

BUCKLAND PARK PROPOSAL

AFFORDABLE HOUSING

Prepared for
**WALKER CORPORATION
& DAYCORP**

March 2009

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1. INTRODUCTION

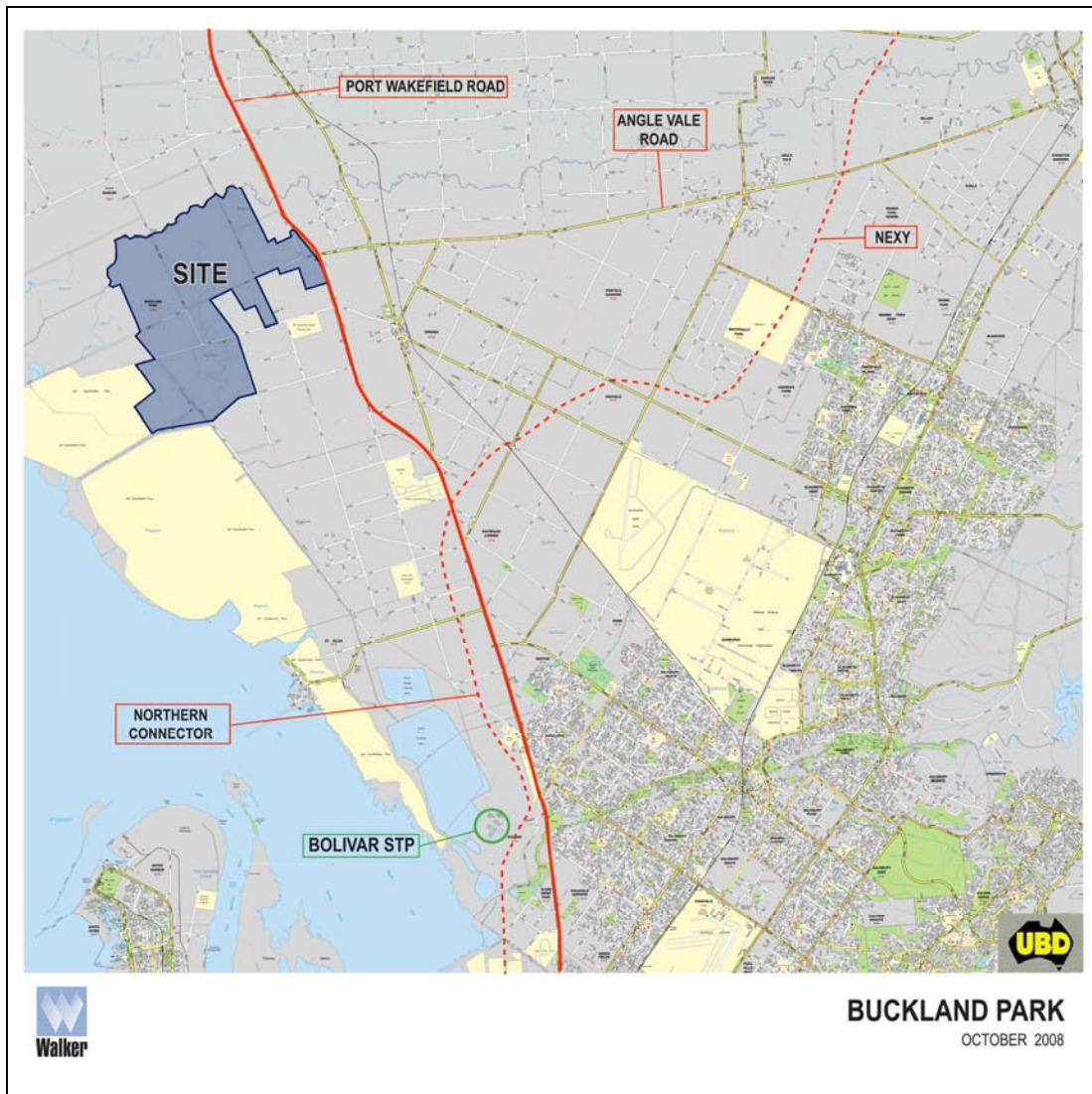
1.1 The Site and Proposal

This report considers the requirements for providing Affordable Housing within the Buckland Park proposal.

The proposal is a joint venture of Walker Corporation and Daycorp.

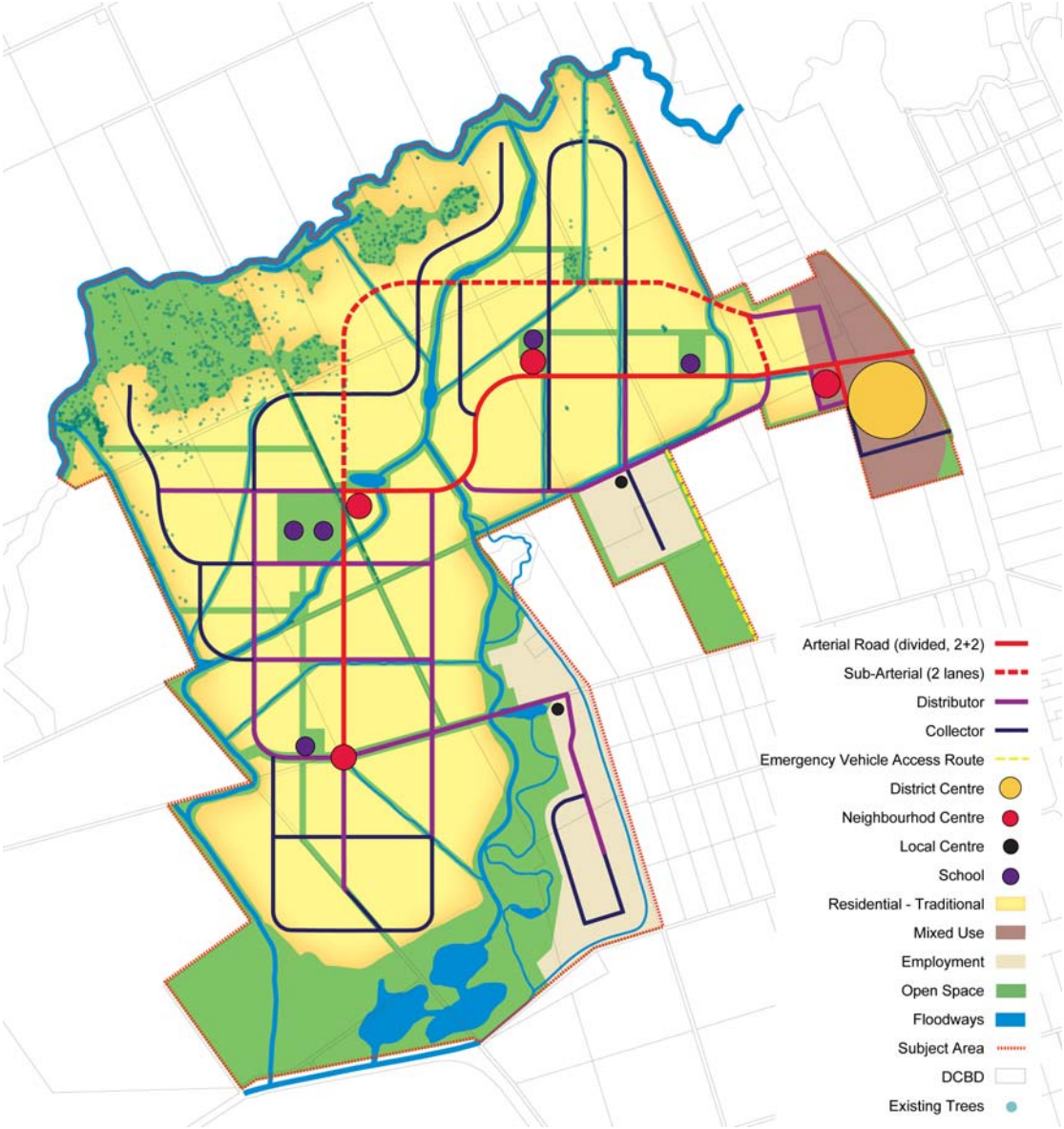
Buckland Park is located in Metropolitan Adelaide’s north western region, on Port Wakefield Road within the City of Playford, west of Virginia. It is around 32 kilometres north of the Adelaide CBD and 14 kilometres west of Elizabeth, see Figure 1.1.

