

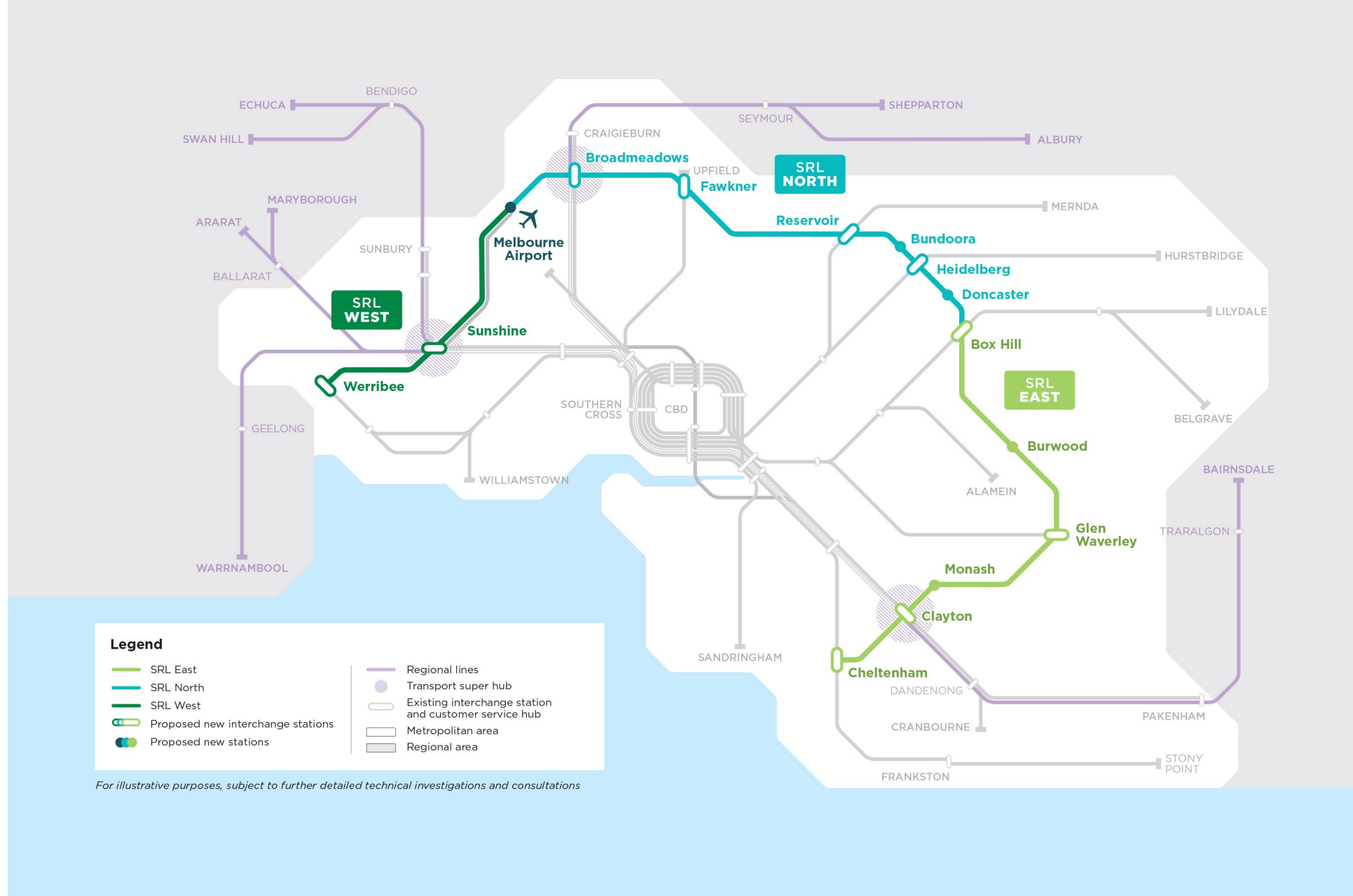


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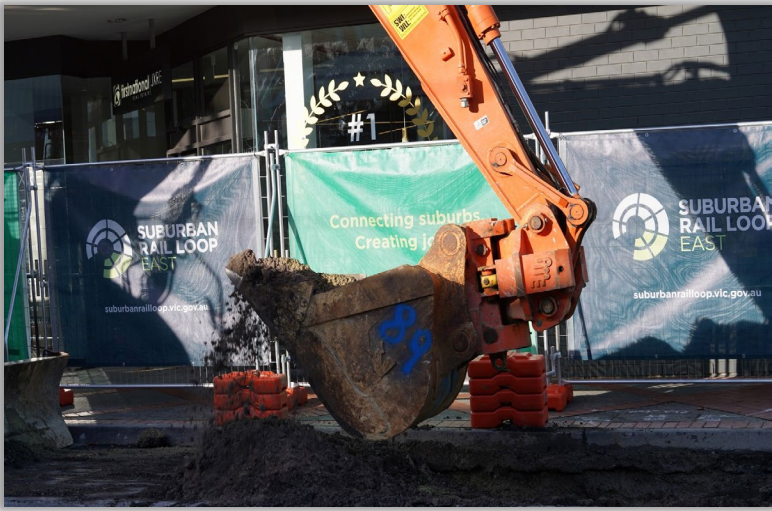
Connecting suburbs. Creating jobs.

June 2022 | Presented by SRL CEO Frankie Carroll

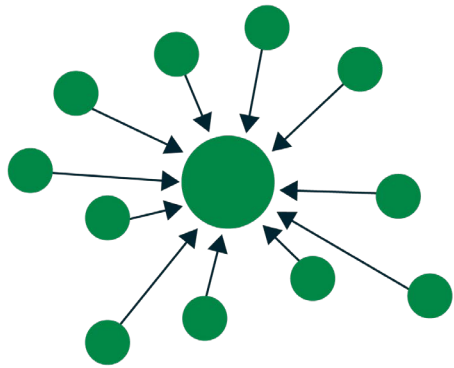




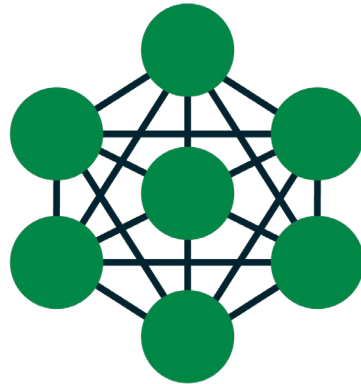
Start of construction



Delivering Plan Melbourne



Melbourne today
Monocentric city structure



Melbourne with SRL
Polycentric city structure

- Plan Melbourne sets out a vision to deliver a city of **opportunity and choice** connected to **regional Victoria**
- SRL will deliver **investment and exciting new initiatives** in the broader areas around new stations
- Businesses and households will **choose to locate in these areas**, encouraging population growth away from the urban fringe and slowly **reshaping the city over decades**



The future of Australian housing

A broken dream: outer Melbourne has affordable houses but no train or school

► Jade Seenarin with his son Aryan on the Elements estate in Truganina, a suburb on Melbourne's north-western fringe. Photograph: Christopher Hopkins/The Guardian

In the first of a short series on Australian housing, Elias Visontay examines how Victoria's planning system is failing residents and the environment

by [Elias Visontay](#)

34 **OPINION**

NOVEMBER 7, 2021 **SUNDAY AGE**

sundayage

Migration boost must be managed well

When the international borders all but closed last year, Melbourne's previously breakneck growth – putting us on track to overtake Sydney as the nation's most populous city – ground to a halt. A city – and a state – that has for decades relied on immigration to create demand, fill job vacancies and top up government coffers has, than any other, been forced to take a pause.

nation far behind its pre-pandemic growth projections, with fewer young people to support an ageing population. He said the government was consequently considering measures to boost the numbers: "These are obviously issues ... the government is thinking through, both in terms of the size and the composition of our migration program."

Newly installed NSW Premier Dominic Perrottet wants a "big NSW". "We're going to have a real discussion [about] catching up some of those numbers that we've lost during this pandemic," he said last week. "There's little doubt that the overseas arrivals would make their homes in Victoria each year."

Perhaps the 'pause' we had to have is also an opportunity for a planning reset.

He argued that unless we welcome a "massive wave of new immigrants to help get the city back on track", countries such as Canada, which aims to boost its intake by 1.2 million in the next three years, will snap up "a generation of global talent". "There's little doubt that the overseas arrivals would make their homes in Victoria each year."

Yet before we turn the taps back on, we should cast our minds back to the last time migration was this hotly debated. It was only as recently as 2019 that the population surge was blamed for all manner of ills, from unchecked urban sprawl to lower living standards.

Agreeing that the migration program "clogged" infrastructure, Prime Minister Scott Morrison announced a plan to reduce the annual cap on permanent visas by 80,000, to 160,000.

But the growing pains caused by years of strong migration have not vanished during the pandemic.

