

TRANSITIONING CITIES : BEYOND GREENFIELDS & BROWNFIELDS TO GREYFIELDS REGENERATION



Professor Peter W. Newton
Cities, Housing & Environment Program
Swinburne University of Technology
Melbourne, Australia

SWIN
BUR
NE

SWINBURNE
UNIVERSITY OF
TECHNOLOGY

CRICOS provider 00111D

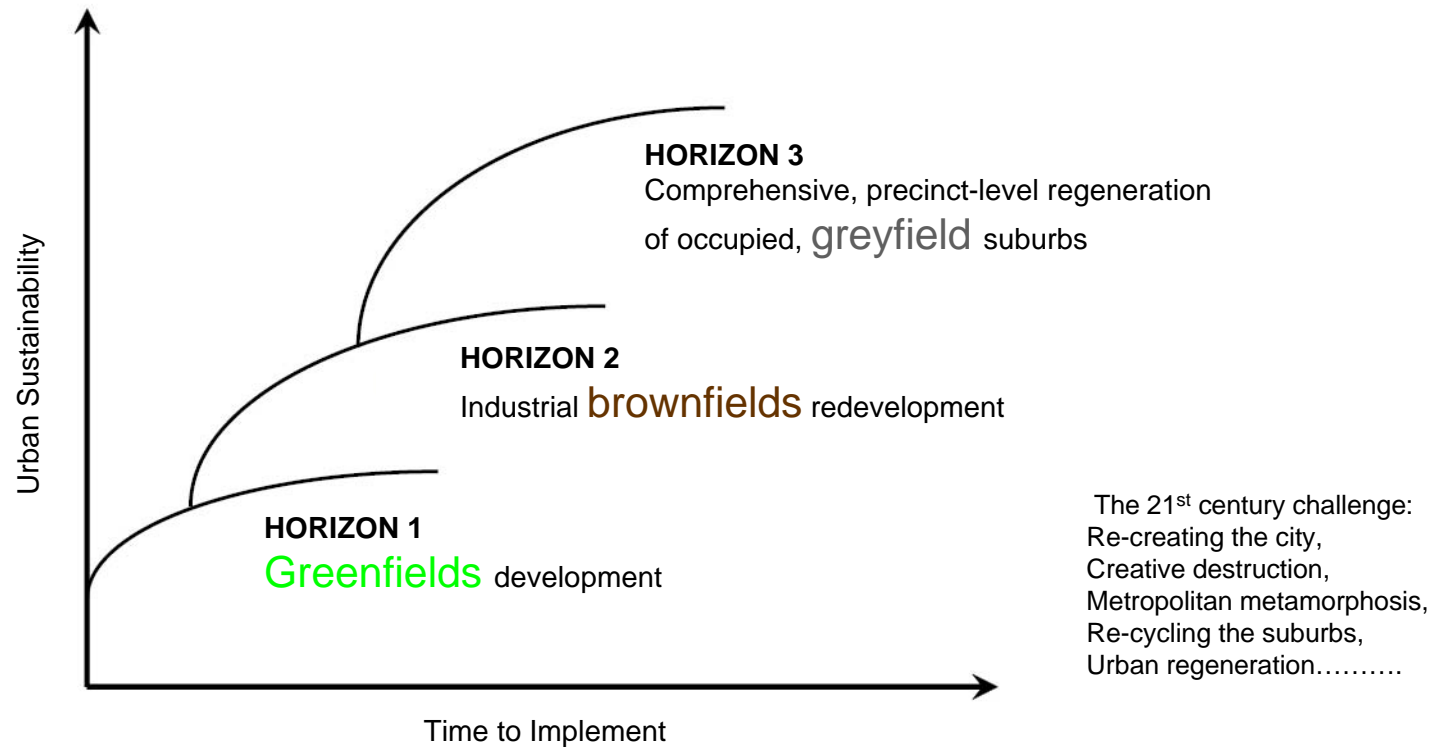
Pathways Towards
Sustainable Urban Development in Australia

TRANSITIONS

EDITOR: PETER NEWTON

PATHWAYS TO MORE SUSTAINABLE CITIES:

3 HORIZONS OF URBAN DEVELOPMENT





Metropolitan growth accommodated primarily in greenfields development at low densities

High density re-urbanisation primarily restricted to CBD and adjacent waterfront brownfields development



