



HPS Outlook

Eastern City District Part 2

MAY 2021



HEALTH PROJECT SERVICES

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Eastern City District Part 2

The Eastern City District will focus on improving performance and enhancing productivity of existing centres and health and education precincts to underpin growth through the district over the next 20 years. The region includes the local government areas (LGA's) of Bayside, Burwood, Canada Bay, City of Sydney, Inner West, Randwick, Strathfield, Waverley and Woollahra.

The plan will put emphasis on growing Health and Education Precincts including Camperdown-Ultimo, Randwick and Kogarah and maximising the benefits of the Innovation Corridor.

Key Centres

Harbour CBD

Bondi Junction

Burwood

Eastgardens - Maroubra Junction

Green Square - Mascot

Rhodes



Source: Greater Sydney Commission, Our Greater Sydney 2056, Eastern City District Plan – connecting communities

Figure 1: Eastern City District - centres



Innovation Corridor

The Eastern City District Plan recognises a need to cultivate a competitive innovation precinct to support creative and digital industries and business support services sector.

The plan (pg. 62) identifies the Innovation Corridor requires:



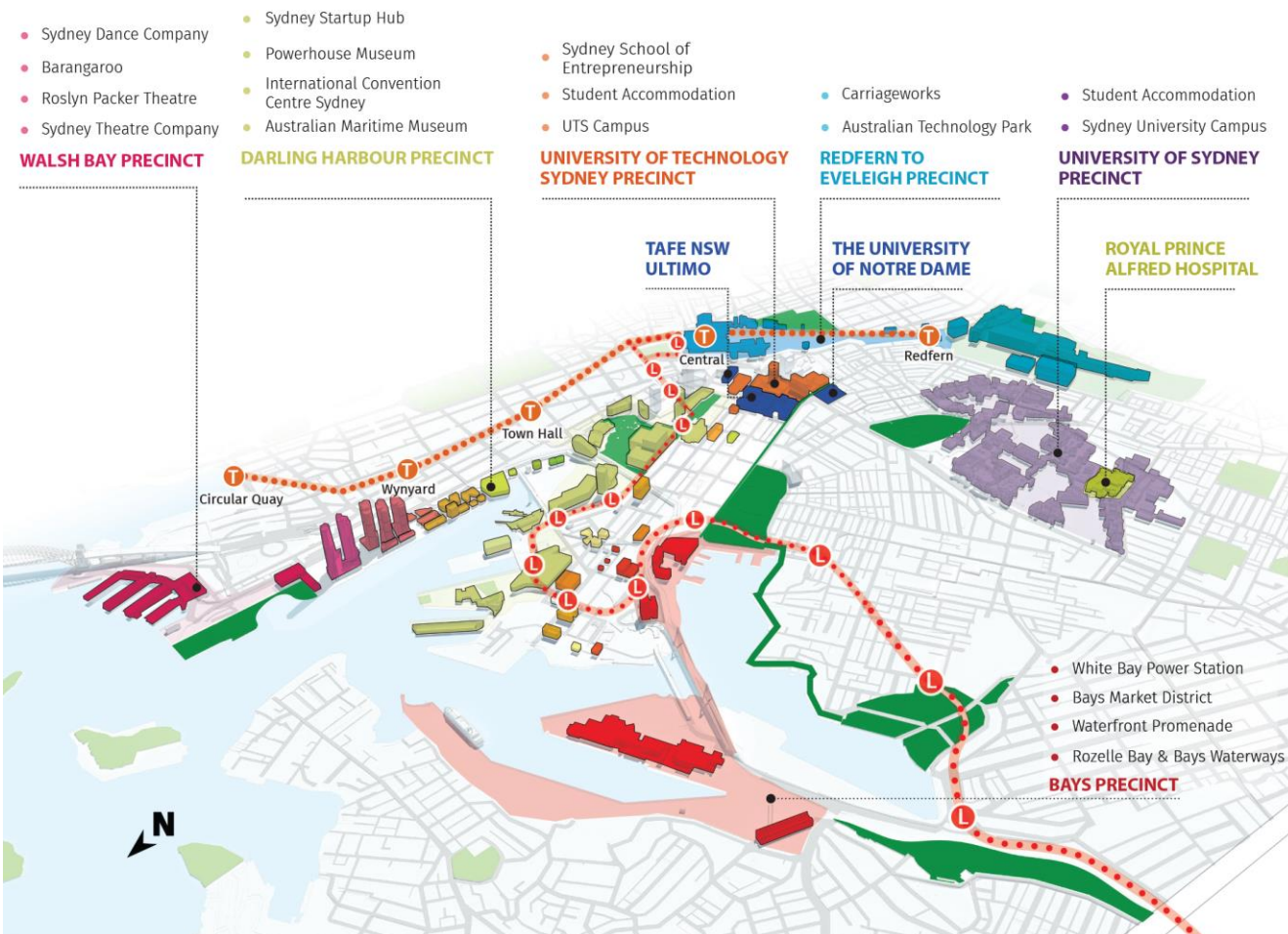
High levels of amenity and walkability



Good transport connections



Proximity to affordable and diverse housing options



Source: Greater Sydney Commission, Our Greater Sydney 2056, Eastern City District Plan – connecting communities

