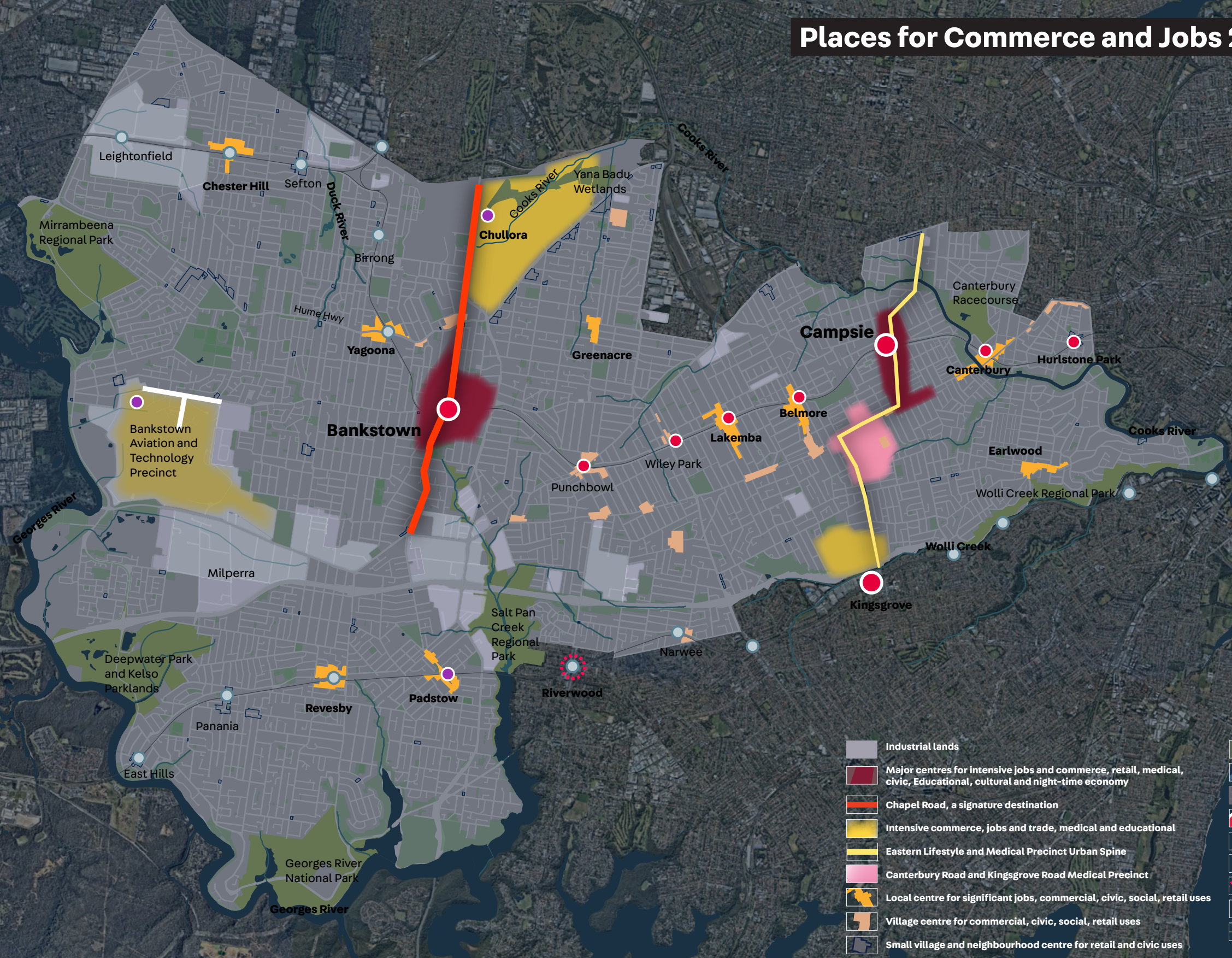


# Places for Commerce and Jobs 2036





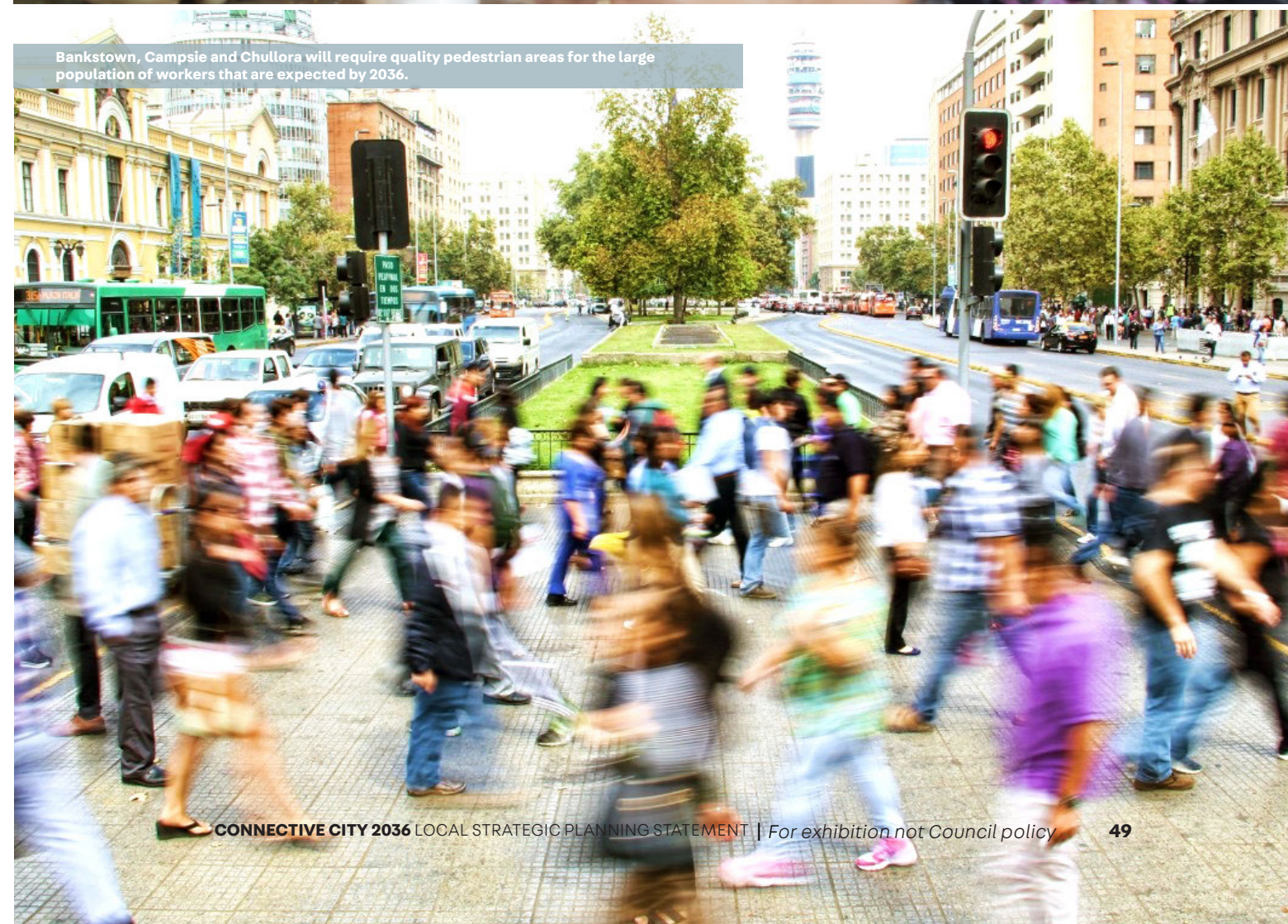
# Evolution 3

## Places for Commerce and Jobs

**Canterbury-Bankstown will build on its strengths and connectivity to deliver local jobs, a strong local economy and a diverse, skilled workforce that is an integral part of the Greater Sydney economy.**



Connective City 2036 provides many opportunities for small business, new businesses and family run businesses as well as for large business and corporations.