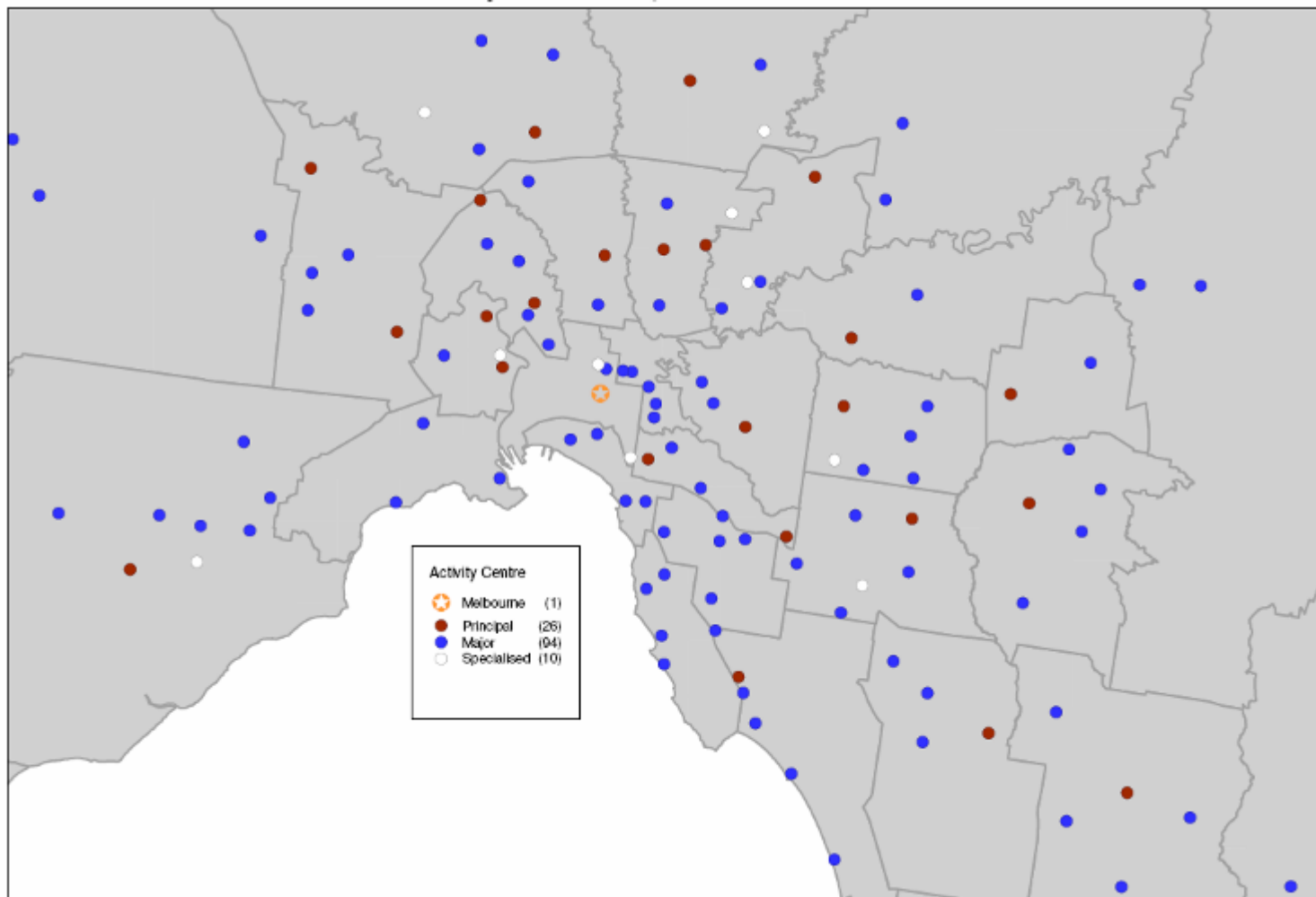
Melbourne 2030

Planning for sustainable growth

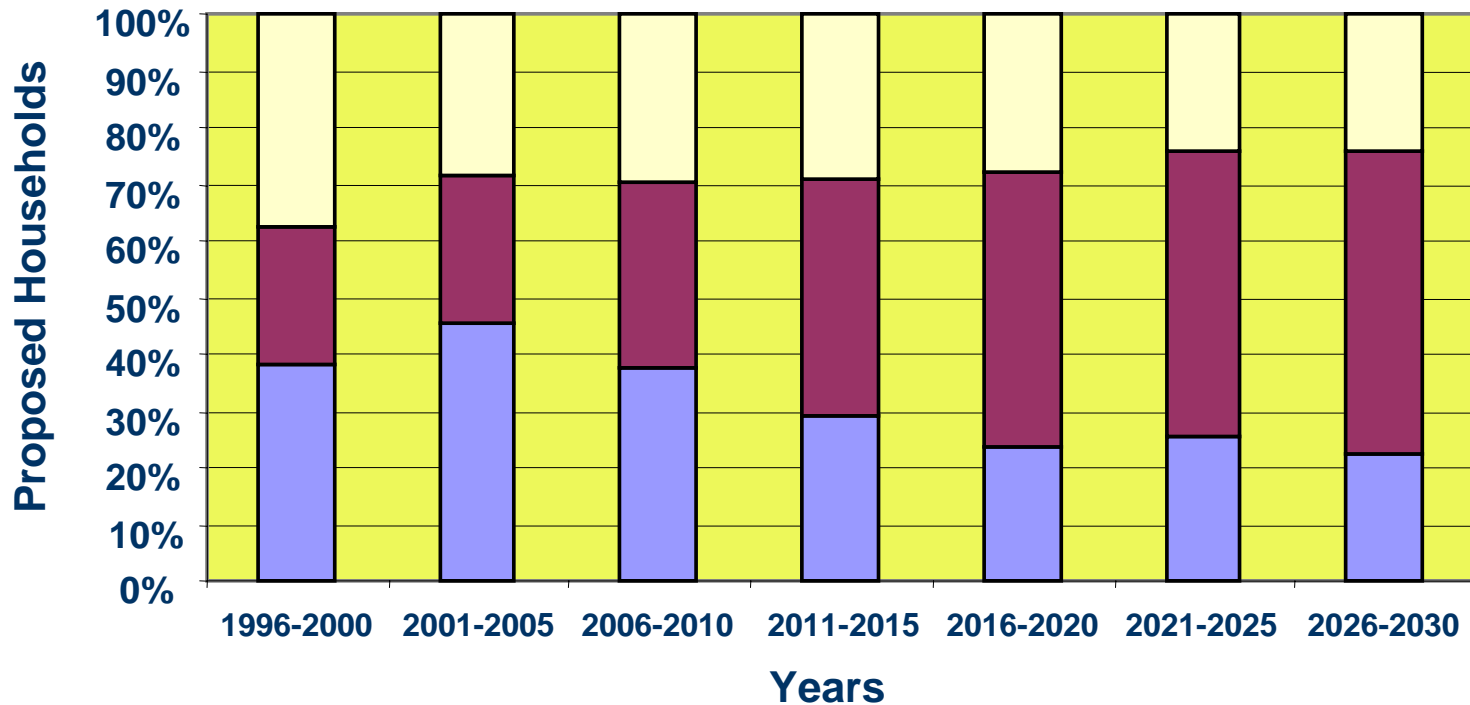


- Launched:
October 2002

Major Activity Centres



Melbourne 2030 planned for a decreasing emphasis on greenfield development, although this would take at least five years to get going



