

Urban Ideas

SPECIAL ISSUE
September 2013

A PUBLIC INTEREST MAGAZINE FROM THE URBAN TASKFORCE AUSTRALIA



HOUSING SYDNEY'S DIVERSE COMMUNITIES

Not "One Size Fits All"

7 Residential Building Types

Urban Taskforce
AUSTRALIA

Sydney has many different demographic groups who each want to live and work in different built environments

“There are many different demographic groups and many ways that people want to live at varying stages of their lives.”

Sydney more than most cities in the world has a rich cosmopolitan mix of different cultures. Just look at the variety of restaurants from Asia, Europe, South America or Africa along main streets like King Street in Newtown. With the waves of immigration from Europe followed by Asia, Africa and America has come a more cosmopolitan character to the city and a greater diversity of where people want to live. Our predominantly suburban housing model is now being complemented by more urban models with 25.8% of Sydney households now living in apartments.

This publication sets out to link our demographic diversity to a need for housing diversity and to promote a range of housing types of varying densities in varying locations. As the NSW planning system moves to a focus on strategic planning that involves communities in shaping the future character of their neighbourhoods there will be a need to demonstrate good examples of housing alternatives. In this edition of Urban Ideas we profile seven types of housing based on height and then demonstrate examples of these types through real projects by our developer members.

This publication will also link to a website that explains the value of different densities (www.ecodensity.com.au). We believe that the community must understand the different density impacts from different housing types and that there is a relationship between the density and the amount of land required for development. Two storey suburban houses, for instance, will require 15 times more land than six storey apartments for the same number of dwellings.

To give some focus to our publication we are using 7 types of housing defined by 7 different storey heights. We have developed an ‘R’ code with the ‘R’ meaning ‘Residential’ and we will explain R2, R4, R6, R8, R12, R25, R35+. Related to these 7 housing types are 7 demographic groups that enjoy living in each type.

Of course there are many different demographic groups and many different ways that people want to live at varying stages of their lives. Our planning system must respond to this diversity by encouraging a variety of housing types in differing locations.

The involvement of communities in the planning process must be through all the demographic groups and must not become captured by one particular group. Some groups may have more time to be involved but this does not mean they represent other groups. This publication is partly representing the variety of community groups that are part of our society and partly advocating on behalf of future members of the community to ensure there will be somewhere for them to live.



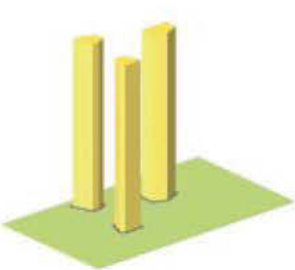


Chris Johnson AM
Chief Executive Officer
Urban Taskforce Australia

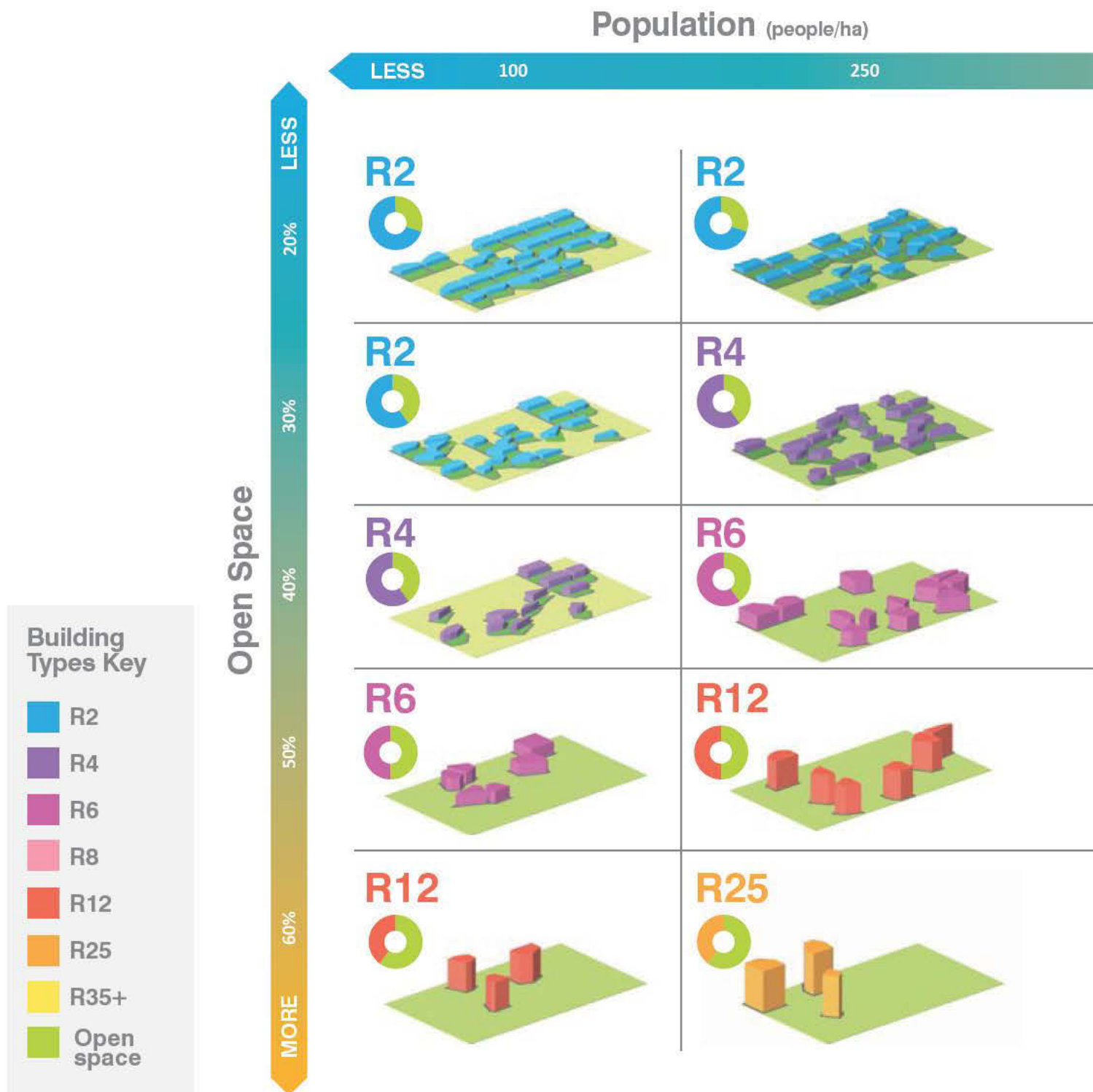
“... we profile seven types of housing based on height... and demonstrate examples of these types through real projects by our developer members.”



