

HOUSING ASSESSMENT MOORINGE AVE, PLYMPTON

Prepared for:
ACP Mooringe Pty Ltd

Date:
14 February 2019

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Document Control

Revision	Description	Author	Date
v1	Draft for Client Review	SPH / SG / NT	14.02.2019

Approved by: Not yet approved

Date: Not yet approved

EXECUTIVE SUMMARY

Executive Summary

Purpose of the study

The purpose of this housing assessment is to inform the investigations for the Plympton Residential Development Plan Amendment (DPA) that is seeking to rezone approximately 1.2 hectares of land in the Industry Zone at Plympton.

Area Affected

The area affected is 1.217 hectares of land located on the south eastern corner of the intersection of Mooringe Avenue and Streeters Road, Plympton described as follows:

- Allotment 75 in Filed Plan 6524 in the area named Plympton in the Hundred of Adelaide and is contained within Certificate of Title Volume 5899 Folio 549; and
- Allotment 76 in Filed Plan 6524 in the area named Plympton in the Hundred of Adelaide and is contained in Certificate of Title Volume 5899 Folio 548.

Study Area

The study area for this assessment is the Australian Bureau of Statistics census geography, Plympton Statistical Area Level 2 (SA2) which is intended to represent a community that interacts together socially and economically. The Plympton SA2 generally incorporate the following smaller area geography used as part of the Council's community profile (profile ID):

- Novar Gardens;
- Camden Park;
- Plympton;
- Kurralta Park-Glandore;
- North Plympton-Netley;
- Marleston-Ashford-Keswick.

Current Zoning

The area affected is currently zoned Industry which designates the land for future industrial uses.

Envisaged land uses include: industry (except special industry), office, petrol filling station, public service depot, service trade premises, shop of 250 square metres or less in gross leasable area, store, road transport terminal and warehouse. Dwellings and other residential accommodation such as residential flat buildings and nursing homes, are listed as non-complying development within the Industry Zone.

Strategic Policy

Given the site's proximity to the Adelaide City Centre, the proposed rezoning aims to support a new urban form and to increase densities in the inner metropolitan area which is in parallel with work being undertaken for outer urban growth areas. This is consistent with various state and local strategic plans.

Demographic Analysis

In the 2016 census, lone persons (31.5%) were the fastest growing household type. In addition, the City of West Torrens is predicted to grow by just over 9,000 persons or 14.7% over 15 years (2016 to 2031) at an annual average of 0.8%. This suggests a continued need to cater for young and mature families while considering the needs of older members of the community. Changes in population dynamics has resulted in the need for more diverse dwellings to accommodate this change.

Housing Analysis and Market Demand

- The area affected is one of the few remaining areas of land still to be rezoned and developed for residential purposes;
- As the Greater Metropolitan area expands, the City of West Torrens locational advantages will attract higher house prices, placing pressure on lower income households;
- The Plympton SA2 housing stock is fairly homogenous which requires more land and cost to build and thus results in lower levels of affordability;
- As housing affordability is becoming a challenge for many households, it is apparent that market preferences and attitudes towards housing types are gradually shifting;
- To meet the demands of a larger population and changing household needs, an increase in densities in established areas will need to be considered;
- The Plympton SA2 area has recently seen growth in flats/units which reflects a shift in housing demand;
- Current residential allotments are predominantly in the range of 550m² to 800m², and reflect traditional low density development;
- The proposed rezoning represents an opportunity to diversify housing stock within the inner Western metropolitan area through the delivery of a master planned community; and
- Mix of housing products to promote higher density, high design standard, increase affordability and encourage activation within the Plympton and the surrounds.

Overall, the proposed rezoning presents an excellent opportunity to meet housing demand, increase housing supply, assist in alleviating pressure on house prices, promote a diverse range of housing types within the Plympton area and ensure development within the City of West Torrens responds to emerging challenges and opportunities.

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1 - INTRODUCTION

1. Introduction

1.1. Purpose

The purpose of this housing assessment is to inform the investigations for the Plympton Residential Development Plan Amendment (DPA) that is seeking to rezone approximately 1.2 hectares of land in the Industry Zone at Plympton.

In accordance with the Statement of Intent (SOI) approved by the Minister for Planning on 11 August 2018, the investigations for the DPA include:

- *Investigate the potential to provide for a range of innovative housing types (including aged and adaptable housing) and the provision of 15% affordable housing.*
- *Investigate and develop a suitable design framework for the treatment of streetscapes, public realm and the interface between public and private realm.*

This study is intended to identify residential land and housing products appropriate for development of the land to which the future rezoning relates and thus ensure a suitable policy framework is created to facilitate that future development. In addition, the report provides an assessment of future housing need and makes recommendations to accommodate residential growth effectively within the rezoning area.

The scope comprises the following tasks:

- Identify the study area and zoning;
- Review background information, state and local statutory planning framework;
- Investigate existing demographics and identify projected population;
- Identify sales data to understand projected housing demand and the nature of housing supply and development activity; and
- Make recommendations to accommodate residential growth effectively in the area affected.

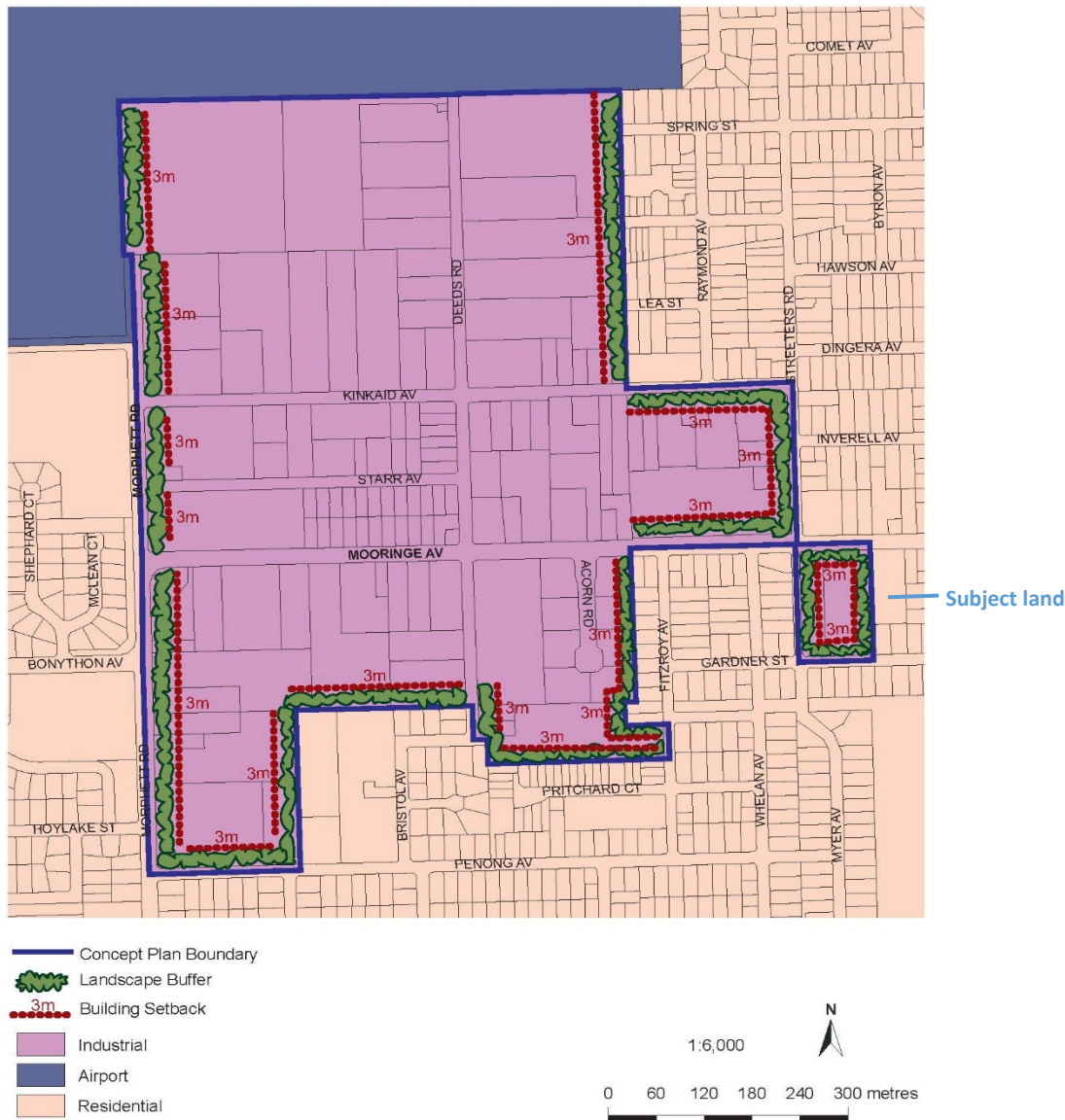
1.2. Background

The subject land (area affected) is bound by: Mooringe Ave to the north, Streeters Road to the west, Gardner Street to the south, and abuts land zoned residential to the east (although appears to be used for commercial purposes).

The area affected is currently zoned Industry which designates the land for future industrial uses.

The West Torrens Development Plan (Consolidated 12 July 2018) identifies the subject land on *Concept Plan Map WeTo/16 Plympton/Camden Park Industry*. *Concept Plan Map WeTo/16 Plympton/Camden Park Industry* identifies the subject land as barely contiguous with the remaining industrial zoned land and an aberration protruding into an otherwise residential area. Further, the landscape buffer envisaged in *Concept Plan Map WeTo/16 Plympton/Camden Park Industry* (as a means of minimising or ameliorating potential interface issues) has not been established. A copy of that plan is included below as Figure 1.

Figure 1. Concept Plan Map WeTo/16 Plympton/Camden Park Industry



Concept Plan Map WeTo/16 NORTH PLYMPTON / CAMDEN PARK INDUSTRY

WEST TORRENS COUNCIL
Consolidated - 12 July 2018

The current Industry Zone could allow land uses that would be potentially undesirable for existing surrounding land uses and create less than desirable interface issues that currently require, and will continue to require, ongoing management. The extent of surrounding residential land uses may pose operational constraints on land uses envisaged in the Industry Zone resulting in the subject land being underutilised. Further, the historical use of the subject land for potentially contaminating land uses due to “existing use rights” will likely continue to persist in the local area without a rezoning process. For these reasons, it was deemed appropriate to program the rezoning to ensure future development of the site is compatible with surrounding residential development.

2 – STUDY AREA

2. Study Area

2.1. Area Affected

The area(s) affected by the proposed DPA is shown in red outline in Figure 2 below.

The area affected is 1.217 hectares of land located on the south eastern corner of the intersection of Mooringe Avenue and Streeters Road, Plympton described as follows:

- Allotment 75 in Filed Plan 6524 in the area named Plympton in the Hundred of Adelaide and is contained within Certificate of Title Volume 5899 Folio 549; and
- Allotment 76 in Filed Plan 6524 in the area named Plympton in the Hundred of Adelaide and is contained in Certificate of Title Volume 5899 Folio 548.

Allotment 76 is subject to easement of 1.52 meters wide that runs along the east boundary for 41.60 metres from Gardener Street (and is shown as the land marked A on the relevant Certificate of Title).

Figure 2. Area Affected



The area affected has frontage of 85.78 metres to Gardner Street (to the south); 85.67 metres to Mooringe Avenue (to the north); and 131.01 metres to Streeters Road (to the west); and abuts land zoned residential to the east (although there appears to be partial use for commercial purposes).

2.2. Current Zoning

The area affected is currently zoned Industry which designates the land for future industrial uses. The objectives of the Industry Zone are: 1. a zone preliminary accommodating a range of industrial warehouse, storage and transport land uses; and 2. manufacturing activities, within Plympton and Camden Park, well removed from adjacent residential areas.

Envisaged land uses include: industry (except special industry), office, petrol filling station, public service depot, service trade premises, shop of 250 square metres or less in gross leasable area, store, road transport terminal and warehouse. Dwellings and other residential accommodation such as residential flat buildings and nursing homes, are listed as non-complying development within the Industry Zone.

