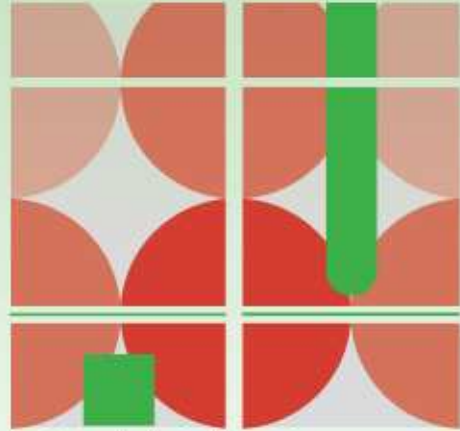


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FOR NEW URBANISM**

6th – 9th February, 2008



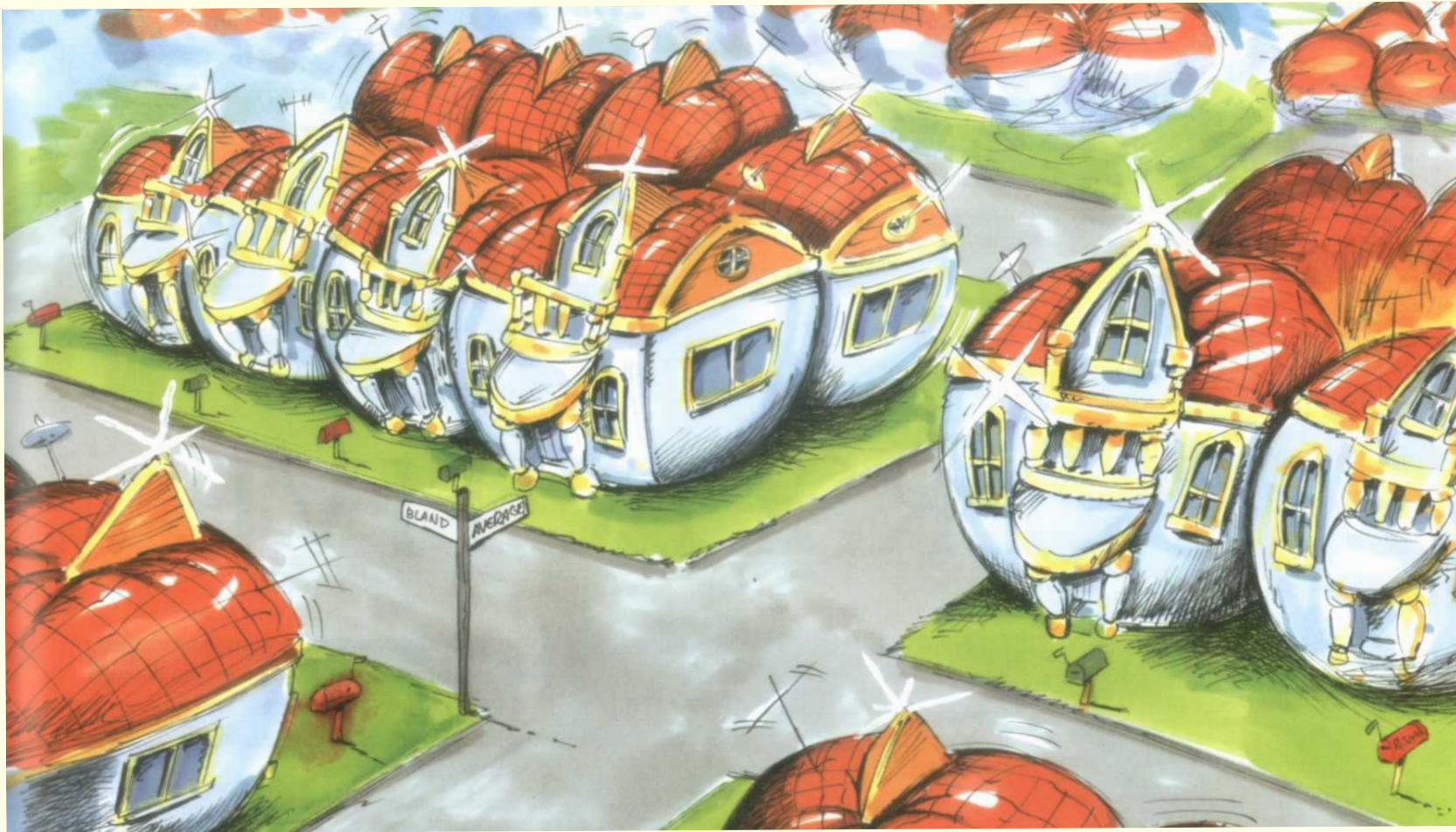
# AFFORDABLE CHOICES FOR DENSER LIVING...



**CLIVE ALCOCK, ANNAND ALCOCK URBAN DESIGN**

## BLUBBERLAND

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**BETWEEN 1990 & 2003 THE AVERAGE NEW HOUSE IN NSW GREW BY 60%, WHILE THE FAMILY SIZE FELL BY 40%, AND THE LOT NEARLY HALVED.**

## HOUSING PRICE RISES IN YEAR 2007

<b>SYDNEY</b>	<b>5%</b>
<b>MELBOURNE</b>	<b>25%</b>
<b>PERTH</b>	<b>2%</b>
<b>BRISBANE</b>	<b>20%</b>
<b>ADELAIDE</b>	<b>20%</b>
<b>CANBERRA</b>	<b>25%</b>

SOURCE ; APM

**“HOUSING AFFORDABILITY IN AUSTRALIA HAS NEVER BEEN WORSE. IT’S CRAZY TO HAVE PEOPLE BORROWING 95%, 100% OR 105% OF THE VALUE OF A HOME.”**

**TANYA PLIBERSEK, FEDERAL HOUSING MINISTER, DEC ‘07**

PRIME SITE

## Choice key to housing crisis

Torny Jensen  
HOUSING REPORTER

CHOICE is key to the housing affordability crisis, an urban design expert says.

Clive Alcock, director of Annand Alcock Urban Design, said developers needed to provide more housing choices to the market in order to cater for first home buyers and an ageing population.

Mr Alcock will be a guest speaker at the 3rd Australian Congress of New Urbanism conference in Kelvin Grove, Brisbane, tomorrow.

He will talk about how to achieve compact, affordable, walkable, mixed-use neighbourhoods.

Mr Alcock said he would discuss the housing typologies needed to cater for today's demanding market.

"I'm going to be talking about the issue with choice, which we don't seem to be



GOOD mix of accommodation opportunities ... Varsity Lakes homes on the Gold Coast, developed by Delfin Lend Lease.

getting in our newer suburbs."

Mr Alcock said while housing affordability has been heavily influenced by economic factors, the availability of larger lots and houses has also meant

buyers hoping for smaller and cheaper product were left wanting. "We've had low interest rates for a long time and that has given people the capacity to borrow a lot," he said.

"It hasn't helped the problem that houses and lots are being over-provided."

According to his research, 25 years ago the average house measured 180sq m. Today the

average has expanded to 280sq m. While he acknowledges that more compact accommodation was necessary in today's hungry market, he said apartments might not neces-

arily be the best investment.

"One of the issues we are facing with building apartments is that they are very expensive to construct," he said.

"In many cases, developers are unable to build them and make a profit on developments (apartments) in a lot of outer areas."

He said the solution was to build a variety of smaller dwellings on smaller lots.

His key housing typologies include duplex housing, townhouses, studio and loft houses, vertical duplexes and low-rise apartments.

Mr Alcock said examples of where a good mix of accommodation opportunities were being provided included Varsity Lakes at the Gold Coast, Springfield Lakes, in Brisbane's west — both Delfin Lend Lease developments — and The Boulevards, Petrac's integrated retirement community in Redland Bay.

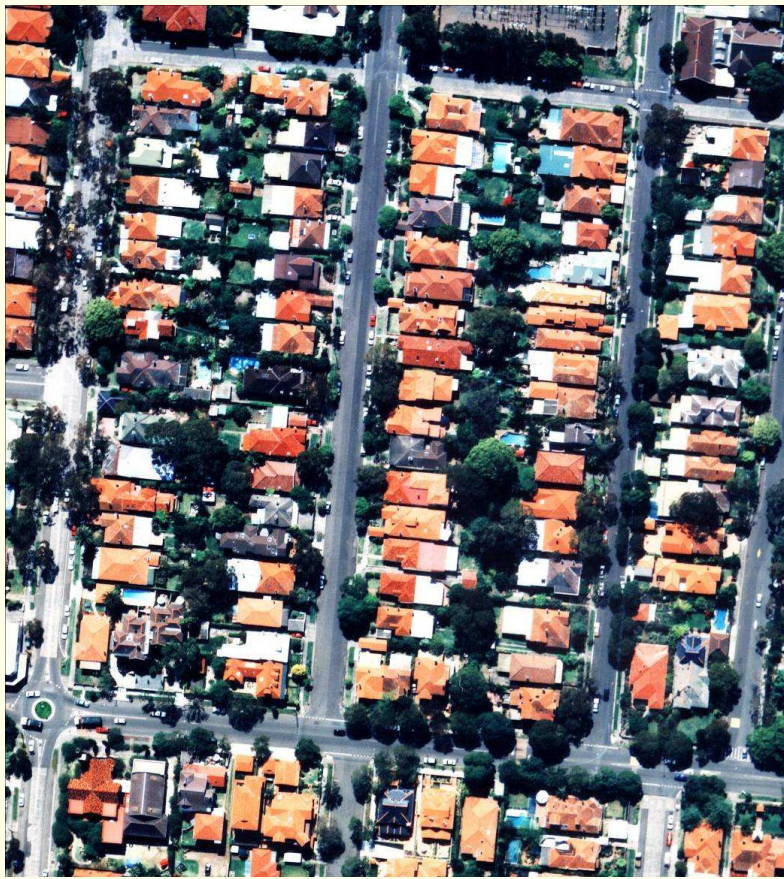
# A FEW FACTS

## TYOLOGICAL OPPORTUNITIES

- TOWN HOUSES
- STUDIOS & LOFTS
- COTTAGES
- COURTYARD & DUPLEX
- MANSION HOUSES
- LIVE WORK



# A CHOICE TO AFFORD LOCALLY



- **SHOPTOP RENTAL, 1 BED 60M<sup>2</sup>**  
STUDENT, LIZARD
- **INLAWS STUDIO, 1 BED 40M<sup>2</sup>**  
SAVING FOR A MORTGAGE, GOLDFISH
- **APARTMENT, 2 BED 90M<sup>2</sup>**  
FIRST HOME, CAT
- **COTTAGE, 3 BED 120M<sup>2</sup>**  
RENOVATION, ELECTROCUTED CAT
- **HOUSE, 4 BED 220M<sup>2</sup>**  
KIDS, DOG, THE FULL DISASTER
- **TOWNHOUSE, 3 BED 180M<sup>2</sup>**  
DOWNSIZING, AGEING DOG
- **RETIREMENT FLAT, 2 BED 80M<sup>2</sup>**  
LAST HOME, BUDGIE