7 types of residential development defined by height and density

Residential Storey Heights	Demographic	People/ha	Location	Amenities
R2 	Young families, established families, young couples	30-100	Suburban areas	+ Local parks + Distant shops
R4 	Young couples, some young families, retirees	70-200	Close to village centres, along corridors	+ Parks + Some shops
R6 	Young couples, some young families, retirees	150-300	Close to town centres - Urban renewal areas	+ Parks + Shops + Swimming pool
R8 	Single couples (no kids), some families, retirees	250-400	Urban renewal areas, Urban corridors	+ Parks + Gymnasium + Child care + Swimming pools + Buses & trains
R12 	Single couples (no kids), some families, retirees	300-500	Urban renewal areas, City centres, Urban corridors	+ Parks + Supermarkets + Gyms + Child care + Swimming pools + Theatrettes + Buses & trains
R25 	Single couples (no kids), some families, retirees, students	400-800	Urban renewal areas, Near transport nodes, City centres, Large site	+ Parks + Jobs + Supermarkets + Gyms + Swimming pools + Cinemas + Buses & trains
R35+ 	Single couples (no kids), some families, retirees, students	600-1200	City centres - near railway stations	+ Parks + Jobs + Supermarkets + Gyms + Clubs + Swimming pools + Cinemas + Buses + Major railway station

We can increase the population density and increase the amount of open space giving different building solutions



These 25 density options keep one height for each option and demonstrate the impact of increasing density and of adjusting this with more open space. Some of these options equate to real examples of projects illustrated on pages in this publication.

Population (people/ha)

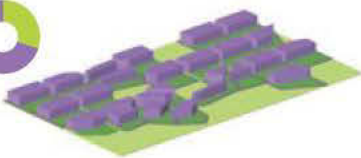
500

750

1000

MORE

R4



R4



R6



R6



R6



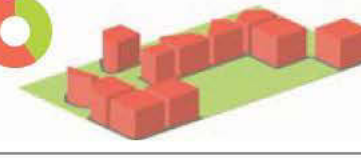
R8



R8



R12



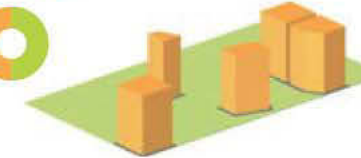
R25



R25



R25



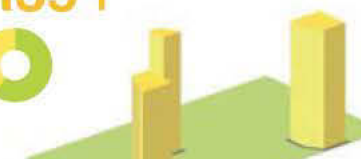
R35+



R35+



R35+



R35+



Most of Sydney will remain two storeys but higher density will occur around transport nodes, town centres and in urban renewal areas

The changing attitudes to living patterns in Sydney are leading to more people wanting to live closer to work and to amenities. The two storey model that covers most of suburban Sydney will remain as the dominant housing type for most of the city. This will increasingly be supplemented by a range of higher density housing types.

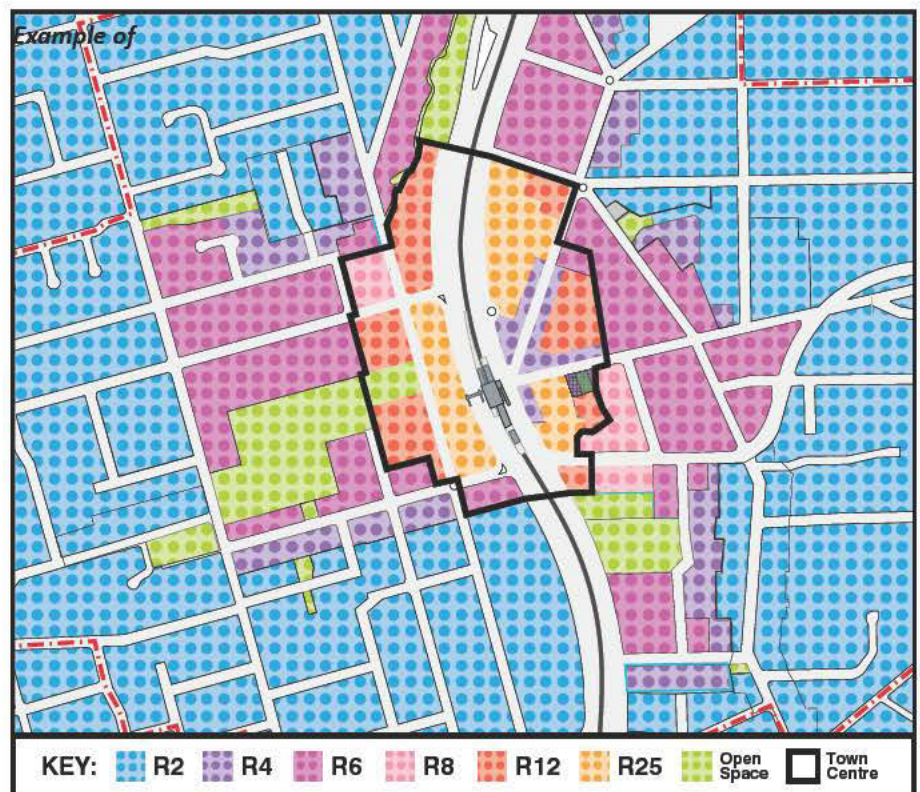
The NSW Government has acknowledged that higher densities will be needed to handle increased population growth from natural birth rate and from immigration. On top of this is the fact that Australians are living longer and therefore needing to occupy some form of housing for longer than previous generations.

The State Government has recently established a number of Urban Activation Precincts (UAPs) around town centres and railway stations and is developing precinct plans that increase densities and height at these locations.

The Urban Taskforce supports the UAPs but believes they should be used in far more locations to encourage development in the right locations. The best locations for each of the 7 types of residential density we have selected are outlined below:

R2 Two storey housing should be able to be built across most of Sydney's suburban areas and particularly in the new greenfield housing release areas. Increasingly new housing estates are developing smaller housing lots to reduce the cost of housing and to increase yields. New two storey housing is being developed including terrace houses and town houses.

R4 & R6 Four and six storey housing is generally located on the edge of



Applying the R heights to the proposed Town Centre Plan for Epping we get most of the surroundings at R2 with a build up of heights through R4, R6, R8 to R12 and R25 in the centre near the railway station.

town centres and as part of the mix in urban renewal areas. Many inner city industrial sites that are surrounded by suburban housing have been developed with four and six storey housing.