**The City is home to 115,000 jobs and we are planning for an additional 41,000 jobs over the next 20 years.**

**We will need to build on the City's strengths and improve transport connections to create many more local jobs and support a strong local economy and a diverse, skilled workforce that is an integral part of the Greater Sydney economy.**

The City is the eighth largest economy in NSW with a gross regional product of \$14.48 billion, almost three per cent of the State's economy. The City has a long-standing specialisation in manufacturing due to its centrally located and easily accessible industrial areas, proximity to freight networks, and skilled labour force.

Transport, postal and warehousing is also a large generator of value, with specialisations in road transport (taxis and buses), warehousing, storage services, postal and courier pick-up and delivery services.

Population-serving sectors such as retail, health care and social assistance also provide many local jobs and are well used by the resident population.

With an additional 41,000 jobs expected over the next 20 years, we are planning for existing commerce to grow, as well as an expansion in health care, social assistance, education and training, construction and retail trade.

Bankstown will be home to the highest number of jobs in the South District, with Campsie and Canterbury as the City's main job hubs. Chullora and Kingsgrove will also contribute significant increases in job numbers and diversity.

We need to plan for these jobs to be near transport and other land uses, so that more people can get to work on public transport and access other services or shopping.

**Opportunities**

The South District Plan classifies Bankstown and Campsie as strategic centres, with Bankstown also identified as a health and education precinct. This designation sets these centres as important locations for jobs and commerce.

We are working with the Greater Sydney Commission through the Collaboration Area process for Bankstown City Centre and Bankstown Aviation and Technology Precinct

to reinforce the process of growth and improvement in these areas.

The City's stable economic growth, evidenced by the additional 8189 new jobs created in the four years from 2014 to 2018 in almost all industry categories, is expected to continue.

The biggest trend in the last 20 years is towards knowledge-intensive jobs making up 48 per cent of the NSW workforce. This shift in demand for knowledge-intensive jobs is the result of globalisation, affluence, automation, digitisation and rising demand for services.

This is evidenced in the City with the largest employment sector growth being in health care and social assistance, which has grown by 2.3 per cent and 3503 jobs in the four years to 2018.

The NSW Government announced a \$1.3 billion investment in a new hospital for Bankstown, in addition to an extension already underway for the current Bankstown Hospital and \$6.5 million to upgrade Canterbury Hospital.

The City's older population suggests that the need for a strong health care sector will continue through the 20-year time frame.

Education and training is the second largest growth sector with an increase of 1.4 per cent and 2248 jobs in the same four-year period.

The University of Western Sydney has committed to a new campus in Bankstown which will lead to other associated job and business opportunities including over 650 teaching and support staff.

The City is well positioned to target, attract and cater for the needs of knowledge workers by providing opportunities for well-placed and suitably designed new office space co-located with other commercial and educational opportunities.

Between 2014 and 2018, transport, warehousing, and postal jobs increased by 0.6 per cent with an additional 1080 jobs, and accommodation and food services were up by 0.8 per cent with an additional 1358 jobs. Maintaining an efficient road network is key to continued growth in these sectors.

The City's transport investments create opportunities for residents and workers moving between Canterbury-Bankstown and other economic centres across Sydney.

**PRIORITIES**

Increase job numbers, choice and diversity.

Attract investment in health, education, research and technology.

