27.5m, 170 m² lot, \$310,000 H + L





Lightsview – 6.2m x 27.5m, Living/Courtyard





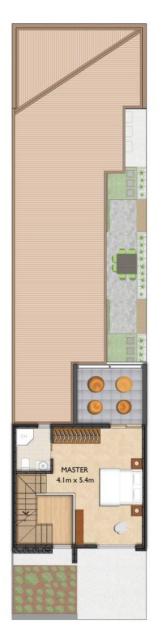




Lightsview – 6.2m x 27.5m, 2 storey, **\$375,000**











Lightsview – Delivery



Delivery

- Marketed and sold by CIC through the SA Government "Property Locator"
- Package pricing is all inclusive.
- Tendered as one off designs with potential for 30 to 40 pa.
- Only low margin builders involved with no sales and marketing overheads.
- Coordinated by CIC (for a fee) to provide a seamless process to handover of the home.



Lightsview – Approvals



Development Plan – Policy Area 50:

"Residential development should comprise a wide diversity of dwelling types and sizes on both large and small housing allotments, with allotments below stated minimums being encouraged to accommodate emerging forms of medium density housing and the delivery of affordable and social housing products."

Actual Process: where product has been below the stated minimum or non complying in other ways it has generally not been supported. Therefore the general approach has been to treat development applications for land subdivision as part of the full planning approval over the dwelling. This enables it to go through DAC.

Going Forward: a new development plan amendment is required to allow current and future small lot product to comply with the Development Plan. This will require a ministerial DPA

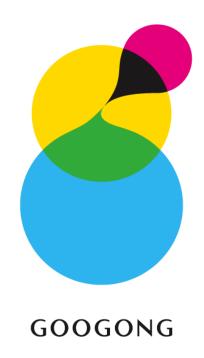


Lightsview – Approvals



- Minimum site coverage of 60% on single storey detached lots to encourage less land take overall
- Setbacks not required on any boundaries
- Minimal private open space requirements
- Reduced car parking requirements
- Mandated front fences and verandas
- Reduced front outdoor open space
- Min 6 star Accu-rate, design guidelines/approval







