Shall we dense?

Policy potentials

Presentation to the
Legislative Council
Environment and Planning Committee
Inquiry into Environmental Design and Public Health

06 September 2011

Simon McPherson - SJB Urban

Policy context

Melbourne 2030 (2002)

A more compact city

Better management of metropolitan growth

A great place to be

A greener city

A fairer city

Melbourne 2030 (2002)

15dw/ha

...aim to achieve increases in average housing density significantly higher than 10 dwellings per hectare, for example, 15 dwellings per hectare... provide a range of housing types

Melbourne @ 5 million (2008)

A more compact city

Better management of growth

New communities need to be planned and designed to be of **sufficient population size within service catchments** to support and sustain the levels of new infrastructure, services and jobs residents now expect.

Melbourne @ 5 million

15dw/ha

Encourage average densities of minimum 15 dwellings per net developable hectare. This target reflects ongoing development **trends** in growth areas which has seen densities increase to around 12 dwellings per hectare today with many new estates already pushing towards the preferred minimum of 15.

Precinct Structure Planning Guidelines (2009)

15dw/ha

How has an average of at least 15 dwellings per hectare (net developable area) been planned for?

Metropolitan Plan for Sydney 2036 (2010)

25-60 dw/ha

...(medium density), around all centres.

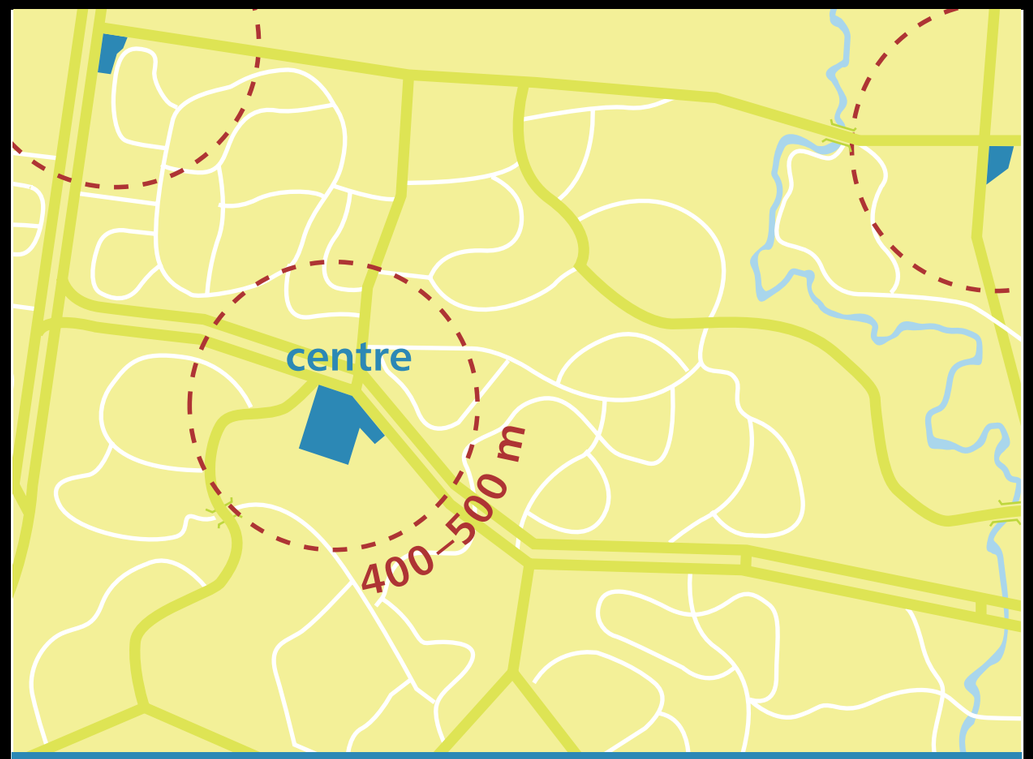
60+ dw/ha

...(higher density), around larger centres.

<25 dw/ha

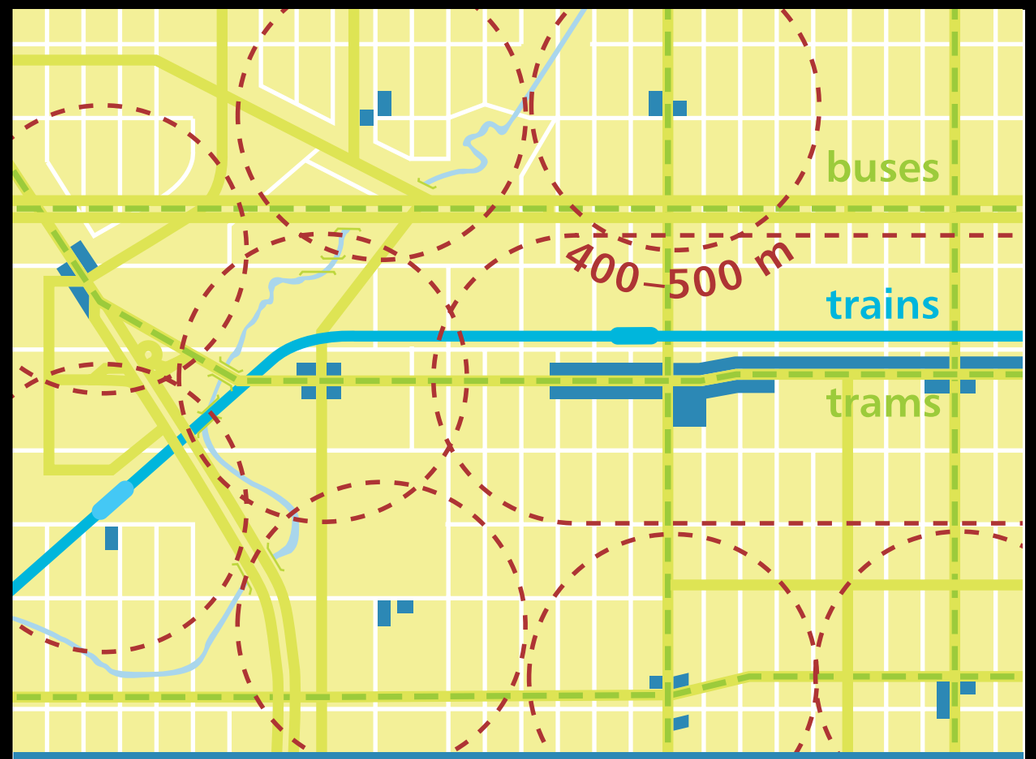
...(low density) heritage/constrained areas only