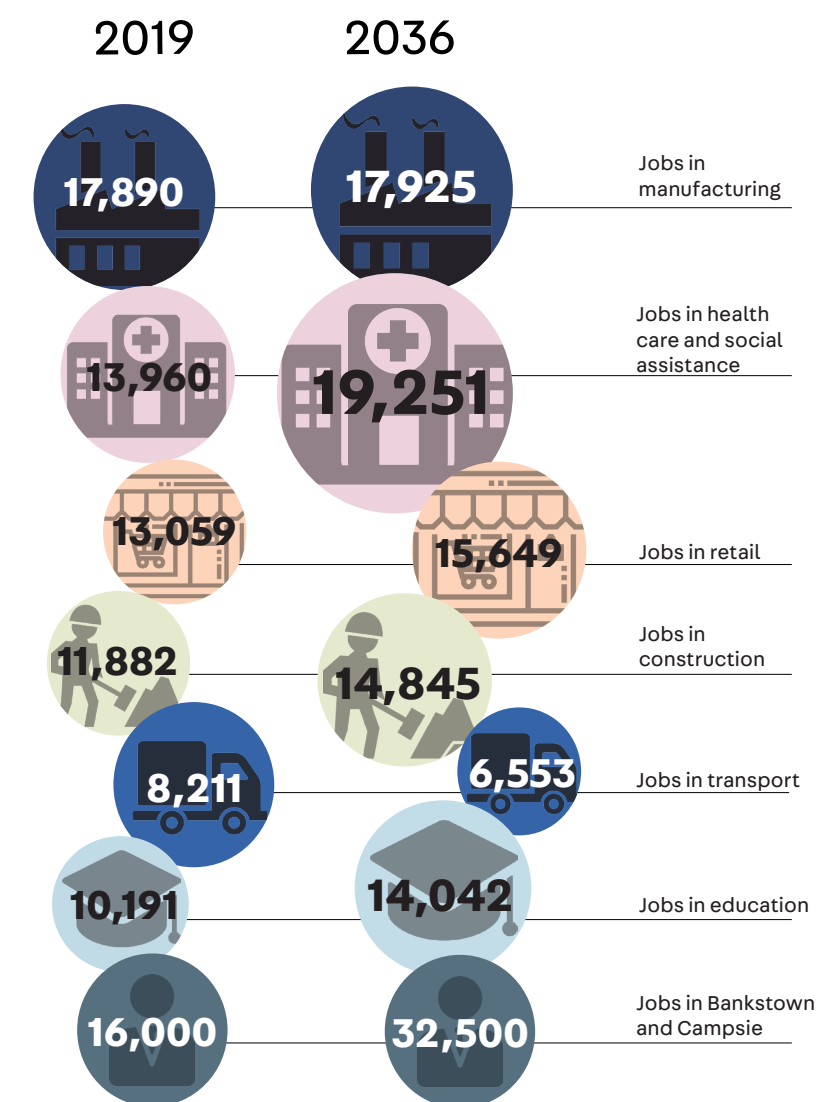
Protect and enhance employment lands.

Increase the number of people living and working in the City.

Locally connect centres to their catchments.

Connect Bankstown and Campsie to Greater Sydney.

**Indicators**



Icon made by Freepik from www.flaticon.com



Connections to Bankstown Airport, Port Botany and the New M4 and M5 motorways provide opportunities for the freight, logistics and distribution industries, as does the City's dense population and employment locations.

### Determining factors

A large proportion of people living in the City do not work there. This presents an opportunity to increase the number and type of jobs across the City in all commercial and industrial locations to provide a greater range of jobs for residents.

The City also has an underrepresentation of jobs in the knowledge-based sectors such as professional and technical. This will need to be addressed with appropriate land and floor space to attract new businesses.

In line with national trends, the City has seen a decline in manufacturing (-1.5 per cent and -817 jobs) and construction (-2.8 per cent and -2329 jobs). However, this decline is not across all sectors with growth in warehousing and logistics and other population driven manufacturing sectors.

We will continue to designate well located land and space for manufacturing and other industrial type uses, maintain excellent freight and road connections, and minimise land use conflicts with housing and other sensitive land uses.

### A diversity of job types

The South District Plan forecasts that by 2036 25,000 jobs will be available in Bankstown and 7500 in Campsie. Analysis indicates that the City has an adequate supply of employment lands to meet these targets. It will, however, require master planning to unlock potential and to ensure that quality places and buildings support the function of strategic centres.