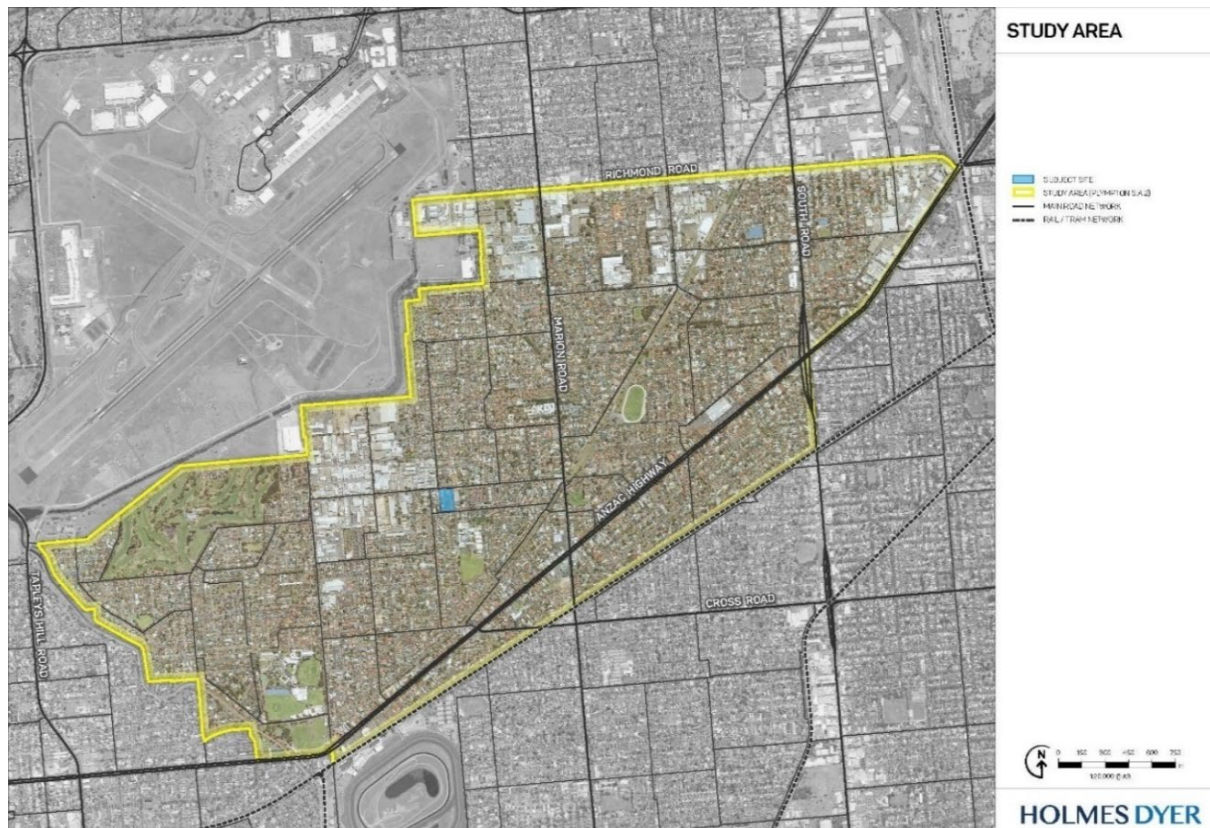
2.3. Study Area

The study area for this assessment is the Australian Bureau of Statistics census geography, Plympton Statistical Area Level 2 (SA2) which is intended to represent a community that interacts together socially and economically. The Plympton SA2 generally incorporate the following smaller area geography used as part of the Council's community profile (profile ID):

- Novar Gardens;
- Camden Park;
- Plympton;
- Kurralta Park-Glandore;
- North Plympton-Netley;
- Marlestone-Ashford-Keswick.

The study area is shown in Figure 3 below. An A3 copy is provided in Appendix 1.

Figure 3. Plympton Study Area



The study area is bounded by Richmond Road and the Adelaide Airport (north), ANZAC Highway and the Glenelg Tramline (east and south) and Sturt River (west). The study area is predominantly residential with areas of industrial land use in Marlestone, Netley and Plympton and commercial corridors associated with Richmond Road, South Road and ANZAC Highway. Key features include the Glenelg Golf Course, Ashford Hospital, public and private primary and secondary schooling and significant sports fields and bikeways.

3 – STRATEGIC CONTEXT

3. Strategic Context

3.1. Government Strategies and Plans

The following strategies and plans are considered relevant to the rezoning:

- The 30 Year Plan for Greater Adelaide, 2017 Update;
- Housing Strategy for SA 2013-2018;
- City of West Torrens, Community Plan, Towards 2025;
- City of West Torrens, Strategic Directions Report, 2015;
- City of West Torrens, Employment Lands Investigation, 2018;
- AdaptWest Climate Change Adaptation Plan; and
- Western Adelaide Urban Heat Mapping Report.

The relevance of each document is summarised below.

3.1.1. The 30 Year Plan for Greater Adelaide, 2017 Update

The 30 Year Plan for Greater Adelaide 2017 Update, is the strategic land use plan that guides the long-term growth of Adelaide and its surrounds. The Plan comprises six targets and a series of policies.

- Target 1 is concerned with ‘Containing our urban footprint and protecting our resources’ and includes a target for 85% of all new housing in metropolitan Adelaide to be built in established urban areas by 2045. This target is driving higher population across the metropolitan area and a more compact and dense urban form.
- Target 4 relates to walkable neighbourhoods and seeks to increase the percentage of residents living in walkable neighbourhoods in Inner, Middle and Outer Metropolitan Adelaide by 25% by 2045.
- Target 6 seeks to increase housing choice by 25% to meet changing household needs in Greater Adelaide by 2045.

Overall, the 30-Year Plan for Greater Adelaide supports a new urban form and increased densities in the inner metropolitan area which is in parallel with work being undertaken for outer growth areas. The proposed rezoning seeks to increase residential density and supports key objectives of the Plan.

3.1.2. Housing Strategy for SA 2013-2018

The Housing Strategy for SA responded to the 2010 planning strategy for Greater Adelaide (30 Year Plan) which projected a requirement for at least 38,700 additional affordable homes in Greater Adelaide and 7,000 new affordable homes in non-metropolitan areas over 30 years, with the majority of new homes to be built within existing urban areas to enable ease of access to transport, jobs, education and other services and facilities. The strategy focusses on pathways to housing, to address restricted housing choices and a shortfall of well-located and affordable dwellings for rent and purchase, including those suited to an ageing population or those living with a disability.

Housing choice and diversity is seen as a primary response to an ageing population, greater number of single households, people living with disability and the housing needs of a diversifying cross section of Greater Adelaide's community. This includes new arrivals, women, youth and Aboriginal people whose needs may differ from those of previous generations of South Australians.

A key action of the Strategy is to drive innovation in housing to deliver greater diversity, promote cost-effectiveness and reduce construction and operating costs over the life of the dwellings.

The population immediately surrounding the study area is ethnically diverse and indicative of new arrivals and households with changing needs (refer to Section 4) that are expected to respond to affordable price points and housing diversity for which the proposed rezoning can provide.

3.1.3. City of West Torrens, Community Plan, Towards 2025

Towards 2025 (Community Plan, 2017) is Council's strategic management plan which sets key strategic priorities for the city. The Plan is based on six themes (four community and two corporate), progress indicators, aspirations, long-term strategies and short-term strategies.

The theme of 'Built Environment' is most relevant to the rezoning, and recognises the importance of city design, public realm, open space and development to the community. The Plan states:

In the last two decades West Torrens has begun a trend towards urban renewal that involved an increase in the number of town-houses and home unit dwellings. Housing choice for people of all abilities and at all stages of life, as well as the Council's location between the Adelaide CBD and the coast, offer flexibility and liveability that residents enjoy.

Key future challenges identified in the Plan, include:

- City design will be increasingly important to ensure the future built form, to include medium and high density housing, is sustainable, human scale, responsive to human needs, aids crime prevention, mitigates interface issues and protects those parts of the city which have an established residential character.
- Interface issues resulting from infill development where residential land abuts industrial land uses resulting in traffic, noise and odour issues will place pressure on local industry to relocate or to move from 'dirty' heavy manufacturing towards 'cleaner' industries such as biotech facilities, logistics and distribution.

In response, the Plan includes aspirations, long-term strategies and short-term strategies relevant to future housing provision, including:

Aspiration: A well designed built environment	
Long-term strategy	Short-term strategies
Facilitate development that meets the needs of the community.	<ul style="list-style-type: none"> • Support a range of housing types and densities across the city, while conserving areas of character and heritage value. • Advocate for the provision of adequate public places within the urban form.

Facilitate retail, commercial and industrial activity that is compatible with neighbouring land uses.	<ul style="list-style-type: none"> • Support a range of retail, commercial and industrial development, while minimising conflicts with neighbouring land uses. • Enable a range of developments by providing and advocating for quality infrastructure and appropriately zoned land.
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The rezoning supports the Council's community plan in that it will minimise the interface between industrial and residential zoning (and land uses), and supports increased residential density in a location with ease of access to services, existing infrastructure, and within the metropolitan area as per provisions of the 30 Year Plan for Greater Adelaide.

3.1.4. City of West Torrens, Strategic Directions Report, 2015

Council's most recent Strategic Directions Report (SDR) (pursuant to Section 30 of the *Development Act, 1993*) was agreed by the Minister in March 2015.

The SDR notes in the last two decades West Torrens has begun a trend towards urban renewal and an increase in residential infill development and the number of townhouses and home unit dwellings. A range of changing trends and challenges are identified including:

- Changing demands upon community assets including footpaths, roads, stormwater and open space.
- Demand for new and affordable residential housing and higher and better use of land, while protecting areas of high character and heritage value.
- Design will be increasingly important to ensure the built form is environmentally sustainable, human scale, responsive to human needs, aids crime prevention and mitigates interface issues.
- Increasing requirements for effective infrastructure such as good road networks, safe walking paths and bikeways, increased accessibility to public transport and effective stormwater management.
- Access to quality open space is recognised as an extremely important issue to the community and facilitating this remains a Council priority.

Rezoning of the area affected is not specifically identified in the SDR however, it is consistent with the Employment Lands DPA which references both the Metropolitan Adelaide Industrial Land Strategy (MAILS) and the West Torrens Industrial Land Strategy. Of relevant to this DPA, the SDR identifies that:

"Much of the industrial land in the city contains older building stock which does not meet current operational requirements, is fragmented and constrained by nearby residential development, or is located on arterial roads or adjacent to centres where there is demand for higher order commercial use".

Other relevant investigations referenced in the SDR include the Residential and Industrial Land Use Interface Study completed in October 2013 (and more recently updated by the Underdale and Torrensville Residential-Industrial Interface DPA Investigations). The aim of the original investigations was to provide a comprehensive study of

existing residential and industry land use interface areas throughout the Council area, to then identify appropriate policy solutions and interface treatment options to minimise the conflict between sensitive residential areas and established industrial activities.

Recommendations from Council's SDR supporting this DPA include:

- The need to anticipate and cater for future increased demand for new and affordable residential housing and higher and better use of land.
- Ensuring that infill development is balanced with the appropriate preservation and conservation of identified character areas and streetscapes within the city to which the community has assigned significant value.
- To ensure that design of built form is sustainable, human scale, responsive to human needs, aids in crime prevention and mitigates interface issues.
- To implement innovative measures and regulatory controls to manage interface issues where residential land and less sensitive land uses such as industrial land, abut each other.
- Recognising issues and concerns relating to the impact of the Adelaide Airport on neighbouring land use, transport and infrastructure.
- Ensure continued provision and access to quality open space, catering for a range of active and passive recreational uses, including Linear Park.
- Promoting active transport by providing continuous accessible paths of travel for all forms of non-motorised transport including walking, cycling, gophers, prams and wheelchairs.

The proposed DPA will support transition of land from industrial to residential in a largely established residential area, provide opportunities for more diverse housing and design quality, and improved interface of residential and industrial lands.

3.1.5. City of West Torrens, Employment Lands Investigation

The City of West Torrens commissioned an Employment Lands Investigation prepared by Property & Advisory, April 2018, to understand the current and potential economic activities and viability of existing employment lands in the city and inform future development policy. The report analysis uses precincts based on location and dominant use. The area affected is identified in the 'Plympton Industrial' precinct, described as follows:

Plympton Industrial Precinct - bordered by Morphett Road and Adelaide Airport, with the main access from the city being via Mooringe Avenue from Marion Road. The precinct is zoned Industry. It has largely been developed since the 1960s, with many land uses being low scale light industry.

- » *the dominant land uses in the Plympton Industrial Precinct are industrial and commercial, together with a small retail component; and*
- » *uses have remained quite stable over the past 10 years, with the only change being the re-classification of the Boral site as (potential) 'vacant residential'.*

Plympton is also a locality that might potentially leverage employment opportunities from its proximity to Adelaide Airport, particularly if southern airport land is developed for industry and transport connections are put in place between this area and the terminals precinct.

The report notes enormous change in the employment landscape for South Australia associated with a decline in manufacturing and disruption caused through the internet and automation, and implications for the industrial suburbs of West Torrens. Employment areas close to the Adelaide Airport, such as Netley and Plympton, are encouraged to leverage locational advantage through complimentary land uses and improved transport links. The decline of traditional manufacturing for areas such as Plympton (Underdale/Torrensville and Richmond) is considered to include transition from industrial uses to broader employment lands, or residential use through amendment of development policy and management of residential interfaces. Further, the report identifies several localities within the Plympton industrial precinct that are considered prospective for conversion to residential uses and notes the area affected. An assessment of site value to capital value ratio indicates the area affected has significant redevelopment potential.

In addition, the report identifies local economic trends affecting urban development including a trend towards increased development densities and mixed-use development integrated with transit infrastructure as well as transition of inner suburban industrial areas for commercial and residential land uses.

In terms of economic profile, West Torrens is reported as having a diverse employment base and high ratio of jobs to employed residents and good economic potential for emergent industries. On a broader scale, industrial land supply interstate is considered a barrier to industry locating in Adelaide, and by extension, West Torrens influencing demand.

The proposed DPA responds to the emerging trends as identified in the Employment Lands Investigation and seeks to free underutilised industrial land for residential use and improve the existing residential-industrial interface.

The Employment Lands Investigation concludes that conversion of industrial land to residential or mixed use could be argued based on the following, and that a visionary masterplan could be of assistance:

- A lack of demand for industrial development of the type envisaged and provided for in the current Development Plan for a given locality;
- A demand for residential development of a kind that is not provided for elsewhere in West Torrens' Development Plan, or a demand from the market to reside in a locality where industry currently predominates; and/or
- A significant extant intermixing of residential and industrial uses such that the prevailing residential amenity is degraded.

