Information Sheet

Greening the Greyfields - Transforming our neighbourhoods

What are Greyfields?

Greyfields are residential areas where homes are aging, yet land values remain high. Greyfields sites are often located in middle and outer suburban areas.

What is Greening the Greyfields?

Greening the Greyfields is a pilot project of Maroondah City Council, Swinburne University, the CRC for Low Carbon Living and FrontierSI in partnership with Department of Environment, Land, Water and Planning (DELWP). It is funded by the Australian Government as part of the Smart Cities and Suburbs Program.

What is the problem with the current nature of residential development?

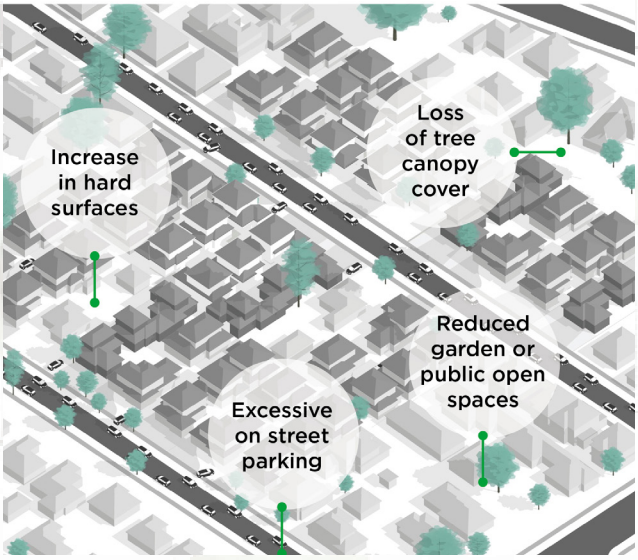
Most redevelopment of suburban residential lots involves landowners demolishing the house and subdividing their block into smaller lots. Much of the land becomes occupied by driveways. The space available for gardens is fragmented into a tiny area for each house.

This pattern is normally repeated until a neighbourhood has an unnecessary amount of driveway pavement, no diversity in housing and no garden big enough to provide space for a substantial tree.

The area loses its green and leafy aspect, including shade and birds, amongst other things. The area looks crowded and unwelcoming. This is not the best way to use precious residential land and lock up land for another few decades.



Current nature of residential redevelopment



Key issues from current residential redevelopment

Is there a better way to redevelop?

Recently Maroondah City Council has been working with our community and Swinburne University to develop a world-first approach to significantly assist in resolving the above issues.

This will involve transforming a neighbourhood to incorporate better design outcomes.

The Pilot project is based on extensive research and land analysis, which determined where 'Greening the Greyfields' could provide development that provides an improved community benefit, rather than the ad-hoc development currently underway.



Current nature of residential development provides limited space for substantial tree planting

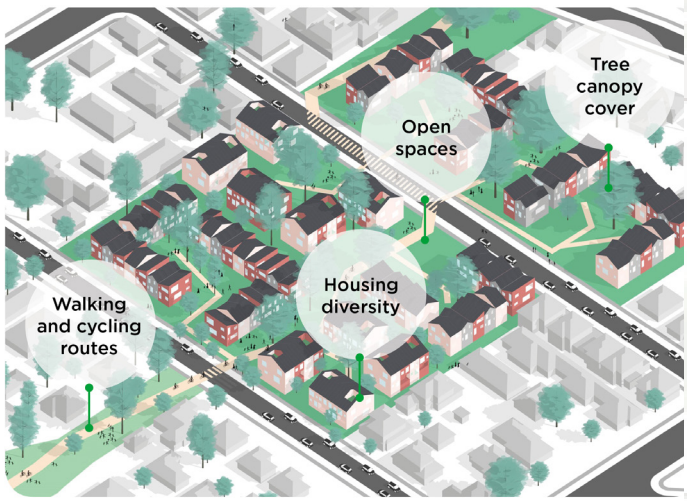
What are the benefits to the neighbourhood?

By working together with local property owners, developers and the broader community, the pilot program will explore and identify possible areas where landowners can work with their neighbours to amalgamate individual housing lots into a larger parcel of land.

This 'precinct' approach not only provides financial benefits for landowners, but through careful design, is set to transform local neighbourhoods into vibrant, active, healthy places to live.



Potential laneway of a Greening the Greyfields precinct that encourages walking and cycling



Greening the Greyfields precinct

Precinct redevelopment would typically include:

- an increase in the availability and accessibility to open spaces
- greater walkability and cycling options
- diversity in housing options
- best practice environmental sustainability and urban design features

Benefits to residents:

- improved housing options
- improved open spaces and greater tree canopy cover
- reduced demand for on-street parking
- less hard surface treatments such as concrete and asphalt
- better walking and cyclings connections
- potential for new parkland beautification projects

Benefits to landowners:

- opportunity to downsize in the same neighbourhood
- better return on investment

How are the pilot precincts for Greening the Greyfields identified?

The pilot precincts have been identified based on extensive research and land analyses undertaken by Swinburne University. Its identification is guided by the following considerations:

- The Redevelopment Potential Index (RPI) of the land (value of the land as compared to the capital improved value)
- The existing pattern of subdivision (focusing on areas that have not already been substantially subdivided, or are undergoing development pressures but where significant opportunities still exist for coordinated redevelopment)
- The availability of areas that have clear boundaries (roads, creeks, etc.), where a precinct can be clearly defined and external impacts minimised
- Access to open space
- Existing tree canopy and the pattern of loss or gain in recent years
- Land topography
- Access to services such as shops, schools, and medical facilities
- Access to public transport
- The nature of existing redevelopment within the area
- The age of existing dwellings
- Heritage considerations



Potential laneway of a Greening the Greyfields precinct that encourages more connected communities



Potential Greening the Greyfields residential development around a public park

Is the participation in the pilot project voluntary?

Yes, participation is completely voluntary. The landowners can still develop their land individually.