Unlocking potential also requires Sydney Metro services to make employment centres more attractive for investors and knowledge workers, particularly in Chullora, Bankstown and Campsie. Better connections to Sydney CBD, Chatswood, Macquarie Park and Norwest will strengthen economic links with the Eastern Economic Corridor and stimulate economic opportunities that will attract jobs to Bankstown, Chullora and Campsie.

Bankstown City Centre will be the economic heart of both the City and the South District. It will be an important knowledge, health and education employment hub, emerging as a health and education precinct anchored around a Western Sydney University campus, a redeveloped Bankstown Hospital, TAFE, and investment in private health and research. Economic flow-on effects will create opportunities for more local jobs, including knowledge-intensive jobs. Enhanced tourism, visitor accommodation, arts and cultural services and meeting and events uses will provide further employment.

The Chapel Road Precinct will be an important economic corridor, supporting the transition of Chullora into a premium business park with direct connections to Bankstown, Parramatta, and Sydney CBD along the Hume Highway, Newcastle along the A6/M1 and Wollongong along the A6/A1 motorways.

Campsie will mature into an Eastern Lifestyle and Medical Precinct, supported by economic uses along the spine from Kingsgrove to Campsie via Canterbury Hospital.

Protected industrial lands will provide space for local services to meet demand and maximise job-generating development and investment.

Local centres will better serve their local communities, with some becoming day and night destinations for activity.

Planning rules and outdoor dining rules will also seek to enable the corner shop to once again become a local service and a place where a local community can connect.

We will also look at settings to enable an increase in knowledge-intensive industries that can tap into a highly skilled and multilingual labour pool, and in central locations.

### Building a more resilient economy

The domestic economy has been undergoing constant and rapid change, which creates challenges to how we plan for employment lands. Providing adequate and well located opportunities for investment in higher education and facilitating growth in knowledge-intensive jobs will build resilience into the local labour force.

Just 13 per cent of Canterbury-Bankstown jobs are knowledge-intensive roles, compared to 29 per cent in Greater Sydney. Focusing on improving the performance and productivity of employment lands, and their connectedness to other employment centres and domestic and international gateways, will help to address this gap and help drive the City's growing reputation for fostering innovation and start-up businesses.

We can also look to leverage local specialisations and unique attributes such as a large migrant community with strong global relationships and connections to food preparation, especially as the economy transitions from manufacturing to advanced manufacturing.

### Retaining all service and employment lands

There are more than 13 major industrial areas across the City. Consistent with the South District Plan, we will retain Canterbury-Bankstown's business and industrial lands to maintain capacity for future jobs. As a transitional arrangement, planning proposals that seek to rezone business and industrial lands for alternative uses that have already received a gateway determination will continue to be progressed.

The renewal of employment lands for higher order employment uses will be encouraged to increase the density of jobs. We will encourage improvements or developments that provide a more attractive and sought after commercial environment. As a general principle, we will not support proposals to introduce residential development into industrial and urban service areas, including aged care facilities and live/work units.

Any proposals would need to address the principles for managing industrial and urban services land in the South District Plan.

Although in places like Chullora and Kingsgrove there may be different commercial uses, we expect there will be no net loss of jobs or commercial space. We envisage that these areas will greatly increase job numbers over time.

### Key employment growth areas:

#### Bankstown City Centre

Bankstown City Centre will be the economic heart of the City, with 25,000 jobs and 25,000 students by 2036. Chapel Road Precinct, linking the City Centre north to Chullora and south to Padstow, will be the heart of the health and education precinct, with a TAFE Campus and a Western Sydney University campus.

Bankstown-Lidcombe Hospital will be redeveloped on a new site, to deliver comprehensive healthcare for south-western Sydney, including the latest in emergency medicine, surgical services and critical care.

Bankstown will be home to visitor accommodation, high quality and affordable housing, arts and cultural services and meeting and events offerings to support surrounding employment lands at Chullora and Bankstown Aviation and Technology Precinct.