The conditions identified above can be met by the proposed DPA.

3.1.6. AdaptWest Climate Change Adaptation Plan, 2016

The Adapt West Climate Change Adaptation Plan is a collaboration between the Cities of Charles Sturt, West Torrens, and Port Adelaide Enfield (Western Adelaide Region) to provide a coordinated response to climate change and adaptation.

The Plan identifies ten priority adaptation options, three of which are considered relevant to the proposed rezoning, and are summarised below:

1. Increase urban greenness – seeks to reduce urban heat island effect primarily through increased tree planting, vegetation and irrigated open space (citing low existing tree canopy cover generally and less open space in the western suburbs compared with other metropolitan regions). Open space, street trees and landscaped public realm are all identified as contributing to reducing heat islands.
2. Plan and design climate resilient buildings, places and spaces – speaks broadly to creating an urban environment that is amenable and comfortable for residents and visitors and contributes to improving human health.
3. Manage urban runoff to mitigate flood risk and improve water quality and reuse – is concerned with managing the quality and quantity of urban runoff to mitigate flood and protect receiving environments.

The rezoning can respond to the above three priorities through planning policy and good residential design.

3.1.7. Western Adelaide Urban Heat Mapping Report, 2017

The Cities of Charles Sturt, West Torrens, and Port Adelaide Enfield, as part of the Western Adelaide Region, commissioned urban heat mapping across the Council areas. Thermal data was used to assess the impact of built form on temperatures during the day and at night. Warm areas that persist into the night are generally considered of high intensity while areas that cool rapidly overnight are considered of low intensity.

Urban heat islands (where the average temperature is above that of the surrounding urban landscape) are associated with urban development (and fewer green and open spaces).

The study identified that each council had ‘hot spots’ with two north-south bands of heat islands running from Dry Creek south to Henley Beach in the west of the region and from Wingfield to Brompton in the centre of the region. The highest rate of residents living within heat islands occurred in the Cities of Charles Sturt and Port Adelaide Enfield with 20.1% and 17.2% of their population respectively, compared with only 5.6% of residents in the City of West Torrens.

The City of West Torrens had the fewest hot spots of the council areas assessed, with 31.2% (11.5 km²) of its land meeting the hot spot criteria, mainly east of the airport in Netley, as well as along the eastern edge of the council in Keswick, Ashford, Mile End South, and Thebarton. Within the City of West Torrens, the warmest suburbs were identified as Ashford, Keswick, Kurralta Park, Mile End South and Thebarton.

The report finds the City of West Torrens has 9.6% (3.3 km²) of its land covered by heat islands, much of which are centred on the terminal of the Adelaide Airport. This low proportion of heat islands is reportedly likely to be a result of large residential areas with mixed land uses, as well as extensive green space and proximity to the sea.

In summary, the following is reported in relation to the City of West Torrens:

- Adelaide Airport provides a day time cooling effect, ranking this area as the third coolest (compared to surrounding suburbs) within the City of West Torrens.
- The City of West Torrens has a large portion of residential areas that encompass a wide variety of land uses. The mixed land covers within residential areas result in a more moderate thermal signal.
- The City of West Torrens had the highest percentage of evening hotspots with approximately 20%(7.4 km²), compared with other council areas due to a higher proportion of bitumen (due in large part to the airport) which takes longer to cool.

The report also considers the social vulnerability of the community to heat islands. Communities within the City of West Torrens were not specifically identified as at high risk.

The report compares low, medium and high-density residential developments and recommends mitigation strategies for heat island effects as infill development and density across Greater Adelaide increases.

Based on the study, the following mitigation strategies were identified:

1. Despite the pressure from infill, the amount of green space and tree cover should at least be maintained, and preferably increased to provide cooling benefits;
2. Green infrastructure such as trees, grass and raingardens should be used alongside or to shade bitumen covered surfaces such as major and minor roads, bikeways and footpaths. Where feasible, this green infrastructure should be irrigated in order to maximise its cooling effect;
3. Where feasible the carriage way for main roads should be narrowed, stormwater treatment devices installed, and road pavement changed to lighter coloured materials;
4. Councils maximise the cooling benefit from existing green cover by ensuring sufficient irrigation is provided to urban forests and other green infrastructure networks where available, such as from recycled stormwater;
5. Light coloured roofs be encouraged in residential and industrial areas rather than using dark coloured roofs;
6. Material selection is carefully considered in the design of recreation areas for the young and elderly, with substrates such as artificial turf and rubber softfall covering used only after consideration is given to how heat absorption can be offset e.g. through the use of shade sails;
7. Guidelines be developed for the amount of green space and landscaping required and building materials to be used in medium and high-density developments, noting their potential to develop into significant heat islands; and
8. Planning, development and infrastructure be supported with a strong focus on design and build quality for dwelling comfort and liveability.

While higher residential density is generally warmer than low density, the report identifies a series of strategies that can effectively mitigate heat effects.

The rezoning of an historically industrial site with limited green space to residential uses is expected to reduce urban heat island effect. The use of design policies can be used to mitigate the impacts of heat in the urban environment.

4 – POPULATION AND GROWTH

4. Population and Growth

4.1. Housing and Residential Function

The City of West Torrens is a predominantly established residential area with commercial, industrial, logistic, distribution and retail establishments. Adelaide Airport Limited is a significant land holder and comprises approximately 20 percent of the total land area.

Guided by government policy, West Torrens is experiencing urban renewal including an increase in residential development, townhouses and higher density dwellings from mixed use and infill development. There is evidence of demand for new and affordable residential housing and higher and better use of land across the city. A review of the population characteristics for Plympton suggest this demand for affordable residential housing applies to the area affected.

The proposed rezoning from industrial to residential uses is consistent with urban renewal objectives.

Table 1 below provides an overview of key housing characteristics based on demographic data for Australian Bureau of Statistics census geography, Plympton Statistical Area Level 2 (Plympton SA2) with reference to the City of West Torrens (and Greater Adelaide where relevant) as a benchmark.

Table 1. Summary Housing Characteristics

	Plympton SA2		City of West Torrens		Greater Adelaide	
Median total household income (weekly)	\$1,185		\$1,221		\$1,265	
Median mortgage repayment (monthly)	\$1,625		\$1,700		\$1,517	
Median rent (weekly)	\$270		\$280		\$285	
Average number of persons per bedroom	0.9 persons		0.9 persons		0.8 persons	
Household Income 2016	%		%		%	
Low (\$1-\$649)	22.3		20.4		19.1	
Medium low (\$650-\$1249)	25.9		24.6		24.5	
Medium high (\$1,250-\$1,999)	19.4		19.0		19.3	
High (\$2,000 and over)	23.8		25.7		26.6	
Number of Motor Vehicles (hhold) 2016	%		%		%	
No motor vehicles	10.4		10.7		8.3	
One motor vehicle	44.6		42.6		37.7	
Two motor vehicles	32.5		33.3		37.2	
Three motor vehicles	8.6		9.2		11.4	
Four or more motor vehicles	3.8		4.1		5.4	
Household Type 2016	%	Change in no. 2011	%	Change in no. 2011	%	Change in no. 2011
Couples without children	24.5	14	23.2	-103	24.8	2,137
Couples with children	24.4	316	25.5	666	28.7	7,517

	Plympton SA2		City of West Torrens		Greater Adelaide	
One parent families	7.9	-10	8.8	41	11.1	2,718
Other families	1.6	-28	1.6	-57	1.2	190
Lone person	31.5	-165	30.3	-289	26.2	3,686
Group households	5.9	-7	6.3	12	3.8	781
Other	4.1	119	4.3	233	4.3	6,034
Dwelling Type 2016	%	Change in no. 2011	%	Change in no. 2011	%	Change in no. 2011
Separate house	58.4	7	63.4	-28	74.1	4,624
Medium density	36.2	156	32.3	240	23.1	15,172
High density	4.9	40	3.5	133	2.1	1,484
Other	0.1	4	0.4	81	0.4	327
Tenure 2016	%	Change in no. 2011	%	Change in no. 2011	%	Change in no. 2011
Owned outright	27.6	-117	29.3	-285	29.6	1,462
Owned with a mortgage(a)	27.9	140	27.9	337	35.1	6,574
Rented	36.3	134	35.2	289	28.0	8,996
Other tenure type(d)	2.4	11	1.7	1	1.6	937
Tenure type not stated	5.9	79	5.9	162	5.7	5,082
Mortgage Repayments 2016	%	Change in no. 2011	%	Change in no. 2011	%	Change in no. 2011
\$0 - 299	4.7	29	5.1	93	4.5	1,179
\$300 - 449	3.0	9	2.4	-1	2.6	-244
\$450 - 599	1.8	-10	1.9	-27	2.3	-595
\$600 - 799	3.5	-10	3.9	-13	4.4	-1,046
\$800 - 999	5.5	7	4.9	-45	6.0	-632
\$1,000 - 1399	15.6	17	14.3	52	17.5	2,425
\$1,400 - 1799	15.6	59	15.6	113	19.8	5,284
\$1,800 - 2399	23.0	46	23.7	196	21.1	2,177
\$2,400 - 2999	12.6	42	12.0	44	8.4	-605
\$3,000 - 3999	7.9	-11	8.3	-53	6.3	-105
4000 and over	3.9	21	4.2	35	3.9	69
Number of Persons Usually Resident 2016	%	Change in no. 2011	%	Change in no. 2011	%	Change in no. 2011
One	32.8	-165	31.6	-289	27.4	3,686
Two	32.8	-132	32.4	-223	33.7	2,661
Three	16.1	253	16.1	357	15.9	4,117
Four	12.7	112	13.7	292	15.1	3,990
Five	4.0	38	4.5	100	5.5	1,224

	Plympton SA2		City of West Torrens		Greater Adelaide	
Six or more	1.5	25	1.7	26	2.4	1,350
Number of Bedrooms (family hholds) 2016	%	Change in no. 2011	%	Change in no. 2011	%	Change in no. 2011
One bedroom	2.6	11	2.0	15	1.0	86
Two bedrooms	26.5	20	23.3	51	12.4	-221
Three bedrooms	51.8	71	53.0	-24	55.2	1,203
Four or more bedrooms	17.6	161	20.4	454	30.1	10,024

In 2016, there were 6,026 separate houses (58%) in Plympton SA2, 3,730 medium density dwellings (36%), and 509 high density dwellings (5%). Compared with the City of West Torrens there are fewer separate houses and more dwellings of higher density (63% separate houses, 32% medium density, and 3.5% high density).

Plympton SA2 is characterised by a smaller percentage of households with a mortgage (27.6%) than the Adelaide average (29.6%). Of those households purchasing their own home, more are paying high mortgage repayments of \$2,400 or more per month (24.4% compared with 18.6% for Greater Adelaide) which may suggest demand (and possible lack of affordable housing within Plympton SA2 generally). This corresponds with a higher percentage of households renting in Plympton SA2 (36% compared with 28% in Greater Adelaide), and a predominance of private rental housing in Plympton SA2 (30.4%), above the Council (28.5%) and Adelaide averages (21.4%). Plympton SA2 has more people paying low rents than the Council average however there are still some signs of rental stress in surrounding areas suggesting a demand for affordable housing. The high proportion of people renting in private accommodation and fewer people purchasing homes in Plympton SA2 may suggest demand for rental accommodation (or a lack of alternatives).

In 2016, median weekly household income in Plympton SA2 is lower (\$1,185) compared with City of West Torrens (\$1,221) and Greater Adelaide (\$1,265); as is median weekly rent (\$270 in Plympton SA2) compared with the Council (\$280) and Adelaide (\$285) averages. Considered in the context of more lower income households and unemployment levels in Plympton SA2 (7.8% up from 5.9% in 2011 compared with 7.5% for Council up from 5.7% in 2011), there is again an indication there may be less affordable housing in Plympton SA2 than is desirable.

Plympton SA2 is characterised by lone person households (31.5% compared with 26.2% for Greater Adelaide), followed by couples without children (24.5%) and couples with children (24.4%) compared with Greater Adelaide (24.8% and 28.7% respectively). This is consistent with a high percentage of households with one person usually resident in Plympton SA2 (32.8% compared with 27.4% for Greater Adelaide). Plympton SA2 has more one and two-bedroom households (29.1% compared with 13.4% for Greater Adelaide) and few households with three or more bedrooms (69.4% compared with 85.3% for Greater Adelaide). This suggests the housing market is likely to attract students, single workers and young couples, or may indicate a lack of affordable alternatives and or socio-economic factors within the population.

Plympton SA2 is characterised by an ethnically diverse population, and has more persons born overseas (31.4% compared with 26.3% for Greater Adelaide) and from non-English speaking backgrounds. West Torren's housing

market appears to currently be serving the needs of new overseas arrivals with around 30% of overseas born persons arriving during or after 2011 (compared with 20.5% for Greater Adelaide).

4.2. Population Growth 2006 - 2016

From 2006 to 2016, enumerated population of Plympton suburb increased from 4,204 persons to just over 5,000; an increase of approximately 490 persons or 11.6%. This represents an average annual population change of 1.1% per year over the period. This is considered to represent moderate to high growth in the Adelaide metropolitan context.