# A CHOICE TO AFFORD LOCALLY...?

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## **AN ONGOING EMERGENCY...**

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**“YOUNG COUPLES COME IN EVERY WEEKEND WANTING IT ALL - NEW HOUSE, NEW FURNITURE, HOME THEATRE, EVERYTHING NOW, AND ALL BORROWED.”**

**COSMOPOLITAN HOMES ESTATE AGENT, FEB '08**

**“WE'RE SEEING A SUBURBAN REPOSSESSIONS DISASTER OUT THERE RIGHT NOW.”**

**REVEREND BILL CREWS, FEB '08**

# HOUSING STOCK IN AUSTRALIA

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**DETACHED HOUSES**  
**76.6%\***



**ATTACHED HOUSES**  
**9%**



**LOW RISE APARTMENTS**  
**10%**  
**HIGH RISE APARTMENTS**  
**3%**

**\* (IN 1996 WAS 76.8% )**

**SOURCE 2006 CENSUS**

# **SO WHY NOT JUST BUILD A LOT OF APARTMENTS?**

---

**HOUSE COST PER M2  
TO BUILD \$800-\$1000**



**APARTMENT COST PER M2  
TO BUILD \$2200 - \$2500**



**APARTMENTS OUTSIDE DESIRABLE INNER AND MIDDLE RING SUBURBS  
CURRENTLY CREATE NEGLIGIBLE DEVELOPMENT PROFIT AFTER COST  
OF LAND, BUILDING AND CONTRIBUTIONS - DEVELOPERS WILL NOT  
PROVIDE THEM WITHOUT A PROFIT.....**

## THE COMING DEMAND...

**OVER THE NEXT 20 YEARS THE 65 YEAR OLD AND OVER AGE GROUP WILL HAVE THE HIGHEST GROWTH (BY 2021 THE NUMBER OF PEOPLE OVER 65 WILL TRIPLE FROM NOW)**

**THE NEXT MOST SIGNIFICANT GROWTH WILL BE IN FIRST HOME BUYERS BETWEEN 25 - 35 YEARS OLD**

**THE GROWTH IN 35 - 64 YEAR OLDS SLOWING DOWN**

**SO THEREFORE.....?**

-

SOURCE ; JOHN SYMOND/BIS SHRAPNEL PAPER

# FILLING THE HOLLOW MIDDLE OF THE TRANSECT...



*By offering a diverse range of housing types and price levels, interest from all market segments was obtained and a diverse, authentic community has been promoted."*

APARTMENTS 15%

TOWNHOUSES 15%

DUPLEXES 15%

COURTYARD HOMES 30%

SMALL DETACHED HOUSE 15%

DETACHED HOUSE 10%



# PLACES WHERE WE BURY THE LIVING

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ACNU 08

ANNAND ALCOCK URBAN DESIGN

# PLACES OF MODEST DIGNITY

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**PASADENA COURTYARD HOUSING**

# FINANCIAL & TYPOLOGICAL INITIATIVES

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## FINANCIAL

- **FIRST HOMEOWNER GRANTS**
- **FIRST HOME SAVER ACCOUNTS**
- **HOUSING AFFORDABILITY FUND FOR STATE/LOCAL GOVT TO LOWER CHARGES**
- **NATIONAL RENTAL AFFORDABILITY SCHEME (TAX INCENTIVES FOR INVESTORS)**
- **NATIONAL HOUSING SUPPLY RESEARCH COUNCIL**
- **SHARED EQUITY**



## TYPOTOLOGICAL

- **APARTMENTS ARE NOT THE PANACEA - MUST BE A FULL RANGE OF CHOICE**
- **MORE SMALL LOTS / SMALL DWELLINGS**
- **LESS HOUSE AND LAND / MORE INTEGRATED DELIVERY**

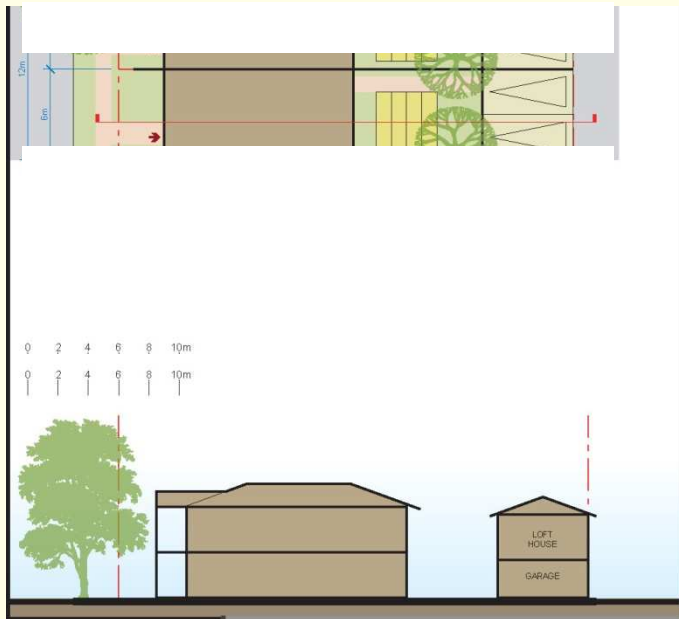




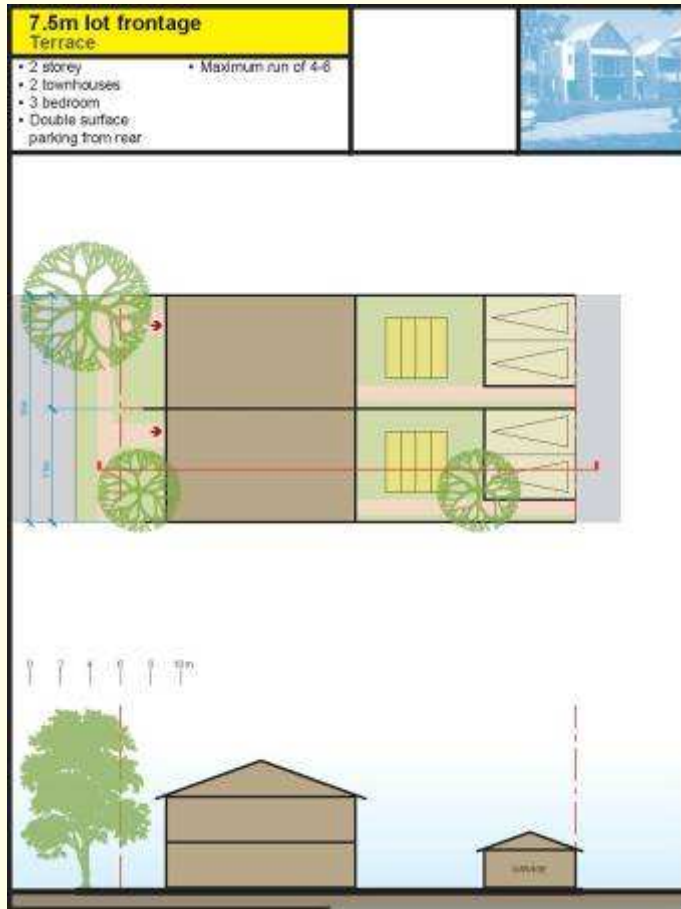
# TERRACES & TOWNHOUSES



# TERRACE 4 - 5M WIDE, 120-150M<sup>2</sup> LOT (50 DW/HA)



# TOWNHOUSE, 6M/7.5M/8M LOT, (30 - 35 DW/HA)





# REAR STUDIOS - FONZY FLATS

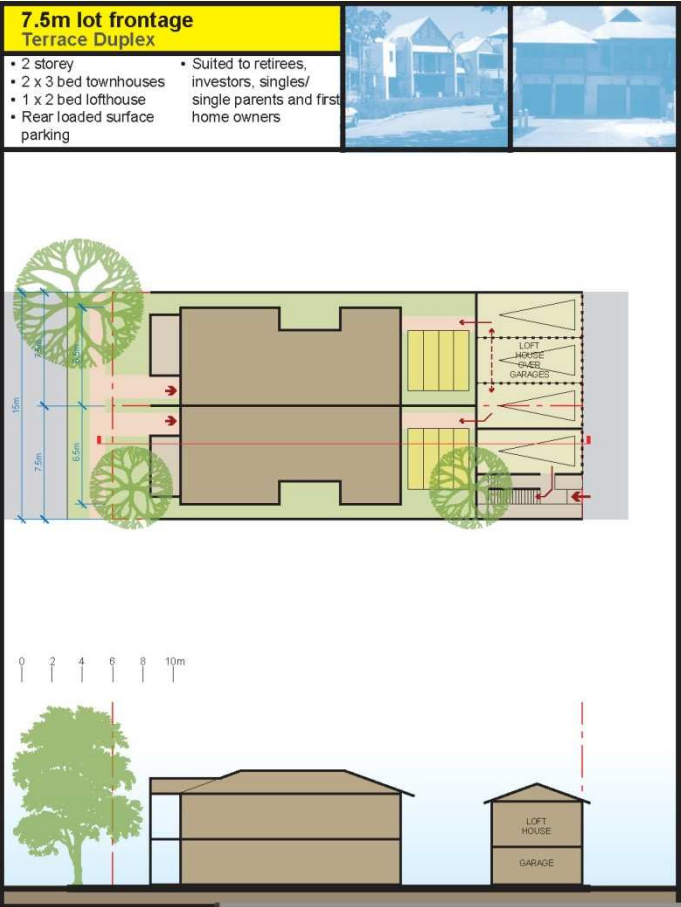


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# 2 TOWNHOUSES, 1 LOFTHOUSE ON 2 x 250M<sup>2</sup> LOT