R8 Eight storey housing is quite common as it is under the 25 metre height that triggers fire sprinklers with extra costs. It is generally located along growth corridors like Parramatta Road and on larger industrial sites going through a renewal process. Eight storey apartments are also often part of the mix in larger sites with a variety of heights.

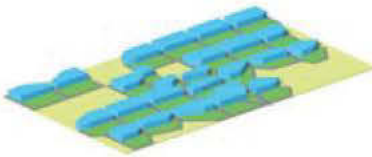
R12 Twelve storey apartments are generally located near to town centres and in large urban renewal sites.

R25 Tall twenty-five storey towers will occur in larger centres like Chatswood and Hurstville and on sites like the Pyrmont peninsular at Jackson's landing. Very large industrial sites undergoing renewal like Rhodes and Victoria Park will often incorporate a number of towers of this height.

R35+ Very tall residential towers are generally located in city centres like Sydney, North Sydney and Parramatta.

Residential 2 Two storey development

R2

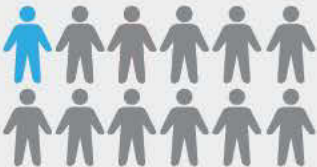


1-2
storeys high



Typical Demographic
Young families,
Established families,
Young couples

Population Density



30-100
people per hectare

Location
Suburban areas

Amenities
+ Local parks
+ Distant shops



The Ponds by Australand & Landcom

Two storey development or lower has been the predominant housing type for Sydney for a long time.

Most of our low density suburbs have developed from the garden city concepts from England where a half city, half country character evolved. As families became smaller the need for large houses became less but Australia still has very large house sizes by world standards. The 2012 report on Australian Cities produced by the Federal Government indicates that the average Australian house is now 250 square metres while the average apartment size is almost half of this at 130 square metres (including town houses).



Oran Park by UrbanGrowth NSW and Greenfields Development Company

More dense models of two storey housing have developed over time including the more urban form of the terrace house with no setbacks to the side boundaries. Town houses have also been developed to provide more dense housing that retains its own identity with a small garden.

UrbanGrowth NSW under its previous name of Landcom have worked with many private sector developers to produce housing generally on the fringe of Sydney and as part of larger housing estates. The North West and South West Growth Areas are where a large amount of new greenfield housing will be built.



Thornton by UrbanGrowth NSW

Residential 4

Four storey development

R4

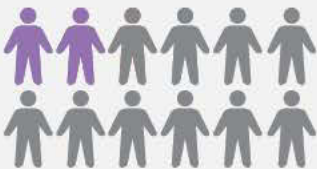


3-4
storeys high



Typical Demographic
Young couples,
Some young families,
Retirees

Population Density



70-200
people per hectare

Location
Close to village centres,
along corridors

Amenities
+ Parks
+ Some shops



Clemton Park Village by Australand

Four storey development changes the housing type from all being on the ground with a garden to a more vertical format.

This leads to a new form of ownership through strata title where the house owner has their own property as well as shared access ways, parking and amenities.

Four storey buildings are still reasonably compatible with two storey housing which often has higher pitched roofs. They are also well under the canopy of trees and can give a very domestic appearance. In some cases the lower levels can be two storey terrace houses with apartments above. Parking is often under the buildings and this can be costly for housing that is only four floors as can be the cost of lifts.



Epping Park by Meriton



Epping Park by Meriton



Park Central by UrbanGrowth NSW

Residential 6 Six storey development

R6

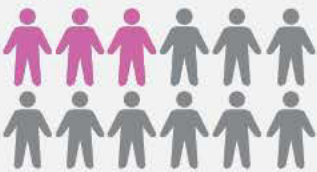


5-6
storeys high



Typical Demographic
Young couples,
Some young families,
Retirees

Population Density



150-300
people per hectare

Location
Close to town centres
- Urban renewal areas

Amenities
+ Parks
+ Shops
+ Swimming pool



Sanctum by Crown

To better cover the costs of underground parking and for sites that are closer to village centres and along urban renewal corridors six storey apartments can provide high quality development.

Buildings of this height are still below the tree canopy and they can give a good scale to the normal street. Often the upper level is set back to give greater outdoor terrace areas and this reduces the apparent height.



Rouse Hill Town Centre



Vantage North by Meriton



Brighton on Broadwater by Meriton

Residential 8

Eight storey development



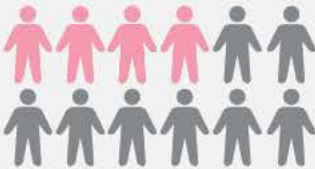
7-8
storeys high



Typical Demographic

Single couples (no kids),
Some families,
Retirees

Population Density



250-400
people per hectare

Location

Urban renewal areas,
Town centres, Urban
corridors

Amenities

- + Parks
- + Shops
- + Gymnasium
- + Child care
- + Swimming pool
- + Buses
- + Trains



Crown Square by Meriton

Many apartment buildings are built to this height as expensive fire sprinklers and other controls are required if a building is over 25 metres.

Eight storeys give a very European character similar to the scale of buildings in old Paris. Appropriate locations are along major urban renewal corridors like Parramatta Road and close to town centres and transport nodes.

Many larger precincts will incorporate a mixture of eight storey horizontal buildings with high rise towers to give some variety to the built form and to get more open space.



Harold Park by Mirvac



Erko by Leighton



Top Ryde by Crown

Residential 12

Twelve storey development

R12



9-12

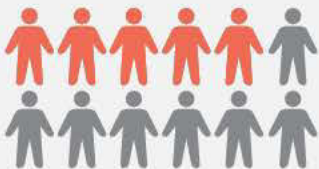
storeys high



Typical Demographic

Young couples,
Some young families,
Retirees

Population Density



300-500

people per hectare

Location

Urban renewal areas,
City centres, Urban
corridors

Amenities

- + Parks
- + Supermarket
- + Gyms
- + Child care
- + Swimming pool
- + Theatrettes
- + Buses
- + Trains



Evolve at Jacksons Landing, by Lend Lease

At twelve storeys, apartment buildings will be above the tree canopy and they will need the extra fire provisions.