Melbourne 2030 (2002)



Less successful

- No, or minimal, public transport
- Street pattern makes walking between places and bus connections difficult
- Many people cannot walk to a centre



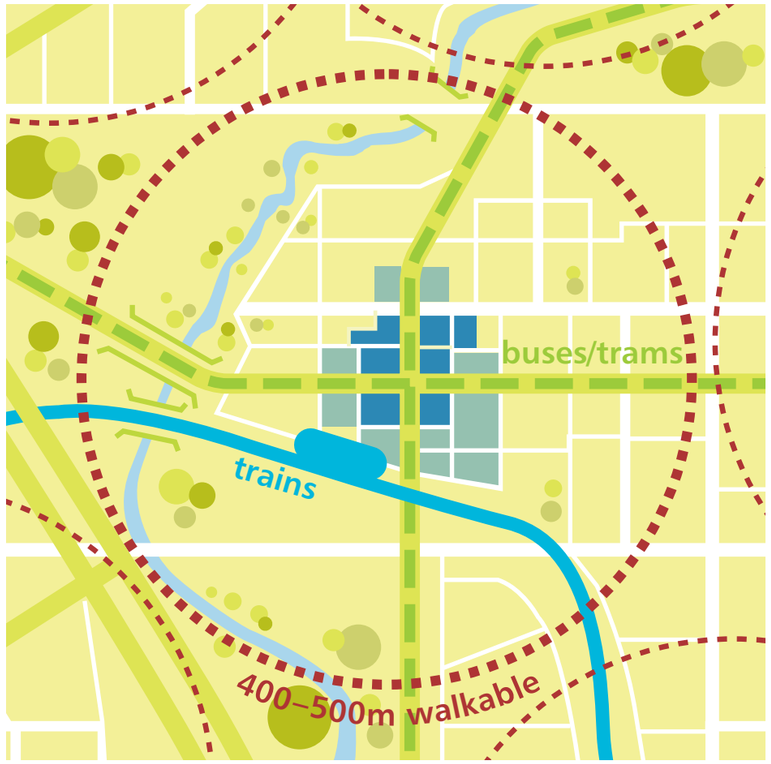
Supports Strategy objectives

- Most areas within walking distance of a centre
- Supports public transport
- Neighbourhoods clustered to support larger centre

Melbourne 2030: SUSTAINABLE URBAN STRUCTURE (Policy 5.5)

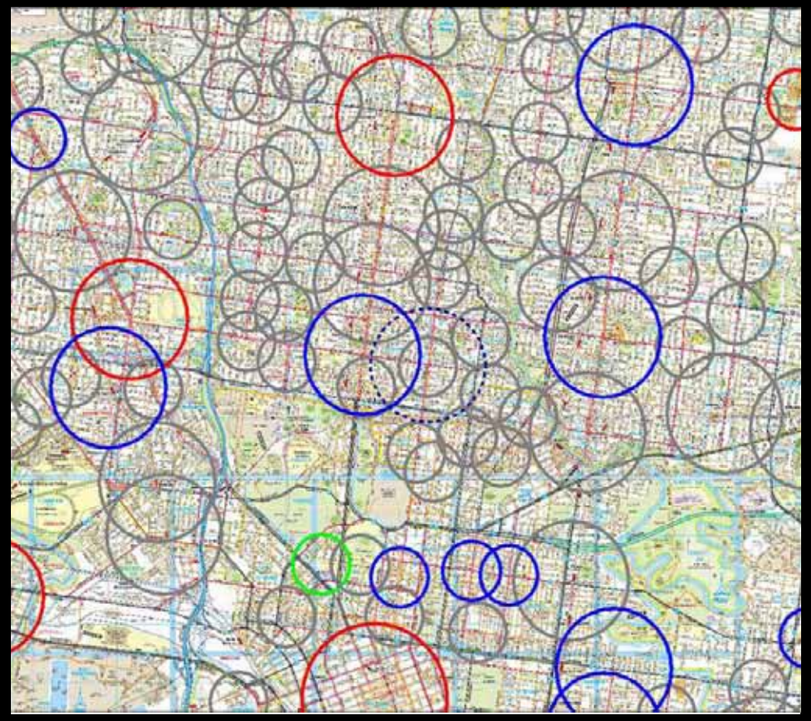
Melbourne 2030 (2002)

- Compact – with walkable distance between housing and centre
- Mix of uses clustered in centre including schools, health and community facilities
- Interconnected pedestrian-friendly layout
- Mix of housing types to meet a range of needs and aspirations
- Higher density development within centre

