



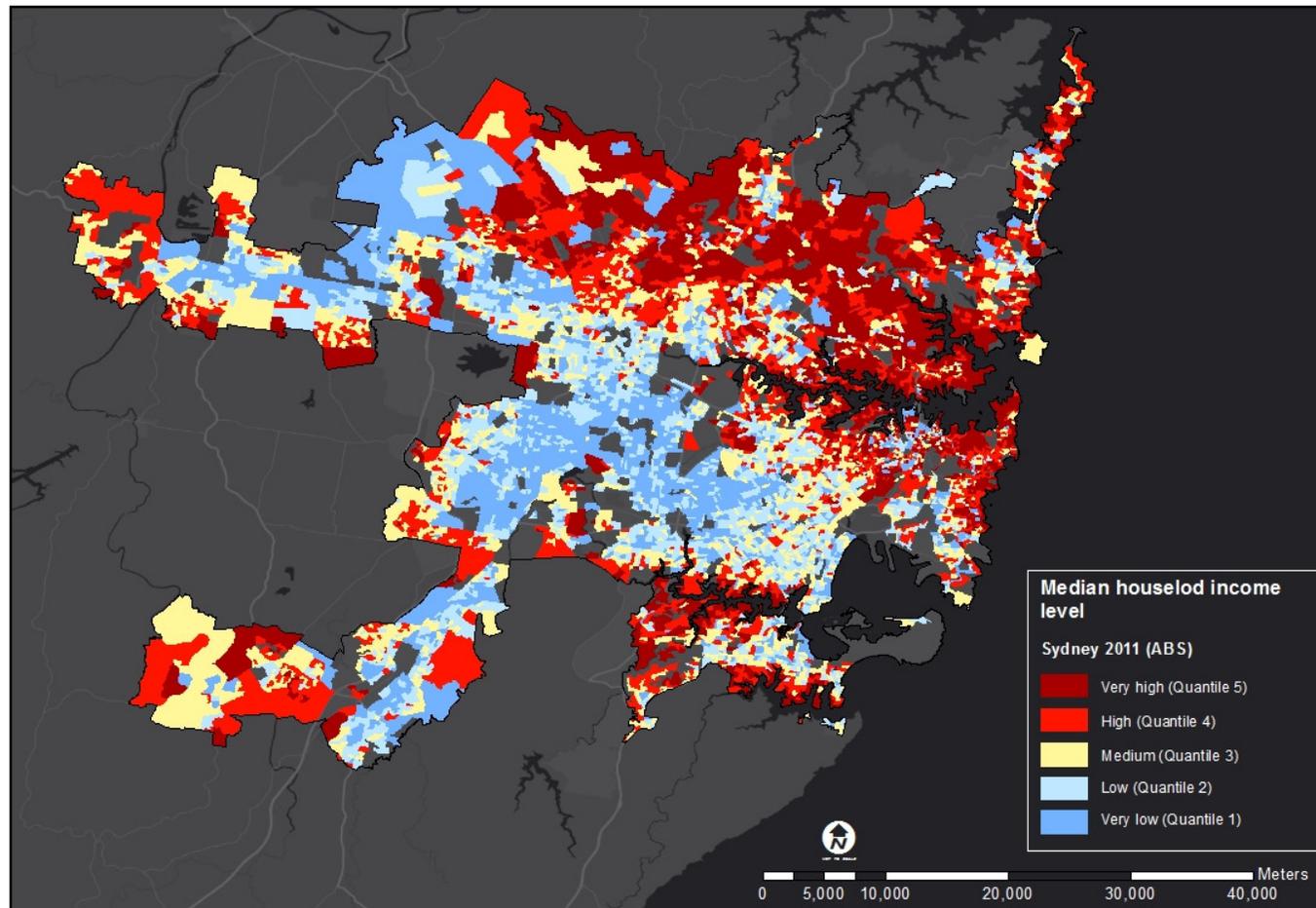
# **What future do we want to plan for?**