Figure 1.1 Buckland Park Locality Map



Buckland Park is expected to accommodate residential areas, supported by open space, recreation and biodiversity areas, employment precincts and centres.

Figure 1.2 Buckland Park Master Plan

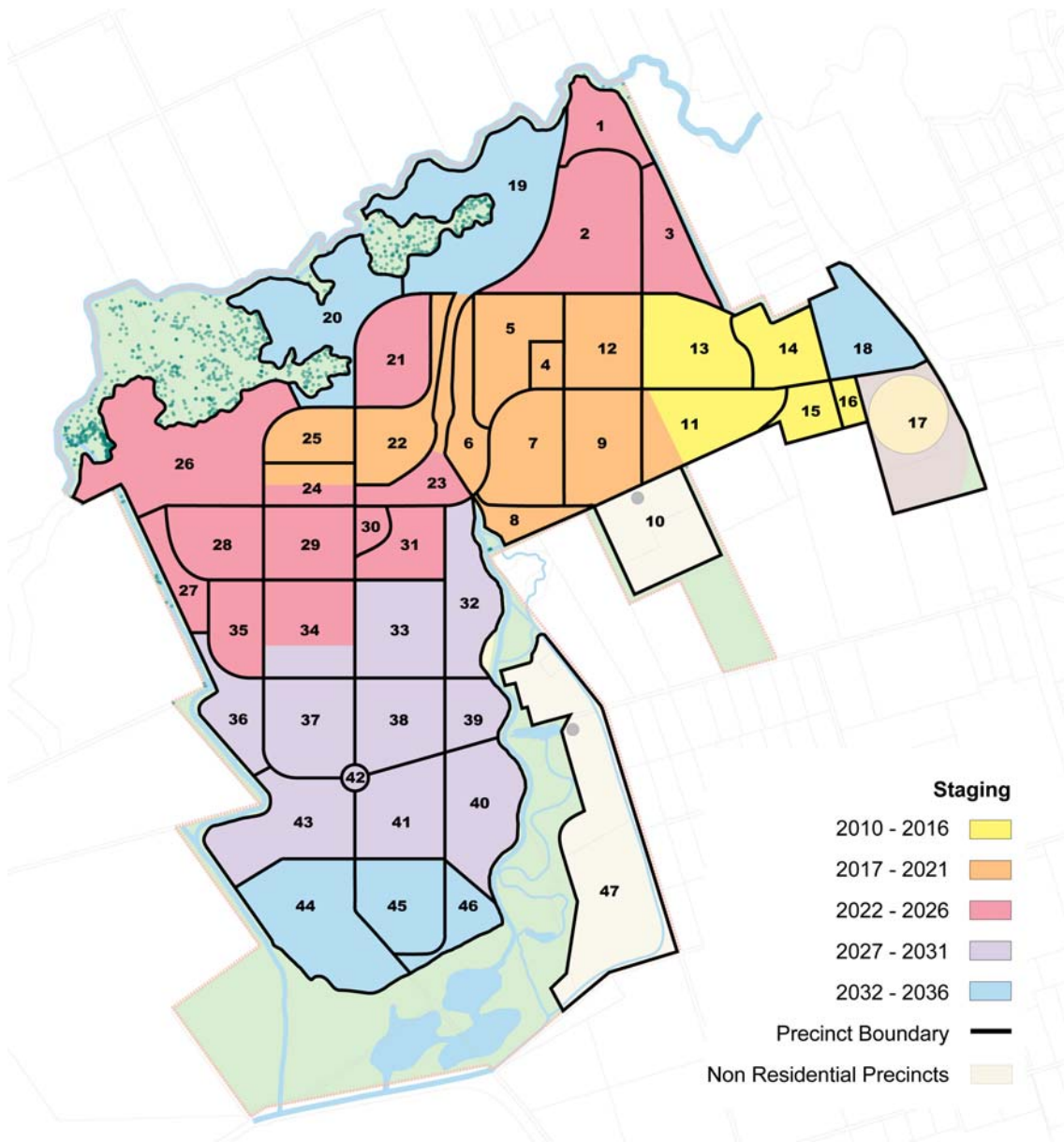


The proposal will be implemented in stages over a period of 25 years, Stage 1 is planned for 2010 to 2016, as illustrated in the staging plan below in Figure 1.3. The first residents are expected in 2013.

It is anticipated Buckland Park will be fully constructed and occupied by 2036, when it will accommodate 12,000 residential allotments, with an average size of 500m², supported with multiple purpose open space, and commercial, retail, community and employment uses.

By 2036, a total population of 33,000 is anticipated, with a workforce of 10,687 people. (Connor Holmes, 2008).

Figure 1.3 Proposal Staging



1.2 Legislative and Policy Framework

Under the direction of the Minister for Housing, the General Manager of the Department of Families and Communities' (DFC) Affordable Housing and Sector Development Unit (AH&SD) has responsibility for certifying proposals meet established Affordable Housing targets. (DFC 2008a)

The Housing Plan for South Australia released in March 2005 set a target of at least 15% Affordable Housing, including a 5% component for high need housing in new significant housing proposals. (DFC 2008a)

Affordable Housing properties (land or house/land) are to be sold, rented or leased to Eligible Buyers, who fall into one of the following categories (DFC 2008a):

1. A prospective homeowner eligible under the SA Affordable Homes Program managed by Housing SA.
2. The South Australian Housing Trust or a registered housing association or registered housing cooperative under the South Australian Cooperative and Community Housing Act 1991.
3. A housing provider that is subject to an Affordable Housing Facilitation Agreement with any Minister, instrumentality or agency of the Crown in the right of the State of South Australia.
4. Such other Person as the Minister may nominate from time to time.

Proponents must submit a marketing plan or other method for the approval of AH&SD's General Manager, which describes how the affordable homes will be marketed to eligible buyers.

Advertising through the Housing SA Affordable Homes program and Property Locator will constitute an approved marketing plan (DFC 2008a).

Proponents must enter into a Land Management Deed, or other arrangement determined by the Minister for Housing, to secure the Affordable Housing commitment, including maximum sale prices, buyer eligibility and design criteria. Additional Affordable Housing obligations for individual proposals may also be outlined in the agreement.

Affordable Housing is offered for sale at or below the appropriate price points, based on a General Affordability Index. In Metropolitan Adelaide the indicative purchase price is currently up to \$213,000 for a house and land package.