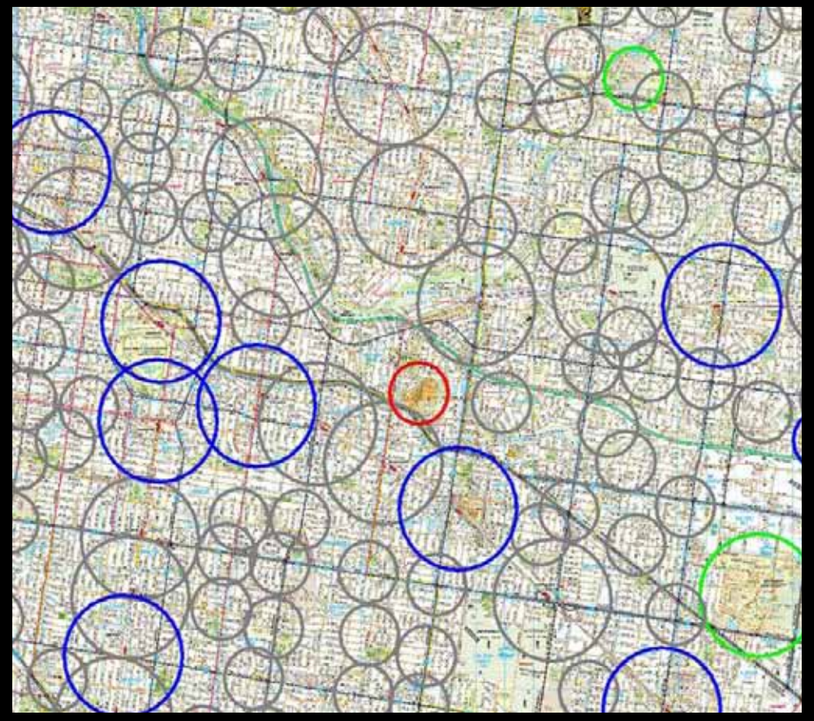


- Design to foster interaction and build in safety
- Public transport focus
- Links and connections to adjoining neighbourhoods
- Open space to meet a variety of needs and links to open space networks
- Environmentally friendly development

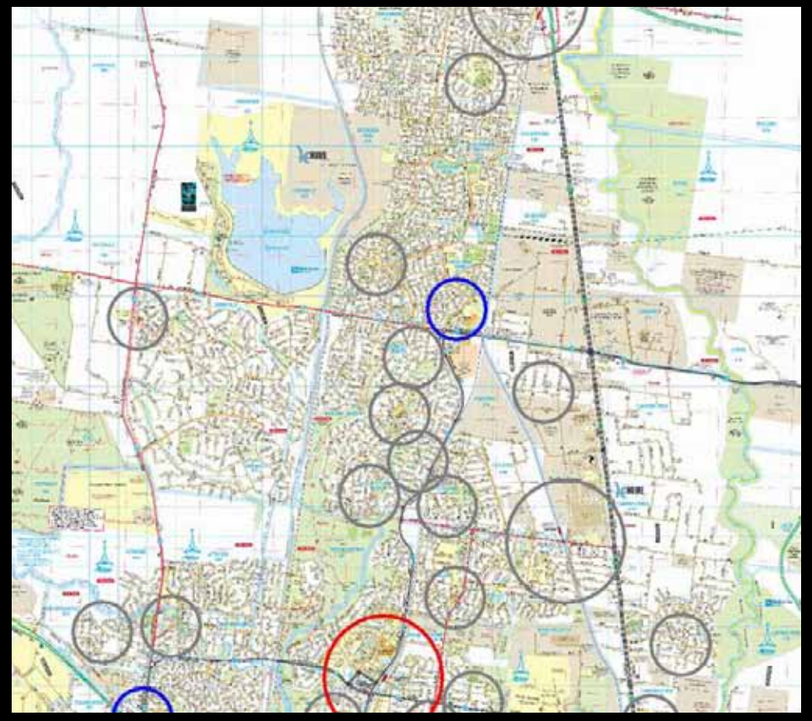
Melbourne 2030: SUSTAINABLE NEIGHBOURHOOD STRUCTURE (Policy 5.5)