**Bill Randolph**

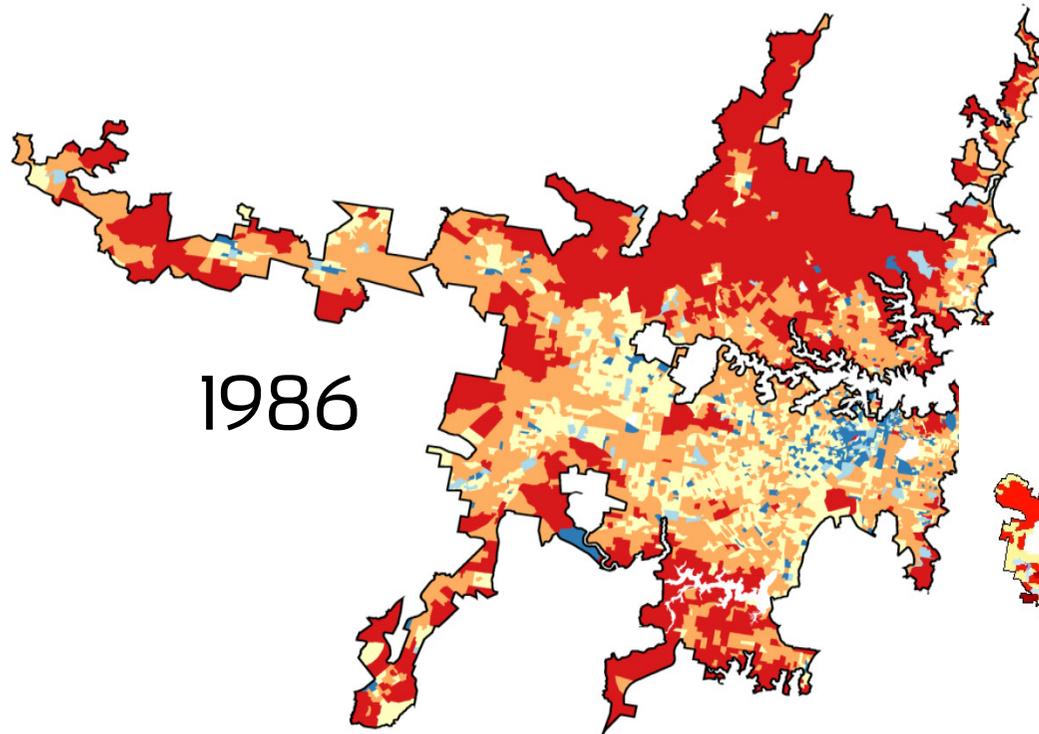
**Planning a liveable Western Sydney**

**9 March 2017**

# The Great Divide #1: Average annual household income 2011, Sydney

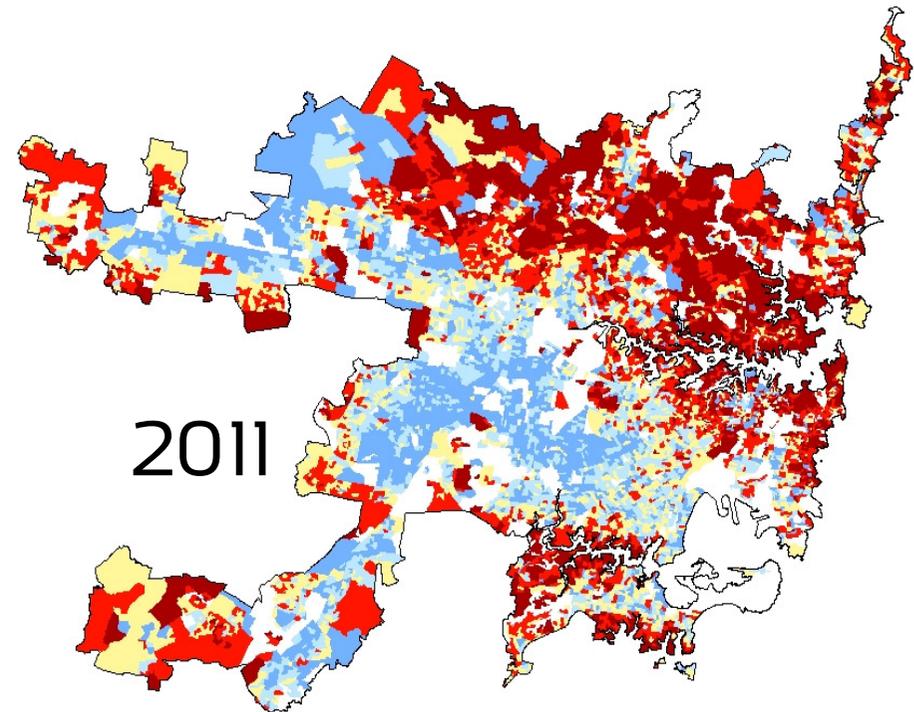


# The 'Urban Inversion': The rise of suburban disadvantage and income polarisation



1986

N.B. Loss of the 'middle' income areas and an enlargement of the higher and lower income areas



2011