As Noel Towell and Cara Waters report, local governments in corridors – where people actually arrived – have also an opportunity for a planning reset, as Jago Dodson, director of the Centre for Urban Research at RMIT, suggests.

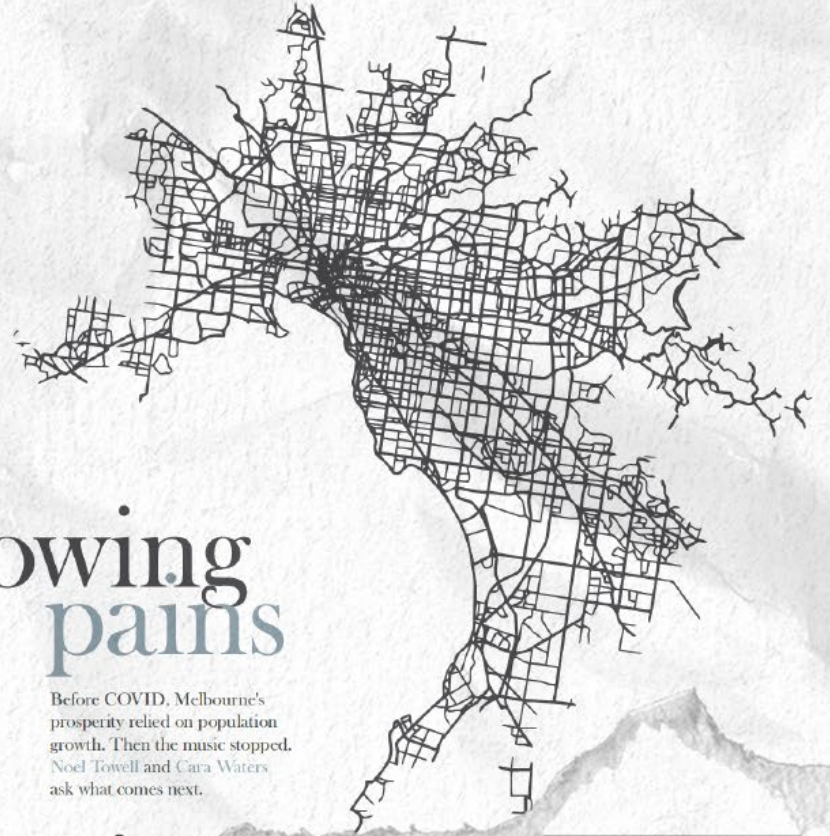
Measures could include steering the housing sector away from its capital and carbon-intensive building practices, encouraging less reliance on cars and creating more jobs where people actually live.

"To change the settings was a bit of a challenge because everything was happening so quickly," he says. "Now there's a chance to change the settings before the next boom happens, so it's a useful moment."

While this masthead has long argued that migration is essential to Australia's economic and cultural wellbeing, it is also essential that it is managed diligently: simply throwing open the doors in the name of

EXTRA

STAIRWAYS TO HEAVEN Rockers talk to **Martin Boulton** about Led Zeppelin's anthem turning 50 **PAGE 32**



Growing pains

Before COVID, Melbourne's prosperity relied on population growth. Then the music stopped. Noel Towell and Cara Waters ask what comes next.

30 **EXTRA**

NOVEMBER 7, 2021 **SUNDAY AGE**

Growing pains: bracing for the next boom



A city without Suburban Rail Loop

Around **half of Melburnians** will be living in the outer suburbs by 2056

Increased road congestion and public transport crowding

Overall decrease in economic productivity

Poorer access to employment, services and recreational opportunities

Cost of new population-serving infrastructure is **4 x higher** in greenfield areas

Current pattern of growth will **entrench social disadvantage**: Worse health and wellbeing outcomes