Brunswick



Oakleigh



Roxburgh Park

MELBOURNE SUBURBS: ACTIVITY CENTRE NETWORKS / PPTN

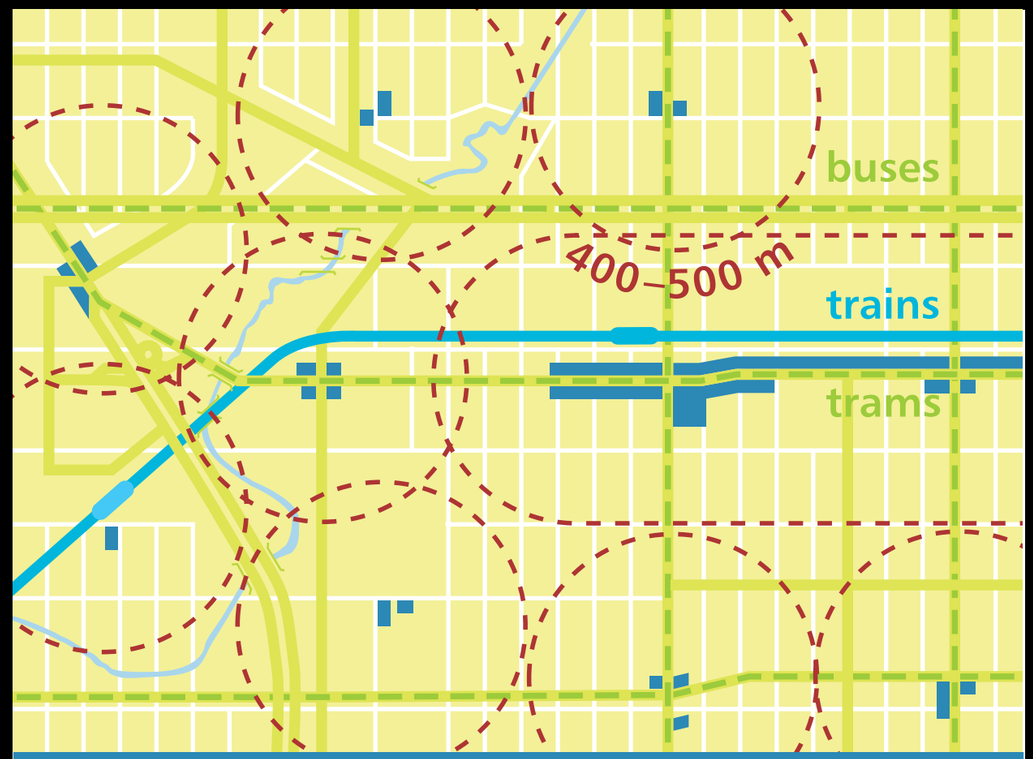
BRUNSWICK

Total area: 201.1 ha
Residential zone: 130.5 ha (64.9%)

Residential properties: 4501
Net density: 34.5 dwellings per hectare

Policy potential

Melbourne 2030 (2002)



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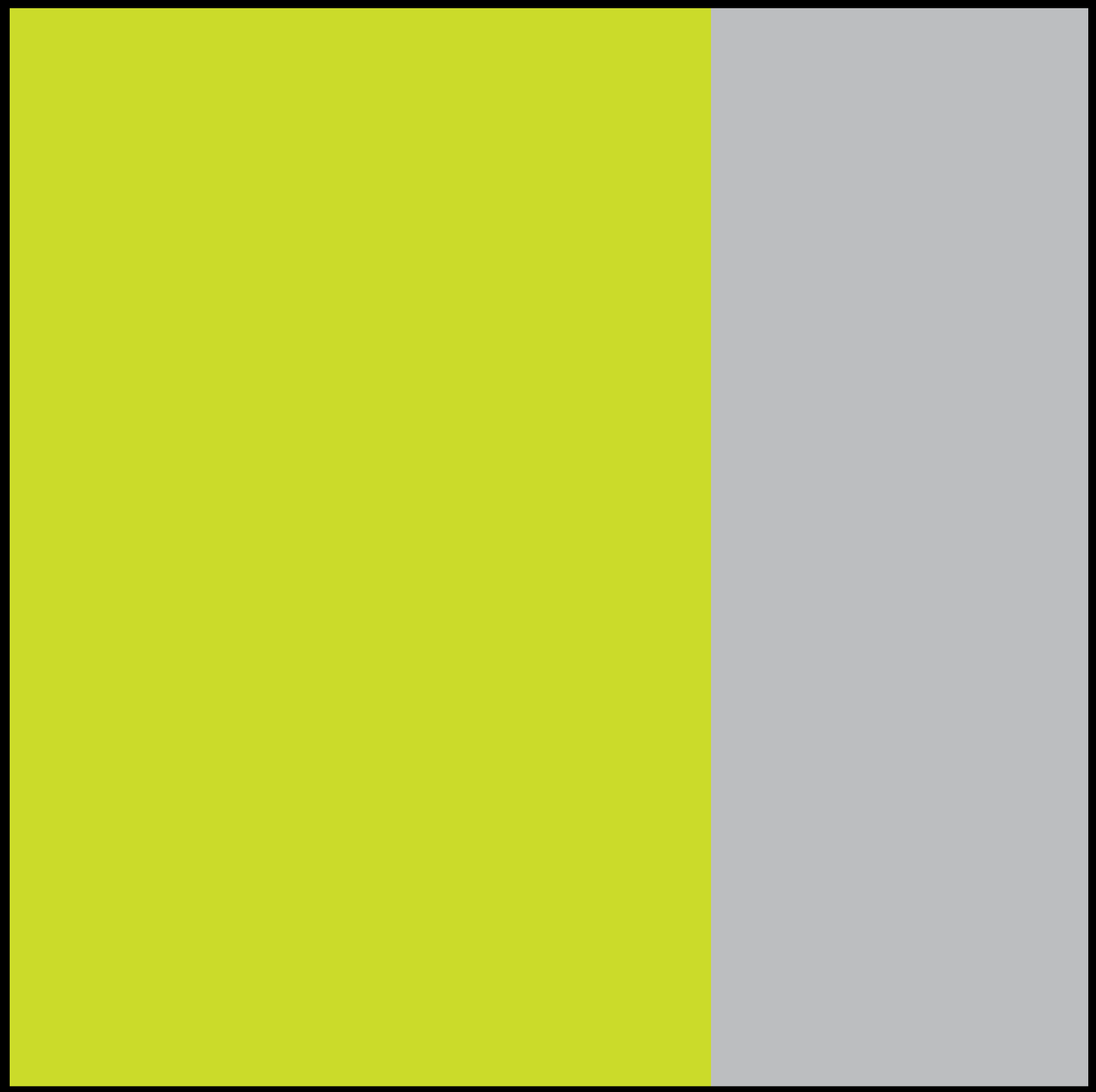
Community/commercial facilities	Population threshold for viability
Local shops/corner store	800 – 1,000 dwellings
Small Neighbourhood Activity Centre	1,200 – 4,000 dwellings
Primary School	1,200 – 5,000 dwellings
Large Neighbourhood Activity Centre	4,000 – 10,000 dwellings
Community health centre	8,000 – 12,000 dwellings
Train Station	10,000 – 12,000 dwellings
Civic Centre	12,000 – 48,000 dwellings

