

Density

Why

What

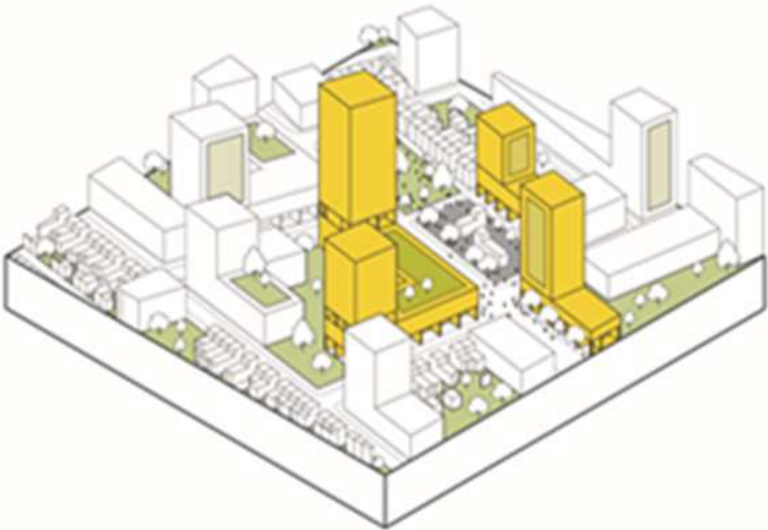
Where



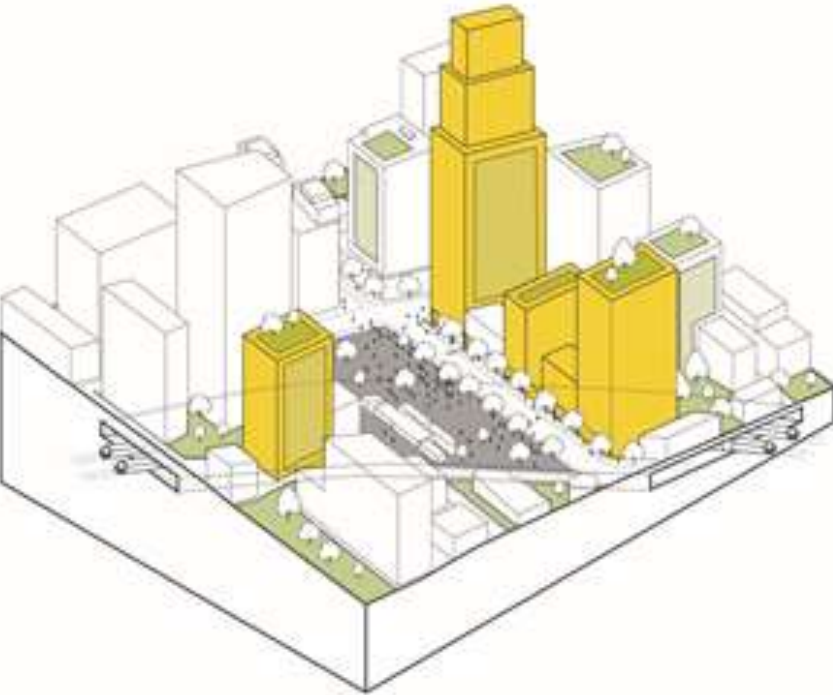
Careful intervention in existing places



Gradient between existing and new places



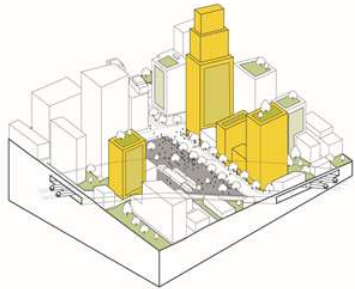
Optimised capacity in appropriate places