# 1 HOUSE, 1 LOFTHOUSE ON 300M<sup>2</sup> LOT

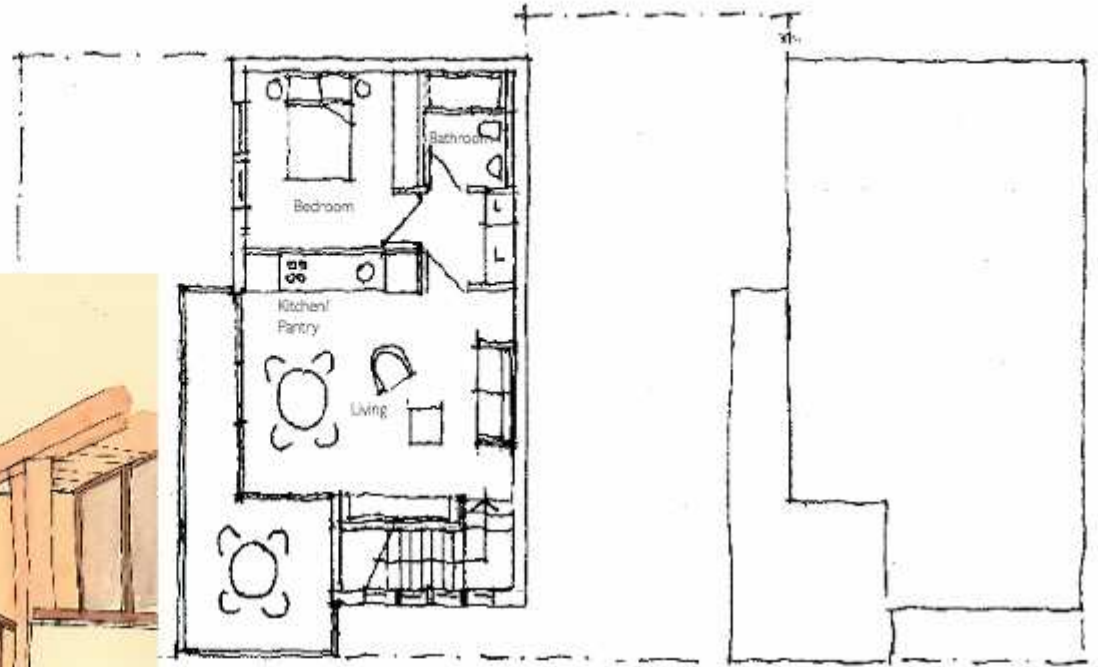
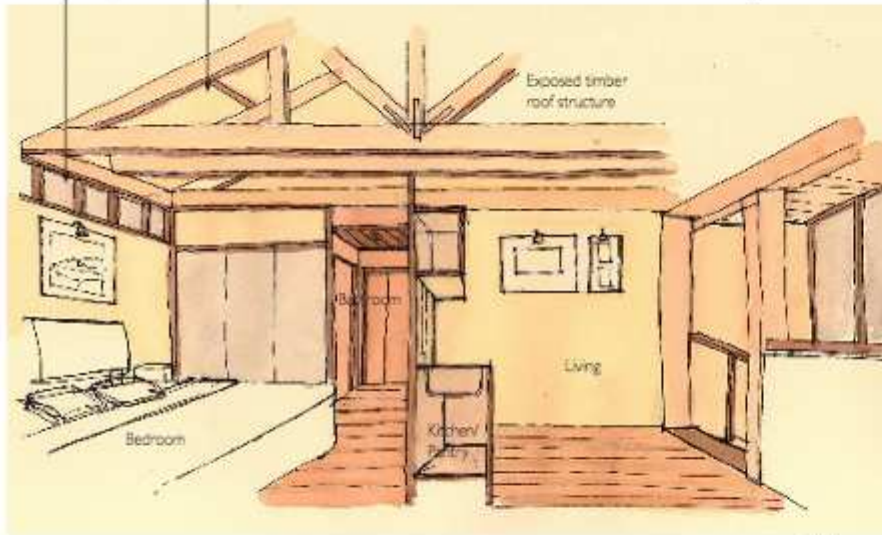






Highlight window only for wall facing the main dwelling

Skylight maybe installed in the bathroom for natural lighting/ventilation



Upper Floor Plan



Elevation

repeat material

## **SEPARATELY TITLED STUDIOS & LOFTHOUSES**

---

▪ **1 BED APARTMENT, U/G PARKING, LIFTS 65M<sup>2</sup> X \$2500 = \$165,000 TO BUILD+LAND+PROFIT. SALE PRICE \$300,000**

▪ **1 BED STUDIO ON GARAGE ON 1 PARKING 65M<sup>2</sup> X \$1000 = \$65,000, NO LAND COMPONENT + PROFIT. SALE PRICE \$200,000**

▪ **2 BED FLAT WITH U/G PARKING, LIFTS 75 M<sup>2</sup>X \$2200 = \$165.000 TO BUILD+LAND+PROFIT SALE PRICE \$350,000**

▪ **2 BED LOFTHOUSE ON GARAGE 1 PARKING, 75M<sup>2</sup> X \$1000 = \$75,000 TO BUILD, NO LAND+PROFIT SALE PRICE \$250,000**

# VERTICAL DUPLEXES



# VERTICAL DUPLEXES

**CORNER  
LOCATIONS**



# VERTICAL DUPLEX (ONE UP ONE DOWN)

GROUND FLOOR - UNIT A

FIRST FLOOR - UNIT B

GROUND FLOOR UNIT:

- 2 BEDROOMS
- 2 WAY BATH-ROOM OFF MAIN BED
- SPACIOUS LIVING/MEALS ROOM
- LAUNDRY FACILITY
- GOOD SIZED PRIVATE YARD
- PORCH/VERANDAH
- GARAGE

FIRST FLOOR UNIT:

- 2 BEDROOMS
- SPACIOUS LIVING/MEALS ROOM
- LAUNDRY FACILITY
- OWN ENTRY
- OUTDOOR SERVICE AREA
- DECK
- GARAGE

CONTACT:  
RAWSON HOMES PTY LTD

NOTE: LAYOUT SUBJECT TO SITE DESIGN & APPROVALS





# VERTICAL DUPLEX

**1 0M X 30M LOT = 300M<sup>2</sup>**  
**2 APARTMENTS @ 80M<sup>2</sup>**  
**40 DWELLINGS/HECTARE**

<b>SALE PRICES;</b>	
<b>VERTICAL DUPLEX</b>	<b>\$290,000</b>
<b>TOWNHOUSE</b>	<b>\$390,000</b>
<b>1 0M LOT COTTAGE</b>	<b>\$395,000</b>
<b>1 5M LOT HOUSE</b>	<b>\$530,000</b>



**CONFIDENTIAL**

Planning and Environment Committee Meeting 24/04/2007

**TITLE** Studio Housing - Second Occupancy Dwellings in Master Planned Estates

**Reporting Officer**

Manager Development Services

**Attachments**

1. Example of 'Fonzy Flat' (Minto)
2. Example of 'Garage Top Studio' (Lundrum)
3. Example of studio housing above principal dwelling (Stockland)
4. Development standards for studio housing

**Purpose**

The purpose of this report is to advise Council of recent proposals by developers seeking to introduce new forms of residential development within the City.

**Report**

In recent years, Council has worked with the development industry to create a number of residential and mixed-use master-planned estates within the City. These include:

- Park Central, Campbelltown
- Macarthur Gardens, Campbelltown
- Minto Renewal Project, Minto
- Glenfold Road, Glenfield
- Ingletown Gardens, Ingletown/Bardia, and
- UWS Campbelltown Campus, Macarthur Regional Centre.

A characteristic of master-planned estates in Campbelltown is that residential housing is generally constructed on smaller allotments (250-450 square metres) and is designed to 'integrate' within the estate prior to the subdivision of the land. A significant proportion of buildings are either semi-attached or attached with vehicular access to the site from a rear (or side) laneway. Dwellings are described as 'integrated housing' or 'row housing' and take a similar form to traditional 'terrace' housing, except that modern housing provides accommodation for a vehicle on the allotment.