Similarly, over the same period Plympton SA2 has grown from 22,210 persons to 24,785 representing an increase of 2,575 persons or 11.6% total growth at an average annual rate of approximately 1.1%.

4.3. Population Projections 2016 – 2031

4.3.1. Western Adelaide Government Region

The Department of Planning, Transport and Infrastructure (DPTI) provides population projections for South Australian government regions to 2031 (based on 2011 ABS data). The study area for this social impact assessment sits in the Western Adelaide government region which was forecast to grow by just over 36,240 persons for the 15 years between 2016 to 2031 at a total growth of 15.4% or approximately 1.0% per annum.

4.3.2. City of West Torrens

Over the same period (2016 to 2031) the City of West Torrens is predicted to grow by just over 9,000 persons or 14.7% over 15 years at an annual average of 0.8%. This population is forecast to be represented by:

- 67.4% of the population 49 years of age or younger;
- 32.6% of the population 50 years of age or over;
- 32.8% of the population between 20 and 39 years of age;
- 16% of the population within school age (5 to 19 years); and
- 5.7% of the population will be birth to pre-school (0-4 years).

In comparison, by 2031 Greater Adelaide is forecast to comprise:

- 62.5% of the population 49 years of younger;
- 37.5% of the population 50 years of age or over;
- 25.7% of the population between 20 and 39 years of age;
- 17.8% of the population within school age (5 to 19 years); and
- 5.5% of the population will be birth to pre-school (0-4 years).

This suggests a continued need to cater for young and mature families while considering the needs of older members of the community.

4.3.3. Residential Growth through Minor Infill

Population growth for the study area and the surrounding inner western suburbs of Greater Adelaide will be influenced by the availability of land and suitable zoning for infill residential development.

The DPTI Residential Broadhectare Land Supply Report (2017) identified that at 30 June 2017, West Torrens had just under one hectare of residentially zoned broad hectare land supply (0.4 ha under Housing SA ownership). Essentially, this indicates a very low proportion of land available. The report also identified the use of rezoning to create opportunities for higher density infill development within inner metropolitan suburbs where land availability is low. This was evidenced through dwelling yields that included:

- Prospect (51.2 lots per hectare);
- Norwood, Payneham St. Peters (43.4 lots per hectare - due mainly to a development in Hackney); and
- Charles Sturt (30.7 lots per hectare - largely impacted by development in St. Clair).

The Morphettville Racecourse DPA is proposing to rezone 2.7 hectares of land zoned Commercial within the study area to Urban Core Zone (UC Zone). The UC Zone proposes a transition in height from 12 storeys and 200 dwellings per hectare net (Core Area) to 4 storeys and 70 dwellings per hectare (Transition Area) adjacent the existing residential zone. The transition area is proposed to be 20 metres deep and approximately 0.2 hectares of the total site, suggesting 2.5 hectares of rezoned land could be available for development at a density of up to 200 dwellings per hectare. This proposed rezoning has the potential, in effect, to increase the land available for growth through infill development from 0.4 hectares (Housing SA land) to 3.1 hectares with land development.

The 0.4 hectares of Housing SA land is within Medium Density Policy Area 18 of the West Torrens Development Plan which provides for 4 storey medium density development and minimum site areas of 100m². Complying forms of development within Medium Density Policy Area 18 include residential flat buildings, which could result in production of greater population density for this site.

5 – HOUSING ANALYSIS

5. Housing Analysis

The following analysis has been conducted using RP Data for residential dwelling, vacant lots and flats/units for the period 2014 to 2018. Sales data has been divided into the suburbs located within the Plympton Statistical Area Level 2 (SA2) for broad comparison. The Plympton SA2 generally incorporate the following smaller area geography used as part of the Council's community profile (profile ID) and includes the following suburbs:

- Novar Gardens;
- Camden Park;
- Plympton;
- Kurralta Park
- Glandore;
- North Plympton;
- Netley;
- Marlestone;
- Ashford;
- Keswick.

Appendix 3 summarises vacant land, housing and flats/units transactions and median sale prices by allotment sizes.

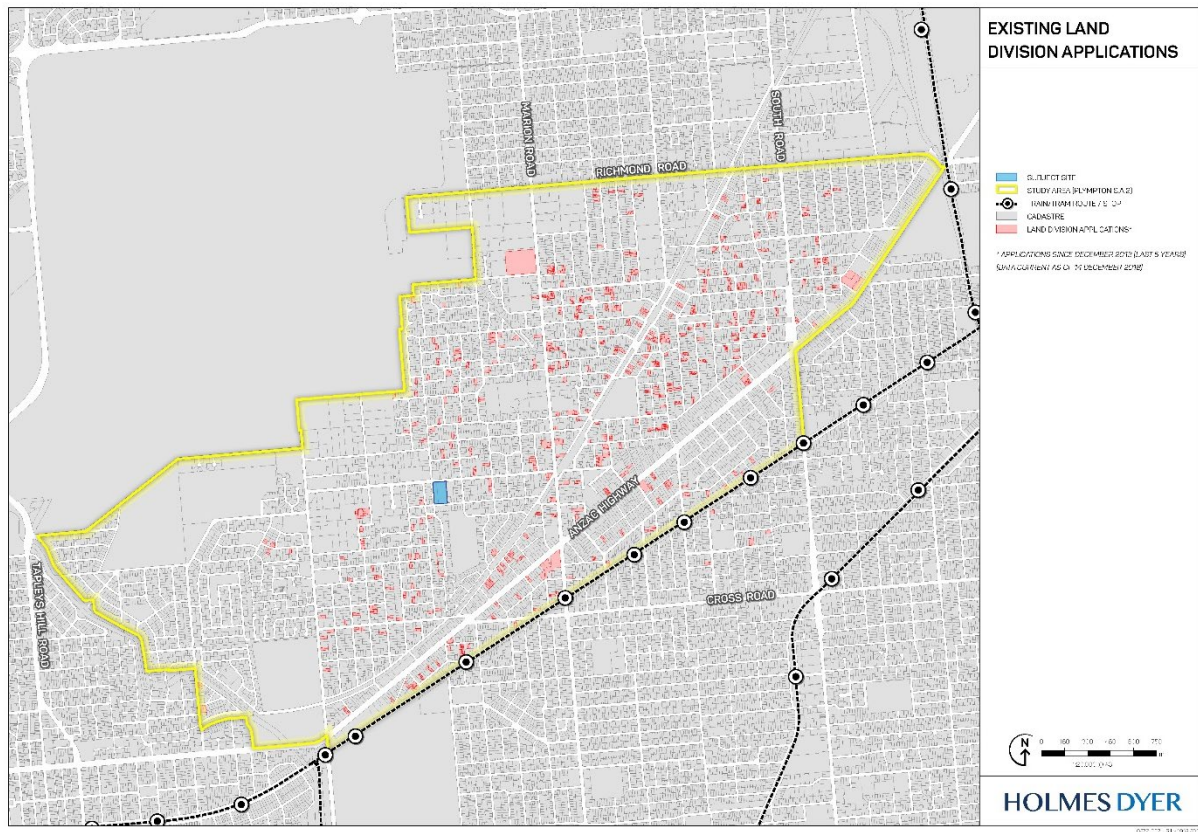
To ensure consistency and appropriate scope, the data has been cleared of transaction for nil or nominal sums of money and for any zoning anomalies that impeded on the property's primary use as a place of residence. It should also be noted that low sales can skew the results.

5.1. Allotment Production

Plympton (ABS, SA2) has experienced a trend of increasing dwelling approvals between 2012/13 and 2016/17 from 109 to 355 approvals. Given approximately 53.5% of dwellings in Plympton are separate houses on individual allotments this suggests there is considerable potential for infill development (such as 'one into two' developments).

Subdivision approvals and proposals across the study area (refer Figure 4), provide further indication that much of the increase in density across the study area has been associated with infill based on 'one into two' developments.

Figure 4. Subdivision approvals and proposals



5.2. Market Demand

5.2.1. Vacant Land Activity

Recent vacant land sales activity for vacant residential lots of less than 1,000m² in the area of Plympton SA2 are summarised in the following tables. Within the areas and parameters of this study, some 129 vacant residential allotments were transacted in Plympton SA2 for the period 2014 and 2018.

Table 2. Breakdown of vacant land sales activity of Plympton SA2 within selected suburbs 2014 - 2018, RP Data

Year	No. of Sales	Median Value (\$k)	Average Value (\$k)	Size (m ²)
Novar Gardens				
2014	2	\$379,000	\$379,000	383 - 472
2015	0	-	-	-
2016	0	-	-	-
2017	0	-	-	-
2018	0	-	-	-
2				
Camden Park				
2014	3	\$279,000	\$346,300	299 - 892
2015	6	\$300,000	\$321,167	330 - 724
2016	5	\$300,000	\$302,000	338 - 669
2017	6	\$312,000	\$374,583	298 - 937
2018	7	\$339,000	\$410,000	343 - 892
27				
Plympton				
2014	0	-	-	-
2015	1	N/A	N/A	324
2016	2	\$1,347,500	\$1,347,500	150 - 796
2017	10	\$451,091	\$453,518	150 - 985
2018	8	\$375,000	\$402,938	172 - 796
21				
Kurralta Park				
2014	4	\$254,250	\$277,125	230 - 599
2015	2	\$276,500	\$276,500	279 - 300
2016	1	N/A	N/A	336
2017	5	\$660,000	\$504,500	150 - 750
2018	3	\$390,000	\$439,333	379 - 442
15				
Glandore				
2014	1	N/A	N/A	481
2015	3	\$515,000	\$436,667	173 - 799
2016	1	N/A	N/A	344
2017	1	N/A	N/A	361
2018	1	N/A	N/A	366
7				

Table 3. Vacant Land Sales Activity within selected suburbs 2014 - 2018, RP Data

Year	No. of Sales	Median Value (\$k)	Average Value (\$k)	Size (m ²)
North Plympton				
2014	3	\$272,500	\$411,250	329 - 561
2015	9	\$297,000	\$345,722	340 - 968
2016	2	\$283,750	\$283,750	224 - 408
2017	5	\$326,900	\$408,830	300 - 811
2018	14	\$340,000	\$361,143	263 - 710
	33			
Netley				
2014	0	-	-	-
2015	2	\$420,000	\$420,000	758 - 818
2016	3	\$310,000	\$308,667	390 - 420
2017	1	N/A	N/A	717
2018	4	\$302,050	\$303,625	419 - 730
	10			
Marleston				
2014	4	\$216,500	\$203,250	281 - 509
2015	2	\$345,000	\$345,000	349 - 671
2016	0	-	-	-
2017	2	\$442,500	\$442,500	769 - 795
2018	2	\$509,500	\$509,500	664 - 897
	10			
Ashford				
2014	0	-	-	-
2015	0	-	-	-
2016	0	-	-	-
2017	1	N/A	N/A	207
2018	1	N/A	N/A	167
	2			
Keswick				
2014	0	-	-	-
2015	0	-	-	-
2016	1	N/A	N/A	664
2017	0	-	-	-
2018	1	N/A	N/A	573
	2			

The following observations can be made from Table 2 and Table 3:

- Between 2014 and 2018, low land sales transactions are present within the suburbs of Novar Gardens, Glandore, Keswick and Ashford indicating a decline in vacant land supply.
- Between 2014 and 2018, the suburbs of Camden Park, North Plympton and Plympton indicate the highest land sales transactions which are likely to be driven by an increase in higher density, infill residential developments and in new subdivisions. This also reflects activity in the renewal of the housing stock of these suburbs, largely via 'one into two' type redevelopments.
- Plympton, Glandore, Kurralta Park and Ashford are delivering smaller allotments (allotments between 151m² and 251m²) indicating an increase in infill developments.
- The Plympton SA2 area is still represented by mainly single storey detached houses and allotment sizes are commonly at 300m² to 450m². This may be driven by zoning restrictions.

Table 4. Plympton SA2 vacant land sales activity 2014 -2018

Year	No. of Sales	% change in sales	Median Value (\$k)	\$ change in median price
2014	17	-	\$265,000	-
2015	25	47.06%	\$300,000	13.21%
2016	15	-40.00%	\$310,000	3.33%
2017	31	106.67%	\$326,900	5.45%
2018	41	32.26%	\$350,000	7.07%
	129			

Figure 5. Sales per annum (Land) – all suburbs within Plympton SA2

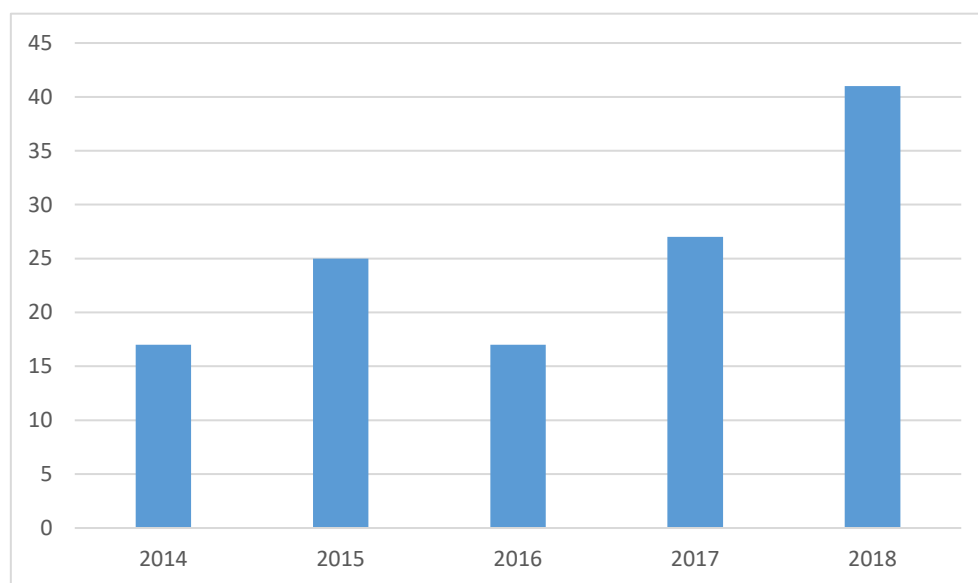


Table 4 and Figure 5 indicate annual land transactions between 2014 - 2018 which gradually show an increase of land sales across Plympton SA2. The majority of land sales contributing to this increase are derived from the suburbs of North Plympton (lot sizes between 251m² and 450m²) and Plympton (lot sizes between 151m² to 350m² and 650m² to 800m²) which are suburbs demonstrating residential infill development. In addition, the market suggests the need for a higher proportion of lot sizes less than 450m². Median sale prices within Plympton SA2 increased gradually between the period 2014 to 2018.