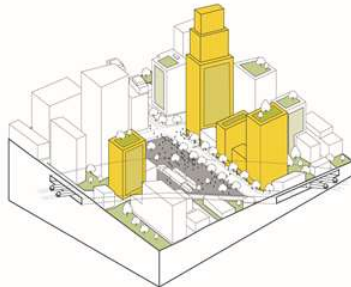
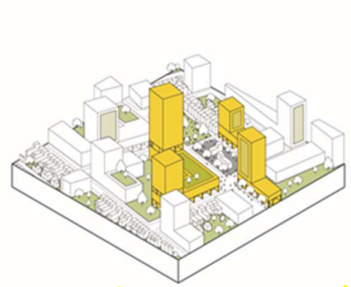
Existing



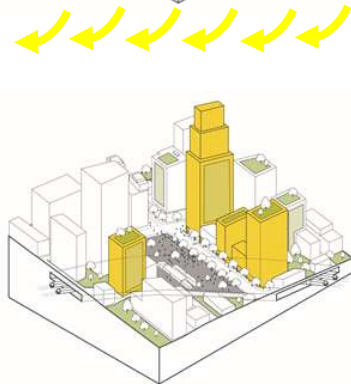
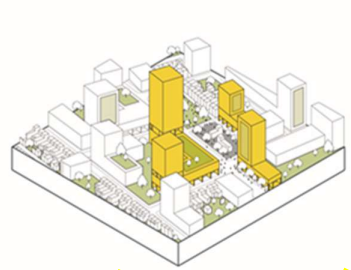
Taller buildings