Our efforts to improve Bankstown's economic performance will include a strong, safe and vibrant night-time economy, and creating a place of innovation, commerce, culture and energy. Bankstown City Centre will be promoted as a genuine destination in Greater Sydney.

#### Chullora Business Park

A high-tech precinct at Chullora will optimise the area's large vacant lots that offer good access to an established rail freight network.

Our planning will focus on a significant increase in the range of services to attract high profile businesses. We will prioritise access to retail and personal services along with high standard civic spaces and parklands along the Cooks River.

A new Sydney Metro station linking this precinct to Bankstown and Parramatta and public domain improvements are critical to this vision. Linking to the Sydney Metro system will substantially improve the performance, quality and quantum of investment to this precinct, including its capacity to accommodate higher employment-generating land uses and lessen workers' reliance on private vehicles.



Small scale streets and businesses will be required throughout employment areas in order to provide an attractive and well serviced place to work.

Connective City 2036 provides opportunities for growth in a wide range of sectors including industrial, construction, warehousing, distribution and office space.







Our planning will focus on a significant increase in the range of services on offer in order to attract further high-profile businesses.

### **Campsie and the Eastern Lifestyle and Medical Precinct**

Campsie will underpin the Eastern Lifestyle and Medical Precinct, supported by an economic spine from Kingsgrove to Campsie via Canterbury Hospital. The Hospital will anchor a new health and wellness services precinct. North-south and east-west Sydney Metro connections will provide access to a larger catchment of workers. This precinct is estimated to grow from 4,800 jobs in 2016 to 7,500 jobs by 2036.

Greater accessibility to and along the Cooks River, Council investment in the Canterbury Aquatic Centre, and new open spaces and community uses at Canterbury Racecourse will underpin the high quality lifestyle and wellness precinct.

### **Bankstown Aviation and Technology Precinct**

Bankstown Airport and surrounding employment lands will leverage aviation, advanced manufacturing and transport logistics specialisations to create a true aviation and technology precinct. Airport specialisations in emergency services and aviation training can be supported north of the current runway through connections along Marion Street to Bankstown and student housing. The existing cluster of manufacturing could transition into an advanced manufacturing precinct, while access to the airport, major freight routes and Greater Sydney provides further opportunity.

Current investment in the south west precinct of the airport will increase jobs and investment in the next five years, as will recent private investment in a garden centre along Henry Lawson Drive.

As with Chullora, Bankstown Airport will benefit as an employment and innovation precinct from a Sydney Metro stop between Bankstown and Liverpool. This would improve access for visitors and users of the airport, and open the airport to major job markets at Bankstown and Liverpool.

The Western Sydney University site in Milperra will be subject to a masterplan process to realise an appropriate future based on its proximity to the precinct, the urban context and community consultation.

### **Leverage infrastructure**

Canterbury-Bankstown is positioned to capture transport and logistics through road and rail into the long term. This is essential, given that Australia's freight economy continues to grow. In the ten years to 2016, domestic freight grew by 50 per cent and this is expected to continue by another 26 per cent to 2026. Continuing to work with industry on increasing operational efficiency, capacity and capability, combined with ensuring the availability of land for employment generating uses, will mean the City becomes one of Greater Sydney's key locations for distribution of goods and services.

New infrastructure, including Sydney Metro, Western Sydney University city campus, the new Bankstown Hospital and longer-term mass transit connections will improve the capacity to diversify industries and jobs across the City. We will target employment growth around these infrastructure investments to optimise land uses and improve network efficiencies.

Further investment in transport infrastructure, health and education will help to transform local economic and employment opportunities.

### **Hierarchy of centres**

A clear and logical retail and commercial hierarchy will create a network of efficient business centres, creating regional and local employment spaces and opportunities.