One hectare

ASSUMPTIONS: DENSITY/YIELD



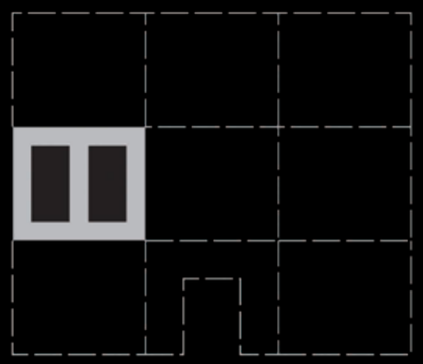
Subtract 32% for non-residential uses/zones (Victoria UDP standard)

ASSUMPTIONS: DENSITY/YIELD

Detached house

Duplex/semi-detached

Terrace/row



Apartment

Street space (R1Z): 100 sq.m

TOTAL: 700 sq.m
per dwelling

Lot area: 600 sq.m

Street space (R1Z): 80 sq.m

TOTAL: 380 sq.m

Lot area: 300 sq.m

Street space (R1Z): 50 sq.m

TOTAL: 250 sq.m

Lot area: 200 sq.m

Street space (R1Z): 20 sq.m/apartment

TOTAL: 120 sq.m

Land area: 100 sq.m/apartment

ASSUMPTIONS: DWELLING TYPES

E
850 dwellings
(within 400m)

Corner store

D
3200 dwellings
(within 800m)

Small neighbourhood centre

C
3800 dwellings
(within 800m)

Primary school / small centre

B
4400 dwellings
(within 800m)

Large neighbourhood centre

A
6100 dwellings
(within 800m)