They will be located nearer to major centres where their height can blend with taller commercial and residential buildings nearby. Buildings up to twelve storeys are generally seen as horizontal buildings rather than as towers



Crown Square by Meriton



Discovery Point by Australand

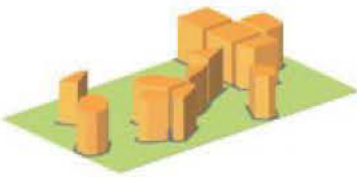


Central Park by Frasers Property

Residential 25

Twenty-five storey tower development

R25



13-25

storeys high



Typical Demographic

Single couples (no kids), Some families, Retirees, Students

Population Density



400-800

people per hectare

Location

Urban renewal areas, Near transport nodes, City centres, Large site

Amenities

- + Parks
- + Jobs
- + Supermarkets
- + Swimming pools
- + Cinemas
- + Buses
- + Trains



VSQ North by Meriton

Above twelve storeys high, apartments generally become towers with smaller floor plates.

The tower has many advantages including having less apartments per floor, better views, better natural light and ventilation and the creation of more open space for gardens at the ground level. Towers of this height are often in major centres like Chatswood, Parramatta and Hurstville. They have the advantage of being located close to many amenities including public transport. Some larger precincts, like Rhodes Peninsular, often have a mixture of horizontal building types of eight or twelve floors along with a few twenty-five storey towers.



The Distillery at Jacksons Landing, by Lend Lease



V by Crown

Residential 35+ Very tall tower development

R35+



26-35+
storeys high



Typical Demographic

Single couples (no kids), Some families, Retirees, Students

Population Density



600-1200

people per hectare

Location

City centres -
Near railway stations

Amenities

- + Parks
- + Jobs
- + Supermarkets
- + Swimming pools
- + Cinemas
- + Clubs
- + Buses
- + Major railway stations



Infinity by Meriton

Some people like to live right in the centre of an urban area in a very tall tower.

From here they can walk to work and they have all the cultural facilities of the city nearby. Australian cities are now getting very tall apartment buildings with 80 storey towers built in Brisbane, 90 storeys proposed in Parramatta and up to 108 storeys planned for Melbourne. Clearly not everyone wants to live in tall towers like this but the demand seems to be there. A positive result of these buildings is to activate the city outside work hours.

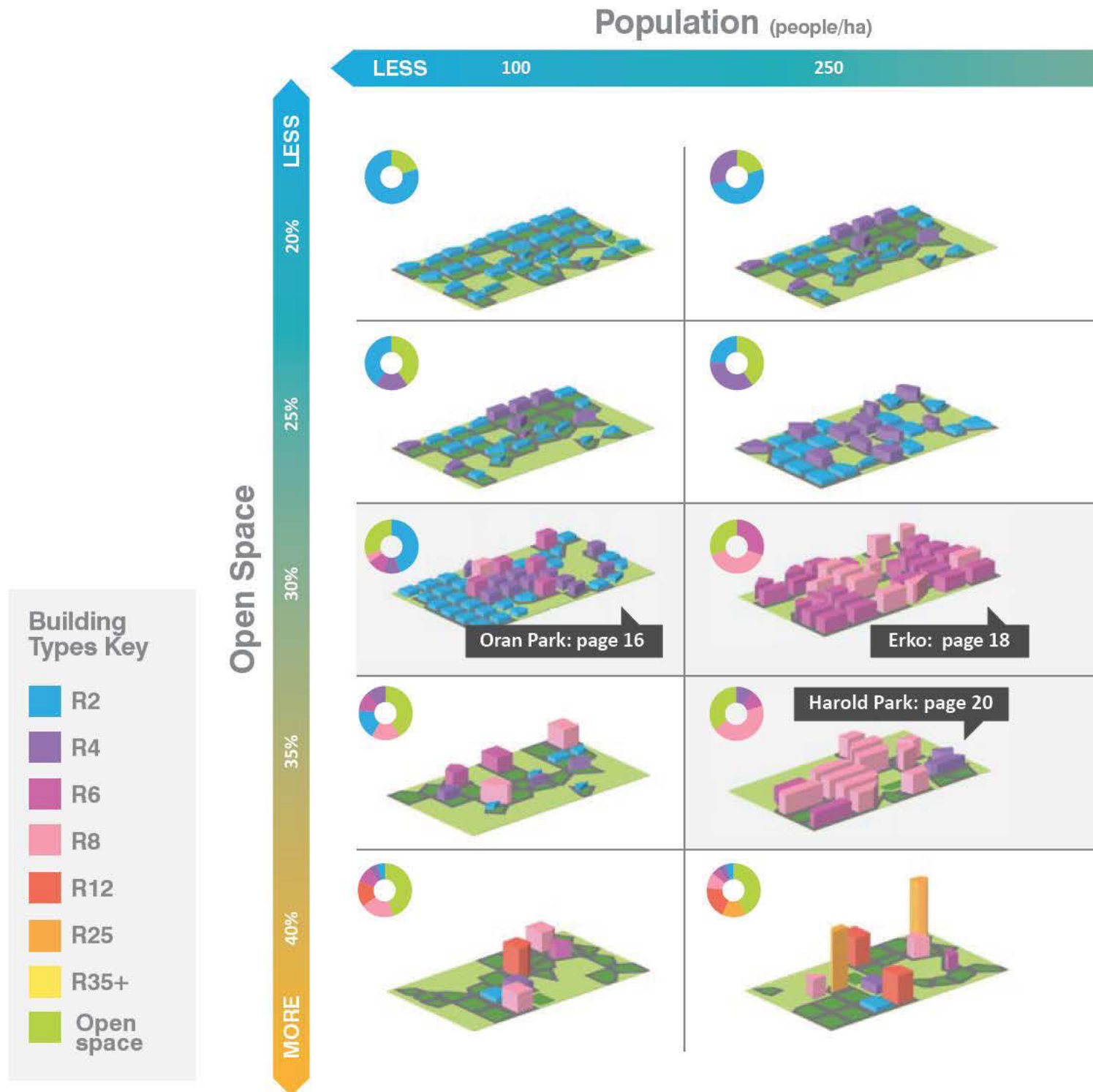


Central Park by Frasers Property



Soleil by Meriton

Most developments have a mixture of heights giving a more interesting built form while still providing different densities and different open space solutions



As sites closer to town centres are likely to have more people per hectare it is also likely that greater height will lead to better open space provisions. The 25 mixed height options on these pages demonstrate a range of solutions suitable for sites from the city fringe to the centre of Sydney's CBD. We have indicated where the options are similar to real projects undertaken by members of the Urban Taskforce.