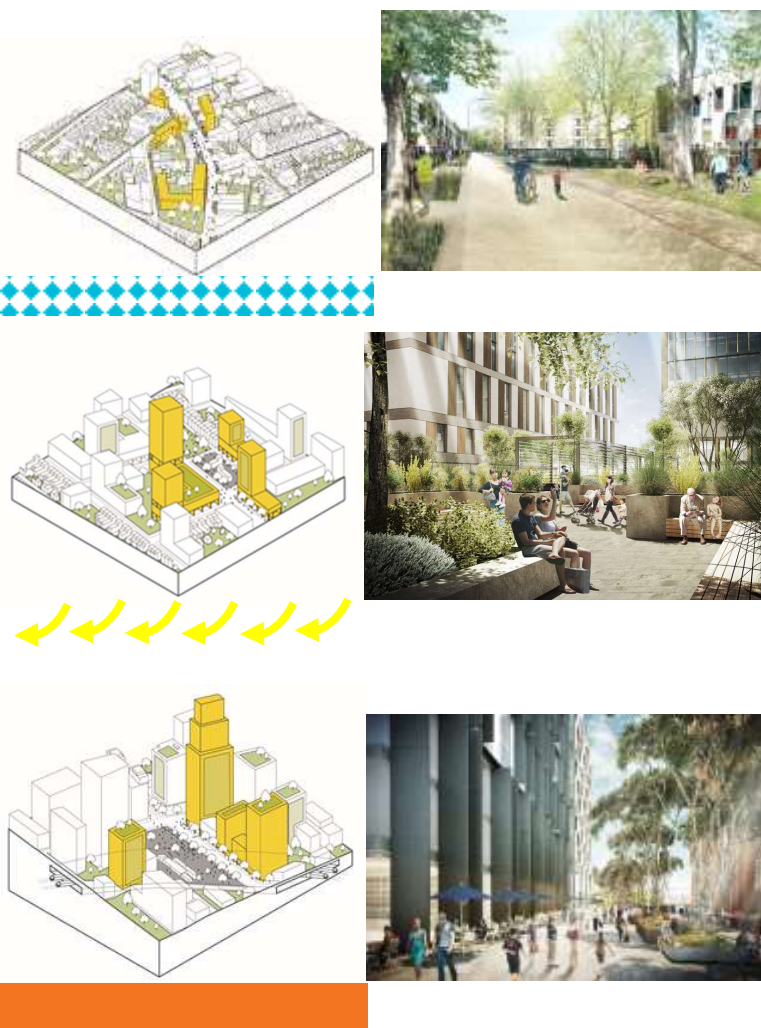
Gradients of height



Integration in existing

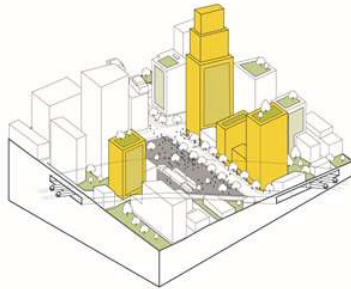
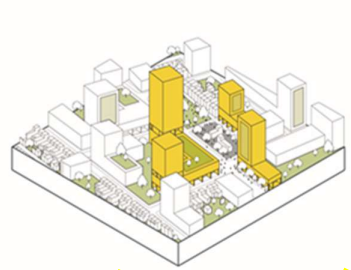


Potential buildings

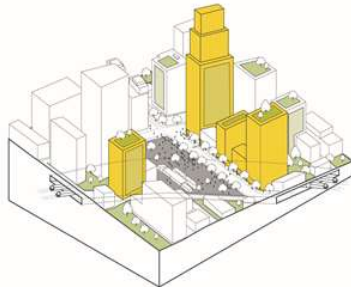
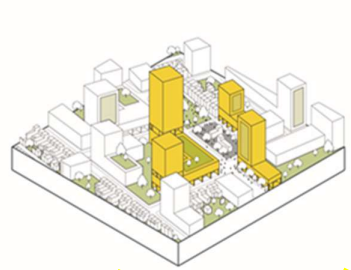


Potential and Existing

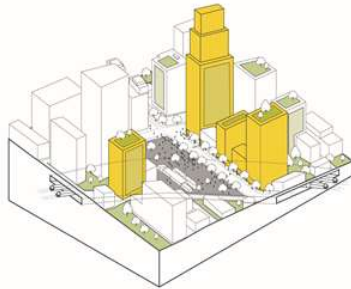
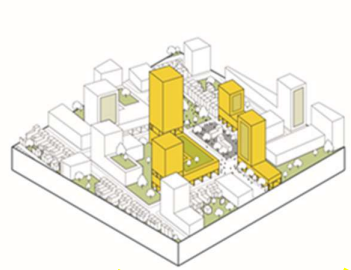
Within study area

