City Futures Research Centre

Addressing community opposition to higher density development

Associate Professor Hazel Easthope
ABS 2016 Building Starts, Australia
Sydney’s Full

66% of Sydneysiders oppose more development in existing areas

(ReachTel Poll for Fairfax Media)
NIMBYs?
Density ≠ Affordability
Tenure Australia

ALL DWELLINGS 2016

- Rent Public/Community
- Rent Private
- Rent Other
- Own Mortgage
- Own Outright

Diagram: [Image of dwellings categorized by tenure status]
ATTACHED DWELLINGS 2016

- Rent Public/Community
- Rent Private
- Rent Other
- Own Mortgage
- Own Outright

Tenure Australia
Tenure Australia

APARTMENTS 2016

- Rent Public/Community
- Rent Private
- Rent Other
- Own Mortgage
- Own Outright
Density ≠ Better services
“It might help to sweeten the acceptability if you also talked about re-planning the streets or something like that, because overcrowding is a real problem. And having other forms of transport – if it went along with that, more people could be attracted.”

(Coogee resident – Renewing the Compact City final report)
Density ≠ Quality
“One of the major problems with this whole proposal is that there is already such a lack of integrity in the processes, in the developments, in the development industry as it is, that as soon as you get presented with this sort of stuff it’s like ‘oh, more of the same crap’. You know?

These people up here who are already making tons of money out of making rubbish just are looking for another opportunity to get their hands on more and build more rubbish.

What ever happened to doing things to a certain level of quality, to having some pride in what they build?...

The whole system is geared towards doing things at the cheapest possible level.” (Coogee resident – Renewing the Compact City Final Report)
Although the plumbing failure was due to installation issues it would have cost more to take it through court than to just get the work done independently. [The] Body Corporate spent $30,000 just in consultancy fees and initial legal advice and we were told that [the developer] would keep it tied up in the courts for so long that it would probably cost more in legal fees than it would to repair. (Owner survey response, Governing the Compact City Final Report)
Density ≠ Hassle free life
Trust
What can we do?
The good news
More information

https://cityfutures.be.unsw.edu.au/research/projects/

• Equitable Density
• Governing the Compact City
• Renewing the Compact City
• City Living
Thank you

* CITYFUTUREs

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