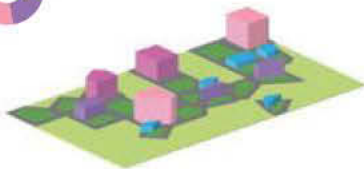
Population (people/ha)

500

750

1000

MORE



Crown Square: page 24



Central Park: page 30



Top Ryde: page 26



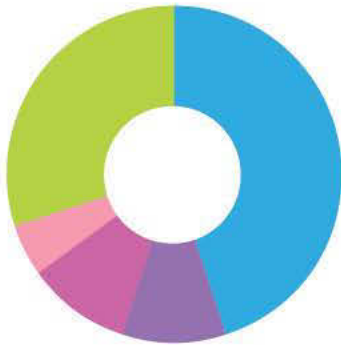
Discovery Point: page 28



Jacksons Landing: page 22



City Fringe, low rise town centre: Oran Park by UrbanGrowth NSW and Greenfields Development Company



R2 45%

R4 10%

R6 10%

R8 5%

Open space 30%

Population Density

100

people per hectare

Typical Demographic

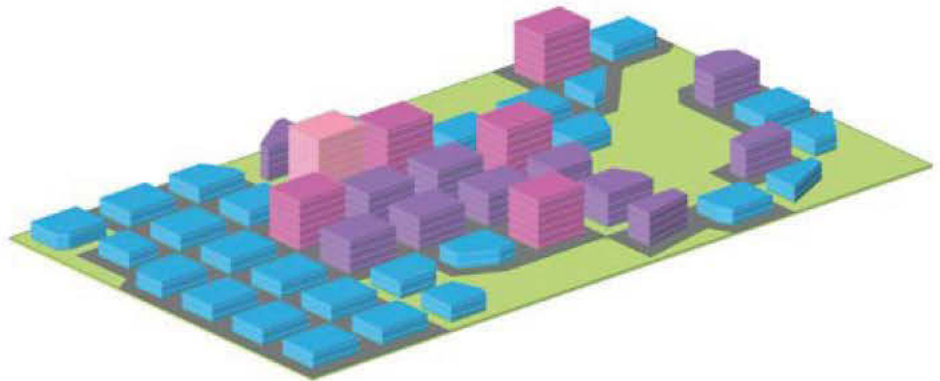
Young families,
established families

Location

City fringe

Amenities

- + shops
- + swimming pool
- + sports oval
- + supermarkets
- + gym
- + recreation centre



Oran Park is a new town centre and a new housing suburb on the fringes of Sydney not far from Camden.

Before this development the land was used for primary production and as a car racing site. Most of the new housing is two storey detached houses with their own front and back gardens but on smaller lots - the traditional suburban house. At the centre of the development is the town centre which will have a range of retail commercial and residential buildings.

One housing type that UrbanGrowth has been developing for sites like Oran Park is a new version of the traditional terrace house. These have become very popular at a certain price range as an alternative to the detached house.

Within the Oran Park town centre there will be a number of apartment buildings generally 4 to 6 storeys high with a small number at 8 storeys. So even in greenfield sites on Sydney's fringe some buildings will be up to 8 storeys high.

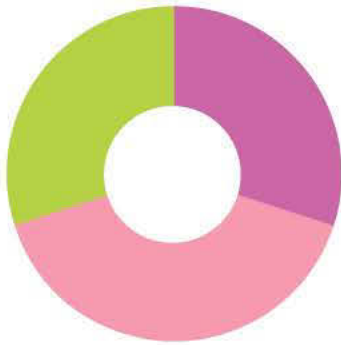




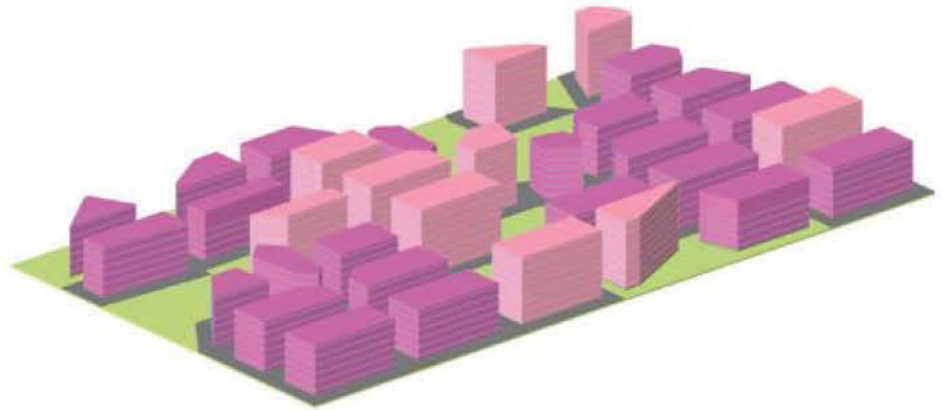
To view the fly through of Oran Park go to:
www.oranparktown.com.au/explore

To view the work of UrbanGrowth NSW go to:
www.urbangrowthnsw.com.au

Middle Ring, Medium Rise Housing Precinct: Erko by Leighton Properties and Lasalle Investment Management



R6 30%
R8 40%
Open space 30%



Erko is located in Erskineville not far from Sydney Park and within walking distance of Erskineville Railway Station.

Open space is provided by defining a small park as part of a broader development of the precinct.

The site is a redundant industrial complex with the surrounding area being mainly terrace houses, 2 storey housing and some low rise apartments.

The Erko housing is very popular and is selling fast. The location is ideal for young families, working couples without children and for retirees. There are local shops nearby, ovals and even a training ground for children bicycle riders. Public transport is excellent.

Population Density

250

people per hectare

The approach taken to the design of the site by Leighton has been to develop street edge apartment blocks of 6 to 8 storeys. This has given a consistent feel to the precinct while keeping a scale that is sympathetic to the surrounding area.

Erko is the first step of a large development of the existing Ashmore Industrial Estate. The City of Sydney has developed an overall master plan for the area.