Community centre / large centre

A + 4E (e.g.)
10000 dwellings

Train station / Secondary school

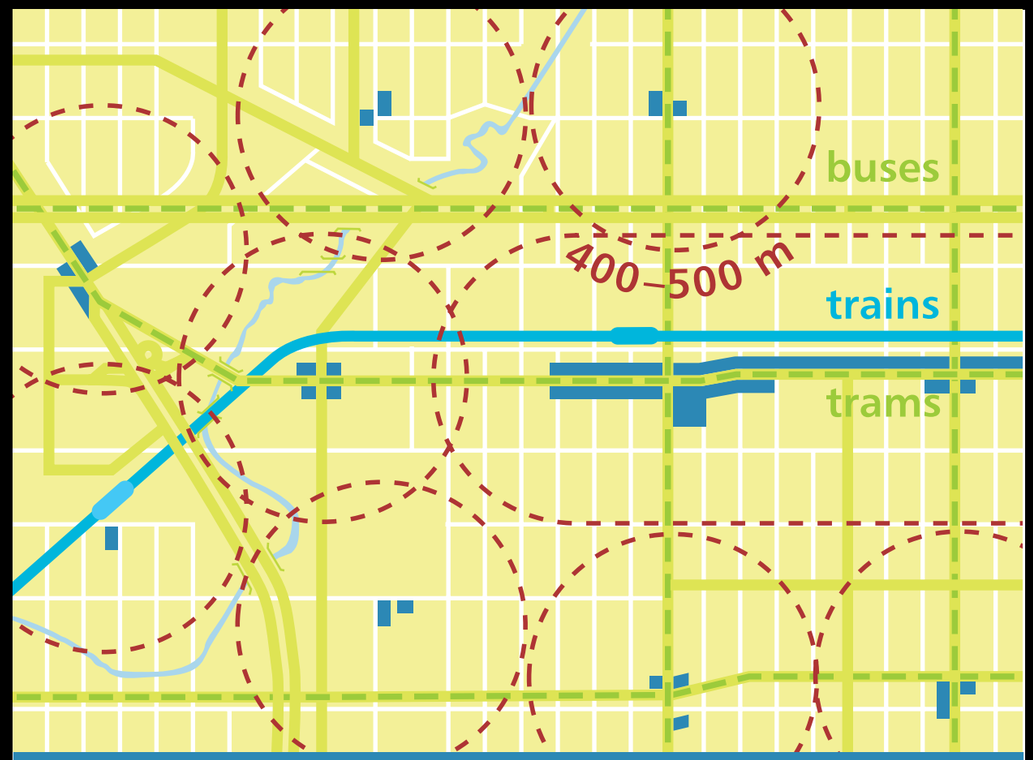
PROPOSED ACTIVITY CENTRE HIERARCHY

		Apartments	Lot size incl. street space	Land (sq.m)	% total land	% total units	Terraces	Lot	Land	% land	% units	Duplexes	Lot	Land	% land	% units	Detached houses	Lot	Land	% land	% units	Total dwellings	Total land	Density	Average density
A	Inner 0-400m	2128	120	255360	75.1	87.9	205	250	51250	15.1	8.468	88	380	33440	9.8	3.635	0	700	0	0.0	0	2421	340050	71.2	45.1
	Outer 400-800m	1091	120	130920	12.8	29.36	1560	250	390000	38.2	41.98	770	380	292600	28.7	20.72	295	700	206500	20.2	7.939	3716	1020020	36.4	
B	Inner 0-400m	722	120	86640	25.5	45.21	670	250	167500	49.3	41.95	180	380	68400	20.1	11.27	25	700	17500	5.1	1.565	1597	340040	47.0	32.5
	Outer 400-800m	729	120	87480	8.6	25.77	885	250	221250	21.7	31.28	435	380	165300	16.2	15.38	780	700	546000	53.5	27.57	2829	1020030	27.7	
C	Inner 0-400m	488	120	58560	17.2	35.8	565	250	141250	41.5	41.45	240	380	91200	26.8	17.61	70	700	49000	14.4	5.136	1363	340010	40.1	27.9
	Outer 400-800m	509	120	61080	6.1	20.96	670	250	167500	16.7	27.59	315	380	119700	11.9	12.97	934	700	653800	65.2	38.47	2428	1002080	23.8	
D	Inner 0-400m	291	120	34920	10.3	27.56	345	250	86250	25.4	32.67	235	380	89300	26.3	22.25	185	700	129500	38.1	17.52	1056	339970	31.1	23.5
	Outer 400-800m	275	120	33000	3.2	12.86	438	250	109500	10.7	20.49	375	380	142500	14.0	17.54	1050	700	735000	72.1	49.11	2138	1020000	21.0	
E	Inner 0-400m	130	120	15600	4.6	15.29	200	250	50000	14.7	23.53	280	380	106400	31.3	32.94	240	700	168000	49.4	28.24	850	340000	25.0	18.7
	Outer 400-800m	41	120	4920	0.5	2.429	100	250	25000	2.5	5.924	290	380	110200	10.8	17.18	1257	700	879900	86.3	74.47	1688	1020020	16.5	
X	Inner 0-400m	12	120	1440	0.4	2.151	33	250	8250	2.4	5.914	90	380	34200	10.1	16.13	423	700	296100	87.1	75.81	558	339990	16.4	15.1
	Outer 400-800m	0	120	0	0.0	0	19	250	4750	0.5	1.273	52	380	19760	1.9	3.483	1422	700	995400	97.6	95.24	1493	1019910	14.6	

HOUSING TYPE MIX AND DENSITY

Understanding the policy gap

15 dw/ha≠



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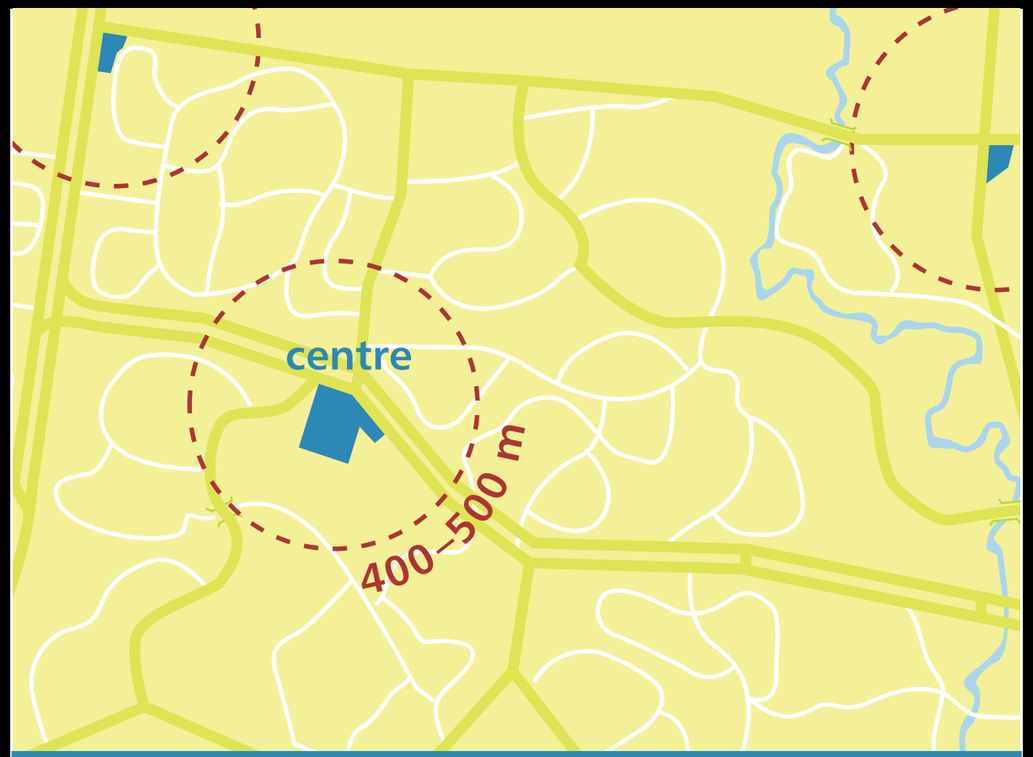