5.2.2. House Sale Activity

Recent house sales activity for residential lots of less than 1,000m² in the area of Plympton SA2 is summarised in the following tables. Within the areas and parameters of this study, some 1,565 residential allotments were transacted in Plympton SA2 between 2014 and 2018.

Table 5. *House Sales Activity within selected suburbs 2014 - 2018, RP Data*

Year	No. of Sales	Median Value (\$k)	Average Value (\$k)	Size (m ²)
Novar Gardens				
2014	35	\$540,000	\$574,951	237 - 998
2015	38	\$543,750	\$559,276	392 - 848
2016	27	\$600,000	\$634,222	330 - 848
2017	32	\$635,000	\$646,641	443 - 862
2018	34	\$665,950	\$662,954	370 - 783
166				
Camden Park				
2014	47	\$440,000	\$525,888	123 - 966
2015	35	\$490,000	\$485,229	79 - 900
2016	32	\$468,000	\$448,023	113 - 936
2017	45	\$535,000	\$535,962	196 - 973
2018	37	\$525,000	\$541,253	205 - 924
196				
Plympton				
2014	42	\$480,500	\$482,188	97 - 977
2015	51	\$505,500	\$496,174	105 - 910
2016	61	\$575,000	\$628,775	76 - 999
2017	75	\$540,000	\$519,988	78 - 978
2018	75	\$575,000	\$579,584	150 - 947
304				
Kurralta Park				
2014	33	\$456,000	\$466,044	57 - 947
2015	28	\$527,594	\$635,015	261 - 975
2016	27	\$420,000	\$431,181	174 - 744
2017	48	\$566,500	\$561,863	155 - 903
2018	40	\$600,000	\$596,738	183 - 922
176				
Glandore				
2014	20	\$520,000	\$517,325	210 - 981
2015	35	\$485,000	\$505,621	200 - 861
2016	31	\$600,000	\$555,484	153 - 959
2017	35	\$623,750	\$621,725	143 - 911
2018	33	\$670,000	\$647,866	264 - 961
154				

Table 6. House Sales Activity within selected suburbs 2014 - 2018, RP Data

Year	No. of Sales	Median Value (\$k)	Average Value (\$k)	Size (m ²)	Year
North Plympton					
2014	39	\$90k - \$650k	\$435,000	\$433,090	188 - 867
2015	42	\$47k - \$675k	\$445,000	\$439,170	226 - 976
2016	54	\$126k - \$2.28mil	\$476,000	\$620,503	158 - 975
2017	59	\$116k - \$745k	\$525,000	\$509,437	205 - 916
2018	56	\$55k - \$790k	\$525,000	\$518,627	173 - 975
250					
Netley					
2014	20	\$200k - \$545k	\$420,000	\$424,850	333 - 964
2015	27	\$220k - \$650k	\$450,000	\$451,322	282 - 919
2016	35	\$275k - \$610k	\$480,000	\$476,471	329 - 961
2017	26	\$280k - \$690k	\$471,000	\$474,250	284 - 744
2018	34	\$53k - \$792k	\$520,000	\$496,824	249 - 992
137					
Marleston					
2014	22	\$210k - \$870k	\$440,000	\$453,909	125 - 990
2015	21	\$275k - \$660k	\$480,000	\$452,905	265 - 963
2016	15	\$120k - \$689k	\$470,000	\$460,633	172 - 882
2017	15	\$189k - \$892k	\$255,000	\$686,000	189 - 892
2018	36	\$147k - \$906k	\$529,000	\$523,959	147 - 906
109					
Ashford					
2014	9	\$270k - \$660k	\$485,000	\$505,056	199 - 851
2015	4	\$287k - \$690k	\$287,500	\$690,000	159 - 736
2016	6	\$372k - \$800k	\$500,000	\$549,917	163 - 680
2017	8	\$225k - \$1.0mil	\$550,000	\$568,571	151 - 799
2018	13	\$350k - \$915k	\$590,000	\$573,088	368 - 836
40					
Keswick					
2014	12	\$280k - \$575k	\$470,000	\$454,250	288 - 702
2015	5	\$488k - \$580k	\$488,750	\$580,500	363 - 699
2016	3	\$485k - \$535k	\$521,000	\$513,700	366 - 697
2017	2	\$565k - \$700k	\$632,500	\$632,500	696 - 975
2018	6	\$425k - \$590k	\$556,000	\$537,833	266 - 698
28					

The following observations can be made from Table 5 and Table 6:

- The suburbs of Plympton (315), North Plympton (264) and Camden Park (202) have the highest house transaction activity within Plympton SA2.
- Between 2014 and 2018, suburbs within Plympton SA2 indicate a strong growth in both median and average sale price.
- House prices in the suburbs of Glandore and Novar Gardens generally show higher median and average house prices at approximately \$600,000 while the remaining suburbs within Plympton SA2 are around \$500,000.
- All suburbs generally indicate a variety of allotment sizes however, the interest, majority of suburbs do not cater for smaller allotments. For example, Ashford, Keswick and Netley do not include any sale of allotments less than 150m².

Table 7. Plympton SA2 house sales activity 2014 -2018

Year	No. of Sales	% change in sales	Median Value (\$k)	\$ change in median price
2014	279	-	\$470,500	-
2015	286	2.51%	\$495,000	5.21%
2016	291	1.75%	\$515,000	4.04%
2017	345	18.56%	\$555,000	7.77%
2018	364	5.51%	\$555,000	0.00%
	1565			

Figure 6. Sales per annum (Houses) – all suburbs within Plympton SA2

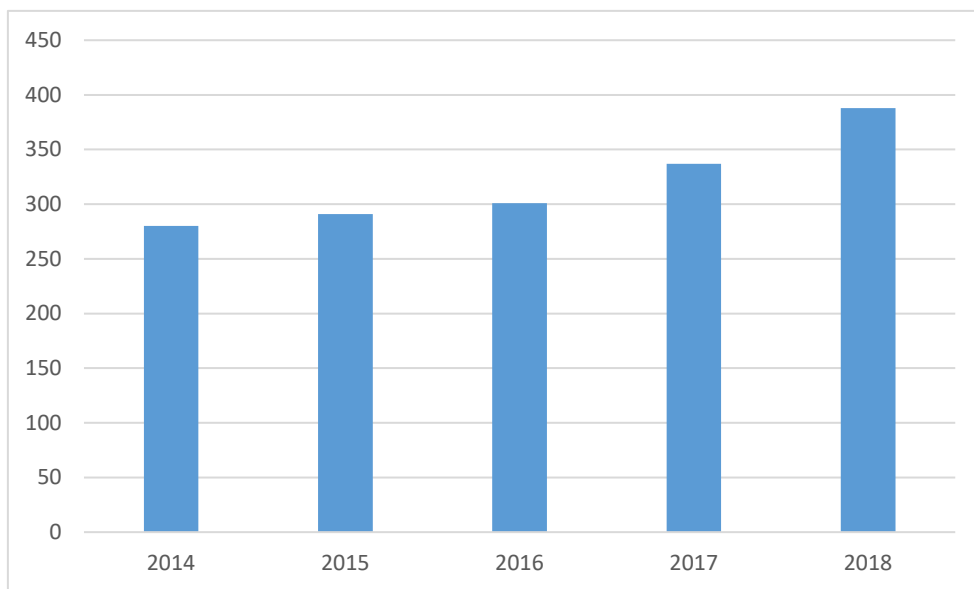


Table 7 and Figure 6 show growth of house transactions between 2014 to 2018. The greatest proportion of houses sales in Plympton SA2 transacted on allotments between 151m² – 250m² and 651m² – 800m². These discrepancies of allotment sizes suggest an increase in smaller allotments from new infill developments as well as transactions of existing housing stock. Median values have increased at a steady rate between 2014 and 2018.

5.2.3. Flats/Units Activity

Recent flats/units sales activity for land area of less than 1,000m² in the area of Plympton SA2 is summarised in the following tables. Within the areas and parameters of this study, some 1,064 residential allotments were transacted in Plympton SA2 between 2014 and 2018.

Table 8. Flats/ units sales activity within selected suburbs 2014 - 2018, RP Data

Year	No. of Sales	Median Value (\$k)	Average Value (\$k)	Size (m ²)
Novar Gardens				
2014	1	N/A	N/A	154
2015	0	-	-	-
2016	0	-	-	-
2017	0	-	-	-
2018	0	-	-	-
1				
Camden Park				
2014	28	\$327,500	\$309,492	12 - 957
2015	37	\$265,000	\$275,711	11 - 782
2016	27	\$305,000	\$296,780	12 - 323
2017	31	\$313,500	\$541,958	12 - 294
2018	37	\$300,000	\$315,608	14 - 308
158				
Plympton				
2014	42	\$272,500	\$283,345	10 - 337
2015	54	\$275,000	\$304,928	11 - 978
2016	59	\$335,000	\$396,804	10 - 957
2017	44	\$314,950	\$332,823	12 - 819
2018	57	\$399,000	\$376,763	10 - 969
256				
Kurralta Park				
2014	24	\$252,500	\$259,302	12 - 208
2015	41	\$253,000	\$273,274	10 - 803
2016	35	\$318,000	\$325,407	10 - 896
2017	49	\$300,000	\$345,078	10 - 809
2018	46	\$412,500	\$378,949	10 - 307
195				
Glandore				
2014	10	\$273,900	\$286,480	13 - 753
2015	10	\$351,000	\$325,000	12 - 325
2016	11	\$312,500	\$313,636	10 - 257
2017	11	\$350,000	\$369,773	10 - 850
2018	12	\$370,000	\$397,625	53 - 392
54				

Table 9. Flats/units sales activity within selected suburbs 2014 - 2018, RP Data

Year	No. of Sales	Median Value (\$k)	Average Value (\$k)	Size (m ²)
North Plympton				
2014	6	\$472,000	\$443,083	94-356
2015	19	\$415,000	\$407,250	34-828
2016	12	\$413,500	\$386,792	74-483
2017	17	\$400,000	\$430,853	95-295
2018	13	\$380,000	\$400,538	75-813
	67			
Netley				
2014	2	\$220,900	\$220,900	121-153
2015	3	\$279,000	\$292,667	107-244
2016	1	N/A	N/A	59
2017	2	\$635,000	\$635,000	614-931
2018	0	-	-	-
	8			
Marleston				
2014	13	\$268,000	\$267,423	12-263
2015	25	\$295,000	\$325,164	12-298
2016	17	\$319,000	\$377,176	54-903
2017	23	\$317,000	\$337,565	11-712
2018	24	\$317,500	\$364,483	11-854
	102			
Ashford				
2014	8	\$323,000	\$328,938	13-200
2015	110	\$298,500	\$310,036	11-315
2016	14	\$317,500	\$390,143	12-901
2017	15	\$385,000	\$399,400	12-496
2018	31	\$379,000	\$365,903	11-185
	178			
Keswick				
2014	2	\$298,750	\$298,750	15-296
2015	10	\$242,500	\$281,570	15-194
2016	13	\$249,845	\$296,950	14-407
2017	9	\$249,000	\$292,778	12-371
2018	9	\$235,000	\$228,800	14-352
	43			

The following observations can be made from Table 8 and Table 9:

- Novar Gardens shows no recent flats/unit sales since 2014. There are many factors that contribute to this. The suburb generally contains a fairly established housing stock. In addition, Novar Gardens is mostly zoned Residential Policy Area 26 – Low density having a major contribution to the few types of flats/ units within the area.
- Between 2017 and 2018 there was an increase in flats/units transactions specifically in the suburbs of Plympton and Ashford reflecting an emergence of this form of housing.
- Median and average sale prices of flats/units are typically around \$300,000. Keswick indicates a slightly lower median with prices around \$200,000 and Netley exhibiting a slightly higher median price of \$600,000 in 2017. Netley only accounted for two transactions in 2017 which may have skewed the overall results.