Typical Demographic
Young families, singles, some retirees

Location

Inner west near train station

Amenities

- + park
- + shops
- + swimming pool
- + sports oval
- + gym
- + gardens
- + trains





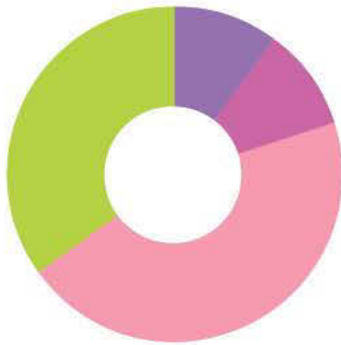
Masterplan of a larger precinct including the Erko project



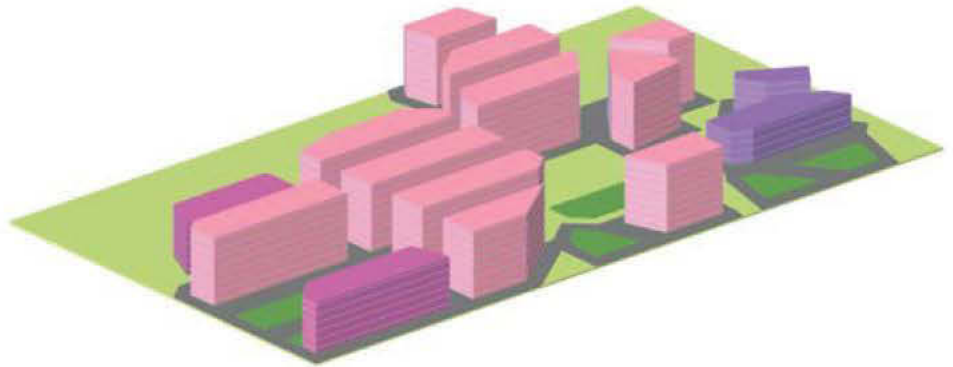
To view the website for Erko go to:
www.erkoapartments.com.au

To view the work of Leighton Properties go to:
www.leightonproperties.com.au

Eight Storey Precinct in Inner West: Harold Park by Mirvac



R4 10%
R6 10%
R8 45%
Open space 35%



Harold Park was a large trotting track that became redundant. The City of Sydney Council developed a series of master plans for the site which was purchased by Mirvac.

the community a large 3.5 hectare part of the site was made into parkland and an old tramshed converted into community facilities.

The overall site is around 10 hectares which means the project is able to develop its own character in a manner that fits in with the surrounding areas. A light rail network is adjacent to the site and the shops of Glebe Point Road are within walking distance.

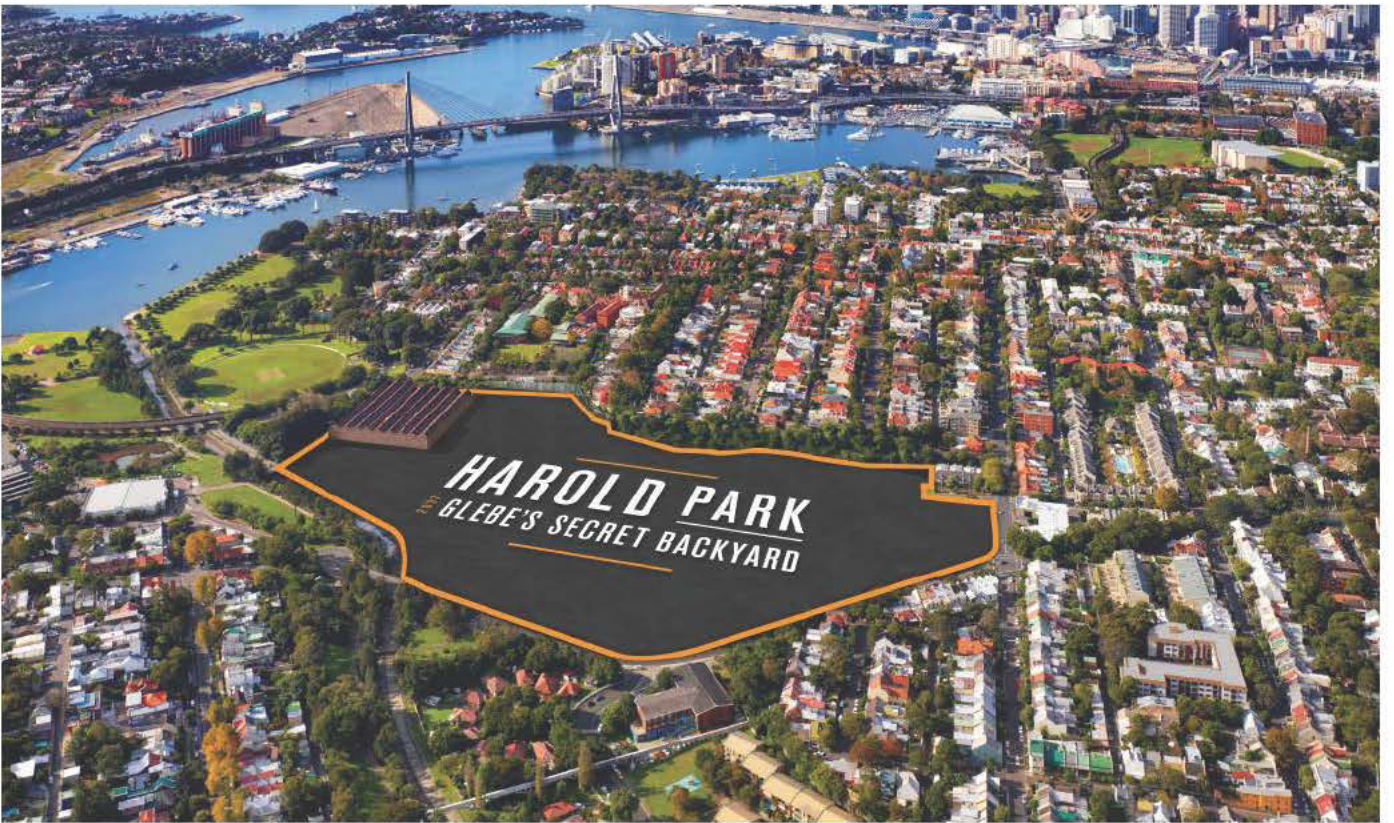
Population Density
300
 people per hectare

Typical Demographic
 Young families,
 established families,
 young professionals,
 retirees, students

Location
 Inner West

- Amenities
- + parks
 - + waterfront
 - + retail
 - + food hall
 - + lifestyle centre
 - + community centre
 - + light rail
 - + buses





To see website of Mirvac go to:
www.mirvac.com

To see website for Harold Park go to:
www.haroldparkbymirvac.com

Tall towers maximise views on an urban waterfront site: Jacksons Landing by Lend Lease



R4	8%
R6	10%
R8	10%
R12	20%
R25	25%
Open space	27%

Population Density

400

people per hectare

Typical Demographic

Urban evolvers, working couples, urban families

Location

Urban waterfront

Amenities

- + covered pool
- + waterfront promenade
- + restaurants
- + parks
- + gym
- + shops
- + buses
- + light rail



Jacksons Landing is a good example of 25 storey residential towers being sited to create an urban precinct on the end of the Pyrmont peninsular.