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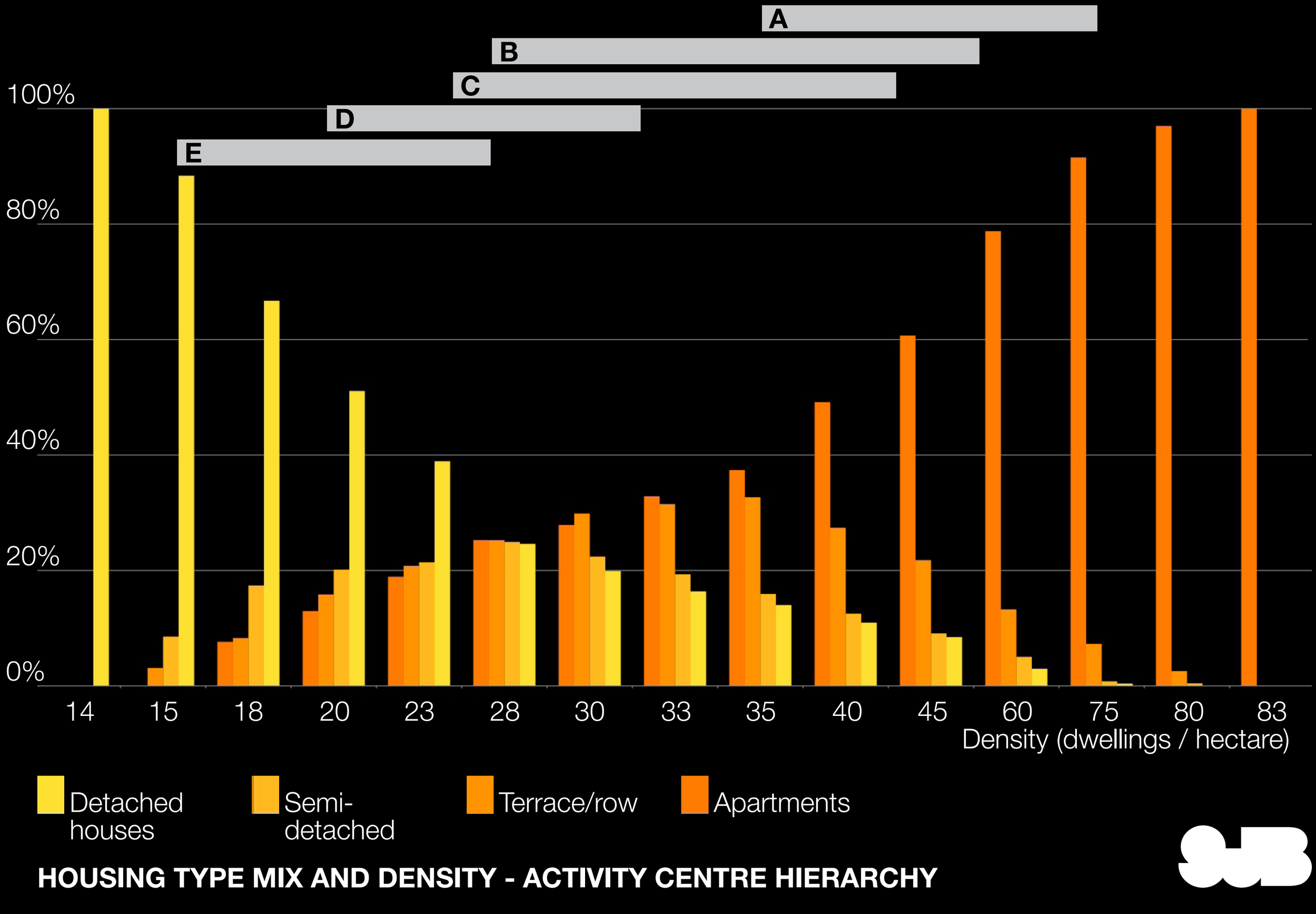


HOUSING TYPE MIX AND DENSITY - ACTIVITY CENTRE HIERARCHY

Implications

Transforming Australian Cities (2010)

1000 dwellings

$309 million: infill

$654 million: fringe

Overall costs to society, or $110,000,000,000 for Melbourne's next 1 million people over 50 years

Charter Keck Cramer (2009)

1 less car =

+$1m + super, or

+$110k home, or

-$245k interest, 12yr repay

Challenges

Communication

Physical outcomes

Benefits: accessibility, safety, community, health...

Retaining choice

Protecting suburban character

Protecting green space

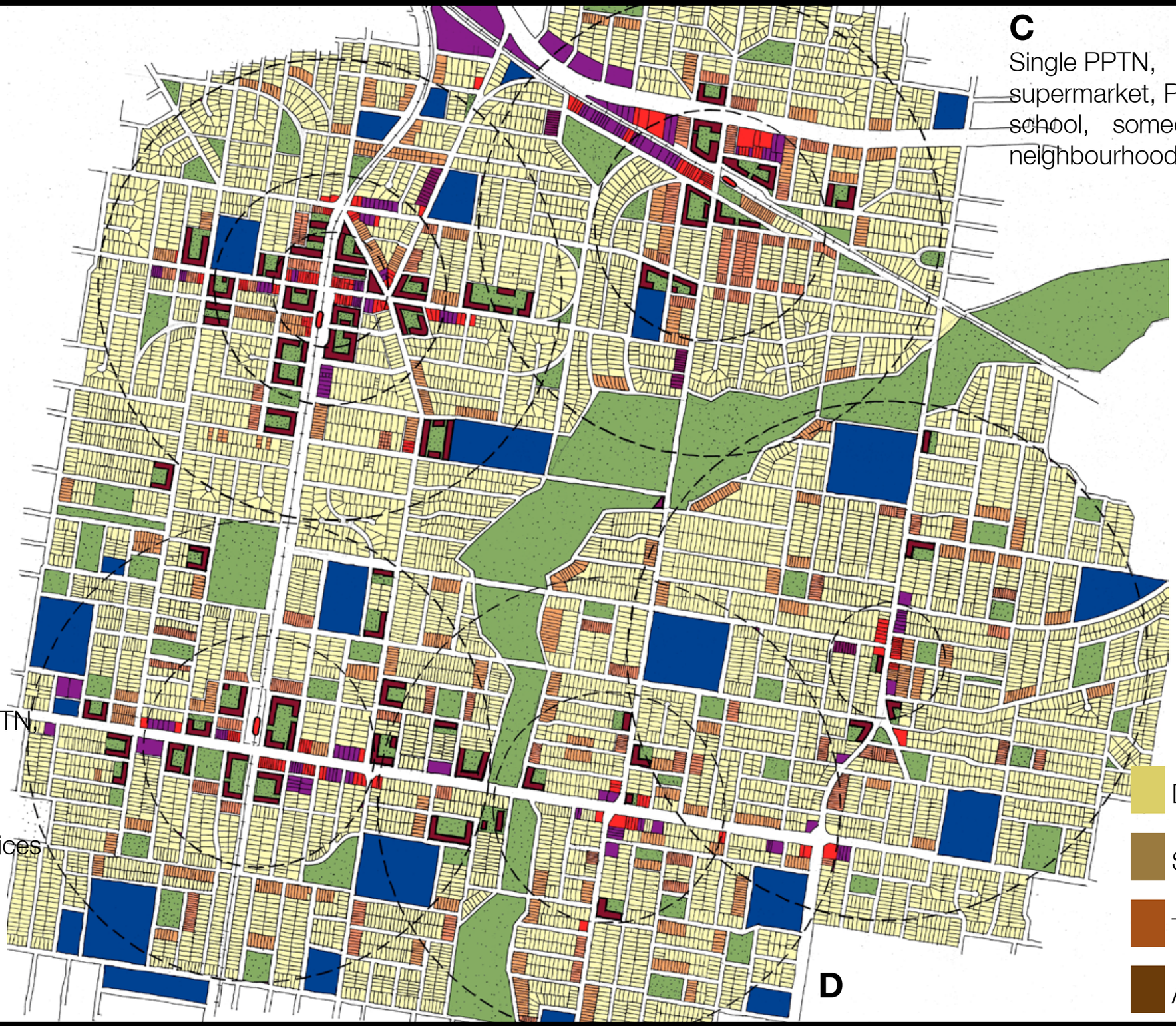
A
Rail station &/or multiple PPTN, supermarket, DDS, other retail, major employment, district/regional services