Table 10. Plympton SA2 flats/units sales activity 2014 -2018

Year	No. of Sales	% change in sales	Median Value (\$k)	\$ change in median price
2014	136	-	\$275,000	-
2015	309	127.21%	\$275,500	0.18%
2016	189	-38.83%	\$318,500	15.61%
2017	201	6.35%	\$323,450	1.55%
2018	229	13.93%	\$370,000	14.39%
	1064			

Figure 7. Sales per annum (Flats/ Units) – all suburbs within Plympton SA2

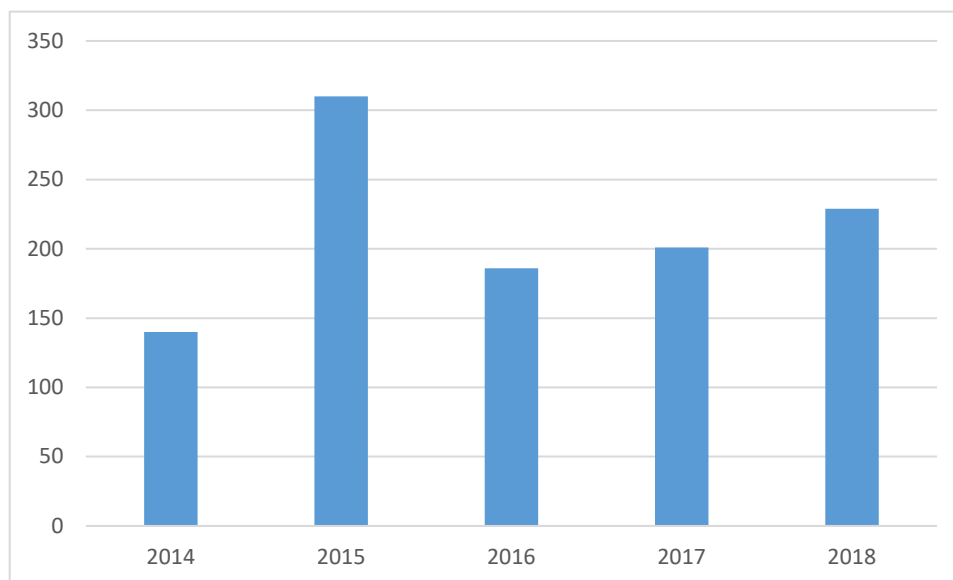


Table 10 and Figure 7 show a steady transaction and median value growth in flats/units. Notably, the number of transactions for flats/units are almost as high as house transactions suggesting that affordability and lifestyle choices are impacting the demand and supply of housing stock.

5.3. Product Development

5.3.1. Existing Product Typology

The Plympton residential market and surrounding areas is fairly homogenous in terms of housing products and dominated by single storey detached dwellings mainly constructed during the 1960s-1970s with pockets of older and newer dwellings. These dwellings are typically located on allotments typically ranging from 550m² to 800m².

Low-density products (separate houses) account for a vast majority of the area. However, there is evidence in Plympton SA2 of 'one into two' development of small vacant sites, as well as change in land use. It is widely recognised that population characteristics, lifestyle trends, and cost will generate an increase in proportionate demand for higher density residential development and greater housing diversity.

Images demonstrating conventional housing development within the area are depicted in the figure below.

Figure 8. Existing conventional residential housing within Plympton SA2



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In more recent times, the inner metropolitan housing market is undergoing residential transformation as a range of compact housing typologies, such as apartments and townhouses, emerge as accepted dwelling types. This reflects the demand generated by the growing number of smaller households. The gradual shift towards smaller lot and dwelling sizes is a function of both affordability issues and lifestyle choices.

Given the predominance of allotments typically ranging from 550m² to 800m², there is considerable scope to rebalance the housing market with a range of smaller products.

Trends in dwelling types within Plympton SA2 between 2011 and 2016 show an increase in higher density developments (i.e. semi-detached, row or terrace house, townhouse etc. and flats, units and apartments). Many of these allotments involve boundary to boundary constructions whether or not they are detached or attached housing forms. The typical detached dwelling allotment within the area can range from 300m² to 600m² while typical row or terrace houses can range from 80m² to 240m². These types of products can be seen within the suburbs of Camden Park, Plympton and Kurralta Park however are not evenly dispersed across the West Torrens Council area (and are likely influenced by current zoning).

Images demonstrating existing higher density housing development within selected suburbs are depicted in the figure below.

Figure 9. Recent forms of higher density residential housing within Plympton SA2





It is proposed to include a range of housing types across the area affected in response to demands for different types of housing to match a diverse community. More specifically, providing a range of architecturally designed, medium density dwellings, underpinned by a sound urban design framework can offer a variety of accommodation to suit a range of household budget and space requirements.

It is also evident that some forms of higher density residential development can provide affordable housing options as smaller dwelling sizes can reduce the overall costs of living.

Example images demonstrating higher density residential development currently being delivered within metropolitan Adelaide are depicted in the Figure 10 below.

The selected projects provide examples of contemporary housing product for which the proposed rezoning can provide.

Figure 10. Recent examples of higher density formats



Lightsview



Lightsview



Lightsview



West Lakes



West Lakes



West Lakes

5.3.2. Preferred Development Scenario

There is strong evidence of an increase in density associated with new residential development.

While the Plympton SA2 area contains a vast majority of separate houses, new small lot detached housing and other forms of higher density housing have increased dramatically in response to current residential housing trends and needs. There is a need to continue to diversify the inner Western metropolitan market which has limited supply of land and residential products, and an over reliance of 'one to two' developments on smaller allotments. The proposed rezoning represents an opportunity to facilitate a variety of housing styles, types, sizes and densities in a coordinated way.

5.3.2.1. Seeking higher densities

The Plympton SA2 area is predicted to experience population growth and a changing demographic profile. To meet a diverse range of needs, it is important that the housing stock in the city of West Torrens and Plympton SA2 has the capacity to respond to increased demand and higher rates of development. While there will be continued demand for separate houses, demand for infill development will continue and under current planning policy is likely to be realised through minor infill (one to two) residential development.

The area affected (whilst in an area of otherwise low-density residential development) has ease of access to bus services, local retailing and to the Adelaide city centre. Increased density is a logical expectation and should be encouraged for this locality. This assessment supports development policy that assertively sees higher density and more diverse housing outcomes.

5.3.2.2. Mandating housing diversity through master planned communities

The existing supply of housing in Plympton SA2 has impacted dwelling preferences due to the dominance of separate housing and limited number of other housing products. This places further pressure on housing affordability and the types of dwellings that may be built. As household formation and dwelling occupancy preferences change, this will have implications on future demand for particular dwelling types. Increasing numbers of lone person households, an ageing population and affordability are contributing to a shift towards smaller housing products such as semi-detached and terrace style dwellings. The rezoning provides the opportunity to facilitate new forms of housing that respond to changing needs.

5.3.3. Design Framework and Outcomes

There is wide recognition that infill development should be associated with good residential design and high-quality public realm. Design objectives and elements are discussed below.

5.3.3.1. Residential Interface

Key interface objectives are recommended in support of the introduction of a new urban form that is complementary to the existing residential area:

- Private allotments to address the street;
- Facilitating flexible housing choice via various housing styles and building types to create a sense of place and respond to the predominant form of the streetscape;

- Façade treatments should be interactive to create visual interest, provide articulation, reduce massing (designed to human scale) and include:
 - » Articulation in form by either projecting or recessing specific elements;
 - » Architectural details such as adding and/or grouping windows; and
 - » High quality and changes in materials, texture and colours to enhance the public realm interface and enhance energy efficiencies.
- Character, scale, form, siting and detailing must all be considered. Careful analysis and effective design strategies will lead to diverse design approaches and solutions; and
- Coordinated design aesthetic.

5.3.3.2. Streetscape and Public Realm

Through policy controls, a very high standard for urban character and quality of design will protect and strengthen the identity of the character of the area by enhancing the existing streetscape. In addition, it is important that the public realm is legible, cohesive and operates as a connected network and that it interfaces successfully with the public realm of the wider area to further facilitate future strategic connections.

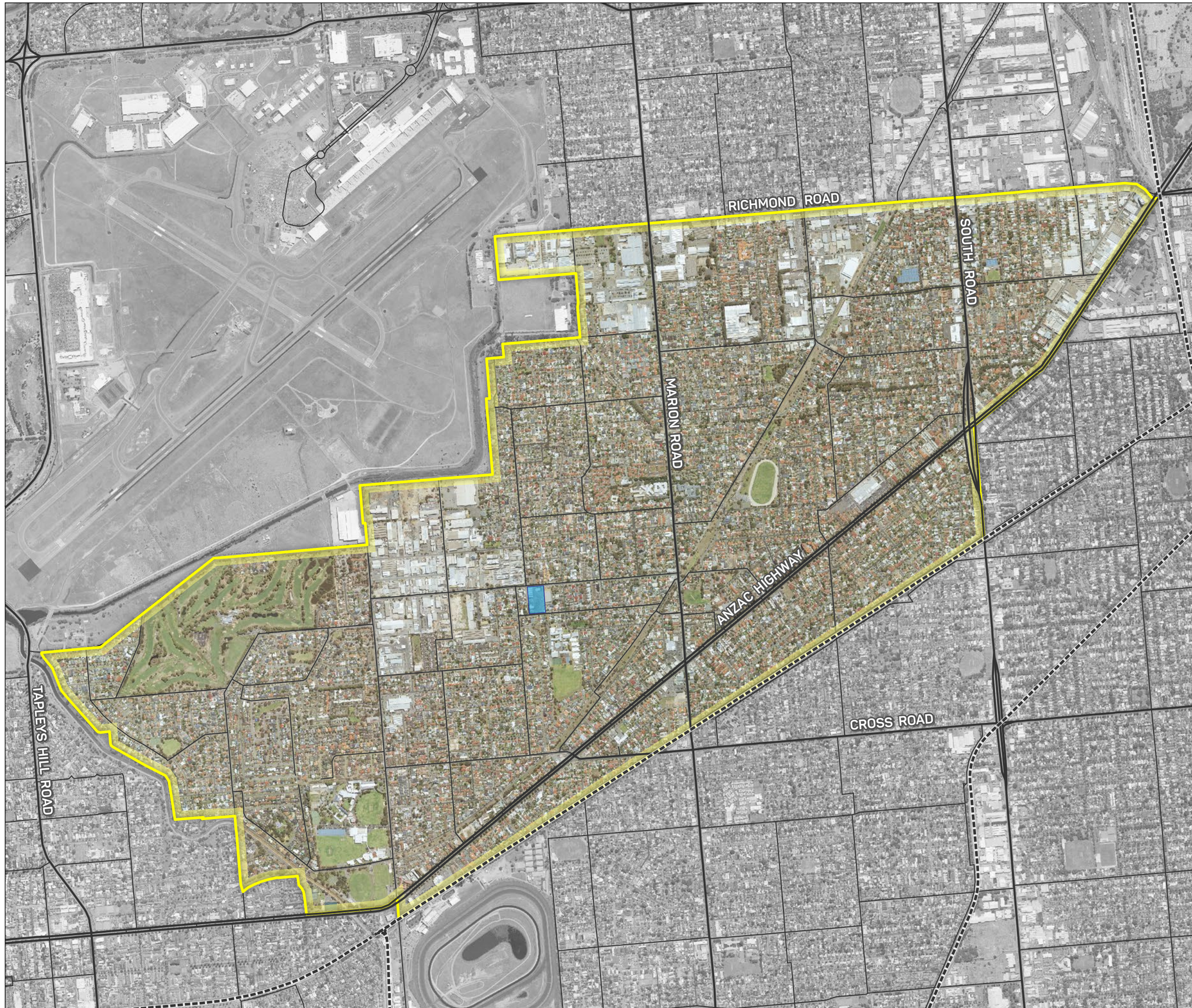
Streetscape and public realm design elements should include:

- Co-ordinated delivery of infrastructure;
- Innovatively include porous paving or other sustainable paving material to allow infiltration to occur through the surface of paving and runoff is minimised;
- Extensive use of high-quality greenery such as trees, landscaping and flowers to soften hard surfaces and increase the pedestrian experience;
- Street trees to enable comfort, provide shelter, screen parking areas and shade from specific weather elements and improve street's appearance;
- Open spaces distributed within the area to ensure a range of recreational and social activities are publicly accessible and available to all users;
- Quality sidewalks and pedestrian paths that are universally accessible;
- Carefully designed streetscape so it is inviting and safe for pedestrians and cycling; and
- Ensure quality lighting within the streetscape to provide visibility and safety for users.

Of importance, is that the area affected is within single ownership and provides a good opportunity for a coordinated development outcome. Such a 'master planned' outcome can deliver high design standards to encourage activation, housing diversity, walkable neighbourhoods and a greater mix of activities.