Along with the tall towers there are lower residential buildings and a number of commercial buildings as well as retail. The precinct has become popular with retiring baby boomers as can be seen from interviews on their website.

The advantage of the towers is to maximise the spectacular views across the harbour to the city as well as freeing up considerable amounts of space at ground level for gardens. There are significant amenities including a foreshore promenade, a number of restaurants, coffee shops, some large parklands, shops and medical facilities.

The precinct is located close to the city cultural facilities and to the CBD employment area for those wanting to catch the light rail to work.





Jacksons Landing by Lend Lease



The Distillery at Jacksons Landing



Silk at Jacksons Landing

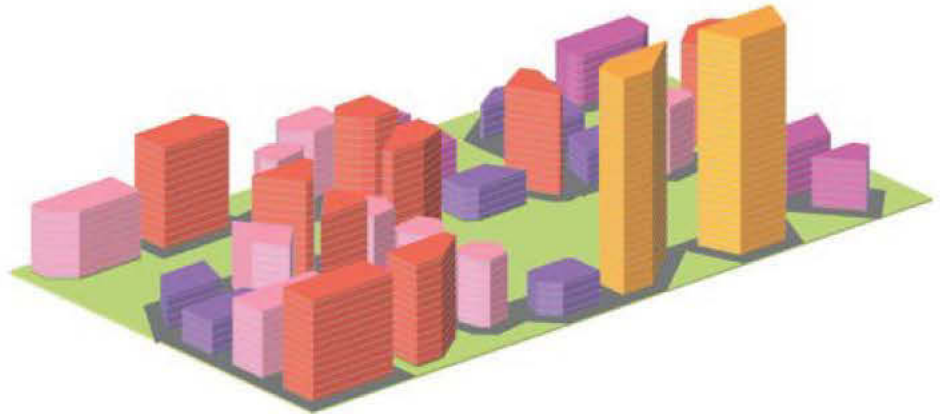
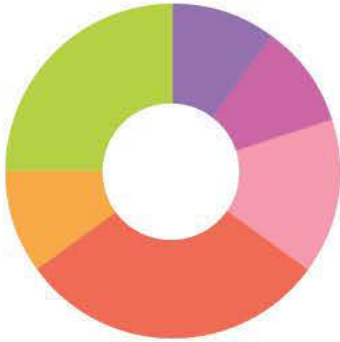


Evolve at Jacksons Landing

To view Jacksons Landing go to:
www.lendlease.com/en/australia/projects/jacksons-landing

To view the work of Lend Lease go to:
www.lendlease.com/Australia

A large inner city housing development with a variety of heights: Crown Square in South Sydney by Meriton



R4	10%
R6	10%
R8	15%
R12	30%
R25	10%
Open space	25%

This large site of 10 hectares in South Sydney is one of the early developments of a precinct of apartments incorporating significant amenities for its residents.

The project includes buildings from 4 storeys high to some over 12 storeys. These are located around a central park accessible to all. A supermarket is a popular retail centre along with a number of coffee shops

and other retail outlets. An historic building has been converted into a recreation facility for the residents.

As this project has been finished for some years it is an excellent case study to view on site the impact of buildings of varying heights. The increased density on the site has led to a ripple effect of further development in surrounding areas including the adjacent Dank Street precinct which has become a thriving arts and cultural area with some special restaurants.

Population Density

600

people per hectare

Typical Demographic

Singles, working couples, families

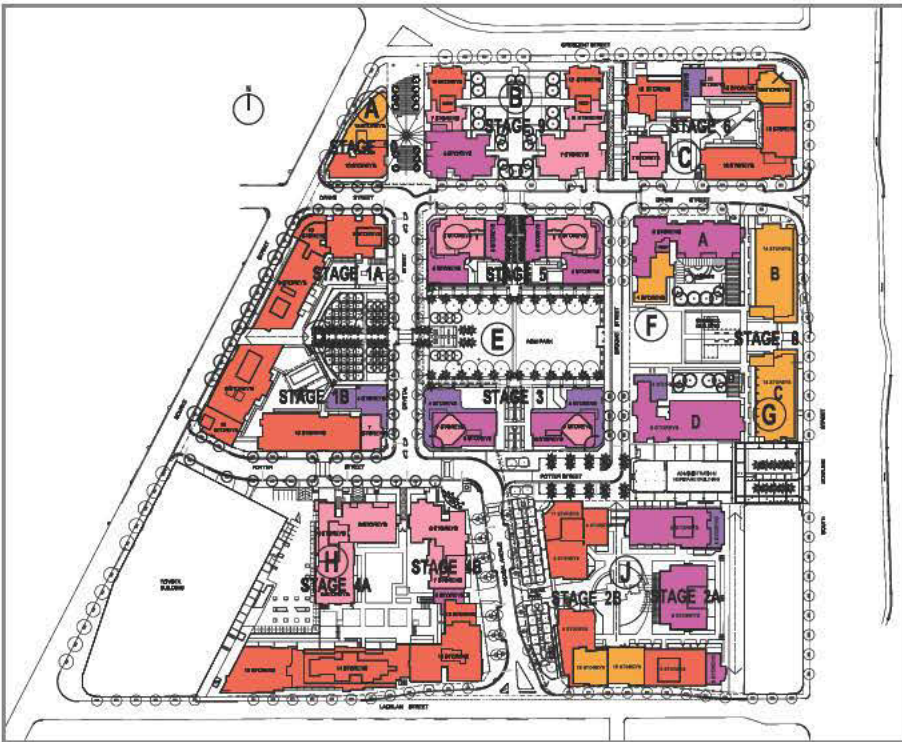
Location

Inner urban South Sydney

Amenities

- + parks
- + supermarket
- + swimming pool
- + gardens
- + close to art galleries
- + good buses
- + child care

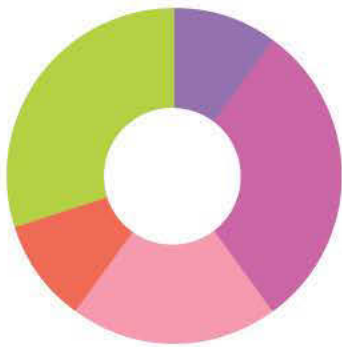




To view the Crown Square development and the full list of works by Meriton, go to: www.meriton.com.au

To view another Meriton project VSQ North go to: www.vsqnorth.com.au

Town Centre Housing over a Shopping Centre and near a train station: Top Ryde by Crown Group



R4	10%
R6	30%
R8	20%
R12	10%
Open space	30%

Top Ryde

The Top Ryde housing by the Crown Group appears to be on ground level with its gardens, landscaping and pools but it is located over the top of a massive shopping centre right in the middle of Top Ryde.

