

HPS Outlook

North District Part 2

JANUARY 2021



HEALTH PROJECT SERVICES

Research • Analysis • Strategy • Delivery

North District Part 2

The North District emphasises the value of Health and Education Precincts and Strategic Centres to support anticipated growth across the district by 2036. The region comprises the local government areas (LGA's) of Hornsby, Hunters Hill, Ku-ring-gai, Lane Cove, Mosman, North Sydney, Northern Beaches and Willoughby.

There are three Health and Education Precincts (also dual classified as Strategic Centres) located in the North District including Macquarie Park, St Leonard's and Frenchs Forest.

Strategic Centres

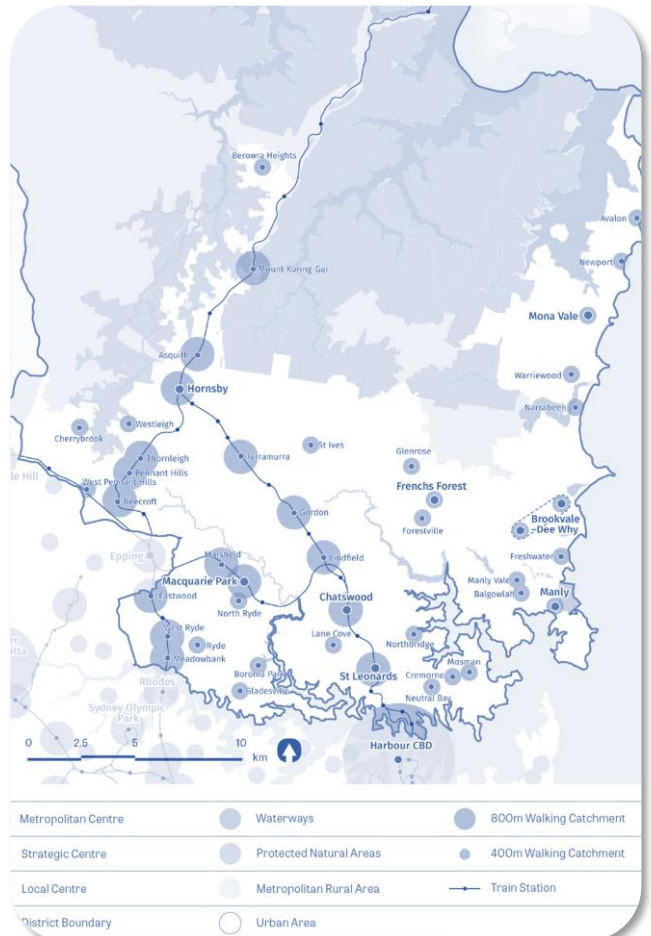
Brookvale-Dee Why

Chatswood

Hornsby

Manly

Mona Vale



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

Figure 1: North District - centres



Health and Education Precincts

The North District Plan states (pg. 60), the NSW Government anticipate investment into Health and Education Precincts will:



Provide employment diversity.



Increase employment closer to home.



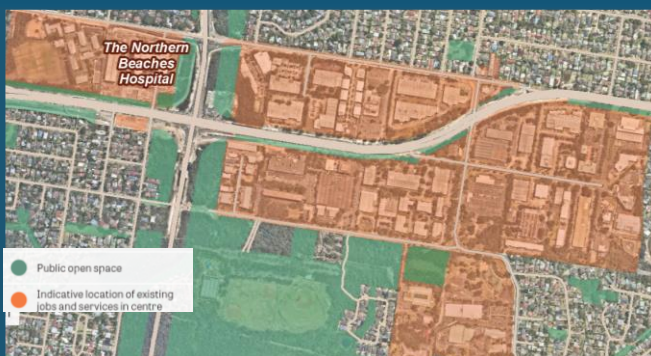
Improve economic performance and competitiveness

Major health and education facilities positioned in each Precinct include:

- **Frenchs Forest:** Northern Beaches Hospital
- **St Leonard's:** Royal North Shore Hospital
- **Macquarie Park:** Macquarie University

HPS work with you at every stage of your healthcare project from conception to completion to ensure a successful outcome.

Frenchs Forest



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

Figure 2: Frenchs Forest



9,300
estimated jobs
in 2016



12,000-13,000
2036 job target



Provide a mixed use centre with health, office and residential development.



Deliver new housing including affordable housing.



Encourage co-location of health and education related facilities to support Northern Beaches Hospital.



Plan to grow employment in the centre.



North District Part 2

Health and Education Precincts

Macquarie Park



58,500
estimated jobs
in 2016



73,000-79,000
2036 job target



Urban Renewal Area including Macquarie University Precinct, North Ryde Station Precinct and Macquarie Park Investigation Area.



Improve public transport connections to Parramatta and other Districts.



Maintain high quality commercial floor space and increase capacity.



Major employment sectors include wholesale trade, professional, scientific and technical services and information, media and telecommunications



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

Figure 3: Macquarie Park

St Leonard's



47,100
estimated jobs
in 2016



54,000-63,500
2036 job target



Mixed use centre with health, office and residential development.



Sydney Metro Crows Nest station to increase job opportunities and potential urban renewal.



Encourage co-location of health and education related facilities.



Plan to grow employment in the centre.