Dispersed Residential: Strategic Redevelopment Greenfield Development

Traditional Infill

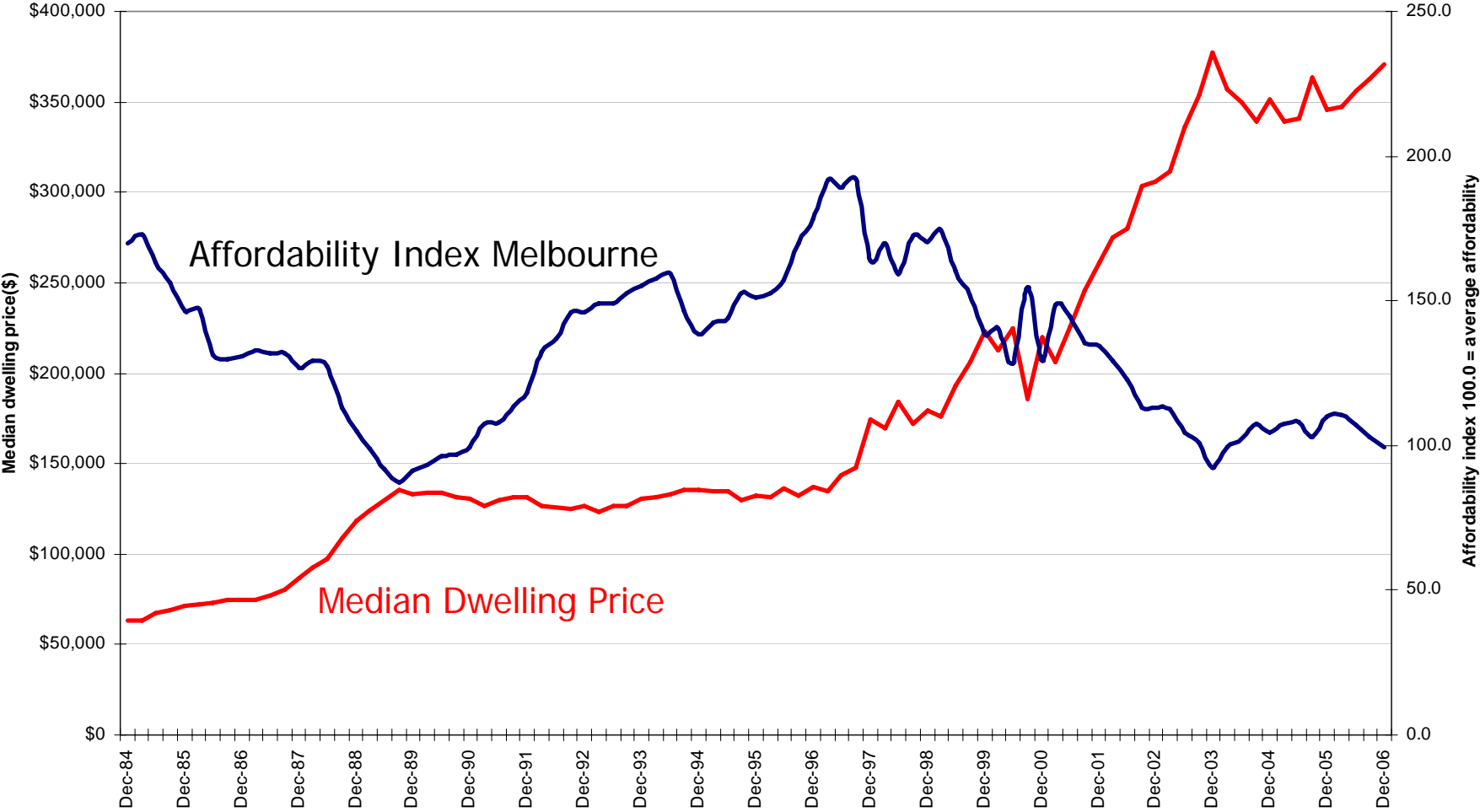
Sites: Activity Centres

Post-2000 Acceleration in Population Growth of the Big Cities : new projections are being prepared with a higher overseas migration assumption

Projected growth population and household growth of Victoria
using three different overseas migration assumptions

Annual net overseas migration	Population growth			
	2006-11	2006-21	2006-31	2006-51
110,000	290,136	841,879	1,327,524	1,976,884
165,000	364,360	1,087,764	1,761,960	2,816,052
210,000	425,088	1,288,948	2,117,427	3,502,779
Annual net overseas migration	Household growth			
	2006-11	2006-21	2006-31	2006-51
110,000	161,906	482,931	753,353	1,094,597
165,000	189,243	575,408	920,411	1,440,561
210,000	211,611	651,070	1,057,096	1,723,662

Key Challenge : Affordable, Sustainable Housing for Melbourne



Source: Valuer General, HIA

GREYFIELDS REDEVELOPMENT

- PARCEL-SCALE INFILL
- PRECINCT-SCALE REDEVELOPMENT

1. Activity Centres

2. High Redevelopment Potential Housing Precincts

.....but how to identify ?