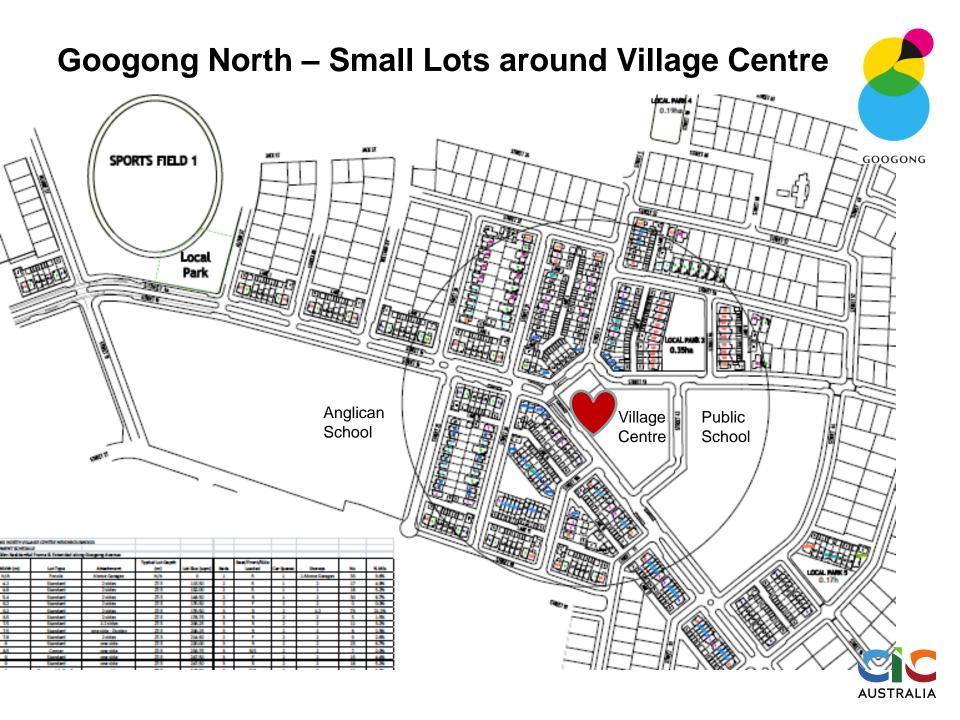
Googong – 15 km from Parliament House

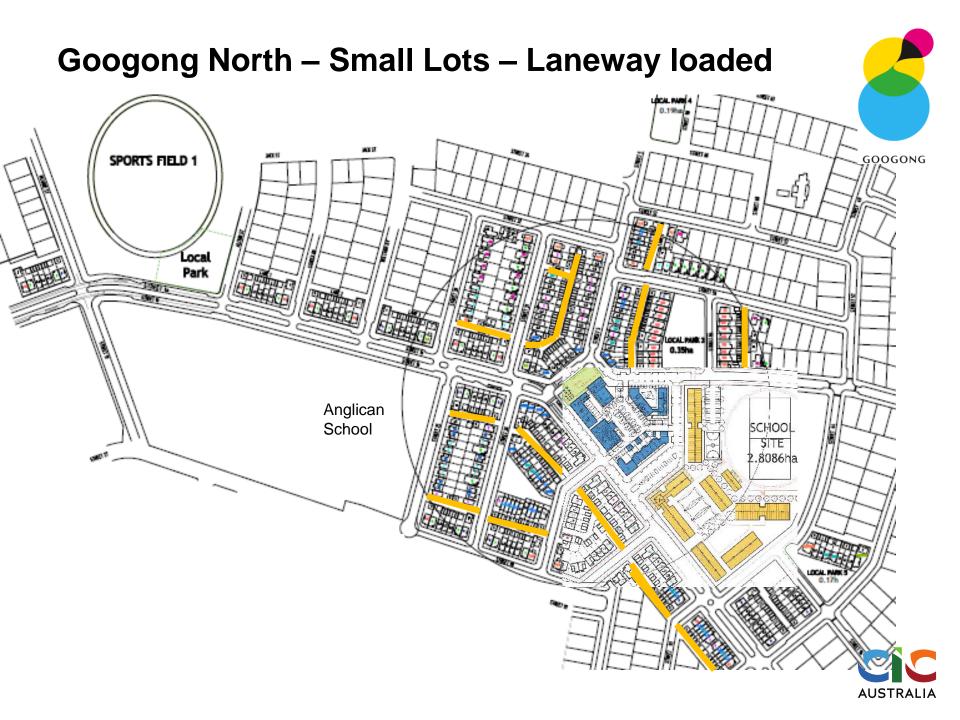
Googong North - 1500 dwellings of 6000

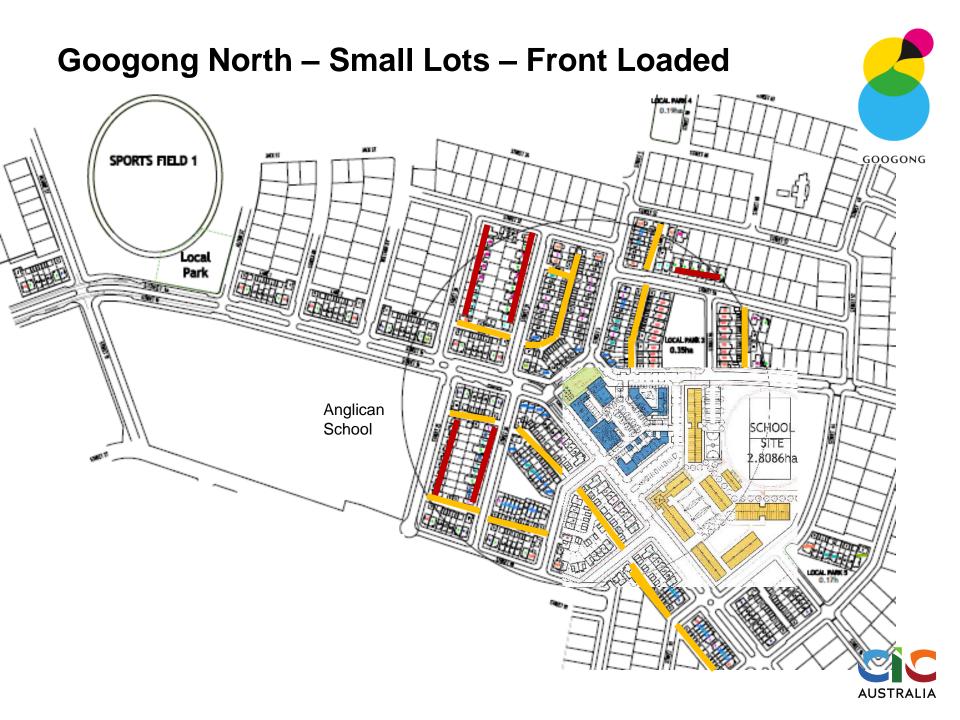












Googong – 13.5m x 27.5m, 335m² lot, \$400,000+

GOOGONG

3 bedroom, 120m², detached





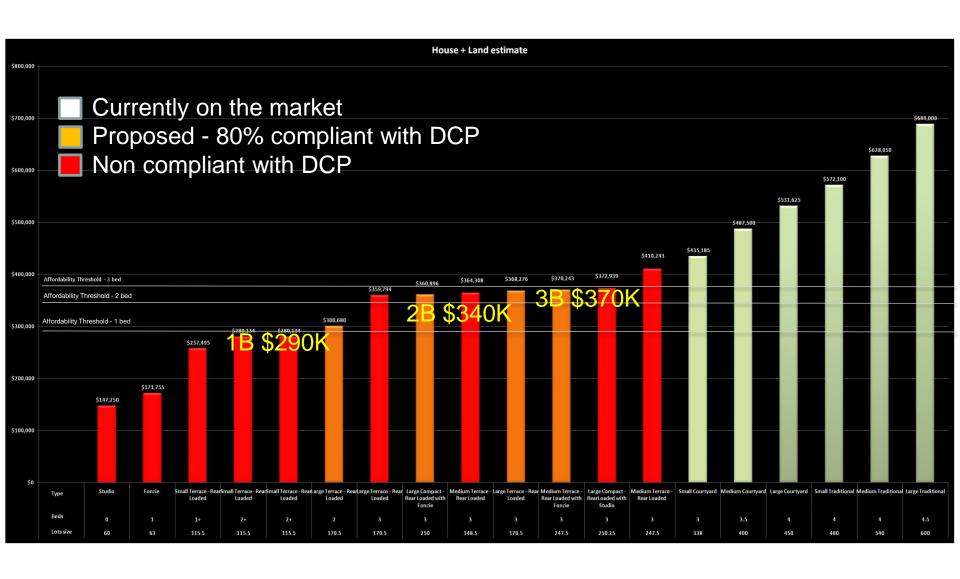
Googong – Compact Lot Housing Seed Homes







Googong North – ladder of pricing





Completed House + Land Estimate