B
Rail or 2 x other PPTN, supermarket, other retail, P-12 school, some employment, n'hood/district services

C
Single PPTN, supermarket, P-12 school, someemployment, neighbourhood services

D

E



Detached houses

Semi-detached

Terrace/row

Apartments

PROPOSED ACTIVITY CENTRE HIERARCHY

Understanding

Planners, development industry

Commercial implications

Costs, benefits

Delivery, viability, phasing

Development typologies and models

Delivering the other stuff

Realising the savings / benefits, delivering tangible outcomes in the public realm

Streets more focussed on people

More attention to safe cycling

Providing real transport options, at the outset

Guiding development which supports the public realm: active edges, business opportunities, design quality

Planning (PSPs)

More rigorous, specific, benchmarked plans

Integrated centres, catchments, housing mixes, densities

Achieving resilient urban areas, which can mature over time

Achieving real choice

Understanding the connections between housing and viable services

Melbourne Metropolitan Strategy

“A new metropolitan planning strategy for Melbourne is to be developed, commencing in 2011.

The strategy will be informed by the most recent information on issues such as population growth and housing capacity.

It will include a comprehensive process of community and stakeholder consultation.”

www.dpcd.vic.gov.au

Melbourne Metropolitan Strategy

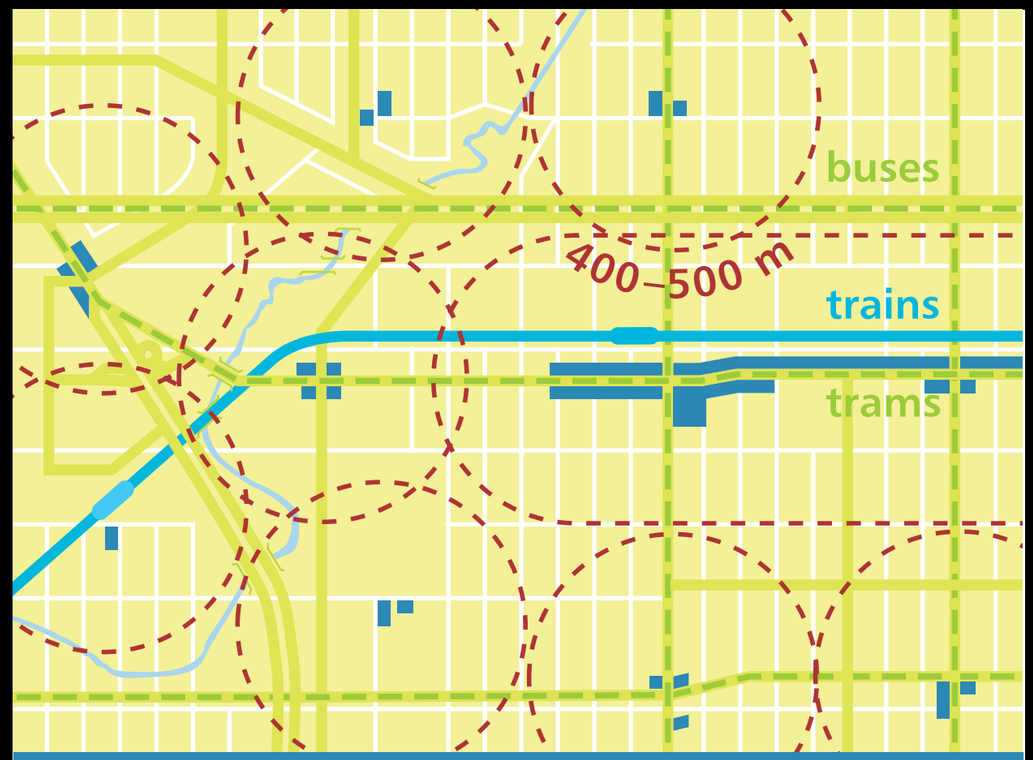
Communication

Benchmarks

Standards, expectations

Limits to growth

16–80 dw/ha (avg 25–30)



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Perceptions / reactions

Strong community interest

Polarised views, extreme reactions

Community values, concerns, varied experiences

Rebranding “density”: Community rating, Liveability rating...

SJB Urban

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