# What is Liveability?

## Australian Curriculum: Year 7 Geography

“Liveability’ is defined as the **qualities of a place** (city, town, suburb, neighbourhood) that contribute to the quality of life experienced by residents and others.

The relative liveability of places depends on the environmental and social **quality of a place** *as perceived by residents, workers, customers and visitors to the area.*”

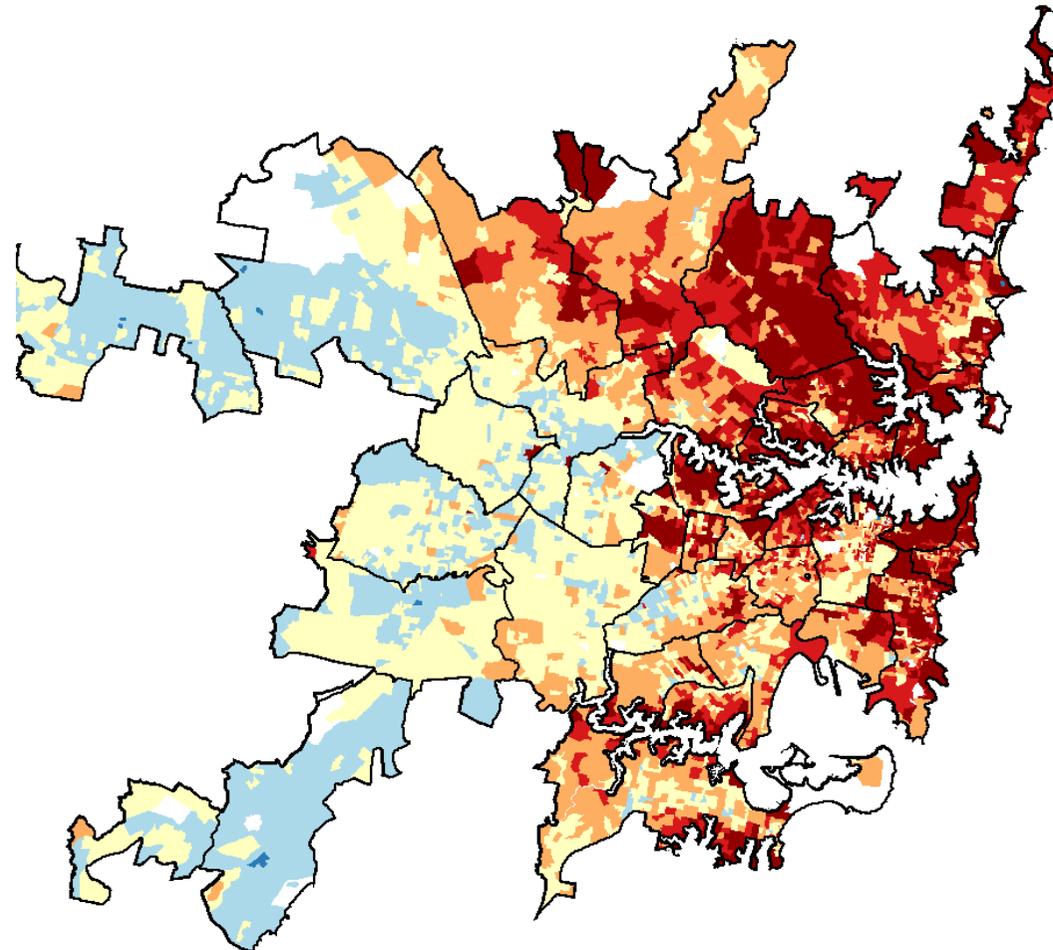
# What is Liveability?