River but the complex is right in the heart of a bustling town centre. The project demonstrates the benefit of having density connected to amenity and this has attracted retiring baby boomers who want to have facilities nearby.

Top Ryde also provides its residents with many amenities including a club room, swimming pool and gardens located in the open space between the 8 and 10 storey buildings.

Living here feels like it is a resort with views to the city and across to the Parramatta

Population Density

700

people per hectare

Typical Demographic

Retirees, young couples

Location

In the middle of an urban town centre

Amenities

- + swimming pool
- + spa
- + gardens
- + gym
- + theatrettes
- + library
- + large shopping centre
- + buses





Top Ryde



Sanctum at Rhodes by Crown Group

Crown has developed a 6 storey apartment building at Rhodes that sits on a site between the waterfront and the town centre with its train station.

The housing enables maximum views of the water and has a scale that sits comfortably with the surrounding landscape.

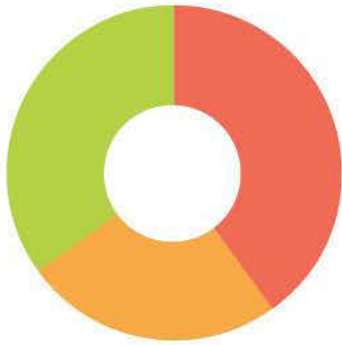


To view website for Top Ryde go to:
toprydecityliving.com.au

To view the flythrough for Sanctum go to:
www.youtube.com/watch?v=8YLuI9yuj0o

To view the work of the Crown Group go to:
www.crowngroup.com.au

Middle Ring medium and high density housing over a train station: Discovery Point by Australand



R12 40%
R25 25%
Open space 35%



Discovery Point

Australand's development at Discovery Point is a good example of medium and high density living.

The precinct has a good variety of building heights ranging from 8 storeys to 22 storeys. The site layout is focussed around historic Tempe House which is used as a shared community centre and a large parkland area that fronts the Cooks River.

The density is high enough to justify its own Railway Station (Wolli Creek) which is accessed via the Village Square or directly from one of the buildings in the complex. The precinct also has its own retail court where residents can shop or have a cup of coffee. The scale and location of the development has led to the construction of a new Woolworths supermarket next door.

Population Density

750

people per hectare

Typical Demographic

Working couples, singles, young families, some retirees

Location

Wolli Creek

Amenities

- + train station on site
- + parks
- + pools
- + gyms
- + community meeting rooms
- + village square





Discovery Point

Clenton Park Village by Australand

This development is on a redundant industrial site surrounded by 2 storey residential development. To be compatible with the surroundings the new buildings are 3 to 7 storeys high giving a consistent character to the precinct. The complex will include over 20 retail outlets including a supermarket, over one acre of parks, a child care centre and a site for retirement living.



To view the flythrough of
Discovery Point go to:
www.discoverypoint.com.au

To view the flythrough of
Clenton Park Village go to:
[www.cpvillage.com.au/
masterplan-video.php](http://www.cpvillage.com.au/masterplan-video.php)

To view the works of Australand go
to: www.australand.com.au

High Rise Housing Adjacent to Sydney's Central Railway Station on the edge of the CBD: Central Park by Frasers Property and Sekisui House



R8 20%
R12 20%
R25 20%
R35+ 15%
Open space 25%



Central Park is located very close to Central Station, with excellent bus connections and within walking distance to three universities.

pools, gymnasiums, child care facilities and a large shopping centre. Central Park also has innovative ESD systems including a Trigen energy system and the extensive use of landscape growing over some of the buildings.

Population Density

1000

people per hectare

Typical Demographic

Students, singles, working couples

Location

Central Sydney

Amenities

- + swimming pools
- + park
- + public art
- + shops
- + universities
- + supermarket
- + gym
- + cafés
- + cinemas
- + heavy rail
- + light rail
- + buses

Clearly the people who will want to live here will be interested in being close to the bustle of the city. Many will be connected to university life and many will walk to work. While car parking is provided it is mainly of a shared basis so residents can choose a car when they need one.

Building heights range from 8 storeys to 35 storeys with buildings representing most of our R categories. They are located so they can relate to their context with the taller buildings on the city edge next to the UTS tower and the lower buildings on the Chippendale side relating to the warehouses and terrace houses of this suburb.

Amenities include a large park with an assortment of public artworks, swimming





To view the works of Frasers Property go to:
www.frasersproperty.com.au

To view Central Park go to:
www.centralparksydney.com/master-plan



Meriton has built the full range of R types.

Urban Taskforce AUSTRALIA

GPO Box 5396
Sydney NSW 2001

Level 12, 32 Martin Place,
Sydney NSW

Level 6, London Circuit,
Canberra ACT

T: (02) 9238 3955

F: (02) 9222 9122

E: admin@urbantaskforce.com.au

W: www.urbantaskforce.com.au

More information at www.ecodencity.com.au

The Urban Taskforce has established a special website where more information is available. Features of the website include:

- Flythroughs of real projects
- Density Simulator to see the impact of varying densities
- Live links to each R building type
- Addresses of projects to visit to see density types

www.ecodencity.com.au

Credits

We would like to thank all the members of the Urban Taskforce who contributed to this project, to Ben Coorey of the University of Technology Sydney, Faculty of Design, Architecture and Building for developing the parametric modelling and graphic designers Edwardjames for translating the modelling into the final graphics. While the developers of the projects have been credited there are many architects, engineers and other consultants involved in each project who are generally credited on the developer's website.

We can present at Community and Council meetings

The Urban Taskforce has developed a presentation based on this publication and our website that clearly explains the 7 types of density and where they are best located in Sydney. The presentation links to real projects so that community groups can understand how each type feels.

As the new planning system is based on involving communities early in the strategic planning stage we believe the EcoDenCity package of publications, website and PowerPoint presentation will be a valuable tool for community meetings.

To arrange a presentation please contact Dipti Parkhi:
dparkhi@urbantaskforce.com.au

This publication is based on real world projects developed by members of the Urban Taskforce and we would like to thank the following organisations for their support.

