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
housing choice = broad demographics

affordable to expensive = choice over time within communities

diverse community = successful project + place

diverse price points = increased sales to different sub-markets

higher density = walkable neighbourhoods & efficient resource use

affordable to expensive = choice over time within communities
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
Crace – Mio Terrace
4.5m x 30m = 135 m² lot,
$304,000 H + L in 2010

GROUND FLOOR:
44.5m²

FIRST FLOOR:
41.5m²

TOTAL:
86m²

BEDROOMS:
2

BATHROOMS:
1.5

CAR SPACES:
1

GARAGE + STORAGE:
23m²
Crace – Mio Terrace – Planning Statistics

2 Beds, One Parking Space

Visitor parking on street

Front Setback 3m

Site Coverage 60%
Crace - Bravo Terrace
6.0m x 30m = 180 m² lot,
$342,000 H ($257) + L ($85) in 2010
Crace – Mondo Terrace
Crace - Mondo Terrace
7.5m x 30m, 225 m² lot, $440,000 H + L in 2010
alternative to house, well above affordability threshold

<table>
<thead>
<tr>
<th>GROUND FLOOR:</th>
<th>FIRST FLOOR:</th>
<th>TOTAL:</th>
<th>GARAGE + STORAGE:</th>
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<tr>
<td>84m²</td>
<td>78m²</td>
<td>162m²</td>
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<td>Type</td>
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<td><strong>Mio</strong></td>
<td>135m²</td>
<td>$82,000</td>
<td>1 bed + study Carport 1.5 bath</td>
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<tr>
<td>4.5m terrace</td>
<td>4.5 x 30</td>
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<td>Base inclusion list</td>
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<td><strong>Mio Plus</strong></td>
<td>135m²</td>
<td>$82,000</td>
<td>2 bed Enclosed carport 1.5bath</td>
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<td>4.5m terrace</td>
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<td>6m terrace</td>
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<td><strong>Mondo</strong></td>
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<td>3 bed Garage 2.5 bath</td>
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<td>7.5m terrace</td>
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<td>Garage</td>
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<td>2.5 bath</td>
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## Crace - Price Points

<table>
<thead>
<tr>
<th>Type</th>
<th>Block size</th>
<th>Block price</th>
<th>Terrace</th>
<th>Building Area</th>
<th>Terrace price</th>
<th>2010 Sale price H+L</th>
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<tbody>
<tr>
<td>Mio 4.5m terrace</td>
<td>135m²</td>
<td>$82,000</td>
<td>1 bed + study Carport 1.5 bath Base inclusion list</td>
<td>86m² + 23m² carport</td>
<td>$222,000</td>
<td>$304,000</td>
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<tr>
<td>Mio Plus 4.5m terrace</td>
<td>135m²</td>
<td>$82,000</td>
<td>2 bed Enclosed carport 1.5 bath Upgraded inclusions list</td>
<td>86m² + 23m² carport</td>
<td>$244,000</td>
<td>$340,000</td>
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<tr>
<td>Bravo 6m terrace</td>
<td>180m²</td>
<td>$85,000</td>
<td>2 bed Carport 1.5 bath Base inclusions list</td>
<td>95.5m² + 39m² carport</td>
<td>$257,000</td>
<td>$342,000</td>
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<tr>
<td>Mondo 7.5m terrace</td>
<td>225m²</td>
<td>$82,000</td>
<td>3 bed Garage 2.5 bath</td>
<td>162m² + 40m² garage</td>
<td>$287,000</td>
<td>$440,000</td>
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Lightsview – Infill 8 km from Adelaide

15% affordable housing, defined as $288k - $330k
Further 15% under Adelaide median of $400k
Pricing $2 million to $200k on same street
Pricing $2 million to $200k on same street
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

- 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

front elevation
Lightsview – Corner 10m x 30m lot, 2 x 150 m² lot, $290,000 H + L Each

single storey

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

Natural light and ventilation in every room maximises amenity and reduces the reliance on electricity to light and cool the space.

The unique position of external walls to the rear and side boundary provides the opportunity of open space to be in the form of a central courtyard which enables the main living areas to have an ‘indoor/outdoor’ feel whilst providing natural light and ventilation to every room.

The planning consent allows the Terrace SixtyTwo to be constructed on the rear and side boundaries.

Designed to maximise solar efficiency, living spaces enjoy winter sun yet are protected in summer by wide eaves.

Landscaping, paths and fencing are included in the turn-key specifications.

A panel lift carport door extends private open space when closed.

Bonus second living space or home office includes compact laundry facilities.
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
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.
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 North – Small Lots around Village Centre
Googong North – Small Lots – Laneway loaded

Anglican School
Googong North – Small Lots – Front Loaded

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

• 3 bedroom, 120m², detached
Googong – Compact Lot Housing Seed Homes

Corner duplex  4.8m  4.2m  4.2m  5.4m  1.5m  6.2m  6.2m  7.5m /rear studio
Googong North – ladder of pricing

**Affordability Threshold**
- **1 bed**
  - Currently on the market
  - Proposed - 80% compliant with DCP
  - Non compliant with DCP

**Currently on the market**
- **1B** $290K
- **2B** $340K
- **3B** $370K
Googong – Adjoining walls in Hebel

Separate house and land contracts
Don’t have to rely on builders to buy lots to develop
Lofty Ceilings = perception of space

- 1 storey – 3m ceilings (and increases street appeal)
- 2 storey - 2.7m/2.4m
Design, approve, build & sell quality instead of space…
AUSTRALIA

Communities in the making