Figure 2: Innovation Corridor, Harbour CBD



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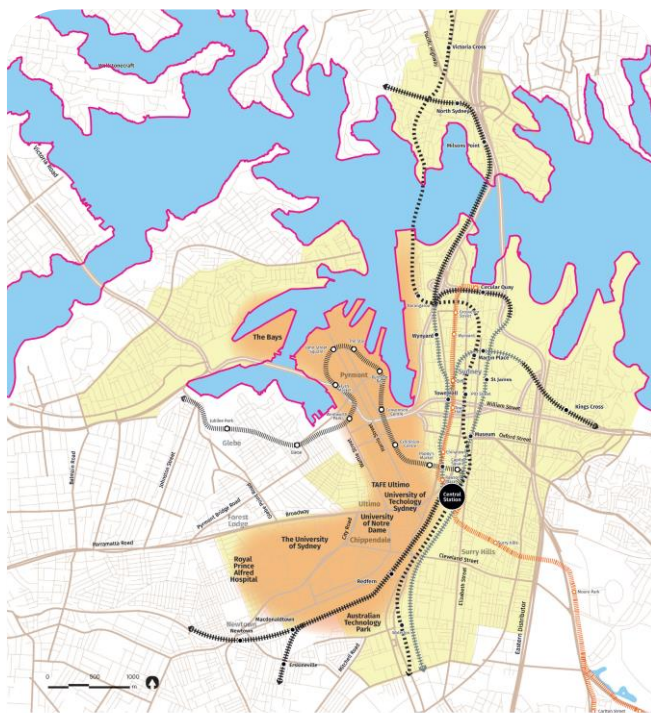
Harbour CBD

 **496,900**
estimated jobs in 2016

 **662,000-732,000**
2036 job target

 **22%**
of Greater Sydney jobs in Harbour CBD

 **largest commercial office market in Australia**



	Highway		Train Station
	Local Road		Underground Train Station
	CBD & South East Light Rail & stations currently under construction		Waterway
	Inner West Light Rail		Harbour CBD
	Future Metro Station		Innovation Corridor

Source: Greater Sydney Commission, Our Greater Sydney 2056, Eastern City District Plan – connecting communities

Figure 3: Harbour CBD

The Harbour CBD includes Sydney CBD, North Sydney CBD, Barangaroo, Darling Harbour, and Sydney East plus the Innovation Corridor which extends south from The Bays Precinct through Pyrmont, Ultimo, University of Sydney to Royal Prince Alfred Hospital and swings around through North Eveleigh, Australian Technology Park to Central Station and parts of Surry Hills.

The Plan specifies (pg. 61) the priorities for Harbour CBD include::

- Improve public transport connections for business and achieve 30-minute city.
- Secure infrastructure investments, focusing on access to transport network (including walking and cycling) in close proximity to metropolitan, strategic and local centres.

The Government intends (pg. 61) to increase international competitiveness by:

- Supporting innovation economy through expanding an internationally competitive commercial sector.
- Ensuring commercial development is not impacted by residential development.
- Offering a broad range of cultural, entertainment, arts and leisure activities.
- Providing a diverse and vibrant night-time economy, in a way that responds to potential negative impacts.

As part of the process the Government will review planning controls (as required) to ensure economic prosperity and meet job targets by 2036.



Health and Education Precincts

The Eastern City District Plan intends to develop innovation, start-up and creative industries in conjunction with health and education to generate opportunities. The Plan states (pg. 64) the need to:



Plan for the diversification and expansions of precincts.



Safeguard nearby employment zones for health, education, research, innovation and creative industry land uses.



Explore flexible zoning to accommodate ancillary and complementary uses such as health and medical research activities, private hospitals, allied health, start-ups, innovation and creative industries, ancillary retail, visitor, carer and aged accommodation, in the right locations.



Plan for infrastructure, improved access and urban amenity within and around the precincts.

Major health and education precincts and collaboration areas include Camperdown-Ultimo, Randwick and Kogarah (previously identified in [HPS Outlook South District Part 2](#)).

Camperdown-Ultimo

Camperdown-Ultimo Collaboration Area forms part the Innovation Corridor and will be important in supplying research, technology jobs in science-based deep-tech, medicine, business and creative sectors.

The area has a mixture of high density and mixed-use precincts to accommodate workers, residents and students. Some of the key objectives of the collaboration include:

- Creating a vision defined by the use, size and scale and industries operating within the area.
- Ensuring the area boosts investment, appeals to global brands and aids in recruiting talent. This will include providing innovative health and medical

related commercial premises and complementary uses for hospitals.

