

# Lessons from Adelaide

## John Stimson

24<sup>th</sup> October 2013





## Cottage Lots – 10m x 23m Golden Grove 1990s



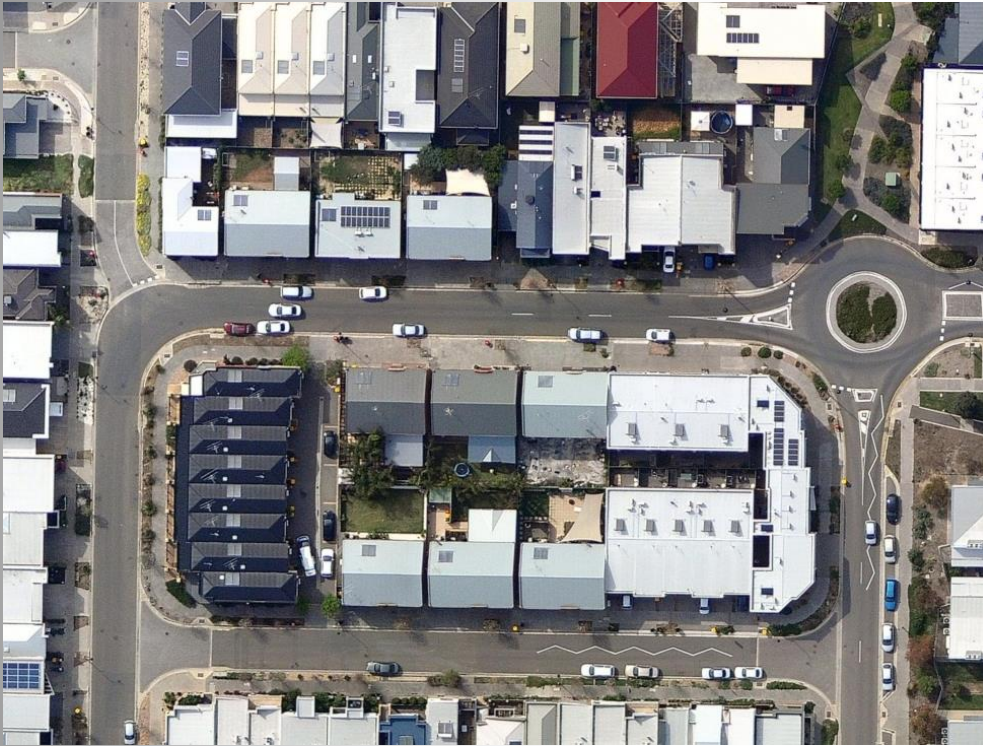


Cottage Lots – 10m, 12m x 25m  
Bunya Ct, Salisbury East - 2004



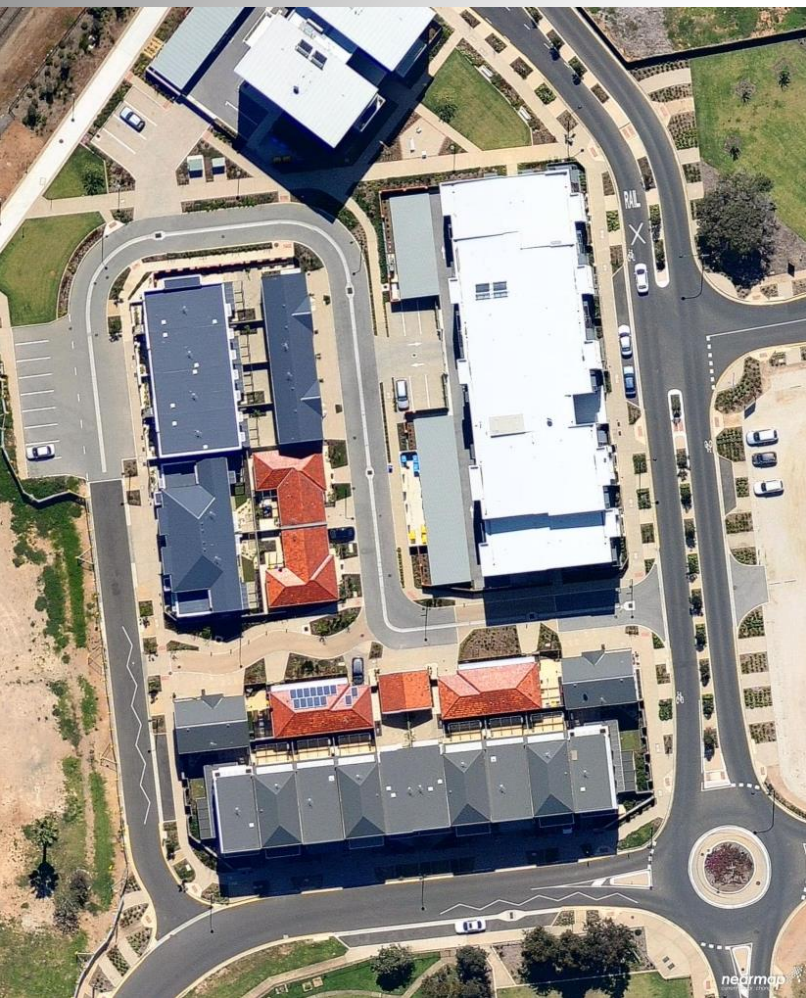


Warehouse lots – 9 x 16.5m, 13.5 x 18m  
Mawson Lakes 2000s





## Woodville West 2011





## Noarlunga 2011





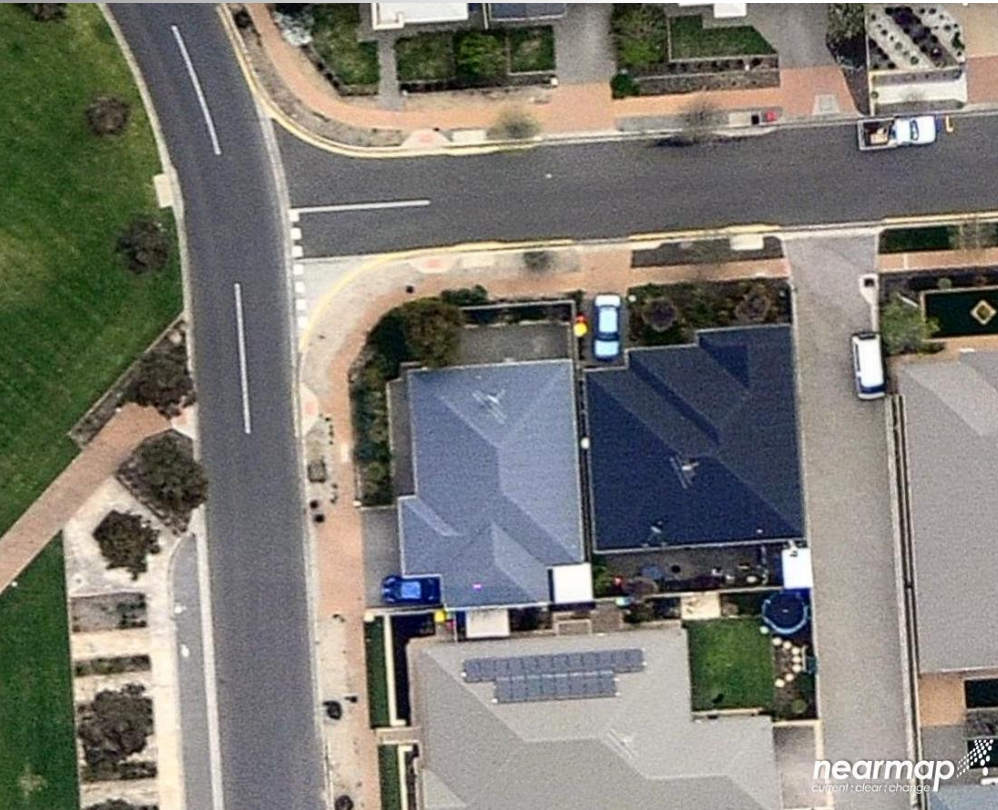
# Seaford Meadows



Figure 25: Seaford Meadows Masterplan – Option A



Stage 1 – 2006  
15m x 20m lots





## Stage 3 – 2009





# Seaford Meadows

## Key Issues

- Too hard to sell lots that are less than 10m wide
- Buildability issues
- Council approval issues

# Seaford Meadows

## Key aims

- . House and land package under \$200,000
- . Able to sell land in single allotments
- . Achieve density of at least 30dw/ha