## Australian Curriculum: Year 7 Geography

“Areas seen as being popular places in which to live and work (that is, have high liveability) tend to have higher property values and levels of business activity as people compete to locate there.

Neighbourhoods perceived to have low levels of liveability generally have cheaper housing because people are less likely to choose it as a place in which to live.”

# The Great Divide #2: Average sales prices 2011 Sydney



Average Sales Price  
(NSW Valuer General)

- Over \$1 Million
- \$800,000 to \$1 Million
- \$600,000 to \$800,000
- \$400,000 to \$600,000
- \$200,000 to \$400,000
- Under \$200,000



**So how do we shift Year 7 students'  
perceptions of Western Sydney  
as un-liveable?**

**Step forward the Greater Sydney  
Commission's Draft District Plans!**

# Observations on the GSC's Liveability strategy



- Housing outcomes are to the fore:
  - Housing Choice
  - Housing Diversity
  - Housing Affordability
- Arguably, you can't create a liveable place without getting the housing right.
- So what are the key components of the future for Western Sydney's housing mix – and how well will they deliver liveability?
- Draft District Plans offer a major departure from previous approaches.

# Integrated planning for new housing

- **Strategic Housing Targets and Local Housing Strategies**
- Affordable housing with **Inclusionary Zoning** – but is 5-10% too timid?
- **Affordable Rental Housing Targets** – delivered by community housing providers. But it will need a whole of government supporting policy framework.
- **Housing Diversity** – 2-bed high-rise simply not sufficient : Universal design for an ageing population; Family housing; the ‘Missing Middle’; Affordability Continuum.
- **Integrated social infrastructure planning** linked to local plans and community requirements

## Collaboration Areas

*“Places where significant productivity, liveability or sustainability outcomes can be achieved through the collaboration of different levels of government and the private sector.”*

- But where does the ‘Community’ fit into this?
- What’s the role of a “Sharing and Collaboration” strategy and how might it empower and engage community involvement?
- Need a much more inclusive approach to collaboration – or it’ll be just more of the same old, same old.



## So, how do we integrate community into the planned Collaboration Areas?

- Need new approaches to inclusive collaboration to develop and implement local integrated planning
- Key focus: urban renewal (where communities already live)
- Need to bring key local stakeholders together: **Local Renewal Consortia** – to be involved in planning for both land use and local social infrastructure outcomes.
- Use of **Citizen's Panels** to engage the community.
- New funding mechanisms to share the value created from renewal and development: **Community Investment Charge**

