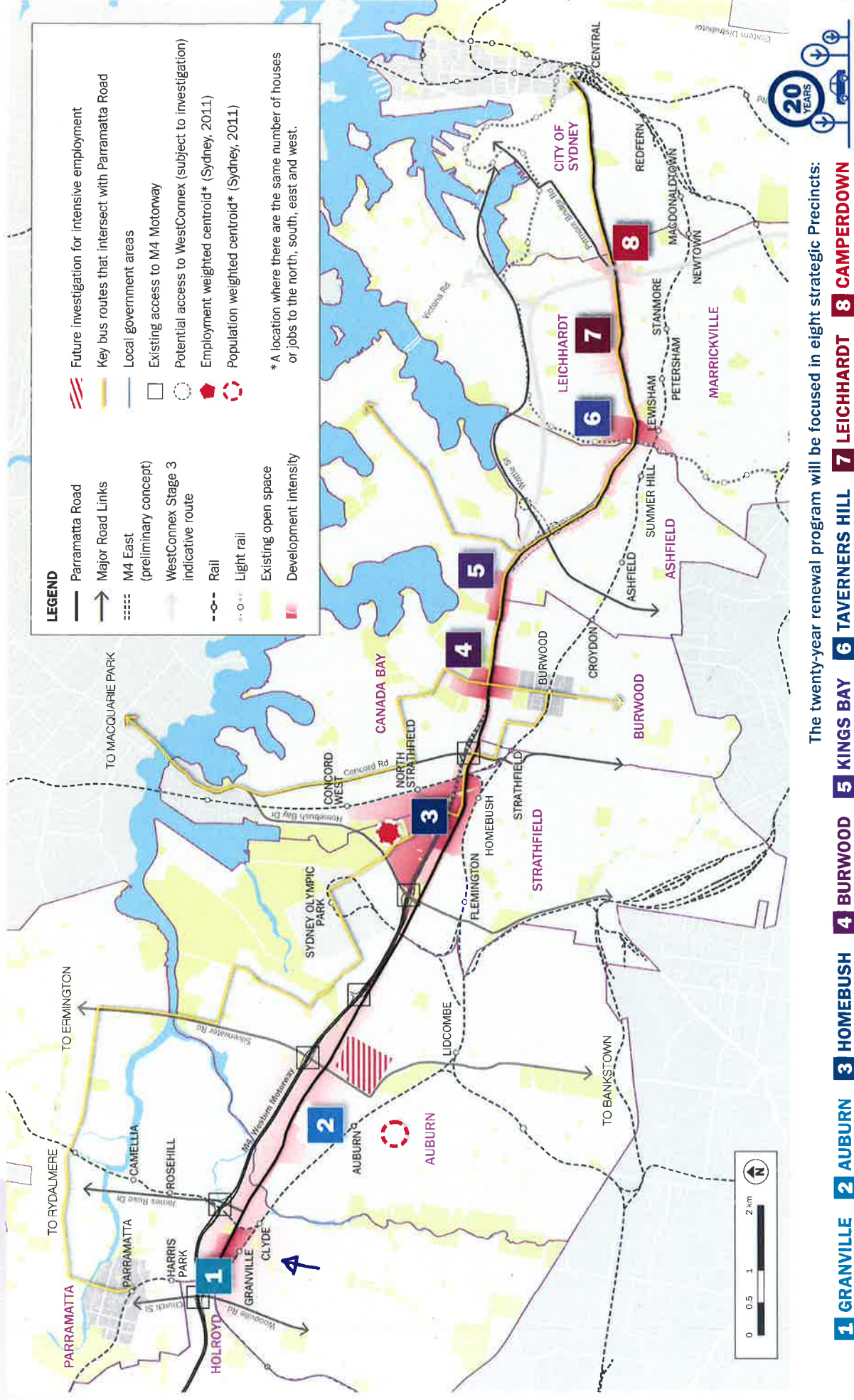


DRAFT INTEGRATED LAND USE AND TRANSPORT CONCEPT



RESIDENTIAL HOUSING DENSITY

More housing is needed because Sydney is growing.

The density of residential development in the Parramatta Road corridor is to be determined as part of future precinct planning in consultation with Local Government and communities.

Among many important factors that need to be balanced are:

- height
- architecture
- a mix of land uses
- heritage

- shadow and access to light
- natural ventilation
- capacity for growth
- housing demand
- open space access and provision.

The table below is a guide to what is meant by residential housing density

Low rise

3

Average height (storeys)



4

Maximum height (storeys)



252

Average density (pp/ha)

6

Average height (storeys)



8

Maximum height (storeys)

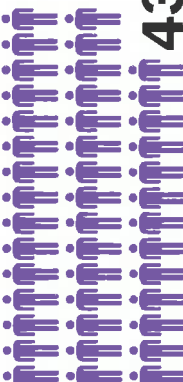


378

Average density (pp/ha)

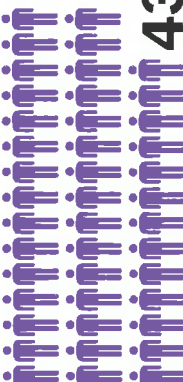
8

Average height (storeys)



12

Maximum height (storeys)



432

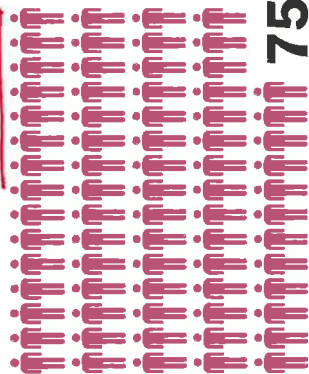
Average density (pp/ha)

Medium-high rise

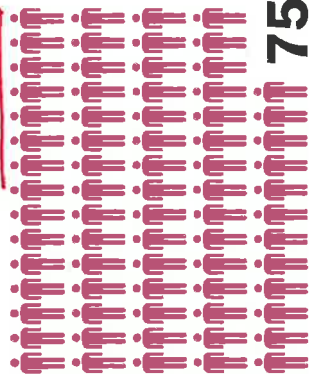
High rise

14

Average height (storeys)



Maximum height (storeys)



25

756

Average density (pp/ha)