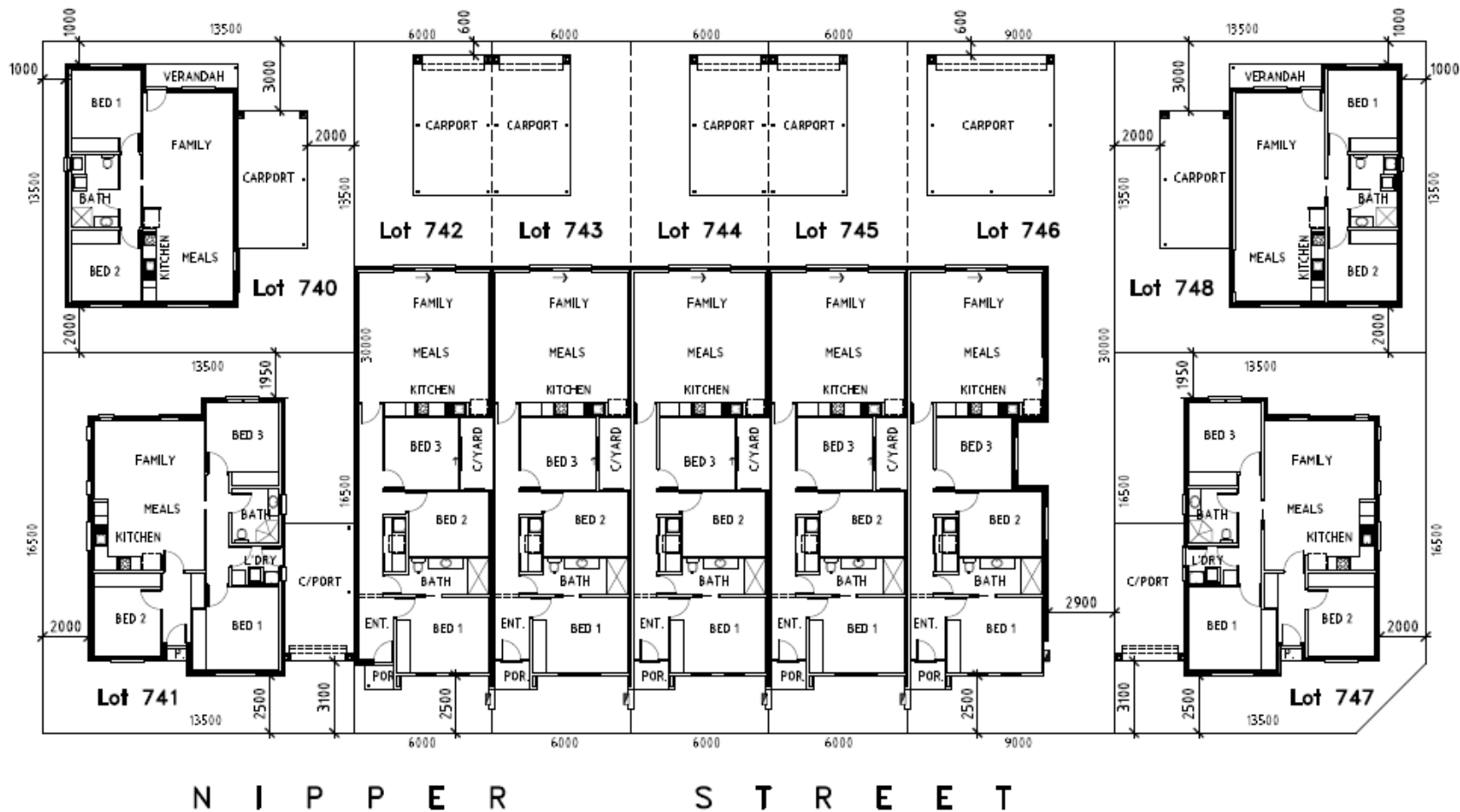
## Nipper Street / Grippen Lane



PARRELL ST.

G R I P P E N L A N E

MATELOT ST.

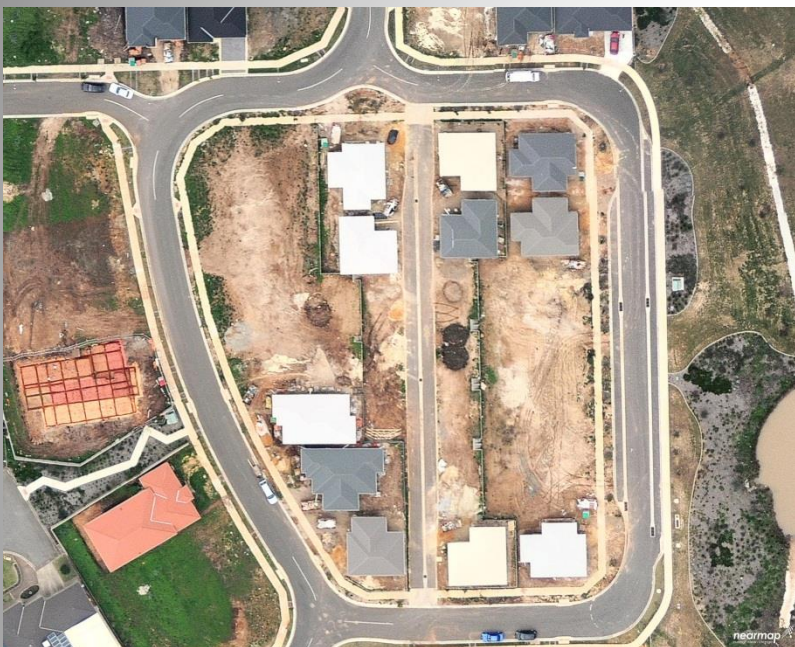




## Results at Seaford Meadows

- . Ivy (2 bedrooms) house and land package sale price \$169,000
- . (3 bedrooms) house and land package sale price \$208,000
- . Sold 8 off plan in 3 weeks
- . 50/50 owner occupiers / investors

# Parkwood Estate - Golden Grove





What's Next??