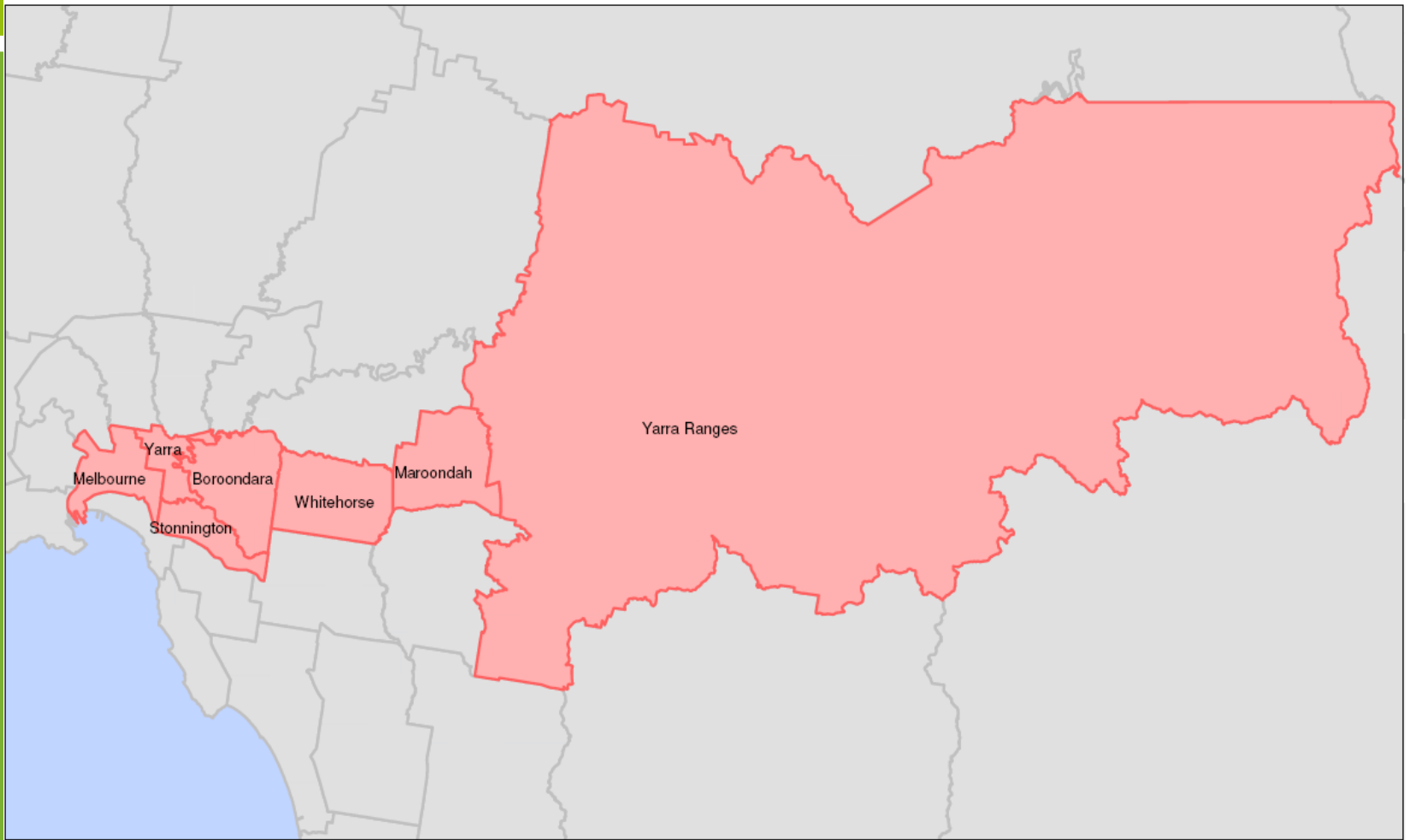
PRECINCT REDEVELOPMENT IN GREYFIELDS SUBURBS

POTENTIAL OF PRECINCT REDEVELOPMENT

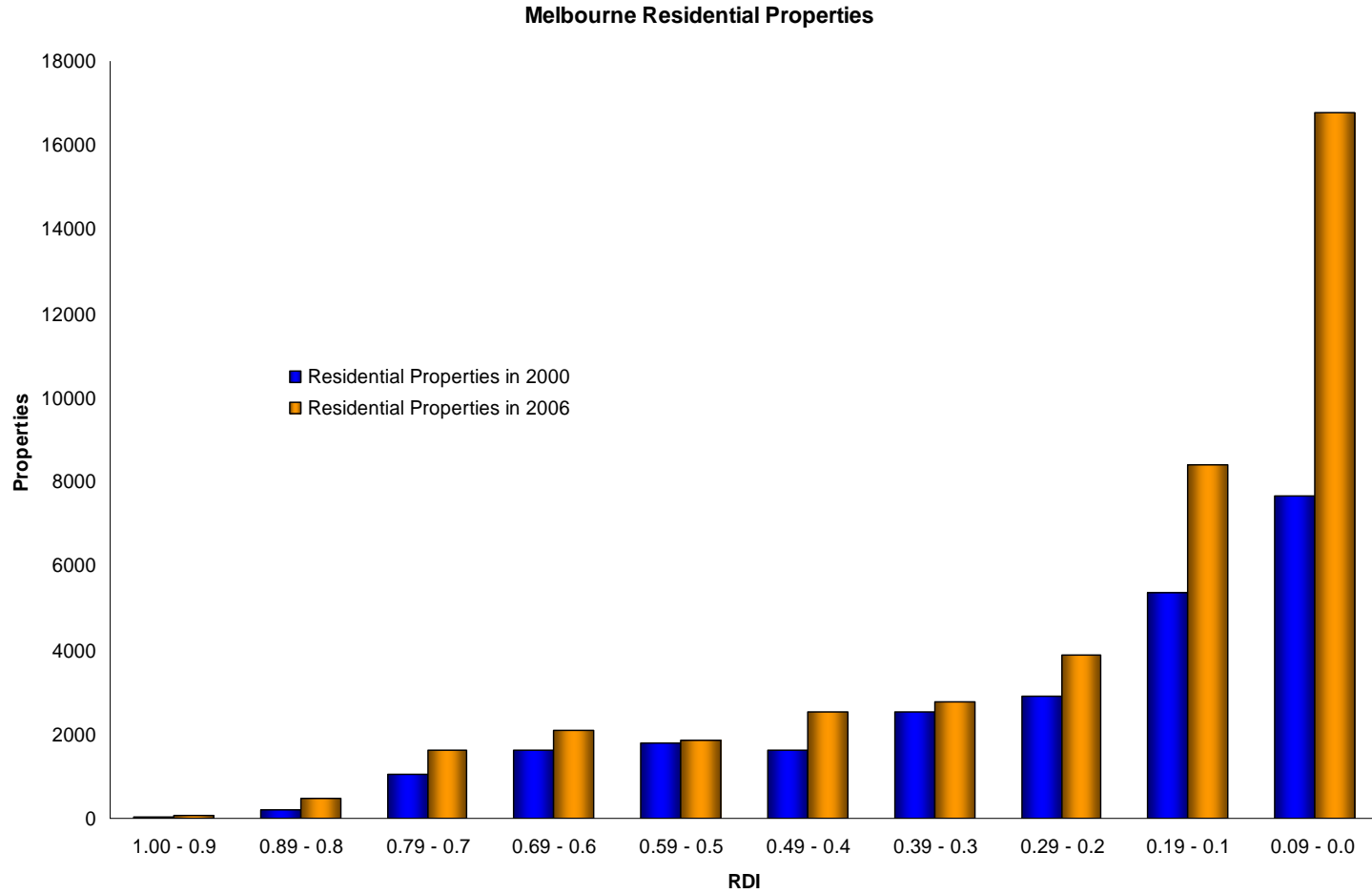
- **HOUSING** : delivers mix of dwelling types, styles and costs, at higher densities, with some mixed use, while at the same time delivering a more aesthetically pleasing high amenity neighbourhood than its predecessor
- **ENERGY** : achieves carbon neutrality with the introduction of distributed (renewable) energy and micro-generation technologies as new elements of 'hybrid buildings', capable of generating energy for precinct and national grid
- **WATER** : integrated urban water systems involving water sensitive urban design are best implemented at precinct scale, enabling appropriate mix of technologies for local water capture, storage, treatment and end-use to be introduced in an eco-efficient manner
- **WASTE** : precinct scale development can maximise recycling and reuse of demolished stock and minimise waste stream from new construction
- **STREET NETWORK** : opportunity to reduce land assigned to car transport and reconfigure to encourage active transport modes (walking, cycling)