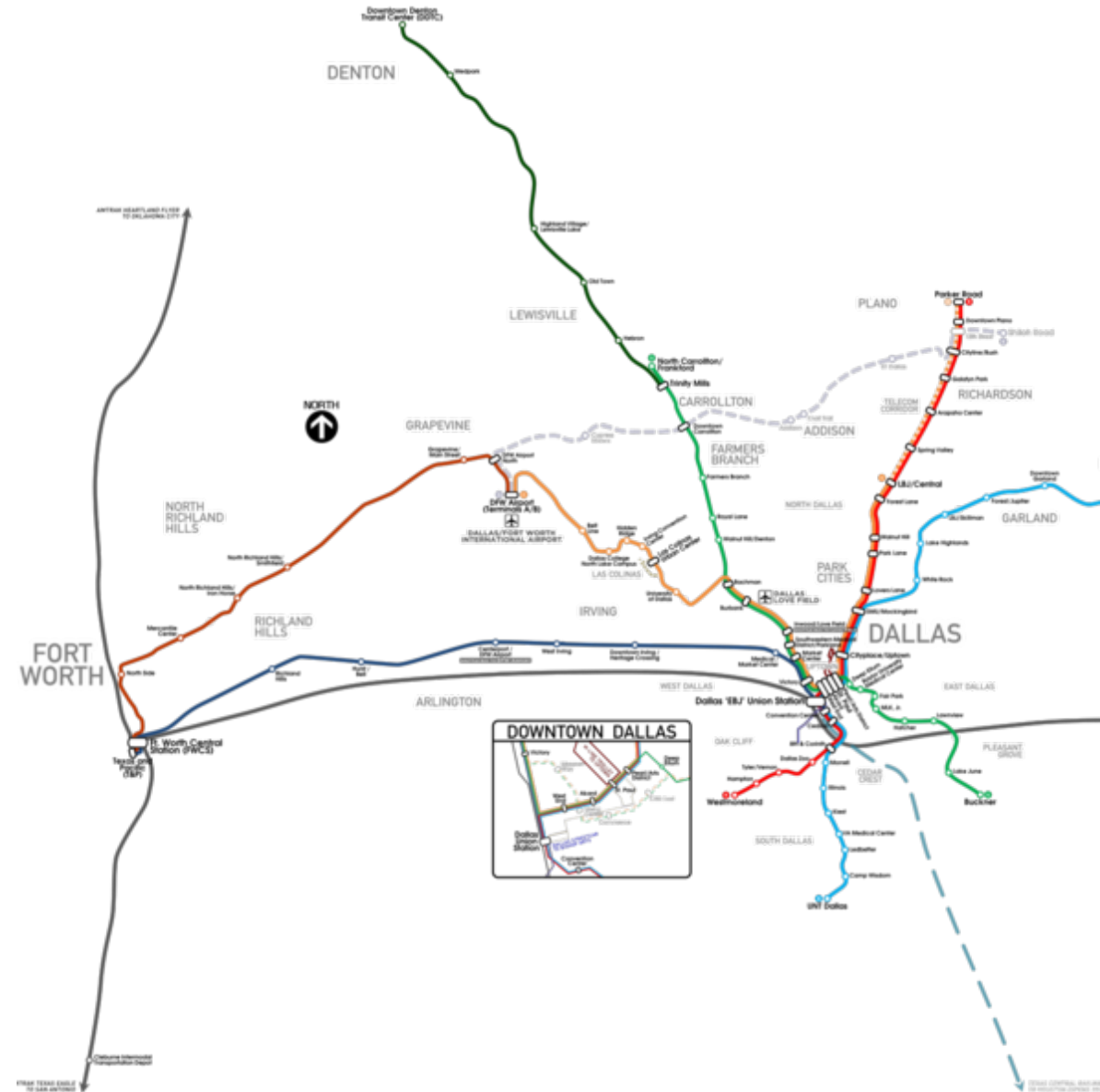
Longer commutes - **less time with family and friends**

Reduced access to jobs in the inner city means people **settle for work they are overqualified for**

Won't access benefits of living locally: **Declining quality of life**

Dallas / Fort Worth / Arlington

- 22,468 km² area
- 7,637,387 population
- 3 rail / 4 tram / 161 bus lines
- 81% of workers choose to drive alone
- Commuter rail services removed over decades
- Downtown Arlington is bisected by a fine grain rail network, with no passenger use
- New light rail and high speed intercity infrastructure slowly being rolled out



Los Angeles Metropolitan Area

- 12,561 km² area
- 13,189,366 population
- 2 subway / 4 light rail / 165 bus lines
- 74% of workers choose to drive alone
- Extensive streetcar system disbanded in the mid 20th century
- Expensive transit infrastructure building program is now underway, including heavy and light rail
- Ranked #24,194 in the United States for liveability



A city of centres



SRL Precincts

1.6km zones around each SRL station



Precinct initiatives include **walking & cycling paths**, station **plazas**, new & improved **public space**



Investment to attract **drawcard businesses** (anchor tenants)



By 2056, SRL Precincts will be home to **545,000 jobs** and **47,500 additional households**



Well-designed neighbourhoods with a focus on **greening and cooling**

Questions?