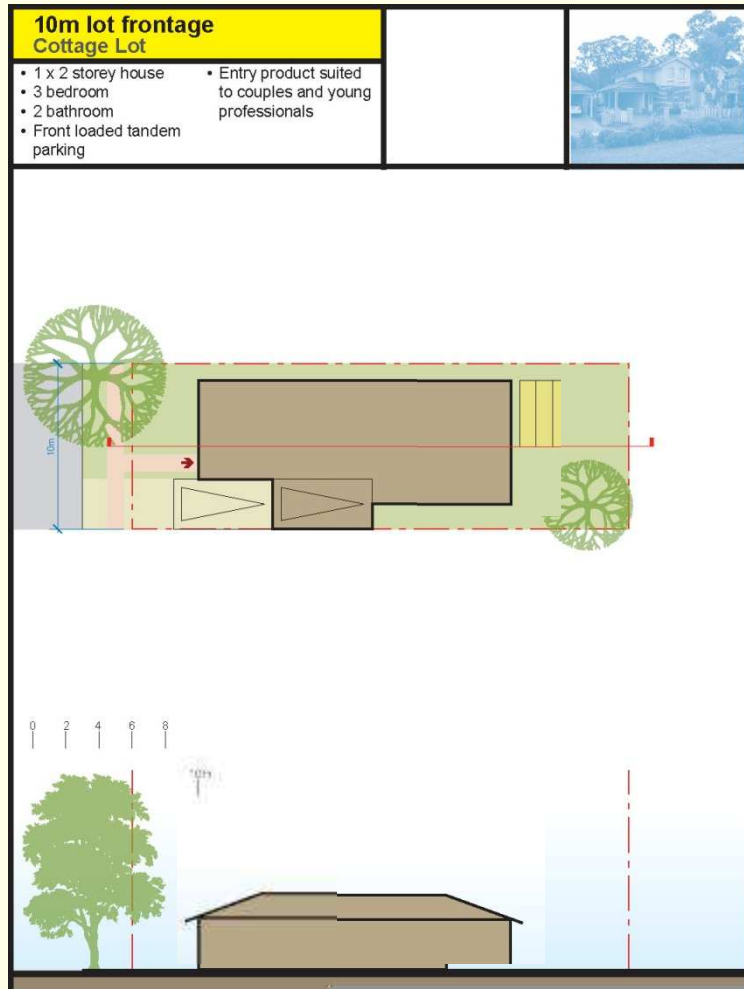




# COTTAGES



# COTTAGE LOT 10M WIDE, FRONT LOADED



# 10M COTTAGE LOT - 250 - 300M<sup>2</sup>



**125**  
Meadowvale



**135**  
Meadowvale



**150**  
Meadowvale



**151**  
Meadowvale



**152**  
Meadowvale

# KINGSTON, TASMANIA

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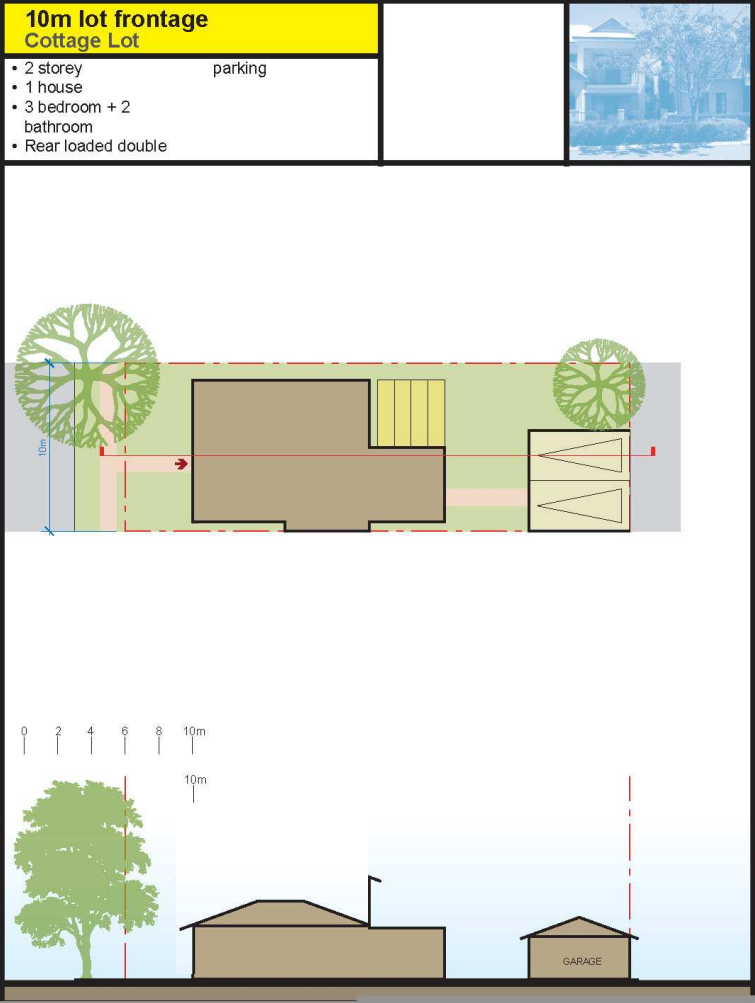
# THE BOULEVARDS, CENTRAL REDLAND BAY, QLD

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- 20M AND 25M DEEP LOTS
- SINGLE GARAGES
- LOW RISE APARTMENTS



# COTTAGE LOT, 10M WIDE, REAR LOADED



# LONGYARD GARDENS, TAMWORTH, NSW

---

- 10M X 30M LOTS
- 180M<sup>2</sup> HOUSE - \$330,000 SALE
- 80% SOLD TO WOMEN (MAINLY OLDER)
- 20% SOLD TO COUPLES



# KATRINA COTTAGES

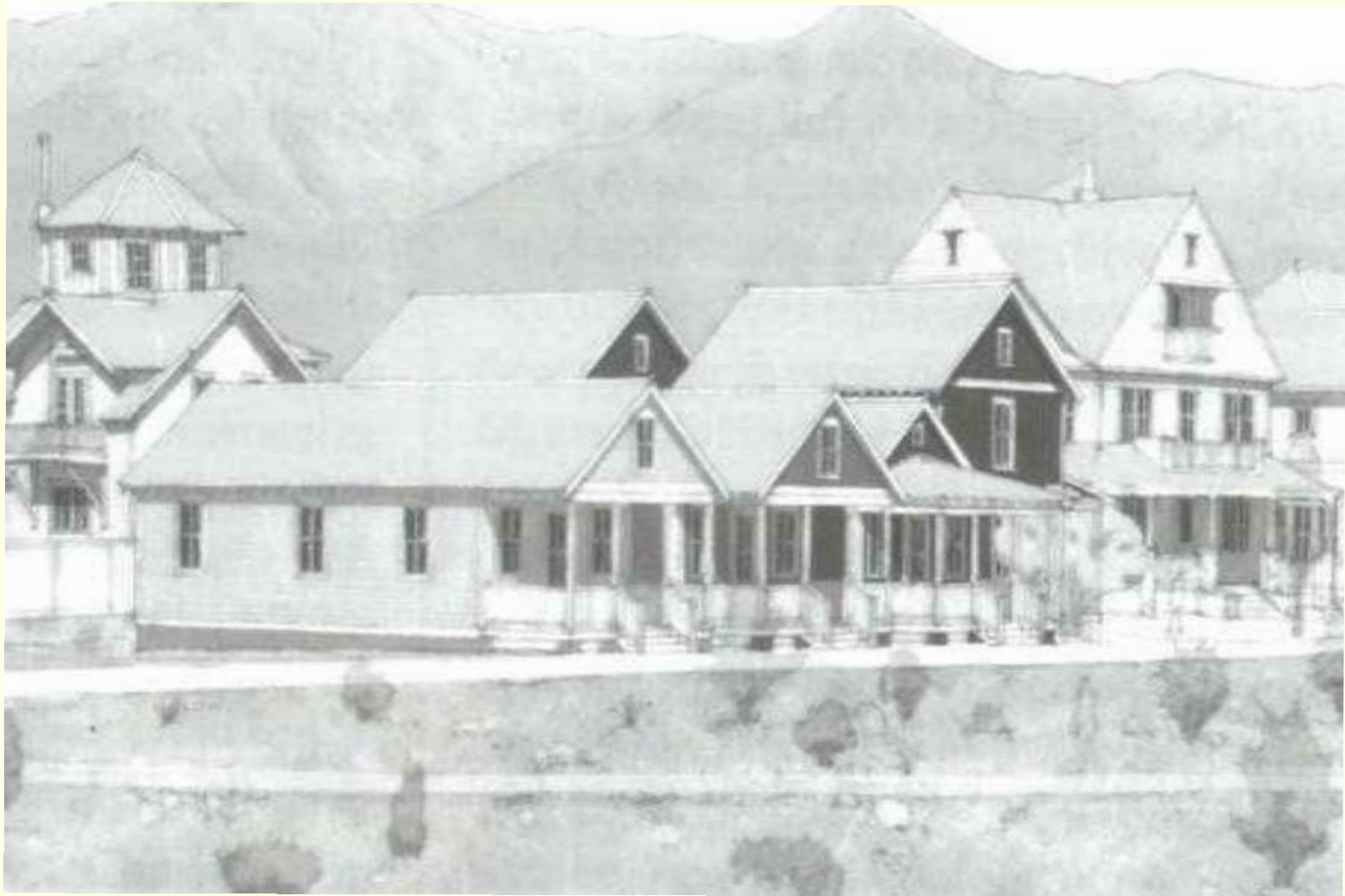
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# KATRINA COTTAGES

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# CAPRICORN 151- \$1200/M<sup>2</sup>

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# COURTYARD & DUPLEX HOUSES 2 STOREY ON 10 - 13M LOTS