REDEVELOPMENT POTENTIAL INDEX

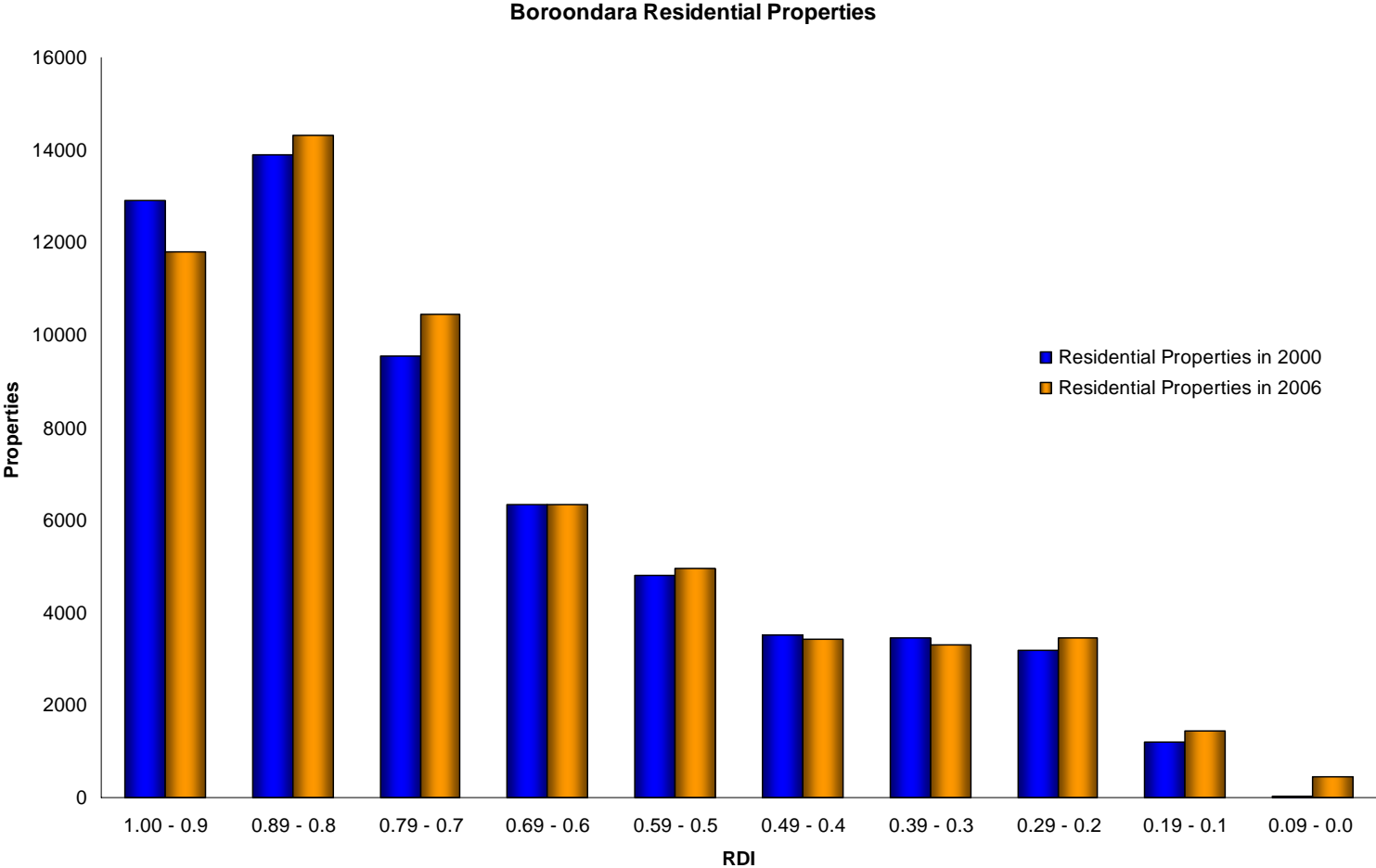
- $RDI = \text{Land Value} / \text{Capital Improved Value}$
- Values at or close to 1.0 represent properties with high redevelopment potentialpotential for higher intensity use