1.3 Affordable Housing Needs at Buckland Park

It is expected distinct sections of Adelaide's community will seek Affordable Housing at Buckland Park:

1. Young families with limited incomes who cannot afford to buy homes or support mortgages.
2. Older pre-retirement or retired people. These people may own their homes, or have sizeable equity, but these homes are too large and too old to be easily maintained. These people are looking to downsize into an easily maintainable and affordable home. Affordability is an issue because they have relatively low and fixed incomes. It is expected demand from this group will grow as the population ages.
3. Younger childless couples or singles. These people are keen to purchase their first homes, but are excluded from home ownership because they cannot save for a deposit or meet home loan repayments on more expensive housing.
4. Single women, including younger, never married single women and older single-again women. These women share an interest in affordable accommodation which is easy to maintain and offers a high level of personal safety and security. They may be renting in the public or private sector, or living in the family home. Higher density housing will appeal to this group.
5. Blended families, with a large number of children. These blended families are looking for houses with four or more bedrooms, large living areas and sizeable back yards. They may

be paying high rents in the private sector, and do not have the capacity to save for a deposit on the type of homes they need.

6. Single parents who do not have the equity to buy a home, or the income to support loan repayments.
7. Welfare recipients who do not have the income to buy homes, or support mortgages.

Given the diverse range of people seeking Affordable Housing, it should be provided in a range of styles and types, including:

- Family homes as detached dwellings with 3 bedrooms and gardens;
- Smaller attached homes with two bedrooms and small gardens, for example, villas and townhouses;
- Apartments in secure buildings with one or two bedrooms and balcony outdoor space, and secure parking for one vehicle.

These types of houses can be provided at Buckland Park, within future residential neighbourhoods.

2. AFFORDABLE HOUSING AT BUCKLAND PARK

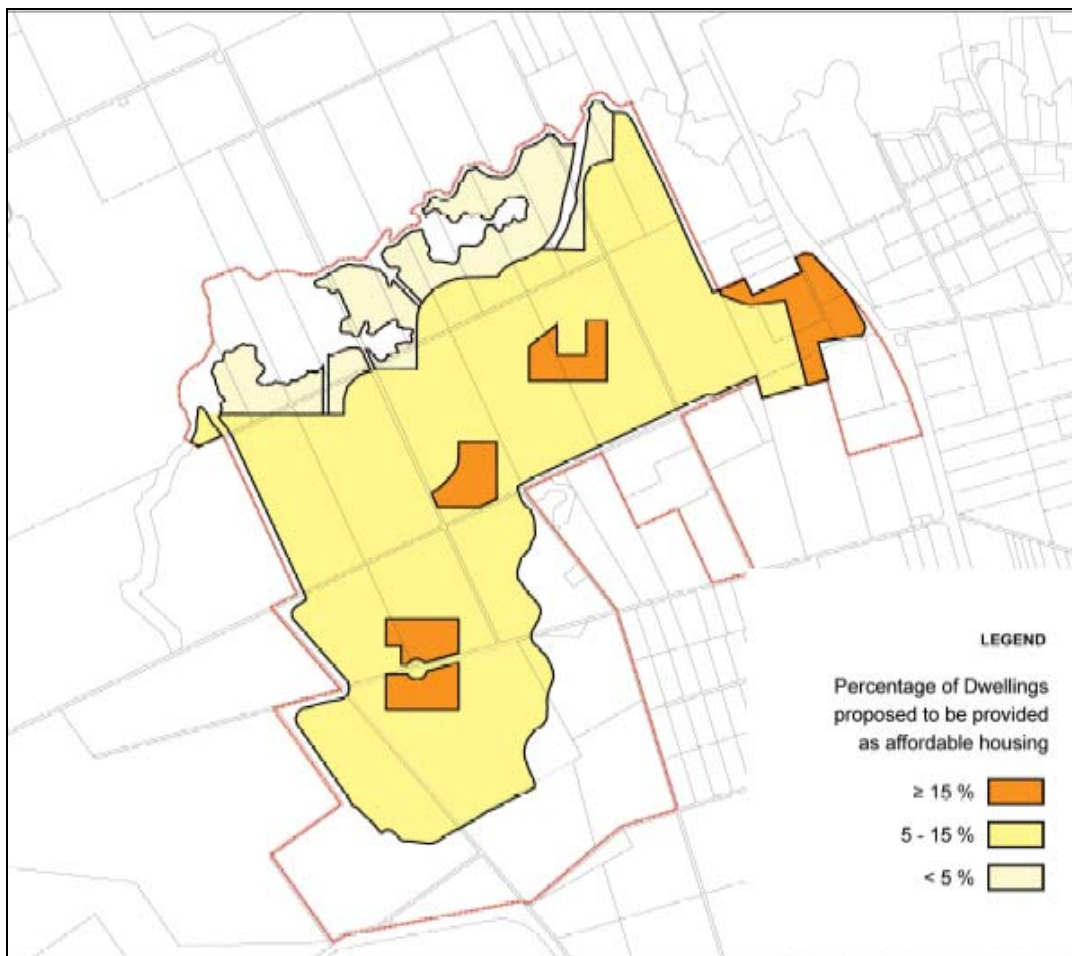
2.1 The Masterplan

It is intended Buckland Park will deliver 15% Affordable Housing, spread over the Masterplan, and provided over the 25 year construction and occupation period. With an expected yield of 12,000 dwellings, there will be 1,800 affordable dwellings.

However, detailed design for future stages will be undertaken prior to approval of land division plans for those stages. The final yield will be determined during that design process.

Figure 2.1 below shows the distribution of Affordable Housing throughout the Master plan. A larger version of this figure is at Appendix 1.

Figure 2.1 Affordable Housing Distribution



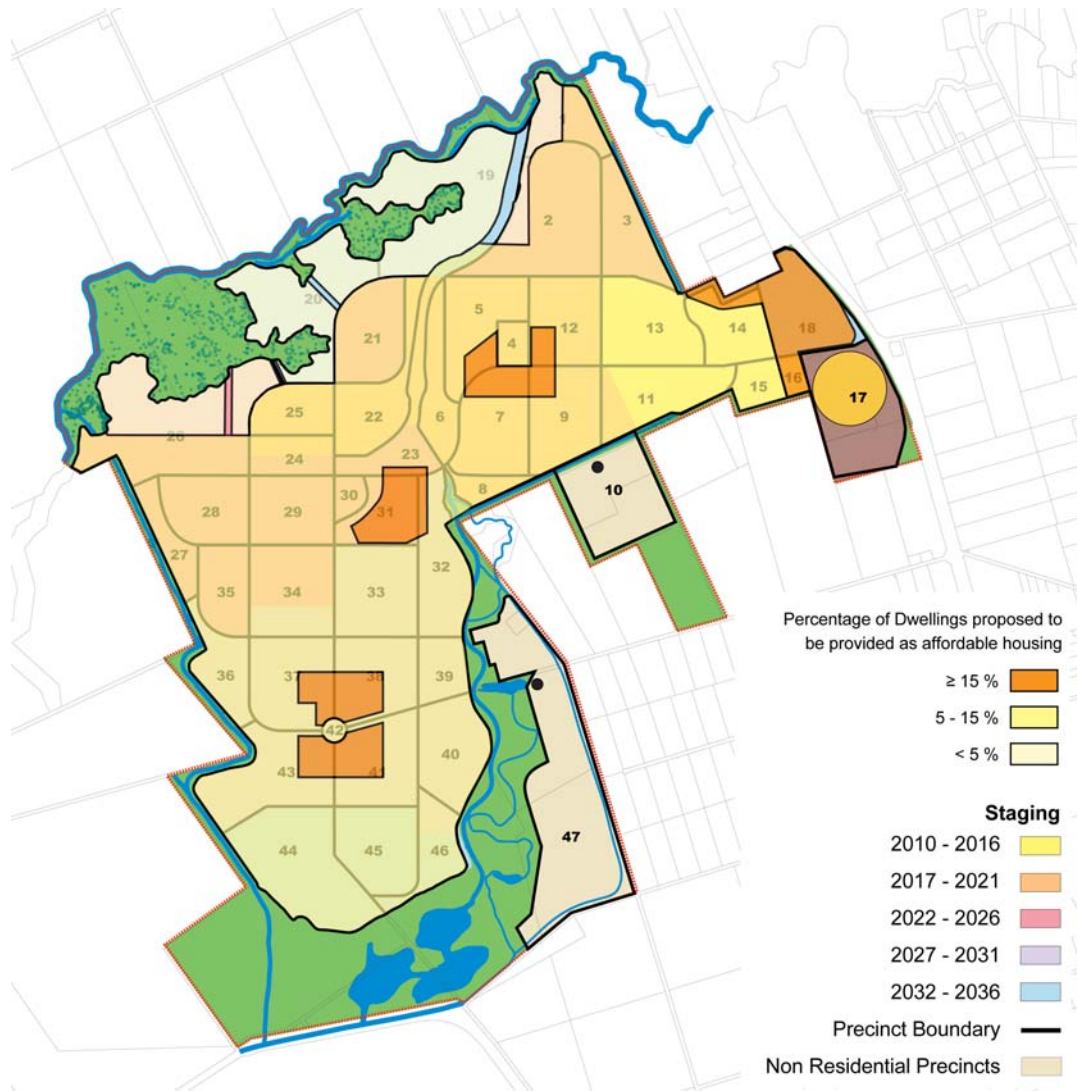
There are three concentrations of Affordable Housing throughout Buckland Park:

- > 15%: areas where a wide range of housing types, including medium density housing and apartments could be supported when Buckland Park becomes more established, particularly around centres and close to public transport routes;
- 5% - 15%: residential neighbourhoods comprising predominately lower density, detached housing, which will be progressively created across the Masterplan, and over time to 2036. In these areas, Affordable Housing will be integrated throughout the neighbourhoods;

- < 5%: areas adjacent to the woodlands where allotments will be larger, to take advantage of landscape amenity and to accommodate requirements for tree retention. As these larger allotments will be necessarily more expensive it will be difficult to provide affordable homes. These areas are within Buckland Park's later stages.

Figure 2.2 shows the distribution of Affordable Housing over Buckland Park's stages.

Figure 2.2 Distribution of Affordable Housing over time



As a deliberate consequence of this approach, it is expected the delivery of Affordable Housing will be below 15% in the earlier stages, and will gradually increase as Neighbourhood Centres, the District Centre and the Mixed Use precinct become established, and the range of facilities and services grows.

Up to 5% of the Affordable Housing allotments could be purchased by the Affordable Housing Trust for public housing supply at any stage, although it is likely this would not be an option until the community is more established, including community services. These sites would be available at current market value.

The table below shows an indicative Affordable Housing mix.

Table 2.1 Indicative Affordable Housing Mix

Dwelling Type	No. of Dwellings	% of Affordable Housing Provision
Villa – large	12	<1%
Villa – small	470	26.1%
Cottage	360	20.0%
Gatehouse	610	33.8%
Mews Dwelling	120	6.7%
Apartments	180	10.0%
Retirement – aged care	48	2.7%
Total	1800	15%

Some of these houses, particularly the small villas and apartments, may form part of retirement village or aged care projects within Buckland Park’s later stages.

It is anticipated the affordable dwellings will have the following features, ensuring they can accommodate a wide range of household types.

- 100% of affordable housing is expected to be single level;
- 83% of affordable housing is expected to be single storey;
- 81% of affordable housing is expected to be detached;
- 48% of affordable housing is expected to be 3 bedrooms;
- 43% of affordable housing is expected to be 2 bedrooms;
- 9% of affordable housing is expected to be 1 bedroom.

2.2 Stage 1

Stage 1 will comprise 616 dwellings and its Affordable Housing component is approximately 10.0%. It is considered at such an early point in the construction and occupation programme, families with financial resources to support larger mortgages or private rental are less likely to require the community support services that will be difficult to provide.

Families requiring an affordable home may require more of these services. Therefore only 10% Affordable Housing is proposed, rather than the 15% required.

The proposal has been planned so Buckland Park’s later stages will incorporate more than 15% Affordable Housing, to ensure overall compliance with requirements.

The distribution of Affordable Housing within Stage 1 is shown below. A larger version of this plan is at Appendix 3.

Figure 2.3 Distribution of Affordable Housing in Stage 1



While Buckland Park is planned to include a range of Affordable Housing types, Stage 1 will include a relatively conventional approach, focusing on two types which will provide 2 and 3 bedroom options, as single storey detached dwellings.

More complex housing types are more appropriate for Buckland Park's later stages when its centres and services are established and can support medium density or shop top housing for example.

Table 2.2 Stage 1 Indicative Affordable Housing Mix

Dwelling Type	No. in Stage 1	% of Affordable Dwellings
Small villas	32	52%
Gatehouse villas	30	48%
Total	62	100%

3. IMPLEMENTATION

3.1 The Cost of Housing

The Affordable Housing price criteria of \$213,000 for a house and land package can be met through a variety of methods (DFC 2008a):

1. The assignment of a restrictive covenant/agreement on the property title providing some control over the sale and resale price of the property, where a home's market value is significantly higher than the affordable sale price.
2. Innovative home financing, such as soft second mortgages, deferred land purchase, shared equity or subsidised financing options, which makes the sale price within reach of low and moderate income buyers.
3. Design and construction of simple, high quality homes, resulting in a lower market value, as they are smaller homes on smaller lots.

The 1st option is not applicable to Buckland Park. It is unlikely in this context the price of house and land packages will be significantly higher than the Affordable Housing.

Subsidies are typically provided by the public sector, in the form of publicly owned and leased housing, or reduced financing costs, such as Homestart Loans.

The not for profit sector also provided subsidised housing, for example, retirement and aged care facilities, or co-operative housing projects.

Subsidised housing of this kind could be provided at Buckland Park.

However, these forms of housing are more suitable for the proposal's later stages when community services, centres and facilities are more established.

In Buckland Park's early stages, the most appropriate way of keeping costs down so house and land packages can be offered at less than \$213,000, is the management of construction and land costs.

This will be achieved essentially by providing smaller homes on smaller lots, or the use of house types such as attached dwellings or apartments where built elements are shared, maximising construction efficiency.

Construction costs can also be managed by providing specifically designed affordable homes available from project builders. Project builders can also manage costs, by building uniformly designed homes in relatively high numbers.

Appendix 2 contains a range of house designs which could be incorporated to provide homes within the price range, and suitable for eligible buyers.

Any future planning controls applying to Buckland Park will have to consider the requirements for reducing land take. For example, narrower public streets and appropriate density controls, reduced front and side setbacks and broad range of housing types will need to be permitted.

The proponents will work with house builders to ensure Affordable House types are available for the allotments nominated. These builders will have an opportunity to include their homes in the display village.

3.2 Marketing

The proponents will advertise the Affordable Homes in Stage 1 through Housing SA Affordable Homes program and Property Locator.

Should the properties fail to sell within 90 days, they can remain on the website, and the proponents will commence marketing them through their general marketing programmes, at the same price.