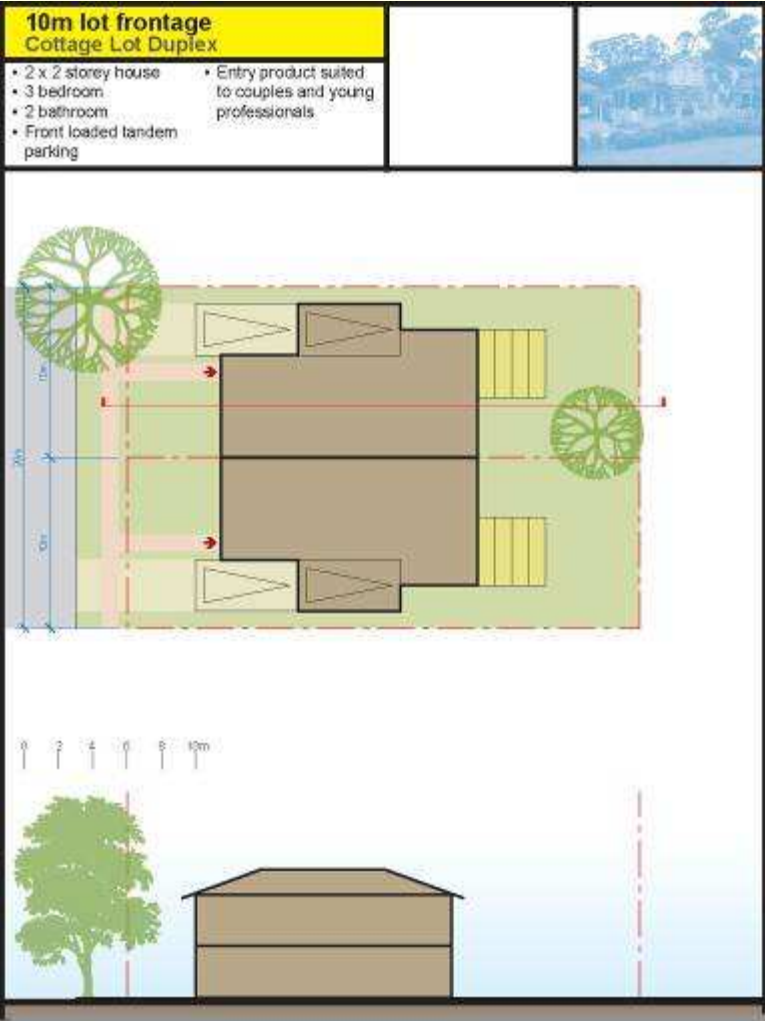


# COURTYARD (FRONT LOADED), 10M LOT

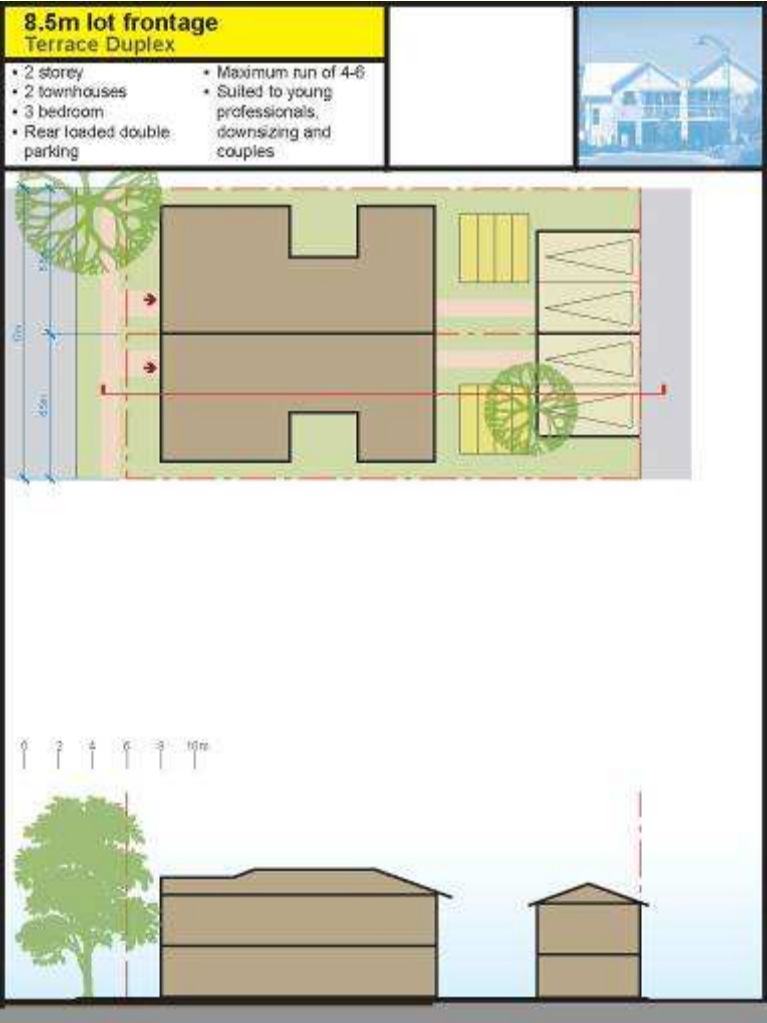
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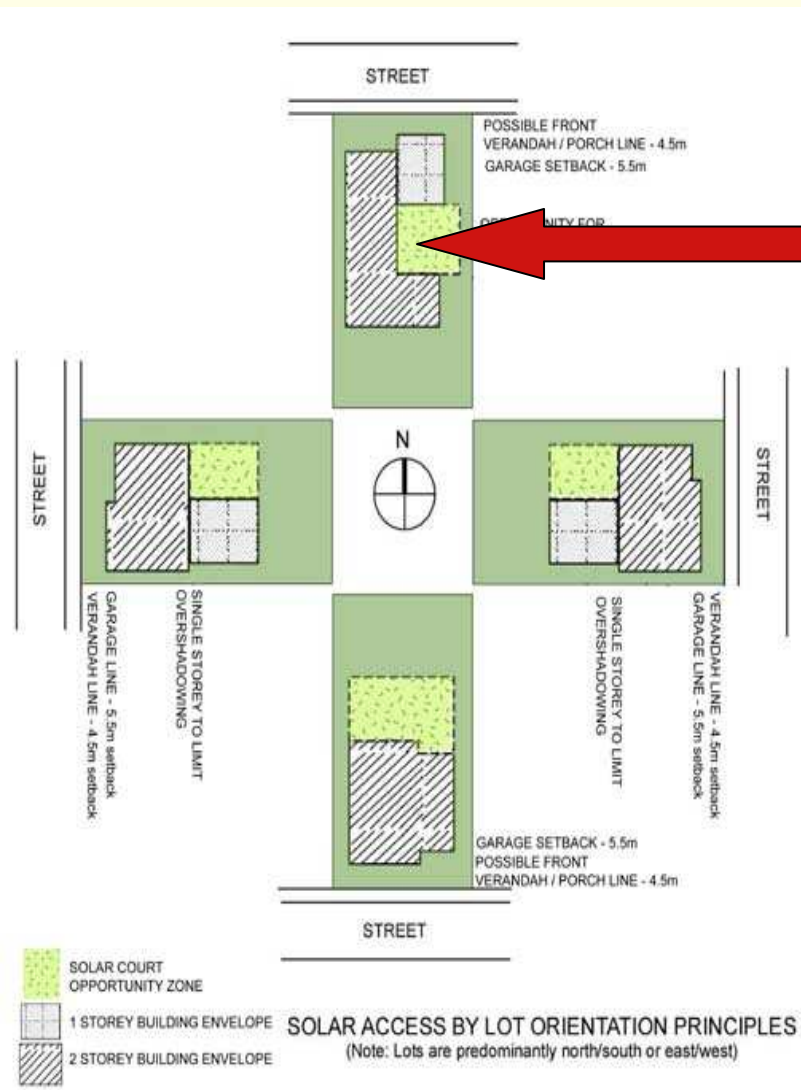
# DUPLEX (SEMI) 2 x 300M<sup>2</sup> LOTS, FRONT LOADED