- Improve transport connections.

The plan (pg. 65) aims for the collaboration area to be recognised for work based in:

- Education and health.
- Science and technology.
- Arts and creative enterprises.
- Small and start-up enterprises.
- Commercialisation of research.
- Sustainable technology and energy use.



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Health and Education Precincts

Randwick



The Randwick Collaboration Area will offer health, research and education services to improve economic activity. Some of the key objectives include:

- Encouraging growth of core health and education activity.
- Attracting skilled workforce and improve services.
- Growing innovation and research industries.
- Concentrating on knowledge-based and population-serving employment needs.
- Improve transport connections.
- Increase affordable housing options for workers and students.
- Maximise any benefits with redevelopment of Kensington and Kingsford.
- Investigate more efficient transport connections for anticipated increased demand from growth areas such as Green Square and Mascot.

Key Centres





Source: Greater Sydney Commission, Our Greater Sydney 2056, Eastern City District Plan – connecting communities and Public open space – Sydney Open Space Audit (DPE 2016), aerial photo – Nearmap 2018.


Figure 4: Bondi Junction


Bondi Junction



 Mixed use centre with commercial, retail and residential uses.

 Train station and Westfield Bondi Junction hub for commercial and retail activities.

 Encourage co-location of health and education related facilities.

 Plan to grow employment to support population growth demands.

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Burwood

10,300
estimated jobs
in 2016

12,000-14,000
2036 job target

Diverse mix of commercial, residential and retail development.

Burwood train station remains central for the area.

Expand short term and hotel accommodation to support growing Sydney Olympic Park precinct



Source: Greater Sydney Commission, Our Greater Sydney 2056, Eastern City District Plan – connecting communities and Public open space – Sydney Open Space Audit (DPE 2016), aerial photo – Nearmap 2018.

Figure 5: Burwood

Eastgardens - Maroubra Junction

6,900
estimated jobs
in 2016

8,000-9,000
2036 job target

Large retail catchment area including Westfield Eastgardens and Pacific Square at Maroubra.

Maroubra Junction to support transport infrastructure investment and support growth in south east of the District.

Maroubra Road will provide opportunities to improve connectivity between both centres.



Source: Greater Sydney Commission, Our Greater Sydney 2056, Eastern City District Plan – connecting communities and Public open space – Sydney Open Space Audit (DPE 2016), aerial photo – Nearmap 2018.

Figure 6: Eastgardens-Maroubra Junction

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Green Square - Mascot

59,500
estimated jobs
in 2016

75,000-80,000
2036 job target



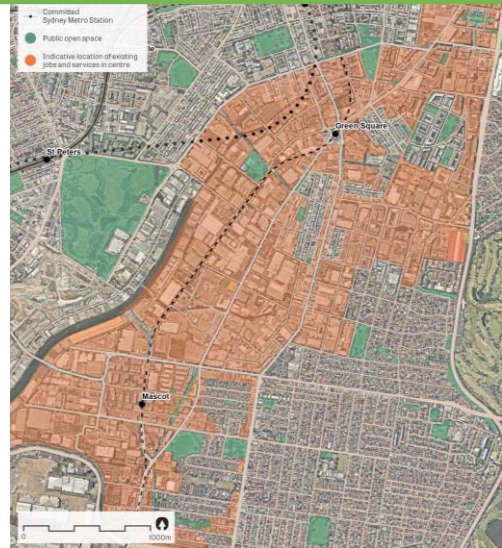
Significant centre that supports Harbour CBD, Port Botany and Sydney Airport.



Undergoing major urban renewal activity as industrial areas are converted to residential.



Improve transport and congestion across the District.



Source: Greater Sydney Commission, Our Greater Sydney 2056, Eastern City District Plan – connecting communities and Public open space – Sydney Open Space Audit (DPE 2016), aerial photo – Nearmap 2018.

Figure 7: Green Square - Mascot

Rhodes

15,700
estimated jobs
in 2016

22,000-24,000
2036 job target



Growing housing, employment and healthcare and continue attracting investment.



Retail and commercial will continue to improve productivity with links to GPOP.



Rhodes East Planned Precinct to support employment, supply new homes and retail.



Source: Greater Sydney Commission, Our Greater Sydney 2056, Eastern City District Plan – connecting communities and Public open space – Sydney Open Space Audit (DPE 2016), aerial photo – Nearmap 2018.

Figure 8: Rhodes

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Our next newsletter will examine how the Hunter Region is expected to grow by 2036. The Hunter Region comprises three regions including the Lower Hunter, Upper Hunter and MidCoast.



Source: NSW Planning & Environment, Hunter Regional Plan 2036

Figure 9: Hunter 2036

If you would like more information about this article or need to discuss your health project, please contact:

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