3.3 Titling Arrangements

A Land Management Deed will be placed on the title of Stage 1's Affordable Housing lots to ensure a house and land package can be offered to the market at below \$213,000.

This Deed will not be the standard one provided by the DFC (2008a), as the affordable allotments will already be identified on the land division plan.

Stage 1's Affordable Housing will be Torrens title, consistent with other allotments within the Stage.

Existing allotments within the site are not owned by the proponents, and will not be owned by the proponents at any stage in the planning and construction process. The imposition of a Land Management Deed on the Title is therefore not appropriate, particularly as the site comprises 40 separate Certificates of Title, and approximately 13 different owners.

Section 3.4, below describes the methods by which the Affordable Housing component will be guaranteed within Buckland Park's future stages.

3.4 Statutory Controls

The provision of Affordable Housing will be assured in Buckland Park's later stages by the following means.

- Requirements for Affordable Housing are enshrined in legislation, specifically the South Australian Housing Trust Act 1995, its general regulations and any criteria the Minister applies through notice in the government gazette;
- The proponents have committed to the provision of Affordable Housing through the Affordable Housing Masterplan at Appendix 1. This commitment will be in the Environmental Impact Statement and forms part of the proposal which will be determined by the Governor;
- The Governor can apply conditions to any approval she may issue for the proposal which makes mandatory the provision of 15% of the dwellings within Buckland Park as Affordable Housing;
- Should the Governor approve the proposal, the site will be the subject of a Development Plan Amendment which will introduce zones consistent with the Masterplan. This Development Plan Amendment will include objectives and principles to ensure the provision of Affordable Housing in future land divisions.

Specifically, Section 3 of the *Development Act 1993* contains the following objective, which must be considered in the preparation of a Development Plan Amendment. (DFC 2008)

"to promote or support initiatives to improve housing choice and access to Affordable Housing within the community"

Section 23(3) of the Development Act 1993, sets out the Planning Strategy issues which must be promoted in Development Plans. Specifically Development Plans should include objectives and principles relating to the provision of Affordable Housing within the community.

- Future stages will be subject to detailed design and land division approval. The provision of Affordable Housing will be assessed at that time against the relevant requirements, and a referral to the Minister for Housing in accordance with Schedule 8 of the Development Act 1993 will be made.

During the assessment of future stages options for financing, the involvement of the SA Housing Trust, the provision of high need housing and other types of affordability initiatives can be considered. Buckland Park will be more established and these options more viable.

4. ASSESSMENT

Criteria	Comment
Are 15% of the dwellings Affordable Housing?	The Masterplan, and the Affordable Housing Masterplan provide for 15% of the total number of dwellings to be Affordable Housing, staged over the 25 construction and occupation period, and distributed at different densities depending on the location and future character of the neighbourhood.
Is Affordable Housing integrated into the Masterplan and neighbourhoods?	<p>Affordable Housing has been integrated through Buckland Park's neighbourhoods.</p> <p>In Stage 1 Affordable Housing is nominated in locations with similar amenity and access to schools, parks, transport and services as other allotments.</p> <p>In later stages the Masterplan shows Affordable Housing located to enjoy access to centres, services and facilities, particularly at medium density. Three densities of Affordable Housing distribution have been proposed (see figure 2.1). In each of these, the types and locations of Affordable Housing will be consistent with other homes in the same neighbourhoods. Affordable Housing will be integrated throughout each neighbourhood.</p>
Does Affordable Housing cater for a broad range of households with varying incomes and housing needs?	<p>Affordable Housing will be provided in a range of allotment sizes and housing types, anticipated to meet the needs of the people requiring it.</p> <p>Detailed design of future stages will address the <i>Housing SA Affordable Housing Design Guidelines</i> as they relate to home design.</p> <p>The Masterplan has been designed in accordance with the principles outlined in that document which relate to master planning. (Connor Holmes 2008a)</p>
Is Affordable Housing compatible with the surrounding community?	The Masterplan provides for Affordable Housing allotments capable of accommodating a range of housing types, consistent with other surrounding house types.
Will Affordable Housing be constructed concurrently with surrounding allotments and residences?	The land division for all allotments will be constructed simultaneously, within each stage and allowing for physical constraints.
Will the exterior appearance of Affordable Housing be reasonably similar to other houses, in its nature and quality of exterior building materials and finishes?	<p>The proposal does not include the construction of dwellings. However, it is anticipated all Buckland Park's housing will be constructed to a similar standard and design. The construction costs of Affordable Housing will be kept minimal by:</p> <ul style="list-style-type: none"> • The economies of scale offered by this proposal. • The involvement of project home builders who build in large numbers improving cost efficiency. • The use of house types, like attached housing or apartments with shared walls which maximise construction efficiency. • The use of specifically tailored Affordable Homes, available from some project builders.

The criteria for consideration of Affordable Housing to applications is included in the Notice Under Regulation 4 of the *South Australian Housing Trust (General) Regulations 1995*, placed in the Government Gazette by the Minister for Housing on 10 September 2007.

Figure 4.1 provides an extract from the gazette

DEVELOPMENT ACT 1993
NOTICE UNDER REGULATION 4 OF THE SOUTH AUSTRALIAN HOUSING TRUST (GENERAL) REGULATIONS 1995
Determination of Criteria for the Purposes of the Concept of Affordable Housing

1. *Application*
This notice applies to:

- (a) an application for a development authorisation under the Development Act 1993; or
- (b) a policy under a Development Plan under the Development Act 1993.

2. *Determination of Criteria*

(1) A development within the ambit of an application or policy to which this notice applies will fall within the concept of affordable housing if:

- (a) the development is to be offered for sale at or below the appropriate price points in the table set out below to an eligible buyer; and
- (b) in the case of an application for a development authorisation—a legally binding agreement is in place to ensure that the development complies with these requirements; or
- (c) as otherwise determined by the Minister for Housing.

Affordability Indicators (June 2007)	Metropolitan and Outer Adelaide	Rest of State*
Moderate Income (120% of median annual)	\$59 093	\$50 130
Indicative house purchase price	\$213 000	\$181 000

* Roxby Downs, Mount Gambier and Port Lincoln are included in the metropolitan Adelaide indicators.

(2) An eligible buyer is:

- (a) a prospective home owner eligible under the SA Affordable Homes Program managed by Housing SA; or
- (b) the South Australian Housing Trust or a registered housing association or a registered housing co-operative under the South Australian Co-operative and Community Housing Act 1991; or
- (c) a housing provider subject to an affordable housing facilitation agreement with a Minister, an agency or instrumentality of the Crown in right of the State, or another person nominated from time to time by the Minister.

Dated 10 September 2007.

JAY WEATHERILL, Minister for Housing

In summary the gazetted Affordable Housing criteria are:

- Availability to Eligible Buyers for under \$213,000.

DFC, through Housing SA, will undertake an eligibility assessment process to identify Eligible Buyers and provide them with access to the Property Locator website, where Buckland Park’s Affordable Housing will be advertised.

Affordable Housing in Stage 1 will meet the maximum \$213,000 price, through the methods described in this report.

- Secured by a legally binding agreement, or other means as determined by the Minister for Housing.

The Affordable Allotments within Stage 1 will be secured by a legally binding agreement.

In the proposal’s later stages the Affordable Housing component will be secured by:

- Legislation;
- Compliance with commitments included in the EIS, and conditions on any approval of the EIS;

- Planning objectives and principles included in the Development Plan Amendment, prepared in accordance with the *Development Act 1993*, which contains provisions relating to the provision of Affordable Housing;
- Assessment and approval of future land divisions.