# DUPLEX (SEMI) REAR LOADED



# 10/11M COURTYARD NORTH TO STREET



# 10/11M COURTYARD NORTH TO STREET

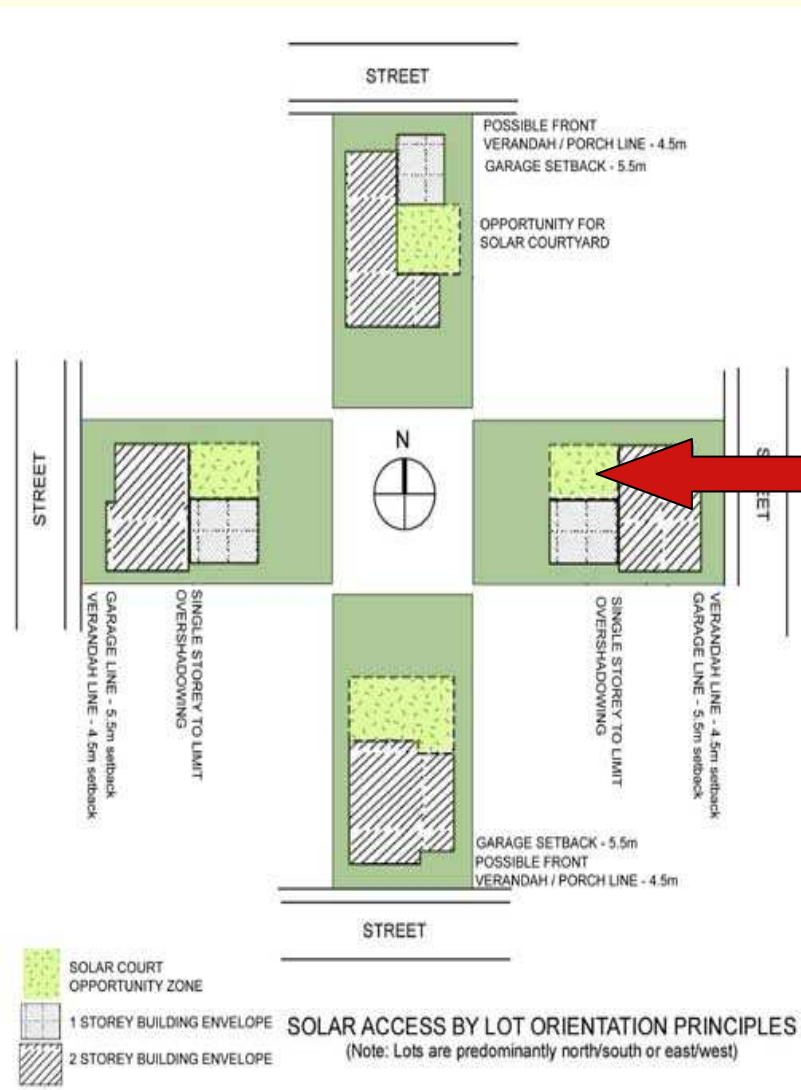


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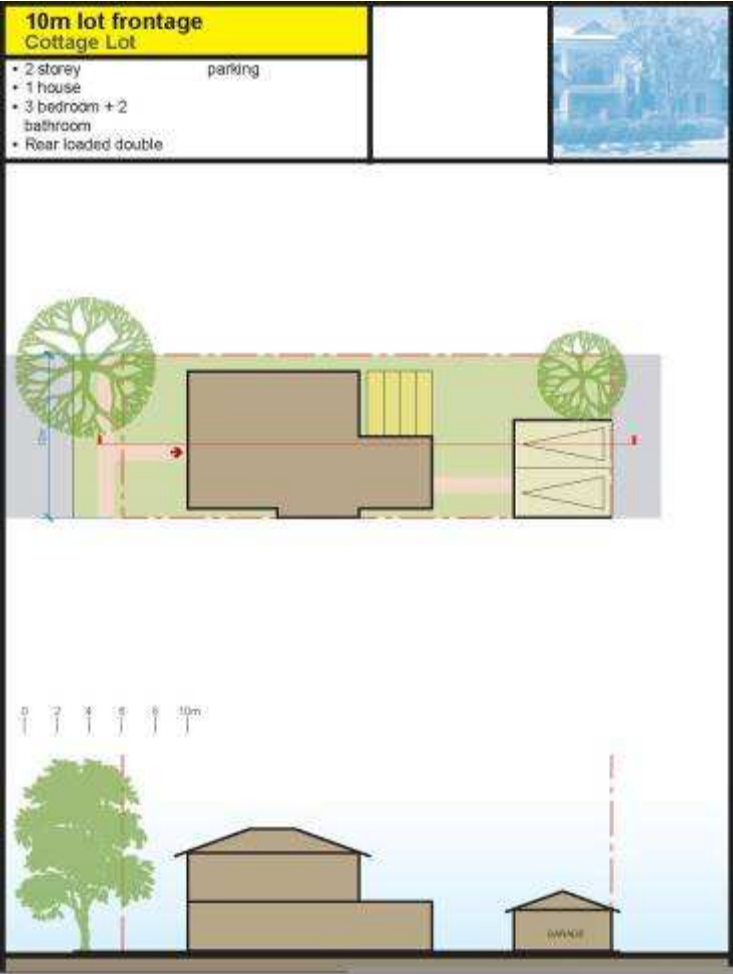
ANNAND ALCOCK URBAN DESIGN



# 10/11M COURTYARD



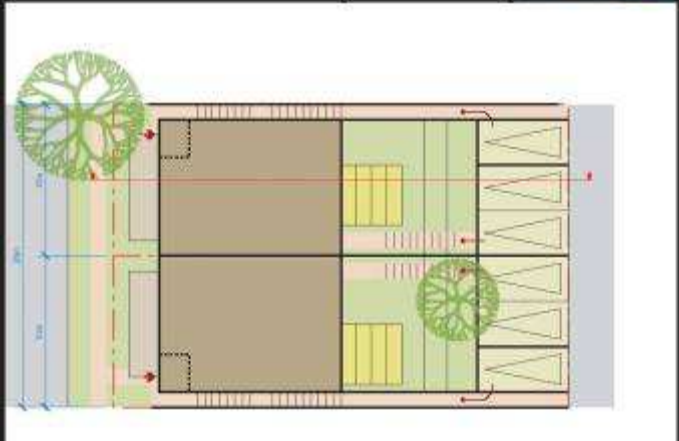
# COURTYARD (REAR LOADED), 10M LOT



# COURTYARD HOUSE, REAR LOADED

**10m lot frontage**  
Cottage lot live/work

- 3 storey
- Rear loaded parking
- Suited to home business owners





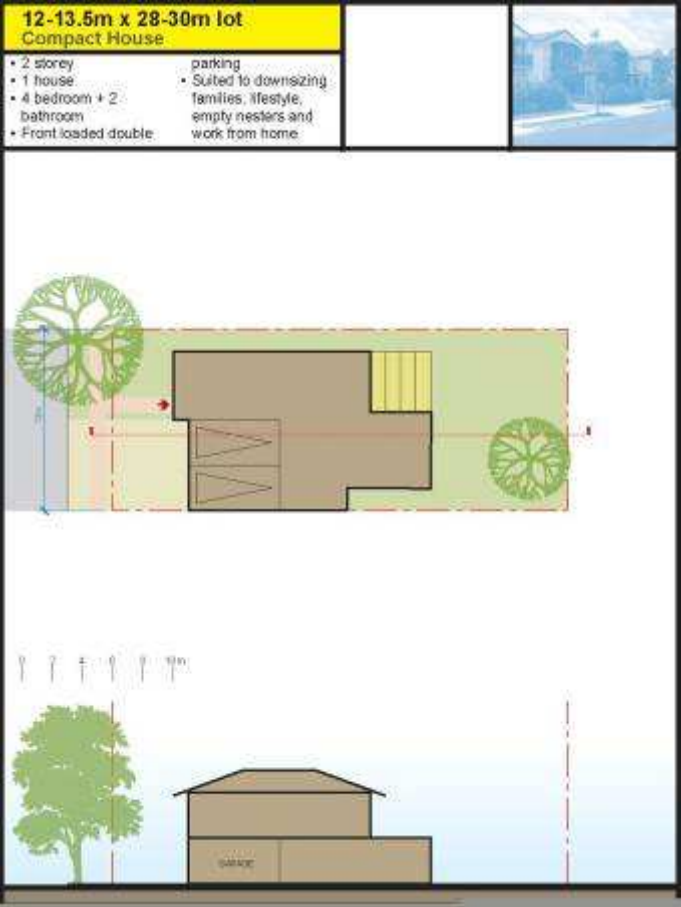
## STUDIO ABOVE 3 CAR SPACES

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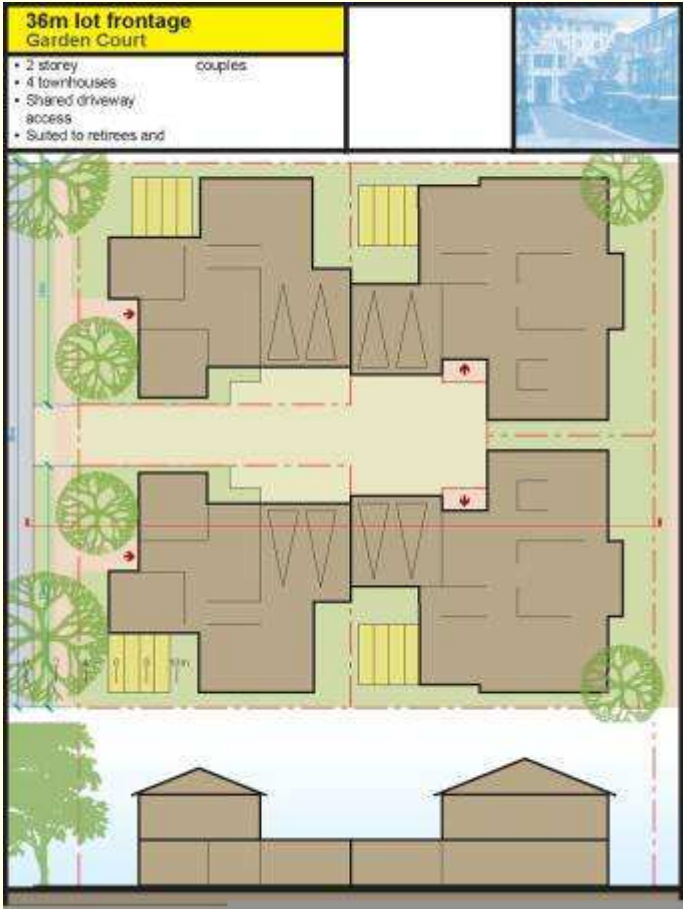
- 65 M<sup>2</sup>-1 BEDROOM
- \$65,000 TO CONSTRUCT
- RENTS FOR \$200/WEEK
- WOULD SELL FOR \$200,000 ON SEPARATE TITLE
- CHEAPER THAN APARTMENT, VERY PROFITABLE FOR DEVELOPER