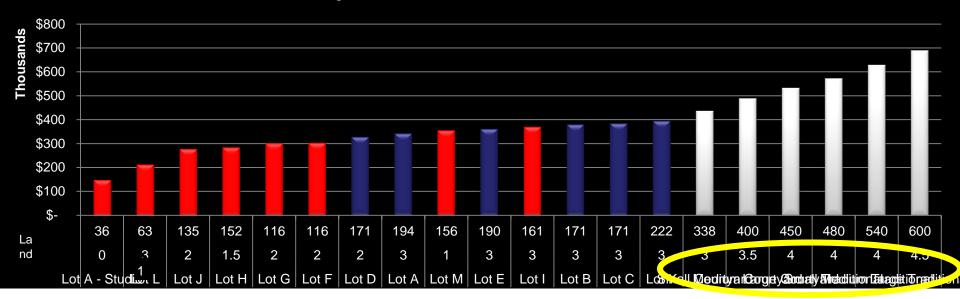


Completed House + Land Estimate





Completed House + Land Estimate

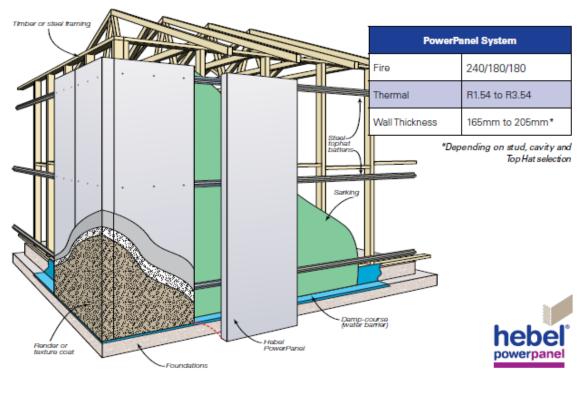




Googong – Adjoining walls in Hebel

GOOGONG

Separate house and land contracts Don't have to rely on builders to buy lots to develop

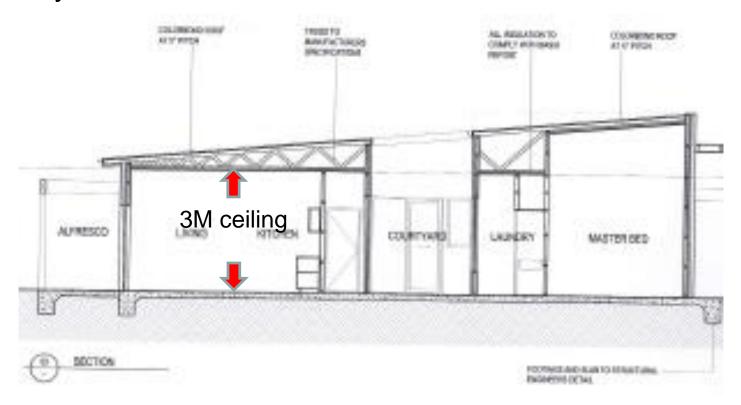






Lofty Ceilings = perception of space

- GOOGONG
- 1 storey 3m ceilings (and increases street appeal)
- 2 storey 2.7m/2.4m









Communities in the making