The Minister for Housing's agreement to the use of this method is sought as part of Buckland Park's environmental assessment.

5. CONCLUSION

The Housing Plan for South Australia released in March 2005 set a target of at least 15% Affordable Housing, including a 5% component for high need housing in new significant housing proposals.

Affordable Housing properties (land or house/land) are to be sold, rented or leased to Eligible Buyers, at or below \$213,000 for a house and land package.

It is expected there will be distinct sections of the Adelaide community seeking the Affordable Housing provided at Buckland Park, young families, older pre-retirement or retired people, younger childless couples or singles, single women, blended families, single parents and welfare recipients.

To accommodate this diverse range of people and households, Affordable Housing at Buckland Park should include detached dwellings with 3 bedrooms and gardens, smaller attached homes with two bedrooms and small gardens and apartments in secure buildings with one or two bedrooms.

Buckland Park will accommodate 15% Affordable Housing, spread over the Masterplan, and provided over the 25 year construction and occupation period. With an expected yield of 12,000 dwellings, there will be 1,800 affordable dwellings.

However, the proposal's final yield will be determined during the detailed design of each future stage. At that point in the planning process the number of Affordable Housing dwellings will also be determined.

Affordable Housing will be distributed through the Masterplan, with lower concentrations in the earlier stages, before centres and community facilities are established, and higher concentrations in the middle stages, when a greater variety of housing can be provided with access to centres and services. Three densities of Affordable Housing distribution have been proposed (see figure 2.1). In each of these, the types and locations of Affordable Housing will be consistent with other homes in the same neighbourhoods. Affordable Housing will be integrated throughout each neighbourhood.

In these middle stages it is anticipated the 5% high needs housing could be contemplated.

A mix of housing types can be provided, to accommodate a wide range of household types.

Within Stage 1 only 10% Affordable Housing is proposed, rather than the 15% required. This is appropriate, given the limited availability of services

While Buckland Park is planned to include a range of Affordable Housing types, Stage 1 will take a relatively conventional approach, focusing on two types provide 2 and 3 bedroom options, as single storey detached dwellings.

The Affordable Housing price criteria of \$213,000 for a house and land package will be met through:

- Innovative home financing, shared equity or subsidised financing options;
- Design and construction of simple, high quality homes, resulting in a lower market value, as they are smaller homes on smaller allotments.

In Stage 1 it is likely costs will be managed through design, construction and allotment size. Financing options would most likely be more suitable for later stages.

The proponents will work with Playford Council and house builders to ensure Affordable House types are available and able to be constructed on the nominated Affordable allotments.

The proponents will advertise the Affordable Homes in Stage 1 through Housing SA Affordable Homes program and Property Locator, and if Eligible Buyers do not come forward to purchase, market them through their general marketing programmes, at the same price.

A Land Management Deed will be placed on the title of Stage 1's Affordable Housing lots to ensure a house and land package can be offered to the market at below \$213,000. The appropriate nature of this Deed will need to be further discussed with DFC.

Stage 1's Affordable Housing will be Torrens title, consistent with other allotments within the Stage.

The provision of Affordable Housing will be assured in Buckland Park's later stages by the following means.

- Legislation;
- Commitments in the Environmental Impact Statement;
- Conditions to any approval;
- Development Plan Amendment which will introduce zones, objectives and principles which require Affordable Housing, prepared in accordance with the *Development Act 1993*;
- Assessment and approval of future land divisions.

The proposed approach to providing Affordable Housing is consistent with the criteria included in the Notice Under Regulation 4 of the South Australian Housing Trust (General) Regulations 1995, placed in the Government Gazette by the Minister for Housing on 10 September 2007.

The following matters require consideration by the DFC:

1. Appropriate form for a Deed on Stage 1.
2. The General Manager of DFC's AH&SD unit must approve the marketing plan outlined in Section 3.2 of this report.
3. The Minister for Housing must determine the method of securing Affordable Housing in Buckland Park's future stages as outlined in Section 3.4 of this report is acceptable.

6. REFERENCES

Connor Holmes *Buckland Park Demographic Analysis* 2008

Connor Holmes *Buckland Park Social Analysis* 2008a

Department for Families and Communities *INFORMATION SHEET Affordable Housing SA Planning Framework and Policy* March 2008

Department for Families and Communities *FACT SHEET Assessment Guidelines: Meeting the 15% Target for Affordable Housing* September 2008a

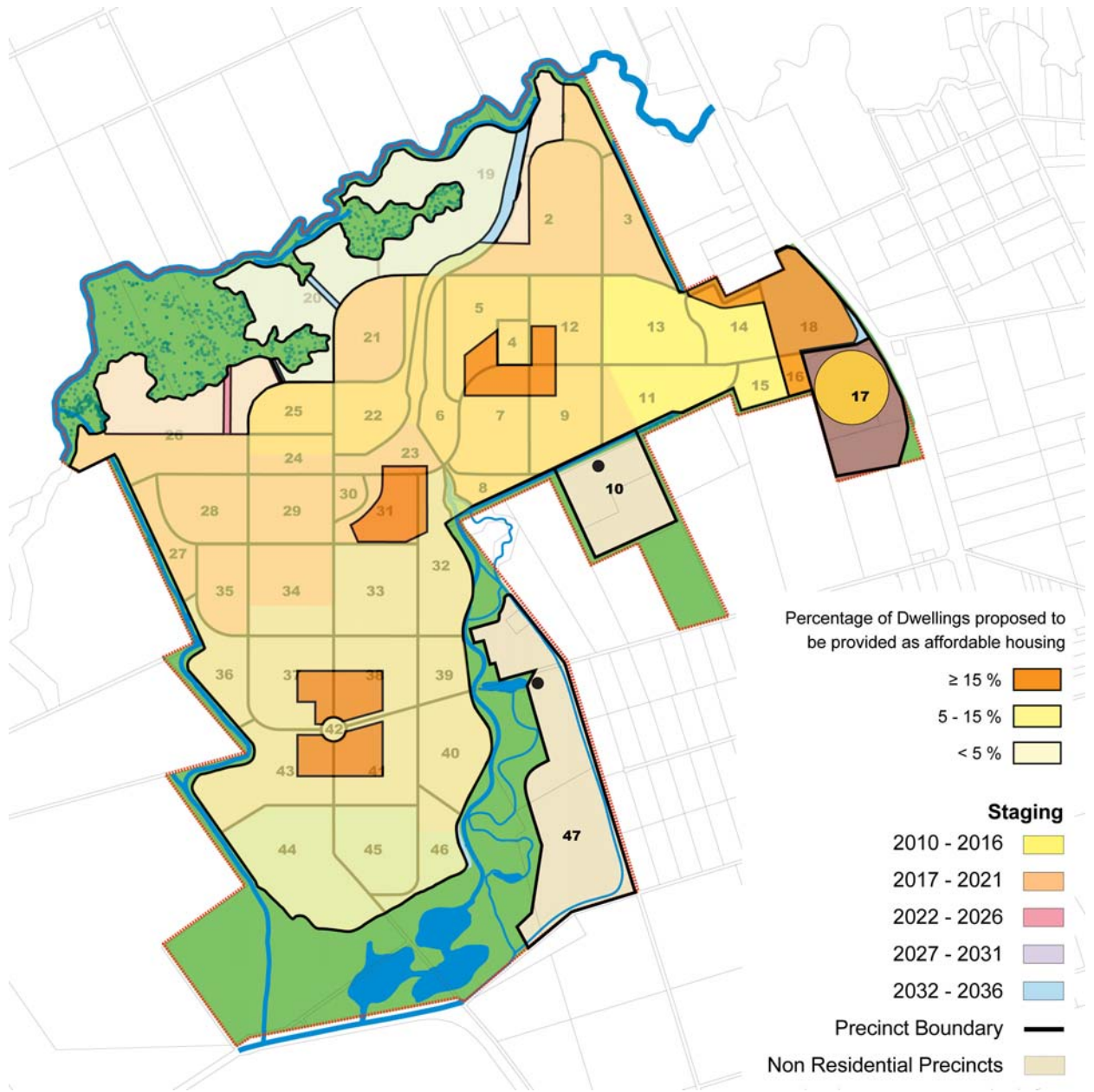
7. GLOSSARY

General Affordability Indicator (GAI)