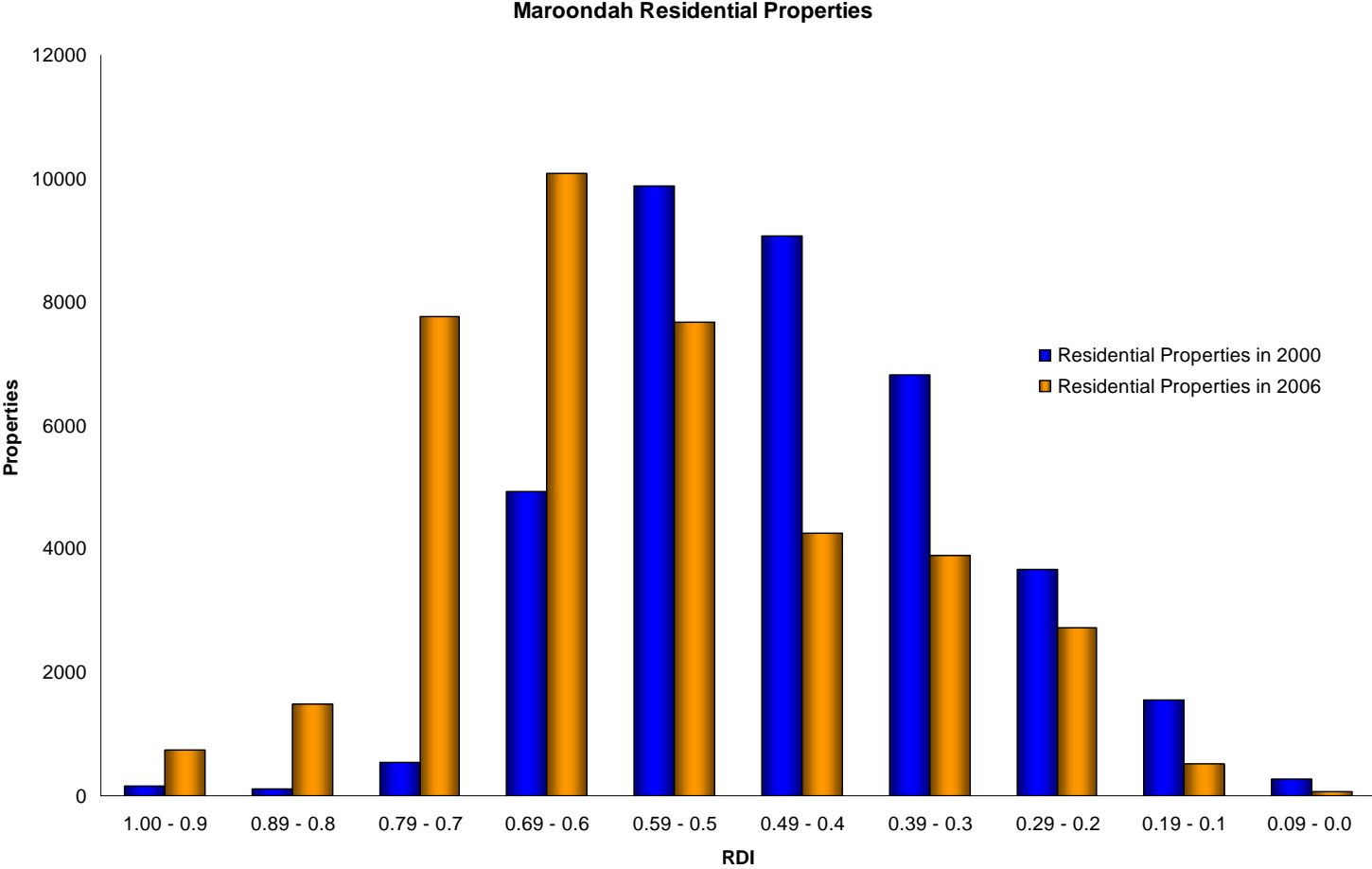
Melbourne Residential Properties



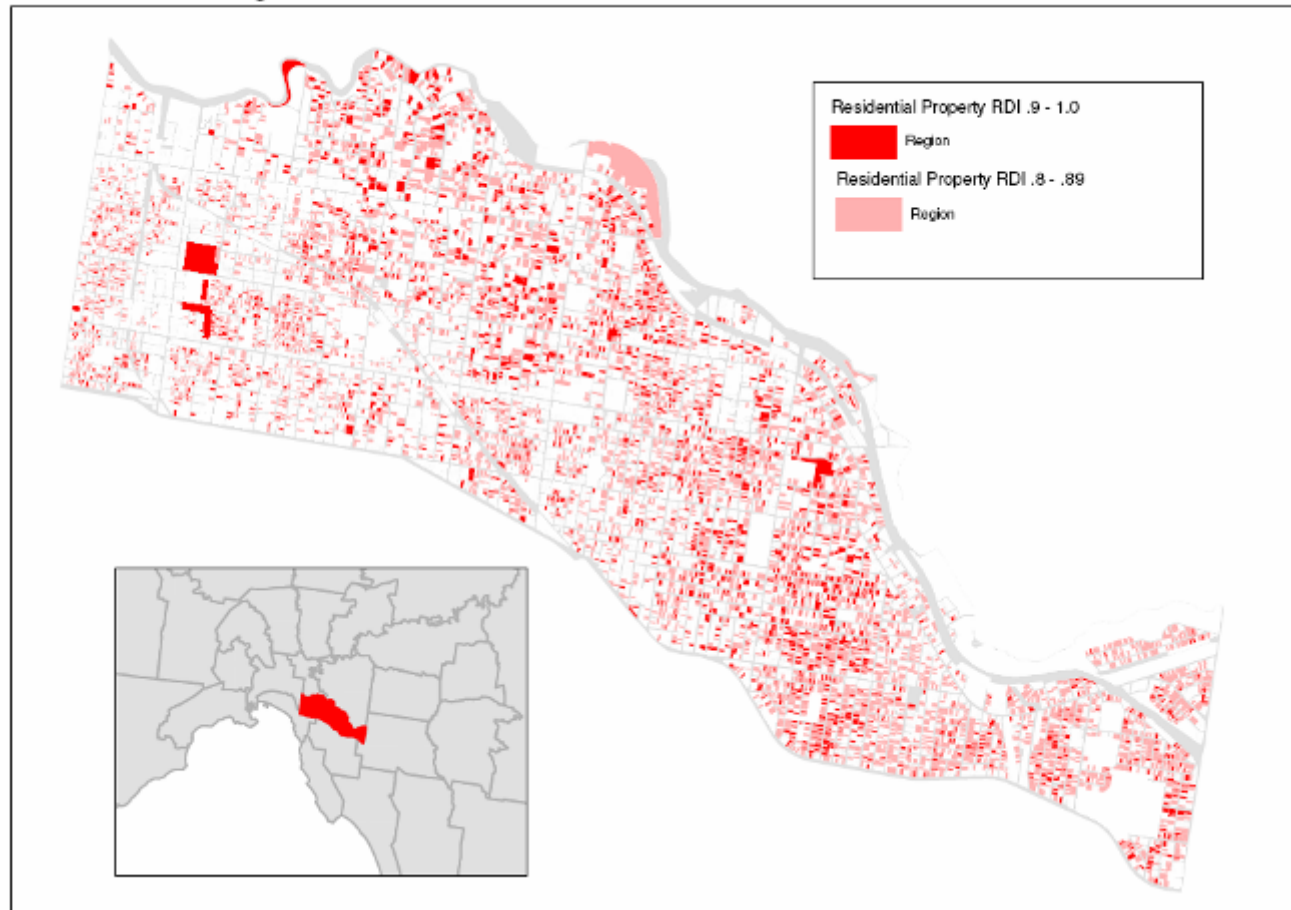
Boroondara Residential Properties