# COURTYARD HOUSE 13M LOT



# GARDEN COURT - 4 DWELLINGS ON 1200M<sup>2</sup>

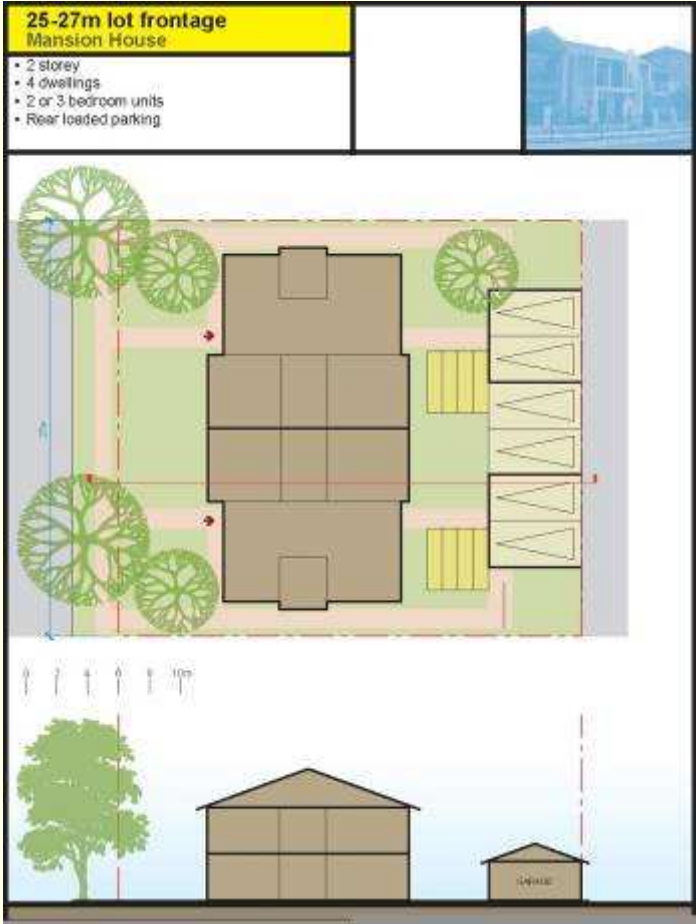


# 2 STOREY APARTMENTS

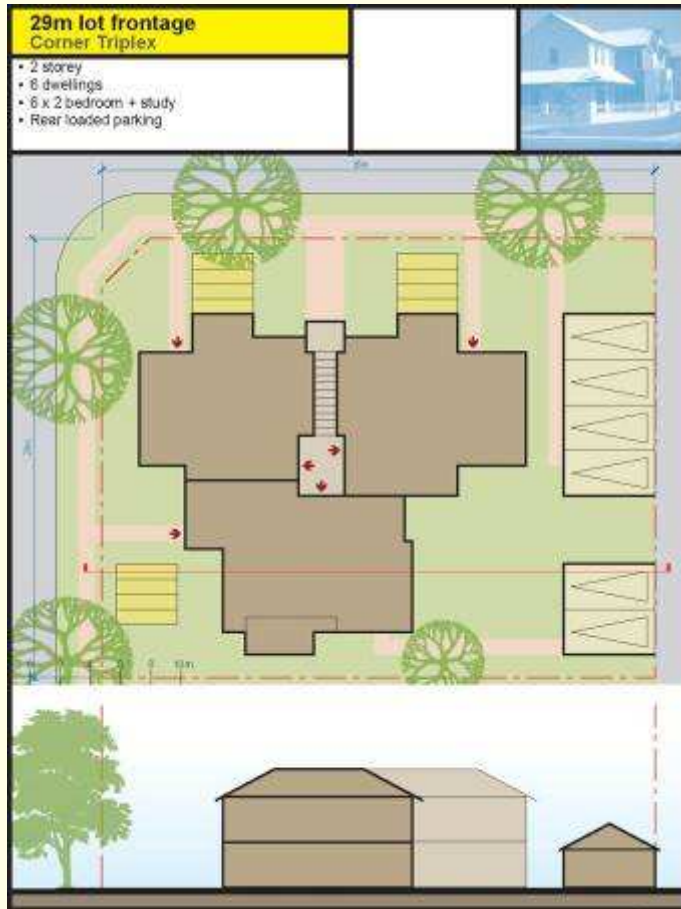




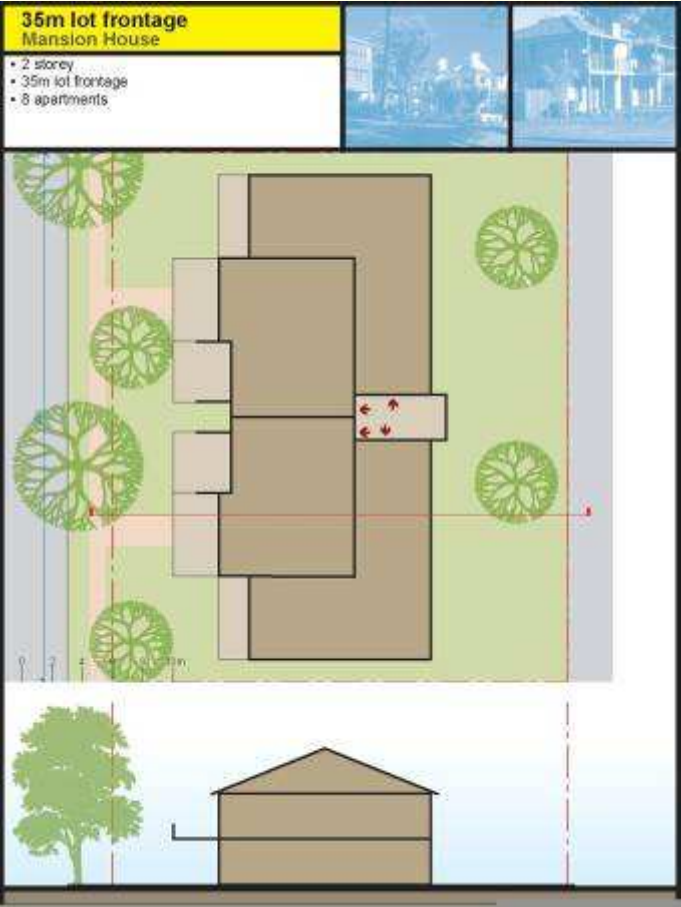
# MANSION HOUSE - 4 APTS ON 750M<sup>2</sup>, 35 DW/HA



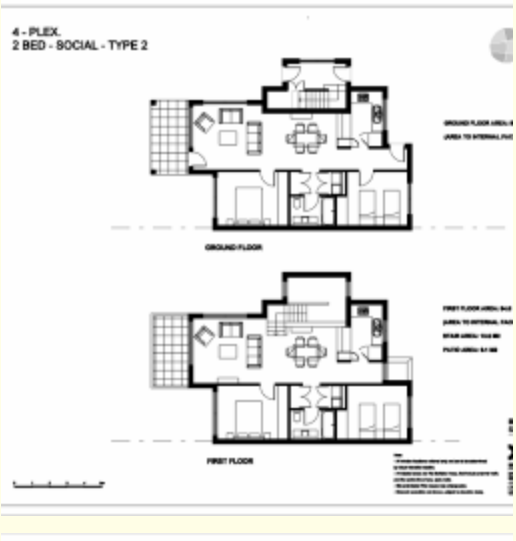
# 2 STOREY TRIPLEX, 6 APTS ON 900M<sup>2</sup> 45 DW/HA