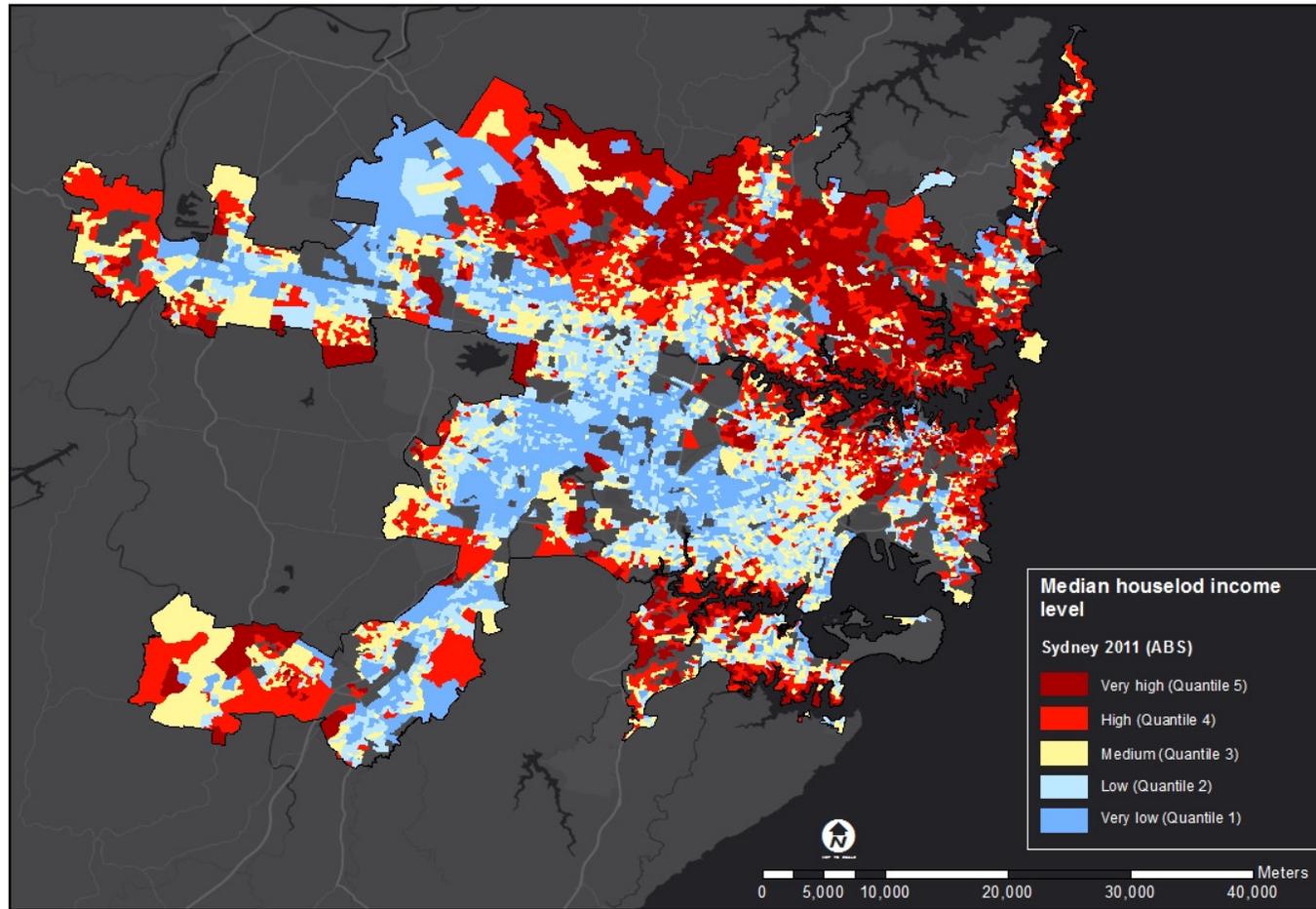
## Discussion points

- Will the District Plans break the ‘top-down’ opaque planning process disconnected to local needs assessment?
- Could the Plans offer the opportunity for new inclusive local governance models?
- Is this an opportunity for new integrated local community planning approaches – based on principles of subsidiarity?
- How can value uplift be fairly captured for local infrastructure needs – new levies or rate charges?
- Is this an opportunity to review the whole sorry system of local government finance and local service provision?

# Final Comments

- A truly 21<sup>ST</sup> Century Greater Sydney needs a 21<sup>st</sup> Century planning and governance system to deliver integrated outcomes on the ground.
- There will be a range of interests who will resist progress and battles over who and how we pay for it.
- But that shouldn't mean we can't develop an inclusive, integrated and responsive locally focused planning system fit for a 21<sup>st</sup> century city that benefits the whole community, as well as driving a productive, liveable and sustainable city over the next 40 years.

# So what future do we want to plan for.....?



.... a planning system that will end the Great Divide!



**THANK YOU**

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