Up to the task?
How does the new draft Metropolitan Strategy measure up in addressing Sydney’s challenges?

Bill Randolph
Growth and overall targets

- By 2031 the population of Sydney is projected to increase by 1.3 million people – is this realistic?
- 2011: 4.3 million → 2031: 5.6 million
- Increase in growth targets from previous strategy
- 900k over 65; 1m under 15 (living in apartments?)
- Targets:
  - 273,000 additional dwellings by 2021
  - 545,000 additional dwellings by 2031
  - 339,000 additional jobs by 2021
  - 625,000 additional jobs by 2031
  - Over and above homes and jobs lost
Figure 1: Vision for Sydney in 2031
### Draft Metropolitan Strategy for Sydney to 2031 key outcomes

1. Balanced growth  
2. A liveable city  
3. Productivity and prosperity  
4. Healthy and resilient environment  
5. Accessibility and connectivity

### Metropolitan Plan for Sydney 2036 strategic directions

1. City of Cities  
2. Growing and renewing centres  
3. Transport for a connected city  
4. Housing Sydney’s population  
5. Growing Sydney’s economy  
6. Balancing land uses on the city fringe  
7. Tackling climate change and protecting Sydney’s natural environment  
8. Achieving equity, liveability and social inclusion
Nine “City Shapers”

1. Global Sydney
2. Global Economic Corridor
3. Sydney Harbour
4. Parramatta
5. Parramatta Road Corridor
6. Anzac Parade Corridor
7. North West Rail Link Corridor
8. Western Sydney Employment Area
9. Sydney Metropolitan Rural Area
Six subregions: to support more integrated local area planning

- Based on an assessment of population and economic catchments and consultation with stakeholders and local government

- Replace 10 sub-regions in Metro 2036

- Relation to proposed Local Government Reform?

- Are they a better match to actual functional sub-regions?
### Housing: with new staged targets

<table>
<thead>
<tr>
<th>Subregion</th>
<th>2021 Minimum Housing Targets</th>
<th>2031 Minimum Housing Targets</th>
</tr>
</thead>
<tbody>
<tr>
<td>Central</td>
<td>82,000</td>
<td>138,000</td>
</tr>
<tr>
<td>North</td>
<td>19,000</td>
<td>37,000</td>
</tr>
<tr>
<td>West</td>
<td>16,000</td>
<td>39,000</td>
</tr>
<tr>
<td>South</td>
<td>22,000</td>
<td>42,000</td>
</tr>
<tr>
<td>South West</td>
<td>60,000</td>
<td>141,000</td>
</tr>
<tr>
<td>West Central &amp; North West</td>
<td>74,000</td>
<td>148,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>273,000</strong></td>
<td><strong>545,000</strong></td>
</tr>
</tbody>
</table>

- East is expected to go before the West – “to reflect market demand”
- Fudges renewal vrs greenfield output?
Job Growth

- 625,000 new jobs expected
- Sub-regional targets focused on “Key Centres” and “Specialised Employment Precincts”
- Global Economic Corridor – Australia’s largest employment cluster extended into the N-W and Parramatta
- Liverpool and Penrith also identified
- Western Sydney expected to get half of all new jobs and a broader variety of jobs
- New cross-city public transport routes to link people to jobs plus freight routes – big challenge
- Don’t mention Badgerys Creek!
- But how – much harder than housing?
Key Economic Activities
Would Badgerys help balance the Global Arc?
Integrated Delivery Framework

- Subregional Delivery Plans
- Local Plans
- Growth Infrastructure Plans
- Cabinet Taskforce on Housing Delivery
- Urban renewal programs including Urban Activation Precincts
- Greenfield development
- Integration with other government strategies and plans – especially transport
- Annual review - monitoring and evaluation of progress
- Evidence-Based Strategic Planning!
Some high level challenges?

- **Emphasis on investment and growth** – all good, but potential tension between enabling development and proposed White Paper reforms on community involvement?

- **Balanced Growth to reflect “market considerations”** – does this simply mean going for the easy options first? Will the West ever get off the ground?

- If the market delivers, then **what is the role of planning** and government intervention – simply to clear the path or to lead?

- **Are future environmental impacts** sufficiently recognised?

- **Will this strategy really get to grips with jobs** when others have failed?

- **Who will pay – and how?** Lots to do there

- **Implementation and delivery will be critical** – Lots to do there

- **Will this plan put the “Two Sydneys” back together again** – or simply exacerbate socio-economic divisions?
The Reality of Sydney: A tale of two very different cities

Average residential sales price, Sydney 2011
The Reality of Sydney:
A tale of two very different Cities

Average sales price, Sydney 2011
The Sydney Property Price Precipice in 2011

![Graph showing property price trends over time.](www.cityfutures.net.au)
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Over to the experts........