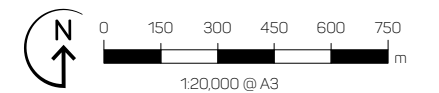
APPENDIX

Appendix 1. Study Area



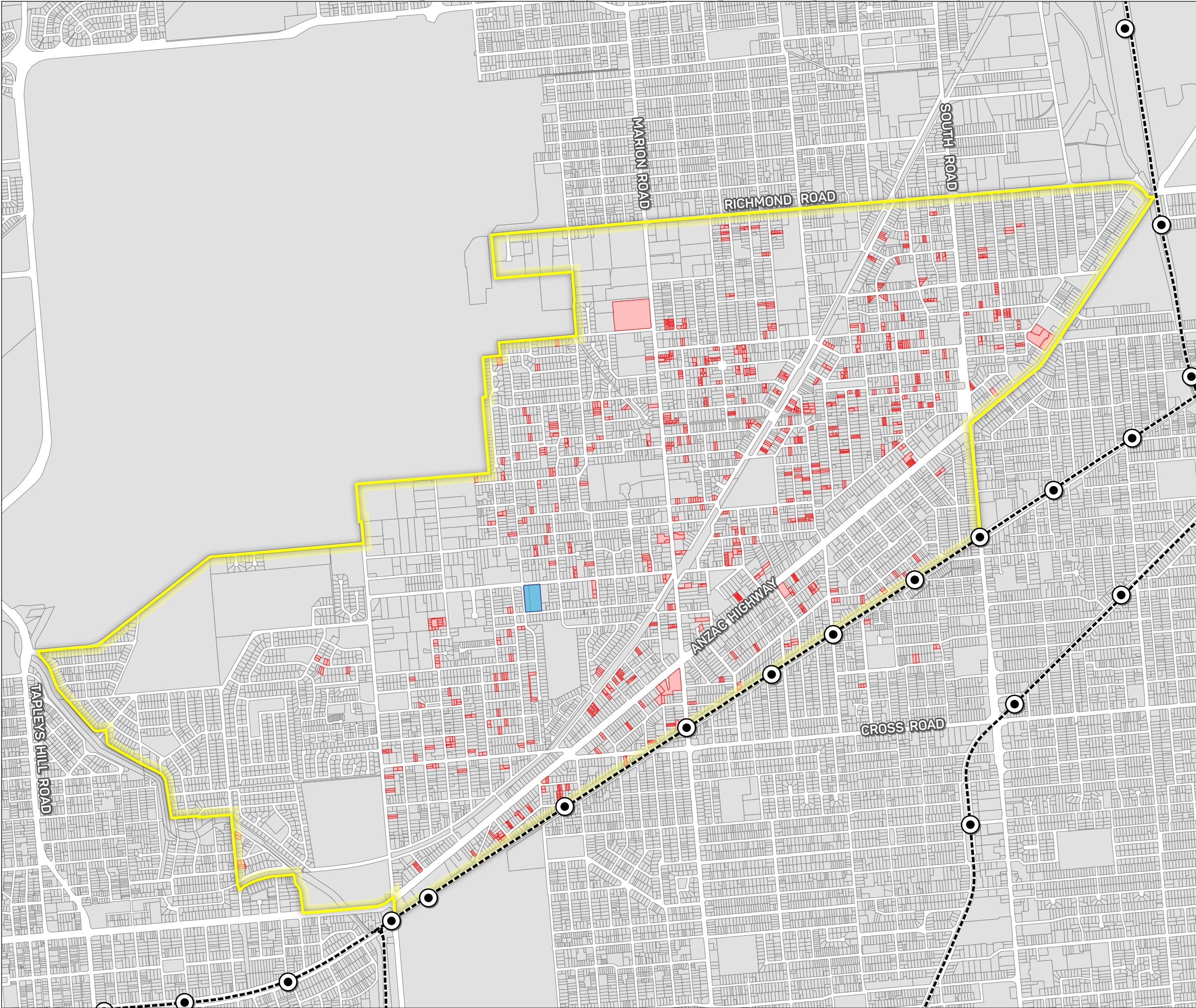
STUDY AREA

- SUBJECT SITE
- STUDY AREA (PLYMPTON S.A.2)
- MAIN ROAD NETWORK
- - - RAIL / TRAM NETWORK



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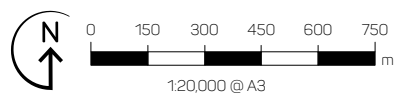
Appendix 2. Subdivision and Approvals Map



EXISTING LAND DIVISION APPLICATIONS

- SUBJECT SITE
- STUDY AREA (PLYMPTON S.A.2)
- TRAIN/TRAM ROUTE / STOP
- CADASTRE
- LAND DIVISION APPLICATIONS*

* APPLICATIONS SINCE DECEMBER 2013 (LAST 5 YEARS)
(DATA CURRENT AS OF 14 DECEMBER 2018)



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Appendix 3. Vacant Land, House and Flats/Units Sales Activity

Vacant Land Sales (2014-2018)

Allotment Size (m²)	Novar Gardens		Camden Park		Plympton		Kurralt Park		Glandore	
	No. of Land Sales	Median Land Sale Price	No. of Land Sales	Median Land Sale Price	No. of Land Sales	Median Land Sale Price	No. of Land Sales	Median Land Sale Price	No. of Land Sales	Median Land Sale Price
2014										
<151	0	\$-		\$-	0	\$-	0	\$-	0	\$-
151 - 250	0	\$-		\$-	0	\$-	1	\$100,000	0	\$-
251 - 350	0	\$-	2	\$264,450	0	\$-	1	\$203,500	0	\$-
351 - 450	1	\$365,000		\$-	0	\$-	0	\$-	0	\$-
451 - 550	1	\$393,000		\$-	0	\$-	1	\$305,000	1	\$350,000
551 - 650	0	\$-		\$-	0	\$-	1	\$500,000	0	\$-
651 - 800	0	\$-		\$-	0	\$-	0	\$-	0	\$-
801 - 1000	0	\$-	1	\$510,000	0	\$-	0	\$-	0	\$-
2015										
<151	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
151 - 250	0	\$-	0	\$-	0	\$-	0	\$-	1	\$220,000
251 - 350	0	\$-	3	\$300,000	0	\$-	2	\$276,500	0	\$-
351 - 450	0	\$-	1	\$320,000	0	\$-	0	\$-	0	\$-
451 - 550	0	\$-	1	\$258,000	0	\$-	0	\$-	0	\$-
551 - 650	0	\$-	0	\$-	1	\$340,000	0	\$-	0	\$-
651 - 800	0	\$-	1	\$-	0	\$-	0	\$-	2	545000
801 - 1000	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
2016										
<151	0	\$-	0	\$-	1	\$195,000	0	\$-	0	\$-
151 - 250	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
251 - 350	0	\$-	1	\$300,000	0	\$-	1	\$548,000	1	340000
351 - 450	0	\$-	3	\$295,000	0	\$-	0	\$-	1	N/A
451 - 550	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
551 - 650	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
651 - 800	0	\$-	1	\$315,000	1	\$2,500,000	0	\$-	1	N/A
801 - 1000	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
2017										
<151	0	\$-	0	\$-	3	\$189,000	0	\$-	0	\$-
151 - 250	0	\$-	0	\$-	1	\$422,181	0	\$-	0	\$-
251 - 350	0	\$-	1	\$300,000	1	\$299,000	0	\$-	0	\$-
351 - 450	0	\$-	3	\$310,000	0	\$-	1	\$150,000	1	\$305,000
451 - 550	0	\$-	1	\$250,000	0	\$-	1	\$302,500	0	\$-
551 - 650	0	\$-	0	\$-	1	\$480,000	2	\$660,000	0	\$-
651 - 800	0	\$-	1	\$535,000	2	\$618,750	0	\$-	0	\$-
801 - 1000	0	\$-	1	\$537,500	2	\$775,000	1	\$750,000	0	\$-
2018										
<151	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
151 - 250	0	\$-	0	\$-	2	\$106,250	0	\$-	0	\$-
251 - 350	0	\$-	1	\$310,000	1	\$335,000	0	\$-	0	\$-
351 - 450	0	\$-	2	\$325,000	2	\$375,500	3	\$390,000	1	\$350,000
451 - 550	0	\$-	1	\$339,000	0	\$-	0	\$-	0	\$-
551 - 650	0	\$-	1	\$430,000	0	\$-	0	\$-	0	\$-
651 - 800	0	\$-	1	\$578,000	3	\$680,000	0	\$-	0	\$-
801 - 1000	0	\$-	1	\$563,000	0	\$-	0	\$-	0	\$-

Allotment Size (m²)	North Plympton		Netley		Marleston		Ashford		Keswick	
	No. of Land Sales	Median Land Sale Price	No. of Land Sales	Median Land Sale Price	No. of Land Sales	Median Land Sale Price	No. of Land Sales	Median Land Sale Price	No. of Land Sales	Median Land Sale Price
2014										
<151	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
151 - 250	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
251 - 350	1	\$265,000	0	\$-	3	\$241,000	0	\$-	0	\$-
351 - 450	1	\$280,000	0	\$-	0	\$-	0	\$-	0	\$-
451 - 550	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
551 - 650	1	\$225,000	0	\$-	0	\$-	0	\$-	0	\$-
651 - 800	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
801 - 1000	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
2015										
<151	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
151 - 250	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
251 - 350	2	\$294,500	0	\$-	1	225000	0	\$-	0	\$-
351 - 450	4	\$293,500	0	\$-	0	\$-	0	\$-	0	\$-
451 - 550	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
551 - 650	1	\$280,000	0	\$-	0	\$-	0	\$-	0	\$-
651 - 800	0	\$-	1	\$420,000	1	465000	0	\$-	0	\$-
801 - 1000	2	\$532,500	1	\$420,000	0	\$-	0	\$-	0	\$-
2016										
<151	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
151 - 250	1	\$266,500	0	\$-	0	\$-	0	\$-	0	\$-
251 - 350	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
351 - 450	1	\$301,000	3	\$310,000	0	\$-	0	\$-	0	\$-
451 - 550	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
551 - 650	0	\$-	0	\$-	0	\$-	0	\$-	1	\$576,000
651 - 800	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
801 - 1000	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
2017										
<151	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
151 - 250	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
251 - 350	2	\$313,450	0	\$-	0	\$-	2	\$225,000	0	\$-
351 - 450	1	\$310,000	0	\$-	0	\$-	0	\$-	0	\$-
451 - 550	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
551 - 650	1	\$570,250	0	\$-	0	\$-	0	\$-	0	\$-
651 - 800	0	\$-	1	\$505,000	2	\$442,500	0	\$-	0	\$-
801 - 1000	1	\$537,000	0	0	0	\$-	0	\$-	0	\$-
2018										
<151	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
151 - 250	0	\$-	0	\$-	0	\$-	1	\$320,000	0	\$-
251 - 350	5	310000	0	\$-	0	\$-	0	\$-	0	\$-
351 - 450	7	340000	2	\$302,250	0	\$-	0	\$-	0	\$-
451 - 550	0	\$-	1	\$200,000	0	\$-	0	\$-	0	\$-
551 - 650	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
651 - 800	2	552500	1	\$410,000	1	\$540,000	0	\$-	1	\$715,000
801 - 1000	0	\$-	0	\$-	1	\$479,000	0	\$-	0	\$-

House Sales (2014-2018)

Allotment Size (m²)	Novar Gardens		Camden Park		Plympton		Kurralt Park		Glandore	
	No. of House Sales	Median House Sale Price	No. of House Sales	Median House Sale Price	No. of House Sales	Median House Sale Price	No. of House Sales	Median House Sale Price	No. of House Sales	Median House Sale Price
2014										
<151	0	\$-	2	\$243,500	0	\$-	1	\$440,000	0	\$-
151 - 250	1	\$526,000	1	\$318,000	3	\$477,400	9	\$440,000	1	\$210,000
251 - 350	1	\$610,000	6	\$387,500	9	\$510,000	7	\$462,000	2	\$402,500
351 - 450	1	\$490,000	6	\$452,500	9	\$452,500	2	\$389,750	0	\$-
451 - 550	0	\$-	5	\$425,000	0	\$-	0	\$-	3	\$490,000
551 - 650	17	\$540,000	4	\$425,500	7	\$350,000	0	\$-	0	\$-
651 - 800	10	\$504,000	16	\$457,500	11	\$505,000	5	\$471,000	8	\$502,500
801 - 1000	5	\$578,000	7	\$500,000	1	\$570,000	9	\$540,000	6	\$609,000
2015										
<151	0	\$-	0	\$-	1	\$210,000	0	\$-	0	\$-
151 - 250	0	\$-	1	\$430,000	4	\$510,500	2	\$543,250	1	\$230,000
251 - 350	0	\$-	8	\$430,000	4	\$480,000	5	\$525,000	3	\$486,000
351 - 450	2	\$460,000	6	\$430,750	8	\$474,750	2	\$342,500	9	\$460,000
451 - 550	2	\$685,000	6	\$461,000	5	\$481,000	4	\$465,250	3	\$470,000
551 - 650	23	\$565,000	0	\$-	4	\$483,000	0	\$-	3	\$432,000
651 - 800	8	\$477,500	10	\$568,700	19	\$510,000	7	\$515,000	11	\$585,000
801 - 1000	3	\$510,000	4	\$605,000	4	\$537,500	8	\$685,000	5	\$485,000
2016										
<151	0	\$-	1	\$257,000	0	\$-	0	\$-	0	\$-
151 - 250	0	\$-	2	\$356,250	1	\$683,000	6	\$442,000	1	\$380,000
251 - 350	1	\$600,000	3	\$407,950	6	\$536,500	3	\$475,000	0	\$-
351 - 450	3	\$650,000	10	\$502,500	13	\$495,000	6	\$442,500	5	\$447,000
451 - 550	0	\$-	4	\$389,000	5	\$590,000	5	\$410,000	3	\$615,000
551 - 650	16	\$595,250	1	\$415,000	7	\$560,000	4	\$477,500	2	\$275,625
651 - 800	5	\$673,000	10	\$493,750	22	\$584,000	3	\$595,000	13	\$615,000
801 - 1000	2	\$1,060,000	1	\$590,000	6	\$715,000	0	\$-	7	\$712,000
2017										
<151	0	\$-	0	\$-	4	\$187,000	0	\$-	1	\$146,000
151 - 250	2	\$760,000	1	\$51,000	13	\$495,000	5	\$550,000	0	\$-
251 - 350	0	\$-	5	\$535,500	13	\$526,000	14	\$487,500	8	\$550,000
351 - 450	0	\$-	17	\$563,500	13	\$650,500	7	\$497,000	2	\$525,000
451 - 550	0	\$-	5	\$526,000	7	\$555,000	4	\$597,500	3	\$567,500
551 - 650	25	\$630,000	5	\$557,000	5	\$553,250	2	\$549,000	1	\$682,000
651 - 800	4	\$560,000	8	\$503,000	12	\$546,500	8	\$611,500	14	\$744,250
801 - 1000	1	\$698,000	4	\$627,500	6	\$763,500	8	\$755,500	6	\$755,000
2018										
<151	0	\$-	0	\$-	2	\$190,500	0	\$-	0	\$-
151 - 250	0	\$-	2	\$460,000	17	\$517,500	11	\$595,000	0	\$-
251 - 350	0	\$-	6	\$487,000	10	\$585,000	10	\$520,500	4	\$582,500
351 - 450	9	\$661,900	5	\$472,000	12	\$493,000	4	\$488,750	4	\$521,250
451 - 550	1	\$353,250	3	\$512,500	1	\$650,000	1	\$865,000	9	\$681,500
551 - 650	16	\$675,000	4	\$491,875	4	\$518,500	2	\$819,500	0	\$-
651 - 800	8	\$626,000	14	\$564,750	29	\$635,000	3	\$633,000	12	\$730,000
801 - 1000	0	\$-	3	\$800,000	4	\$693,750	9	\$715,000	4	\$735,000