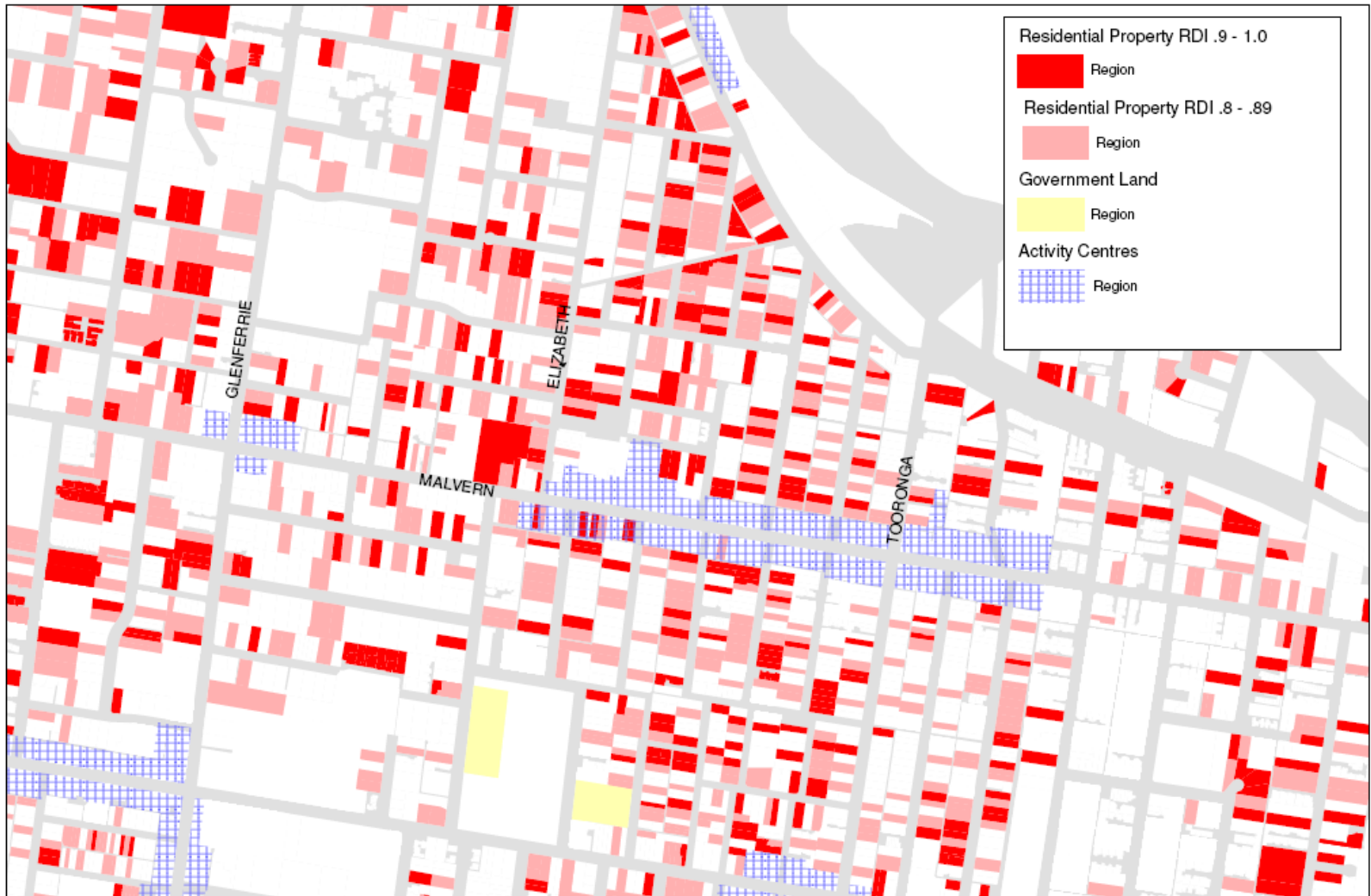
Maroondah Residential Properties



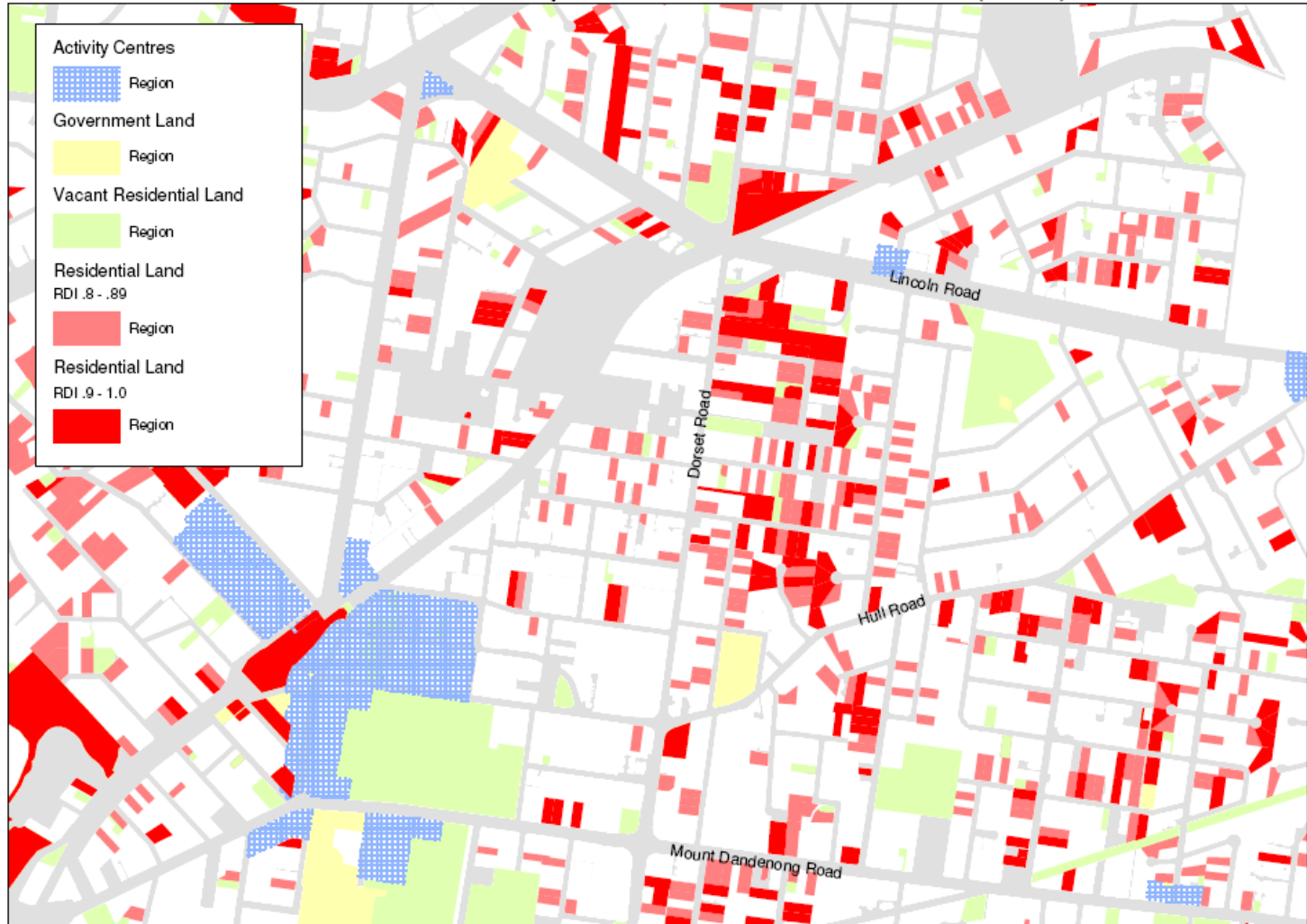
Stonnington Redevelopment Potential Index (RDI) 2006