Is that mortgage or rental payments should be less than 30% of household gross income (including Commonwealth Rent Assistance). In 2008/09 the indicative purchase price is up to \$213,000 in metropolitan Adelaide (\$181,000 regional) for a moderate income buyer and up to \$243 per week (\$207 regional) for low income households in rental. A range of prices below this benchmark is desirable to reach a broader range of eligible lower income buyers.

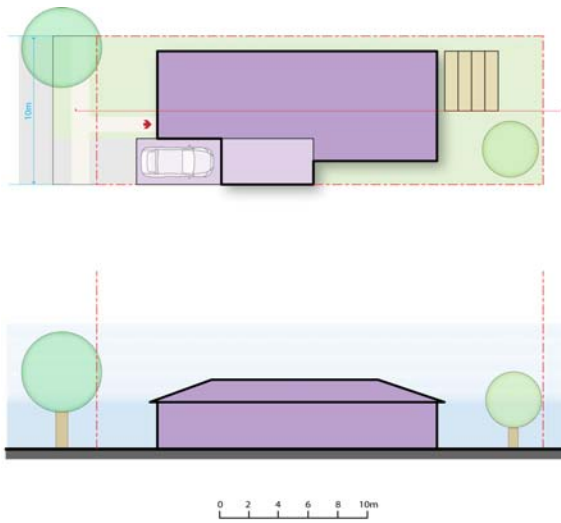
APPENDIX 1

AFFORDABLE HOUSING MASTER PLAN



APPENDIX 2

AFFORDABLE HOUSING TYPES



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Small Villa

- Allotment dimensions : 10 m x 30 m (300 m²)
- Dwelling size : c. 120 m² (excl. car parking)
- Single storey, detached dwelling
- 3 bedrooms, 1 bathroom
- 1 carport or garage, with tandem visitor park



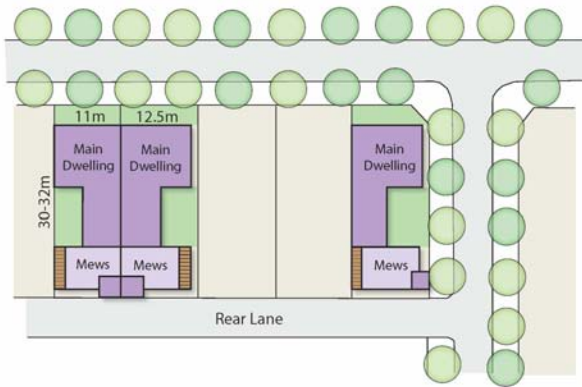
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Cottage

- 3 Bedrooms
- 1 Carport plus visitor space
- 110m² NFA
- 300-350m² lot

Gatehouse

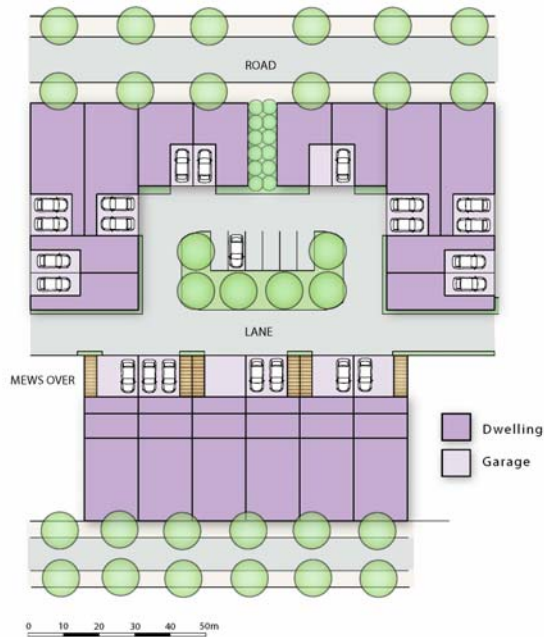
- 2 Bedrooms
- 1 Carport
- 80m² NFA
- 150-180m² lot
- Laneway frontage



Mews Dwellings

- Bedsit or one bedroom
- Over Garage
- 50-60m²
- Rear lane or corner lots
- 11m width delivers triple garage and stair
- 12.5m width delivers courtyard dwelling
- Larger one bed plus study option

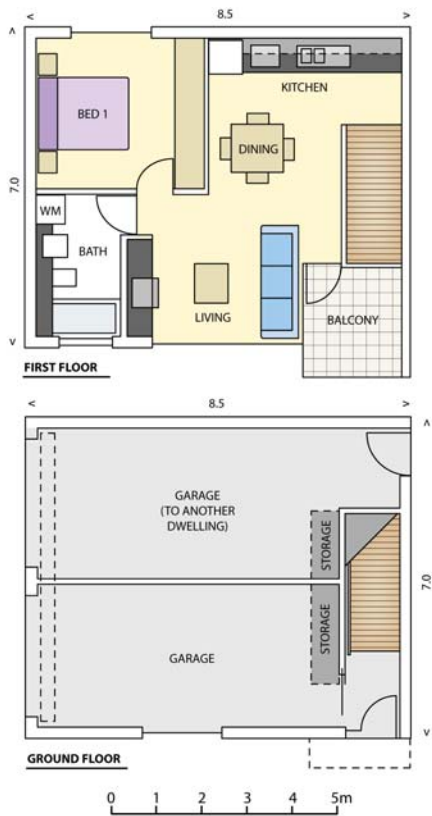
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Courtyard Mews

- Higher density outcomes
- Creation of open space outlook for mews
- Provision of shared visitor parking
- Affordable housing

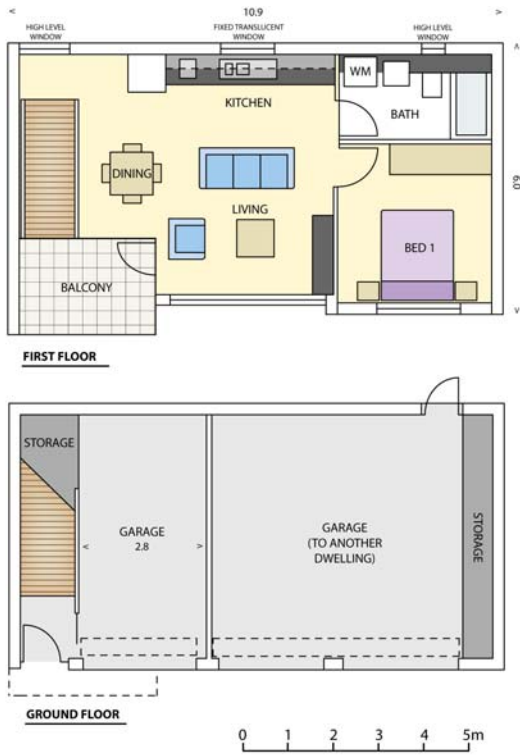
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Mews 1