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

Figure 4: St Leonard's



North District Part 2

Strategic Centres

Strategic Centres are key for the local community providing employment, goods and services, transport and housing and achieving the goal of a 30-minute city. Across the North District, the Strategic Centres include Brookvale-Dee Why, Chatswood, Hornsby, Manly and Mona Vale. Frenchs Forest, Macquarie Park and St Leonard's are also Strategic Centres which have been discussed as Health and Education Precincts.

“800,000 sq m
additional retail space demand
”
over the next 20 years.

The Plan (pg. 67) states strategic centres are generally characterised by the following factors:



High levels of private sector investment.



Flexibility, so that the private sector can choose where and when to invest.



Co-location of a wide mix of activities, including residential.

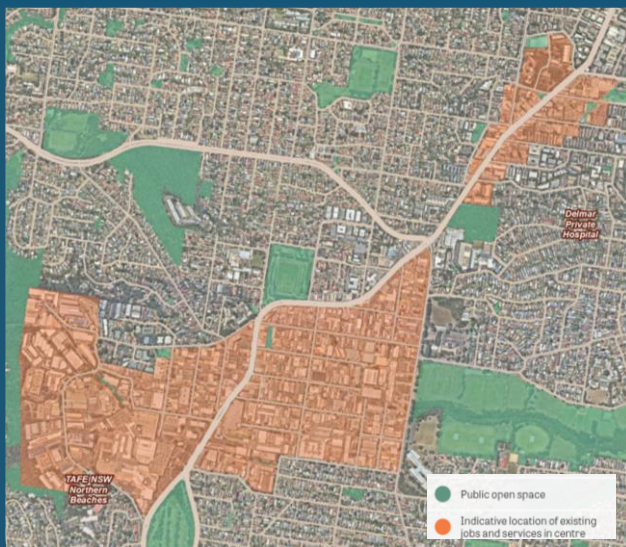


High levels of amenity, walkability and being cycle-friendly.



Areas identified for commercial uses and, where appropriate, commercial.

Brookvale-Dee Why



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

Figure 5: Brookvale-Dee Why



20,000
estimated jobs
in 2016



23,000-26,000
2036 job target



Maintain mixed use centre as historical strong performer and promote Brookvale industrial area for new innovative and creative industries.



Identify and support economic and employment opportunities along Pittwater Road. Encourage revitalisation along commercial strip.



Improve connectivity with Northern Beaches Hospital.



Greatest employment hub in the Northern Beaches.





North District Part 2


Chatswood

 **24,700**
estimated jobs
in 2016

 **31,000-33,000**
2036 job target

 Diverse mix of retail, healthcare, office, community and residential.

 Sydney Metro station will improve accessibility and encourage growth.

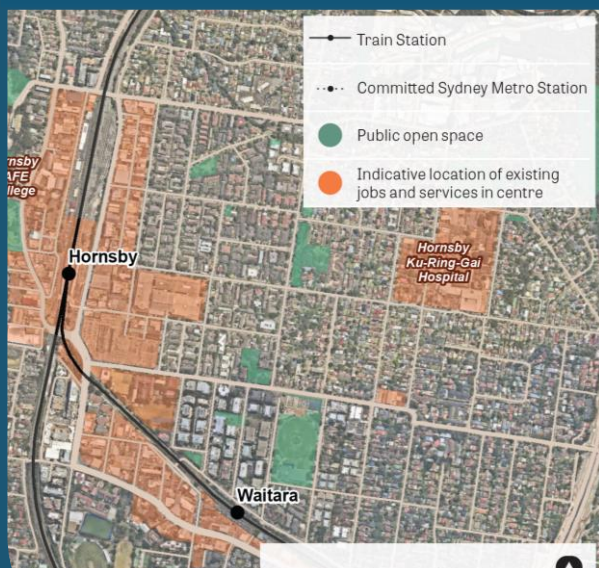
 Expand commercial core to generate employment opportunities.



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


Figure 6: Chatswood

Hornsby




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


Figure 7: Hornsby

 **14,300**
estimated jobs
in 2016

 **18,000-22,000**
2036 job target

 Revitalisation of commercial core will be encouraged.

 Encourage mixed use development west of the railway line. Provide more development opportunities east of the centre.

 Support health-related uses and infrastructure surrounding Hornsby-Ku-ring-gai Hospital




North District Part 2


Manly

 **5,000**
estimated jobs
in 2016

 **6,000-6,500**
2036 job target

 Diversify commercial activity to reduce economic risk.

 Improve Manly as cultural, tourist, retail and entertainment precinct.


 Improve transport to Chatswood, Frenchs Forest, St Leonard's, Macquarie Park and Macquarie University.




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


Figure 8: Manly


Mona Vale

 **4,300**
estimated jobs
in 2016

 **5,000-6,000**
2036 job target

 Diverse mix of retail, commercial, community, light industrial and residential uses.

 Support and maintain industrial precinct north of the centre.

 Commercial and retail growth will be supported to generated employment opportunities



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

Figure 9: Mona Vale



Our next newsletter will examine how the Western City District is expected to grow by 2036. The Western City District comprises the LGA's of Blue Mountains, Camden, Campbelltown, Fairfield, Hawkesbury, Liverpool, Penrith and Wollondilly.



Source: Greater Sydney Commission, Our Greater Sydney 2056, Western City District Plan

Figure 10: Western City District

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

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