

THE 'MISSING MIDDLE' -



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Recent redevelopments in the Kingston/ Griffith area (photos Richard Johnston)



On the left is a 7-storey apartment building on an old commercial/industrial site. On the right is a single house 'knock-down rebuild' - 2-storeys with basement in an RZ2 zone [\$6 million recent sale?]

Where is the relatively low-rise, diverse, 'medium-density' housing with good open space and tree cover – the '*missing middle*'? Are there examples of better residential redevelopment?

SUMMARY

1. AMALGAMATION GUIDELINES

*Generally the Commission is seeking **comprehensive redevelopment on substantial parcels of land...any site measuring less than 0.4 hectare would not be sufficient.***

2. DENSITY GUIDELINES

*Generally **the greater the area of land assembled the higher the density that will be permitted...the following plot ratios indicate the maximum intensity of development which will normally be permitted** [0.7 – 0.9, no maximum above 6,000 m²]*

3. PLANNING CRITERIA

*(a) Site coverage not to exceed **40%** of total site area*

*(b) Building Height not to exceed **3 storeys** except in area indicated on attached map [**this showed towers spaced out along the frontages to Telopea Park or Wentworth Avenue**]*

*(c) Open Space ..**50% of the gross floor area**...generally not more than 40% private open space*

‘Kingston Tower’ project
(from “100 Canberra
Houses” – Reeves & Roberts)

One of the first under the
NCDC *Guidelines* – built
1982-86,
1.4 ha. site,
15-storey apartment block,
3-4 storey ‘walk-up’
apartments fronting Telopea
Park,
2-storey townhouses and
large communal open space.

Only one other high rise
block was built under these
Guidelines.

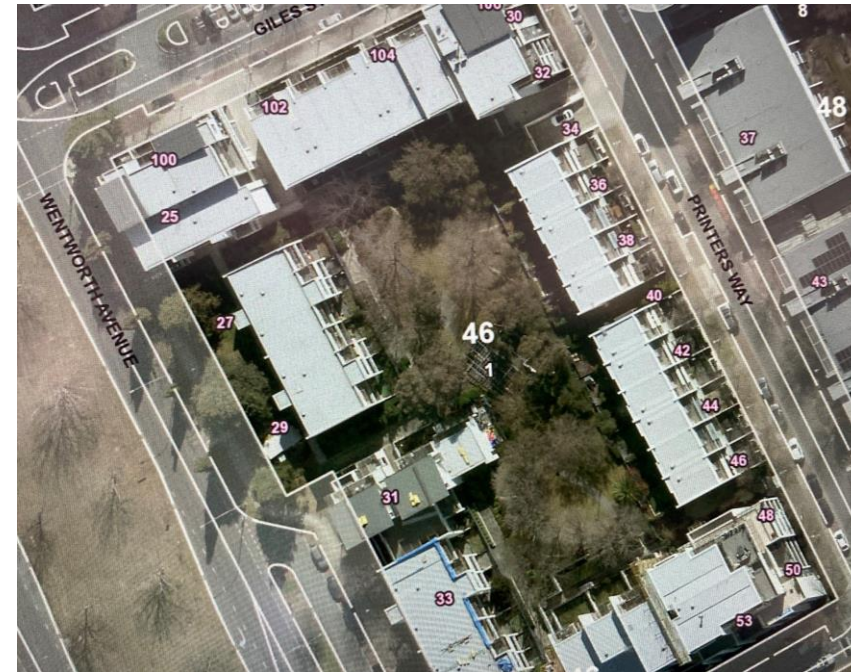


1990's medium density residential redevelopment projects in Kingston



Site on the left is 1.3 ha. with 169 apartments in 2-4 storey buildings and generous communal open space with large trees. The one on the right is 0.67 ha. with 87 apartments in 3-4 storey buildings and also very generous communal open space with large trees. [Density 130 dwg/ha.]

Early Kingston Foreshore medium density residential development



This site is a whole 'section' (street block) of 1.1 ha. With 120 dwellings, including 11 'townhouses' (bottom right) and a very large communal open space with big trees.



Later developments in Kingston Foreshore are typically on smaller sites (0.3 ha.), have 4-6 storey apartment-only buildings with full basements, communal open space on rooftops and nowhere for large trees in deep soil zones.

An alternative, as shown in this picture, is 2-storey 'townhouse' redevelopment under the *Inner North Precinct Code* and RZ3 zone.

Note the lack of communal open space and large trees generally. Unbuilt-on areas tend to be taken up with driveways and carparking.



“GREENING THE GREYFIELDS - New Models for Regenerating the Middle Suburbs of Low-Density Cities” (Palgrave, 2022 Open Access) by Professor Peter W. Newton (Swinburne UT - Melbourne), Professor Peter W.G. Newman (Curtin U – Perth) others.

- *Net housing yields and density gains in the greyfields are small (e.g., 1:1, 1:2–4). Small-lot infill subdivision of single properties typically results in loss of private green space due to more area dedicated to buildings and car space*
- *Collectively, poor-quality infill development, perceptions of developer greed and overdevelopment, loss of green space, and erosion of suburban qualities stigmatise infill development, strengthening community resistance in the form of NIMBYism.*
- *land assembly is a prerequisite...a step that planning systems need to recognise as being the ‘missing step in creating the missing middle’. Larger sites allow greater flexibility for site planning so that building and ‘grey ’infrastructure can be arranged to maximise on-site green infrastructure.*

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CONCLUSIONS

Successful Greyfield Precinct Regeneration requires:

- ***Locating prospective regeneration precincts in collaboration with local government and situating them in municipal strategic plans and housing strategies (ie. ‘WHERE’) [Existing underutilised RZ2 areas?]***
- ***Creating innovative medium-density dwelling designs appropriate to higher-density precinct living in the middle greyfield suburbs that can deliver significant additionality beyond small-lot subdivision (ie. ‘WHAT’)***
- ***design guidelines to deliver appropriate regenerative redevelopment through new partnerships and processes (ie. ‘HOW’)“***