Allotment Size (m²)	North Plympton		Netley		Marleston		Ashford		Keswick	
	No. of House Sales	Median House Sale Price	No. of House Sales	Median House Sale Price	No. of House Sales	Median House Sale Price	No. of House Sales	Median House Sale Price	No. of House Sales	Median House Sale Price
2014										
<151	0	\$-	0	\$-	1	\$374,000	0	\$-	0	\$-
151 - 250	4	\$394,000	0	\$-	2	\$310,000	2	\$440,000	0	\$-
251 - 350	13	\$442,500	1	\$279,000	4	\$443,750	1	\$485,000	2	\$371,000
351 - 450	10	\$403,500	2	\$545,000	4	\$420,000	0	\$-	1	\$490,000
451 - 550	0	\$-	2	\$393,000	1	\$538,000	1	\$270,000	0	\$-
551 - 650	2	\$303,500	7	\$420,000	2	\$484,750	1	\$630,000	2	\$429,250
651 - 800	7	\$445,000	2	\$457,500	6	\$501,000	1	\$660,000	7	\$480,000
801 - 1000	3	\$420,000	6	\$414,000	2	\$665,000	3	\$527,000	0	\$-
2015										
<151	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
151 - 250	5	\$497,500	0	\$-	4	\$387,500	1	\$287,500	0	\$-
251 - 350	14	\$356,500	4	\$393,250	5	\$480,000	0	\$-	2	\$570,000
351 - 450	4	\$380,000	3	\$365,000	7	\$480,000	0	\$-	1	\$488,750
451 - 550	5	\$525,000	1	\$460,000	0	\$-	1	\$651,000	0	\$-
551 - 650	3	\$340,000	8	\$441,125	1	\$580,000	1	\$597,000	0	\$-
651 - 800	3	\$444,000	10	\$487,225	4	\$468,000	1	\$690,000	2	\$540,250
801 - 1000	8	\$585,000	1	\$650,000	1	\$600,000	0	\$-	0	\$-
2016										
<151	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
151 - 250	1	\$349,600	0	\$-	2	\$307,500	1	\$475,000	0	\$-
251 - 350	14	\$454,567	4	\$453,250	6	\$500,000	0	\$-	0	\$-
351 - 450	12	\$465,000	5	\$520,000	4	\$438,750	1	\$437,000	2	\$528,050
451 - 550	5	\$520,000	4	\$433,000	0	\$-	2	\$531,250	0	\$-
551 - 650	2	\$466,500	7	\$556,500	0	\$-	1	\$520,000	0	\$-
651 - 800	17	\$500,000	13	\$470,500	2	\$510,000	1	\$480,000	1	\$485,000
801 - 1000	3	\$475,000	2	\$597,500	1	\$689,000	0	\$-	0	\$-
2017										
<151	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
151 - 250	8	\$527,500	0	\$-	3	\$505,000	3	\$225,000	0	\$-
251 - 350	19	\$520,000	2	\$485,000	3	\$487,000	2	\$640,000	0	\$-
351 - 450	7	\$428,000	4	\$412,500	3	\$587,000	0	\$-	0	\$-
451 - 550	4	\$496,250	2	\$471,000	1	\$417,000	0	\$-	0	\$-
551 - 650	2	\$472,500	6	\$512,500	2	\$565,000	2	\$775,000	0	\$-
651 - 800	13	\$555,000	6	\$472,500	0	\$-	1	\$700,000	1	\$565,000
801 - 1000	6	\$627,500	0	\$-	3	\$660,000	0	\$-	1	\$700,000
2018										
<151	0	\$-	0	\$-	6	\$532,000	1	\$475,000	0	\$-
151 - 250	7	\$475,000	1	\$390,000	16	\$516,600	3	\$615,000	0	\$-
251 - 350	11	\$475,000	6	\$536,350	2	\$533,500	4	\$500,575	1	\$590,000
351 - 450	10	\$537,000	5	\$457,500	7	\$547,000	0	\$-	1	\$520,000
451 - 550	4	\$429,250	1	\$520,000	1	\$330,000	1	\$499,000	0	\$-
551 - 650	2	\$461,775	5	\$520,000	0	\$-	2	\$577,500	0	\$-
651 - 800	11	\$562,500	11	\$540,000	3	\$500,000	0	\$-	4	\$556,000
801 - 1000	11	\$580,000	5	\$527,000	1	\$699,880	2	\$767,500	0	\$-

Flats and Units Sales (2014-2018)

Allotment Size (m²)	Novar Gardens		Camden Park		Plympton		Kurralta Park		Glandore	
	No. of Flats and Units Sales	Median Flats and Unit Sale Price	No. of Flats and Units Sales	Median Flats and Unit Sale Price	No. of Flats and Units Sales	Median Flats and Unit Sale Price	No. of Flats and Units Sales	Median Flats and Unit Sale Price	No. of Flats and Units Sales	Median Flats and Unit Sale Price
2014										
<151	0	\$-	10	\$226,150	27	\$255,000	20	\$225,500	4	\$256,500
151 - 250	1	\$327,000	12	\$346,750	11	\$355,000	4	\$373,750	4	\$310,500
251 - 350	0	\$-	2	\$365,000	4	\$377,500	0	\$-	0	\$-
351 - 450	0	\$-	2	\$330,000	0	\$-	0	\$-	1	\$418,000
451 - 550	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
551 - 650	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
651 - 800	0	\$-	2	\$632,000	0	\$-	0	\$-	1	\$230,000
801 - 1000	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
2015										
<151	0	\$-	29	\$246,000	36	\$245,500	30	\$203,750	4	\$272,500
151 - 250	0	\$-	5	\$335,000	12	\$337,500	8	\$380,000	5	\$352,000
251 - 350	0	\$-	2	\$391,000	1	\$385,000	2	\$345,500	1	\$410,000
351 - 450	0	\$-	0	\$-	2	\$427,000	0	\$-	0	\$-
451 - 550	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
551 - 650	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
651 - 800	0	\$-	1	\$470,000	2	\$521,500	0	\$-	0	\$-
801 - 1000	0	\$-	0	\$-	1	\$660,000	1	\$345,500	0	\$-
2016										
<151	0	\$-	10	\$234,500	30	\$258,750	15	\$193,000	6	\$272,500
151 - 250	0	\$-	15	\$325,000	13	\$340,000	13	\$330,000	4	\$376,250
251 - 350	0	\$-	2	\$345,400	10	\$431,500	4	\$456,500	1	\$325,000
351 - 450	0	\$-	0	\$-	1	\$407,000	1	\$417,500	0	\$-
451 - 550	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
551 - 650	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
651 - 800	0	\$-	0	\$-	3	\$680,000	1	\$582,500	0	\$-
801 - 1000	0	\$-	0	\$-	2	\$885,000	1	\$720,000	0	\$-
2017										
<151	0	\$-	22	\$288,250	32	\$293,500	27	\$200,000	5	\$273,500
151 - 250	0	\$-	8	\$332,500	6	\$311,000	14	\$469,000	3	\$350,000
251 - 350	0	\$-	1	\$436,000	4	\$470,000	6	\$550,000	2	\$453,500
351 - 450	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
451 - 550	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
551 - 650	0	\$-	0	\$-	1	\$480,000	0	\$-	0	\$-
651 - 800	0	\$-	0	\$-	0	\$-	1	\$662,000	0	\$-
801 - 1000	0	\$-	0	\$-	1	\$1,000,000	1	\$850,000	1	\$575,000
2018										
<151	0	\$-	17	\$247,000	35	\$258,000	35	\$399,000	2	\$182,500
151 - 250	0	\$-	17	\$335,000	16	\$522,500	9	\$558,000	8	\$370,000
251 - 350	0	\$-	3	\$438,000	3	\$450,000	2	\$470,000	0	\$-
351 - 450	0	\$-	0	\$-	1	\$465,600	0	\$-	2	\$458,000
451 - 550	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
551 - 650	0	\$-	0	\$-	1	\$570,000	0	\$-	0	\$-
651 - 800	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
801 - 1000	0	\$-	0	\$-	1	\$1,000,000	0	\$-	0	\$-

Allotment Size (m²)	North Plympton		Netley		Marleston		Ashford		Keswick	
	No. of Flats and Units Sales	Median Flats and Unit Sale Price	No. of Flats and Units Sales	Median Flats and Unit Sale Price	No. of Flats and Units Sales	Median Flats and Unit Sale Price	No. of Flats and Units Sales	Median Flats and Unit Sale Price	No. of Flats and Units Sales	Median Flats and Unit Sale Price
2014										
<151	1	\$260,000	1	\$206,000	8	\$234,500	3	\$252,500	1	\$185,000
151 - 250	4	\$477,500	1	\$235,800	3	\$283,000	5	\$350,000	0	\$-
251 - 350	0	\$-	0	\$-	2	\$339,250	0	\$-	1	\$412,500
351 - 450	1	\$474,000	0	\$-	0	\$-	0	\$-	0	\$-
451 - 550	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
551 - 650	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
651 - 800	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
801 - 1000	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
2015										
<151	4	\$298,750	1	\$279,000	16	\$266,250	10	\$272,500	9	\$240,000
151 - 250	8	\$375,000	2	\$299,500	5	\$341,000	4	\$356,000	1	\$342,200
251 - 350	6	\$463,000	0	\$-	4	\$481,250	0	\$-	0	\$-
351 - 450	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
451 - 550	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
551 - 650	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
651 - 800	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
801 - 1000	1	\$603,000	0	\$-	0	\$-	0	\$-	0	\$-
2016										
<151	3	\$255,000	1	\$228,000	4	\$228,500	6	\$257,000	9	\$212,000
151 - 250	4	\$446,000	0	\$-	8	\$317,000	4	\$346,500	3	\$367,000
251 - 350	2	\$452,000	0	\$-	2	\$361,000	2	\$460,500	0	\$-
351 - 450	2	\$379,750	0	\$-	0	\$-	0	\$-	1	\$519,000
451 - 550	1	\$435,000	0	\$-	0	\$-	0	\$-	0	\$-
551 - 650	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
651 - 800	0	\$-	0	\$-	1	\$422,000	0	\$-	0	\$-
801 - 1000	0	\$-	0	\$-	2	\$825,000	2	\$842,000	0	\$-
2017										
<151	6	\$387,000	0	\$-	13	\$240,000	7	\$385,000	5	\$220,000
151 - 250	8	\$465,000	0	\$-	7	\$342,000	6	\$457,500	3	\$408,000
251 - 350	3	\$390,000	0	\$-	2	\$443,500	1	\$435,000	0	\$-
351 - 450	0	\$-	0	\$-	0	\$-	0	\$-	1	\$435,000
451 - 550	0	\$-	0	\$-	0	\$-	1	\$530,000	0	\$-
551 - 650	0	\$-	1	\$395,000	0	\$-	0	\$-	0	\$-
651 - 800	0	\$-	0	\$-	1	\$650,000	0	\$-	0	\$-
801 - 1000	0	\$-	1	\$875,000	0	\$-	0	\$-	0	\$-
2018										
<151	1	\$180,000	0	\$-	11	\$280,000	4	\$287,500	8	\$230,000
151 - 250	7	\$380,000	0	\$-	11	\$360,000	3	\$382,500	0	\$-
251 - 350	4	\$387,500	0	\$-	1	\$678,000	0	\$-	0	\$-
351 - 450	0	\$-	0	\$-	0	\$-	0	\$-	1	\$382,200
451 - 550	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
551 - 650	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
651 - 800	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
801 - 1000	1	\$660,000	0	\$-	1	\$535,000	0	\$-	0	\$-