# MANSION HOUSE - 8 PLEX



# BONNYRIGG RENEWAL, NSW - 'PLEXES'



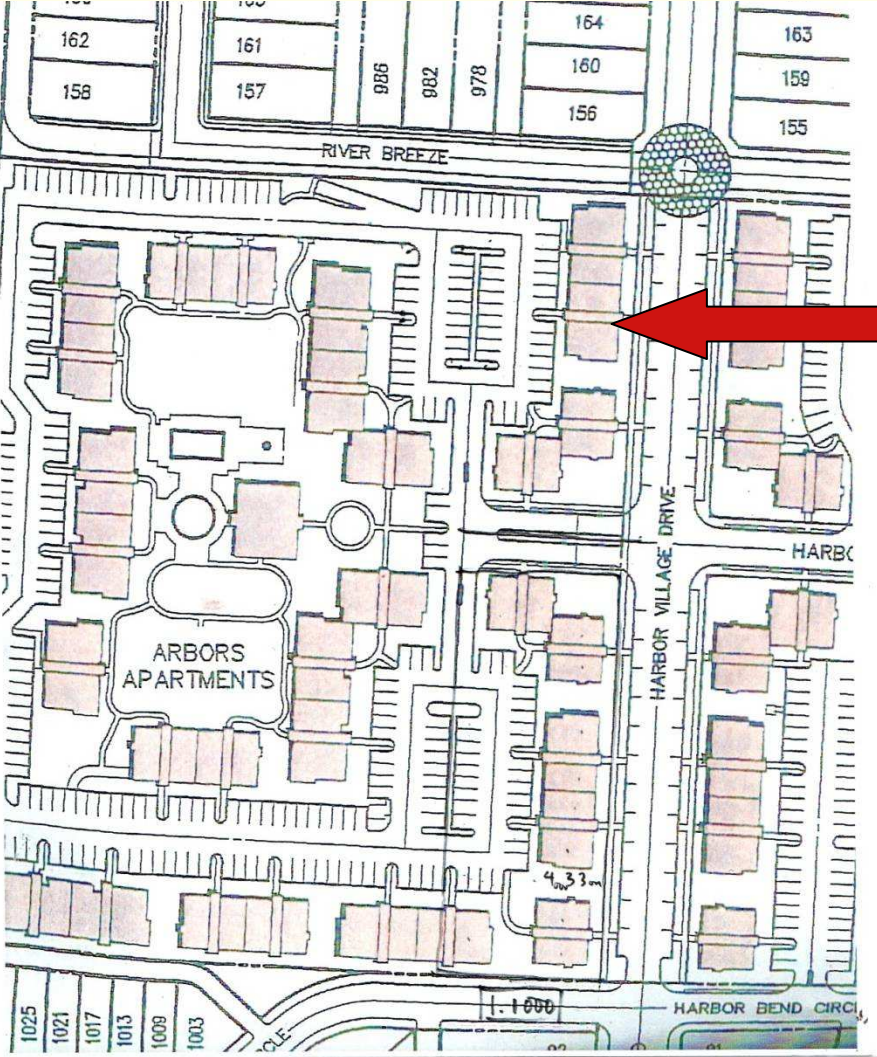
# 3 STOREY APARTMENTS



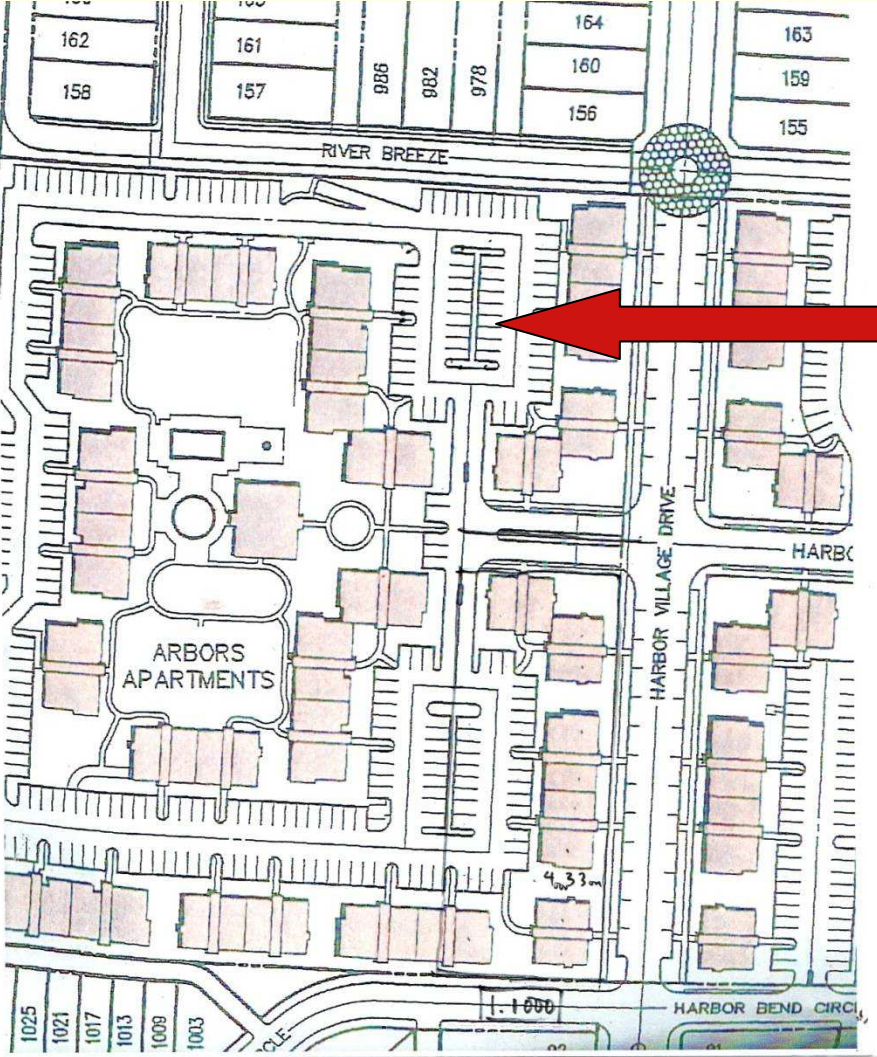
# HARBOR TOWN, MEMPHIS



# HARBOR TOWN, MEMPHIS



# HARBOR TOWN, MEMPHIS





LIVE WORK

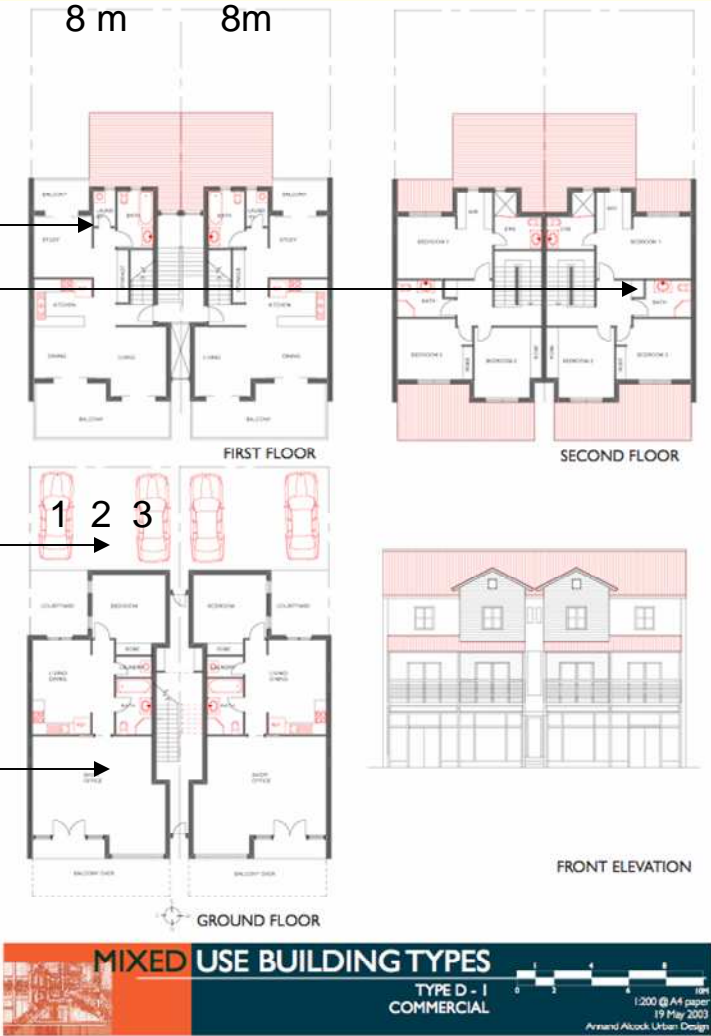


# LIVE WORK

**UPPER LEVELS LIVING**  
 - TOWNHOUSE OR 2 FLATS

**3 REAR SURFACE PARKING SPACES PER 8 M TERRACE**

**GROUND LEVEL ADAPTABLE**  
 - LIVE OR WORK



# LIVE WORK



FRONT ELEVATION



# REAR SURFACE PARKING



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# SHELLHARBOUR

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# SHELLHARBOUR

---



# LONGYARD GARDENS MIXED USE



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# REAR PARKING, MARGARET RIVER

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# HARBOR TOWN LIVE WORK



# HARBOR TOWN LIVE WORK

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# LIVING

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ACNU 08

# WORKING

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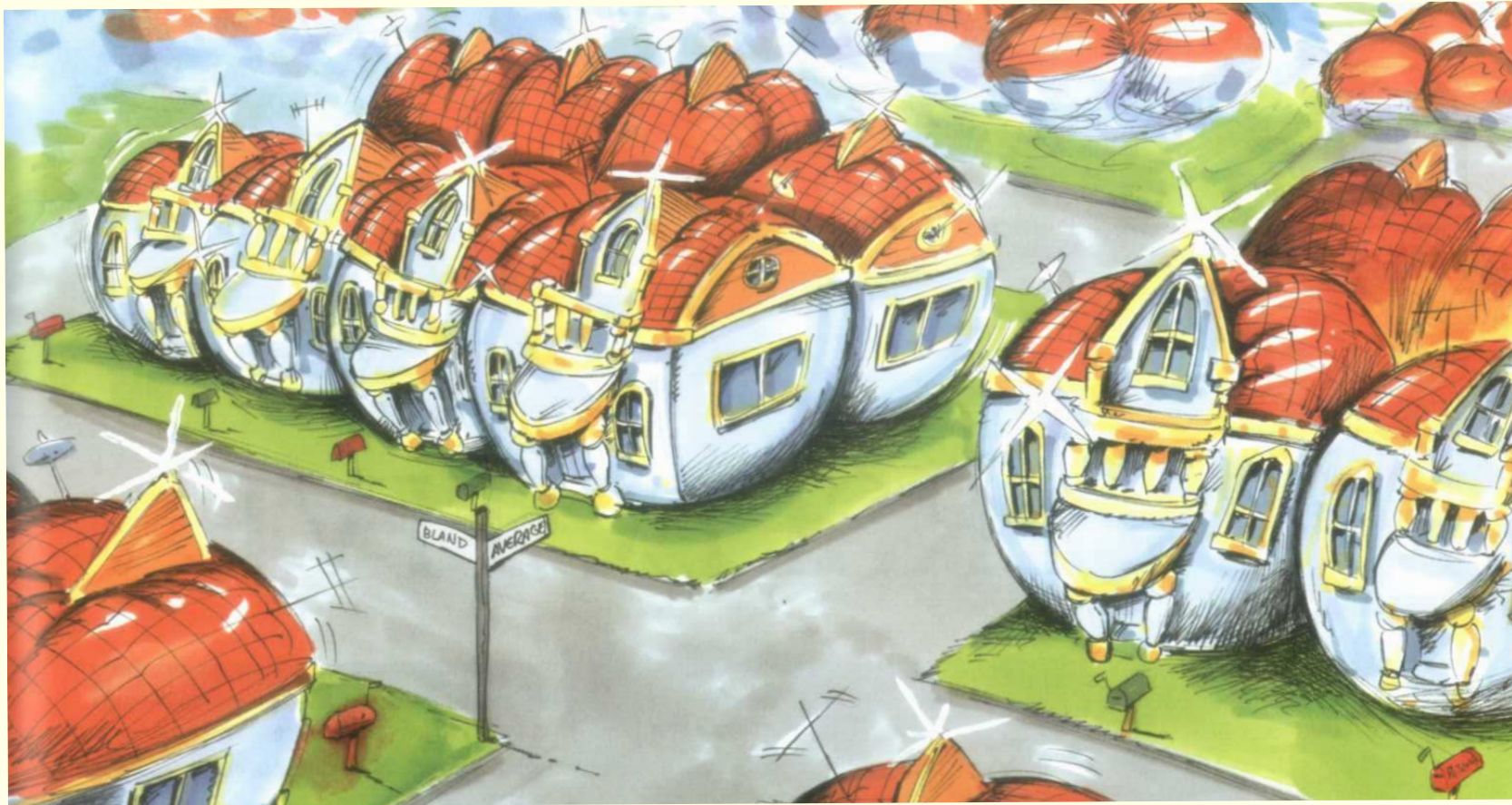


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ANNAND ALCOCK URBAN DESIGN

## BLUBBERLAND

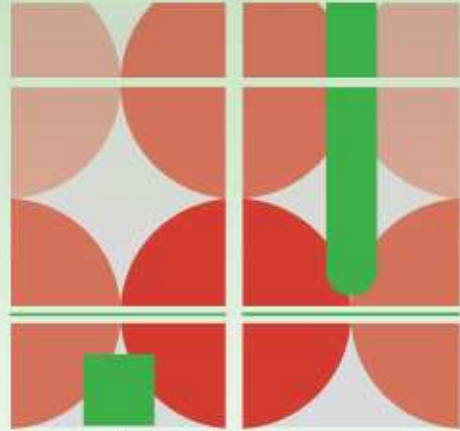
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**‘ THE PROBLEM FOR DEMOCRACY IS HOW TO MAKE UNPOPULAR CHANGES HAPPEN, CONSUMERISM AND DEMOCRACY ARE NOW BASED ON THE SAME TENET OF ‘YOU CAN AND SHOULD HAVE WHAT YOU WANT’**

**- ELIZABETH FARRELLY -**

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