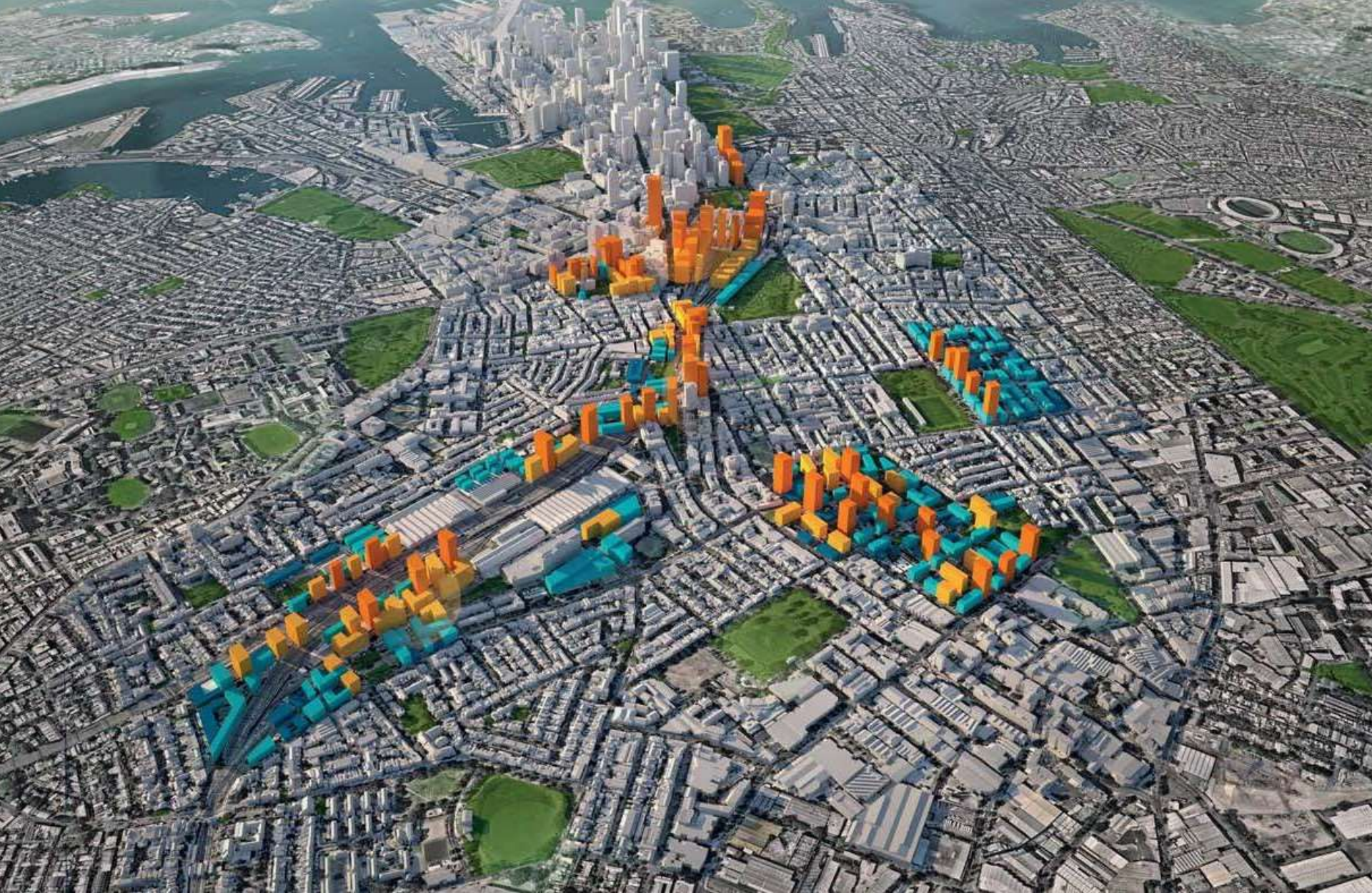


Phasing 0-15 years



Phasing 15 plus years

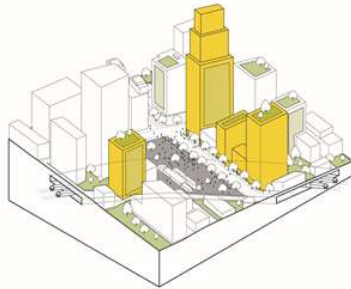
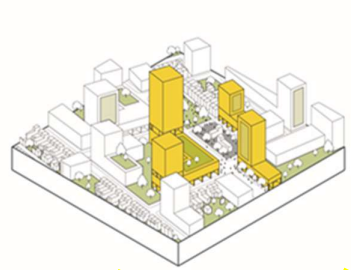




Central to Eveleigh
Urban Transformation and Transport Program



In wider context



Density *OUTCOMES*

- Increased access to way of living
- Ease of moving around
- Improved public realm
- Social and cultural facilities
- Greater Housing diversity
- Preserved areas of character



Simple principles we have developed



Mixed building sizes and combinations rather than uniform sizes and combinations

Excellent individual building design with variety of look and feel

Reduction in building size when transitioning to low rise neighbourhoods – new with old

Ground floors that have activity and that are attractive – active streets

A heart for each new precinct – a great public space with many activities – serviced by day to day community and retail services

Variety in building size and shape +



Variety in feel +



New and old working together



Active and interesting at street level



A community heart



Considering density – balancing the benefits and costs



At your tables, discuss what you have heard:
Are there other things we need to consider to manage trade-offs?

(ie to deliver great places incorporating the density we have discussed)

