Greening the Greyfields

Greyfield Precinct Renewal

Presentation to Minister for Planning, Victoria & Senior Executive, DELWP

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18 February 2016
Objective: Improving the performance of Residential Infill

A business as usual (knockdown/rebuild) scenario
Sub-optimal use of land in relation to:
- Housing (low yield)
- Green space
- Energy/carbon footprint
- Water conservation.

Regeneration scenario with lot amalgamation
- Optimised land use, high quality design
- Better yield (medium density)
- Housing mix (types/size)
- Zero carbon (distributed generation and storage)
- Water sensitive (stormwater harvesting)
- Minimise area devoted to vehicles
- Maximised green space
- Landowners maximise investment through collective sale
Research Stages

Technical

Where?
- Identify Greyfield Precincts
  - Spatial Information System
  - Property redevelopment: Potential (MCA)
  - Visualising Area Changes / Regeneration

What?
- Precinct Design / Co-Design
  - Performance Assessment and Visualisation
  - TBL Assessments
    - designed
    - operated
  - Narrative for Precinct Redevelopment: Business Case Broker

Engagement

Where?
- Demand / Supply Assessment for Medium density / Specific Locations
  - Market Segmentation
  - Community Engagement: Future residential Mobility Intentions

What?
- Construction / Delivery
  - Design / Construction Interface
  - Offsite manufacturing / Prefabrication; Modular Assembly

How?
- Labour
  - Multi-skilled Workforce for Mid-Rise Medium-density Projects

Statutory

Governance / development Authority
- New Urban Policy and Plan
- New Regen Code / Local Planning Schema / Overlay for Greyfield Precinct Redevelopment

Significant innovation required to deliver a new development model and process for Greyfield Precinct Regeneration

Source: Newton & Glackin (2015)
Greyfield renewal

OPTIONS FOR DISCUSSION

41 Introduce a policy statement in Plan Melbourne 2016 supporting greyfield renewal and investigate planning scheme mechanisms to achieve coordinated and sustainable renewal of established suburbs.
ENVISION tool locates LGAs and precincts with high redevelopment potential

Booroondara

Maroondah
Technical: Maroondah Housing Strategy

- Business as Usual / Piecemeal Capacity
  - by suburb
  - zone
  - typical redevelopment rates
  - uptake analysis
- Neighbourhood Activity Centres
  - by activity centre
  - zone
  - typical redevelopment rates
  - with lot amalgamations & medium density
  - Uptake analysis
- Greyfields / lot amalgamations
  - by suburb
  - zone
  - typical and encouraged redevelopment rates
  - uptake analysis
## Technical: Business as Usual redevelopment versus Precincts

<table>
<thead>
<tr>
<th>Centre</th>
<th>Suburb</th>
<th>Avg lot size</th>
<th>Avg dev. DSR</th>
<th>Projected Units / lot</th>
<th>RPI &gt;= 0.7</th>
<th># high RPI and area &gt; avg.</th>
<th>Capacity at BAU DSR (100%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Burnt Bridge SC &amp; PO</td>
<td>CROYDON</td>
<td>725</td>
<td>371</td>
<td>2.0</td>
<td>217</td>
<td>72</td>
<td>141</td>
</tr>
<tr>
<td>Canterbury Gardens</td>
<td>BAYSWATER NORTH</td>
<td>799</td>
<td>372</td>
<td>2.1</td>
<td>46</td>
<td>9</td>
<td>19</td>
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<tr>
<td>Bedford Rd</td>
<td>RINGWOOD EAST</td>
<td>686</td>
<td>374</td>
<td>1.8</td>
<td>290</td>
<td>195</td>
<td>358</td>
</tr>
<tr>
<td>Kallay Street Shops</td>
<td>CROYDON</td>
<td>725</td>
<td>371</td>
<td>2.0</td>
<td>189</td>
<td>173</td>
<td>338</td>
</tr>
<tr>
<td>McAdam Square</td>
<td>CROYDON</td>
<td>725</td>
<td>371</td>
<td>2.0</td>
<td>189</td>
<td>173</td>
<td>338</td>
</tr>
<tr>
<td>Merrindale SC</td>
<td>CROYDON SOUTH</td>
<td>749</td>
<td>433</td>
<td>1.7</td>
<td>141</td>
<td>137</td>
<td>237</td>
</tr>
<tr>
<td>North Croydon Shopping Plaza</td>
<td>CROYDON NORTH</td>
<td>897</td>
<td>368</td>
<td>2.4</td>
<td>167</td>
<td>56</td>
<td>137</td>
</tr>
<tr>
<td>North Ringwood</td>
<td>RINGWOOD NORTH</td>
<td>888</td>
<td>471</td>
<td>1.9</td>
<td>192</td>
<td>46</td>
<td>87</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>2,722</strong></td>
<td></td>
<td></td>
<td></td>
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<td><strong>1506</strong></td>
</tr>
</tbody>
</table>

If 100% of high RPI properties are developed *(only to existing densities)*, we almost double the dwellings by using precincts and land optimisation.
Environmental and Social Sustainability: ESP indicates significant sustainability and social gains can be made through lot amalgamation - particularly with LGA involvement in design and statutory regulation.

Economic viability: Our calculators indicate significant gains can be made through lot amalgamation - particularly in joint venture (landowner / developer) scenarios. [Missing from Productivity Commission report: Housing Decisions of Older Australians, Dec 2015]
Community Engagement – Town hall: Large scale engagements with all residents. Recently completed in Maroondah (in collaboration with housing strategy officers) and previously in Reservoir and Hampton (AHURI)

Neighbourhood Engagement – Kitchen Table: Being prepared, in collaboration with Maroondah officers
Statutory and legal tools for greyfield precincts

**Legal templates:** Offering a variety of contractual templates for land owners to engage with precincts

**Financial options:** establishing a range of financial options for residents

**Statutory tools:** Currently working on identifying the regulatory issues that could prevent greyfield precinct redevelopment and how to overcome them.
THANK YOU

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