The hierarchy will comprise:

- Bankstown City Centre, as a major centre for employment and activity;
- Campsie Town Centre anchoring a specialised lifestyle precinct;
- Chullora as a premier business park;
- A network of village centres including Bass Hill, Belmore, Canterbury, Yagoona, Punchbowl, Padstow, Panania, Revesby, Lakemba, Greenacre, Earlwood, Chester Hill, Wiley Park and Clemton Park; and
- A network of small centres including Bankstown Aerodrome, Georges Hall, Sefton, Milperra, East Hills, Picnic Point, Revesby Heights, Padstow Heights, Birrong, Riverwood, Narwee, Beverly Hills, Kingsgrove, Hurlstone Park, Ashbury, Croydon Park, Belfield and Condell Park.

### **Standalone shopping centres at Chullora Marketplace and Roselands**

The hierarchy of centres defines our broad policy intent with regard to where we will focus growth in jobs and housing and direct investment in local infrastructure. This approach also provides a platform from which we can demonstrate to other levels of government and the private sector the location and level of concentration of activity, growth and investment we will pursue to 2036. This approach also aims to safeguard against unplanned and sporadic planning outcomes that are inefficient and provide little certainty to industry or the community.

### **Existing employment precincts**

Bankstown, with connections to Chullora and Padstow via the Chapel Road Precinct and the Bankstown Aviation and Technology Precinct, will support an increase in jobs in surrounding precincts. Growth and investment in tourist and visitor accommodation, student housing, arts and cultural offerings, events and conferencing facilities in Bankstown will boost the reputations of these places as quality locations to do business.

### **Housing for employment growth**

Our planning for new housing must respond to and support economic growth. However, it takes an integrated approach to successfully grow a local economy long term. This includes understanding that the local economy is also influenced by a variety of factors such as liveability and amenity and access to affordable housing and childcare. It also relies on the socio-economic status of an area, accessibility to retail and commerce, and convenience.

Maintaining and adding to the mix of housing in and around centres is essential to the long-term economic life of centres and offers opportunities for renewal and reinvestment in public spaces and local infrastructure.

This mix however should include:

- Key worker housing close to Bankstown and Campsie to support the health, education and employment functions of these centres;
- Executive housing close to Chullora, Bankstown, Campsie to support growth in knowledge-intensive employment;
- Student housing in Bankstown City Centre to support the growing higher education roles of Bankstown and Bankstown Aviation and Technology Precinct; and
- Visitor and tourist accommodation to support the employment precincts, hospitals, arts and cultural sectors and visitation to the local area.

### **Emerging sectors**

*Connective City 2036* will assist local industry to create, innovate and grow the economy by promoting the use of new technologies; science, technology, engineering and mathematics (STEM) advancements; and other innovations to improve national and international competitiveness. This will see the traditional manufacturing base, which currently employs 17 per cent of the workforce, grow into an advanced manufacturing model utilising technology to produce more bespoke, specialised, high-value goods. Investment in the education sector will give the workers of tomorrow have the appropriate skill set to operate these new factories.

Change-makers and industry leaders will be empowered to share our SMART ambition and lead new methods of working, such as co-sharing workspaces, share economy services and a 24-hour economy that disrupts industries and produces more cost efficient and streamlined service models.

Spaces for start-ups, incubators, and arts and cultural industries will support the growth of up-and-coming industry sectors such as health care and social services, and transport, warehousing and logistics. These sectors are growing and are expected to be the largest employers in the future.