- Allotment dimensions : 4-6 m x 7 m (c. 35 m²)
- Dwelling size : c. 60 m²
- First floor over garage of main dwelling
- 1 bedroom, 1 bathroom
- 1 garage



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Mews 2

- Allotment dimensions : 4-6 m x 7 m (c. 35 m²)
- Dwelling size : c. 60 m²
- First floor over garage of main dwelling
- 1 bedroom, 1 bathroom
- 1 garage



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Gatehouse Villa 1

- Allotment dimensions : 8.5-10 m x 15-17 m (c. 150 m²)
- Dwelling size : c. 85 m² (excl. car parking)
- Single storey, detached dwelling
- 2 bedrooms, 1 bathroom
- 1 carport or garage



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Gatehouse Villa 2

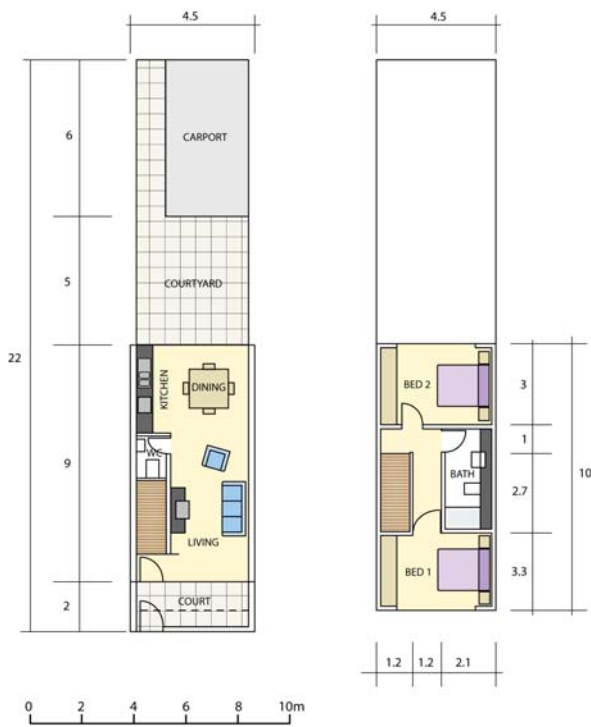
- Allotment dimensions : 8.5-10 m x 15-17 m (c. 150 m²)
- Dwelling size : c. 85 m² (excl. car parking)
- Single storey, detached dwelling
- 2 bedrooms, 1 bathroom
- 1 carport or garage



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Small Terrace 1

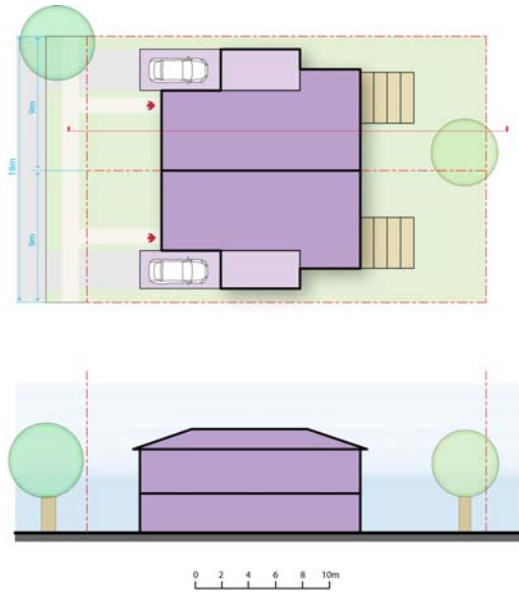
- Allotment dimensions : 6 m x 13.5 m (c. 80 m²)
- Dwelling size : c. 85 m²
- Two storey attached row housing, rear loaded
- 2 bedrooms, 1 bathroom
- Double garage



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Small Terrace 2

- Allotment dimensions : 4.5 m x 22 m (c. 100 m²)
- Dwelling size : c. 85 m²
- Two storey attached row housing, rear loaded
- 2 bedrooms, 1½ bathrooms
- 1 garage or carport

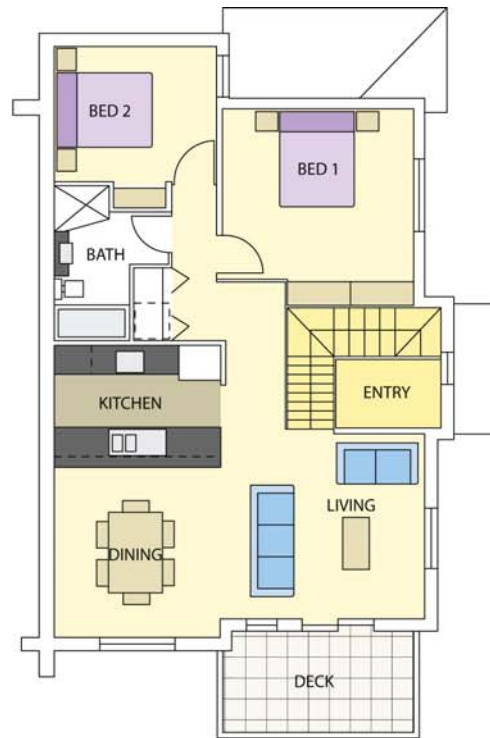


Duplex

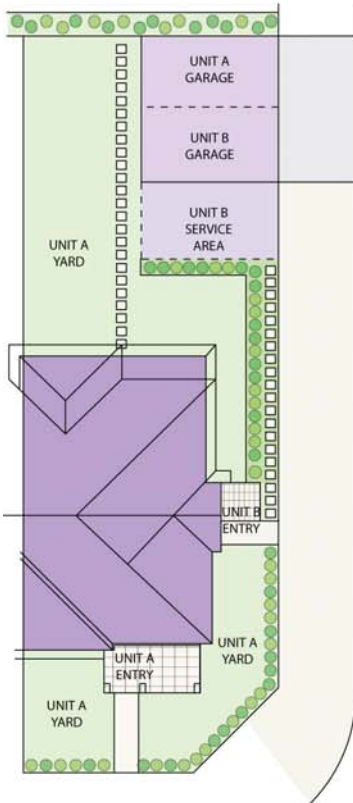
- Allotment dimensions : 18 m x 30 m (c. 540 m² for 2 dwellings)
- Dwelling size : c. 120 m²
- Single storey duplex
- 3 bedrooms, 1 bathroom
- 1/2 carports or garages, with tandem visitor parking



GROUND FLOOR - UNIT A



FIRST FLOOR - UNIT B



Vertical Duplex

- Allotment dimensions : 11 m x 30 m (c. 330 m² for 2 dwellings)
- Dwelling size : c. 110 m² / 90 m²
- Two storey duplex
- 2 bedrooms, 1 bathroom
- 1 carport / garage per dwelling

APPENDIX 3

AFFORDABLE HOUSING STAGE 1



	Dwelling Count	Affordable Housing Products
Premium	266	-
Courtyard	175	-
Large Villa	91	-
Small Villa	32	32
Gatehouse	30	30
616 TOTAL		62 TOTAL

**Buckland Park
Stage 1 Residential
Affordable Housing**

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