Stonnington Redevelopment Potential Index (RDI) 2006



Maroondah Redevelopment Potential Index (RDI) 2006

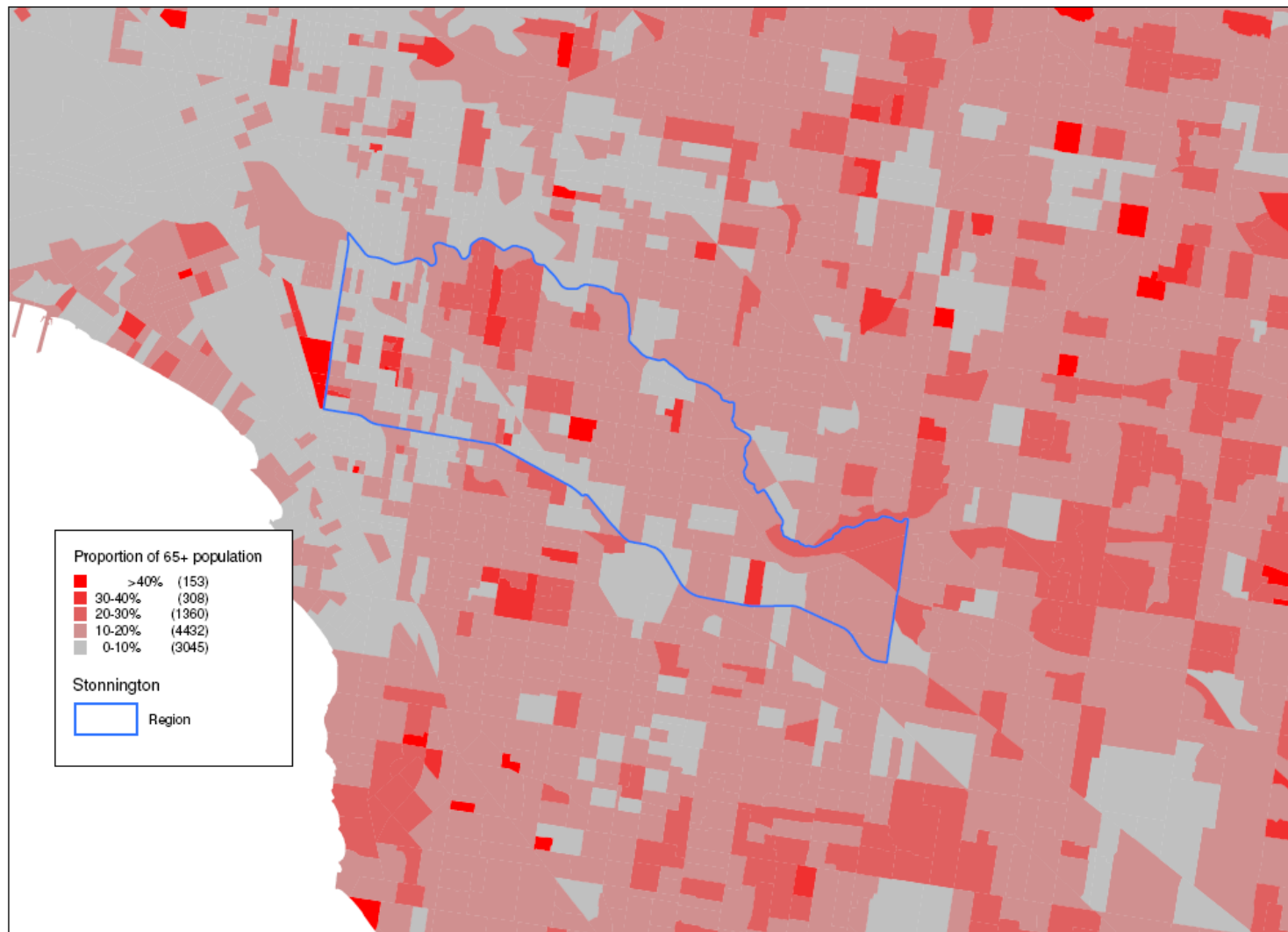


NEW MODEL FOR PRECINCT REDEVELOPMENT ?

- *“....with residential development becoming increasingly synonymous with regeneration – is a different model required to generate shareholder value?” (Jones 2008)*
- * property developers
- * government
- * community of property owners
- ?

• THANK YOU

Stonnington Proportion of 65+ Population



Maroondah Proportion of 65+ Population