# EVOLUTION 3 - PLACES FOR COMMERCE AND JOBS

	PRIORITY	ACTIONS	CBCITY 2028	SOUTH DISTRICT PLAN	COLLABORATION	RESPONSIBILITY	TIME FRAME
METROPOLITAN	Increase job numbers, choice and diversity	Provide capacity for 25,000 jobs and 25,000 students in Bankstown City Centre by 2036	💡	🏛️		CBC	!!!
		Bankstown City Centre to have a commercial core for premium commercial and civic development, anchored by university, public and private hospital and other institutional development. Ensure a minimum two floors of commercial development in the mixed use zone in Bankstown city Centre	💡	🏛️	NSW Health, health and education sectors	CBC	!
		Ensure no net loss of employment floor space on sites within the Bankstown and Campsie centres	💡	🏛️		CBC	!
		Provide capacity for 7,500 jobs in Campsie Town Centre by 2036. Maintain ground floor active uses	💡	🏛️		CBC	!
		Prepare a place-based night time economy strategy for Bankstown City Centre	💡 🏠	👤 🍷	Create NSW	CBC	!
		Plan for increased employment density in Kingsgrove, permitting higher order employment uses	💡	🏛️		CBC	!!
	Attract investment in health, education, research and technology	Plan for significant increase in health, education, institutional, knowledge intensive and cultural jobs in Bankstown City Centre, focusing institutional development along the Chapel Road Precinct	💡	🏛️		CBC	!
		Prepare a Place Plan for Chullora which supports its transition into a high technology, premium business precinct. Permit limited retail, personal services and provide new civic and public open space	💡 🏠	🏛️	Sydney Water, TAFE NSW	CBC	!! !!!
		Encourage overstation development above the Bankstown Metro Station and Corridor to increase job capacity and attractiveness of the City Centre	💡	🏛️	Sydney Metro, TfNSW	CBC	!! !!!
		Plan for health precinct anchored by Canterbury Hospital in Campsie	💡	🏛️	NSW Health	CBC	!
		Plan capacity for tourist and visitor accommodation; event, conferencing and meeting space; and arts and cultural facilities that support Bankstown's health, education and commercial role	💡	🏛️		CBC	!
		Invest in enhanced connectivity to the Cooks River and community infrastructure to create a genuine lifestyle, health and wellness based centre at Campsie	💡	👤	CRA, Sydney Water, Infrastructure Australia	CBC	!
	Protect and enhance employment lands	Prepare Place Plans for Bankstown and Campsie, reinforcing their strategic centre functions	💡	🏛️	TfNSW	CBC	!
	Connect Bankstown and Campsie to Greater Sydney	Advocate for delivery of Parramatta to Kogarah via Bankstown and Chullora and Bankstown to Liverpool via Bankstown Airport-Milperra, and ensure future mass transit corridors are protected	💡 👤	🏠 🚶	TfNSW	CBC	!! !!!
		Work with TfNSW to test, implement Hurstville to Kings Bay via Campsie Sydney Metro connection	💡 👤	🏠 🚶	TfNSW	CBC	!! !!!
CITY SHAPING	Attract investment in health, education, research and technology	Encourage student housing in Bankstown City Centre to support the growing education role of Bankstown City Centre and Bankstown Aviation and Technology Precinct	💡 🏠	🏠	Education and aviation sector	CBC	!
	Protect and enhance employment lands	Retain all industrial and business lands (except as specified in this document) and do not support residential land uses, including aged care and live work units, in industrial and urban services lands	💡	🏛️		CBC	!
		Review land uses surrounding Bankstown Airport to encourage advanced manufacturing, aviation and logistics and encourage higher quality development outcomes	💡	🚶		CBC	!!
		Review land uses around freight hubs to minimise sensitive and conflicting land uses	💡	🏛️		CBC	! !!
	Increase the number of people living and working in the City	Build partnerships with key health and education institutions in Canterbury-Bankstown to provide pathways for local employment, focusing on both blue and white collar opportunities	💡 🗣️	🏛️	TAFE NSW, Universities, health and education sector	CBC	
		Ensure local urban services lands support local enterprise and allow for supporting office space	💡	🏛️		CBC	!!
		Provide housing typologies that support the employment role of Bankstown, Campsie and Chullora	💡 🏠	🏠		CBC	!
	Locally connect centres to their catchments	Review corner shop controls to allow for outdoor dining flexibility for small scale local investment	💡	👤		CBC	!!

Delivery: By 2021 (0–2 years) By 2021 and 2024 (2–5 years) Beyond 2025 (more than 5 years)

South District Plan Directions: Please refer to pages 13-15.

CBCity2028 Transformations: Please refer to pages 13-15.