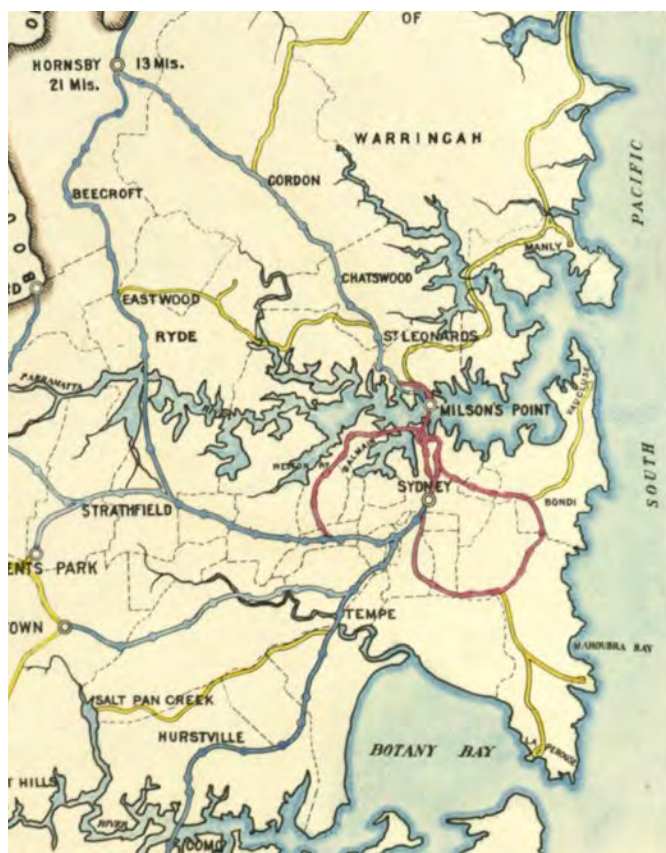


INNER EAST

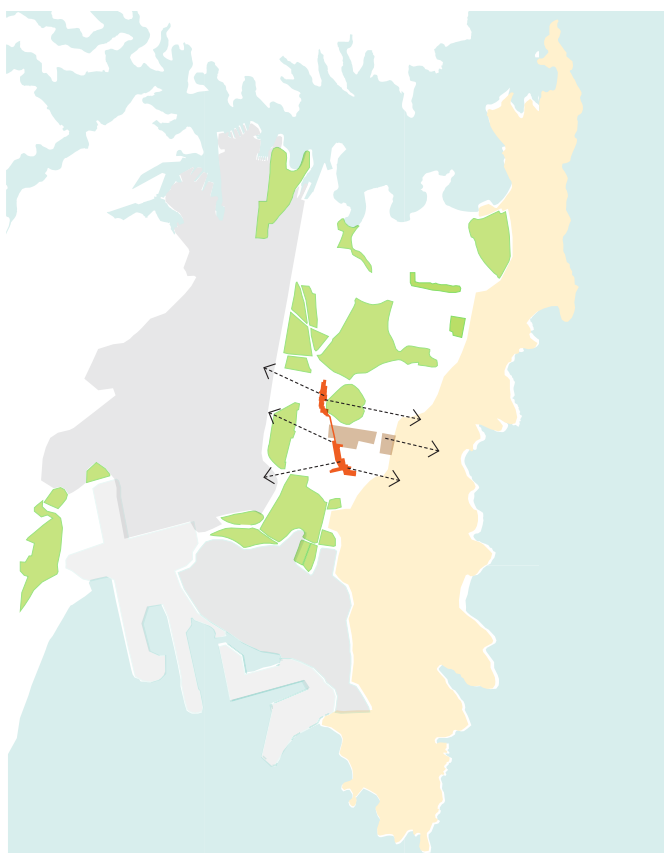
K2K AND THE CITY



1924

A STRATEGY INCOMPLETE

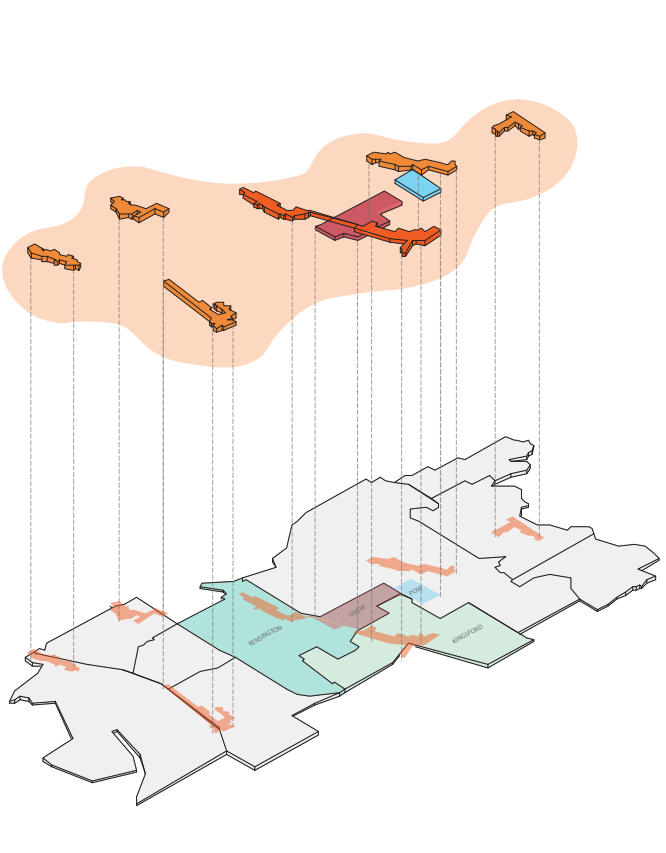
The Bradfield Plan identified the need for a rail loop through Sydney's Eastern Suburbs. Almost 100 years on, we are still yet to unlock the transport challenges of the area. K2K holds the key.



2016

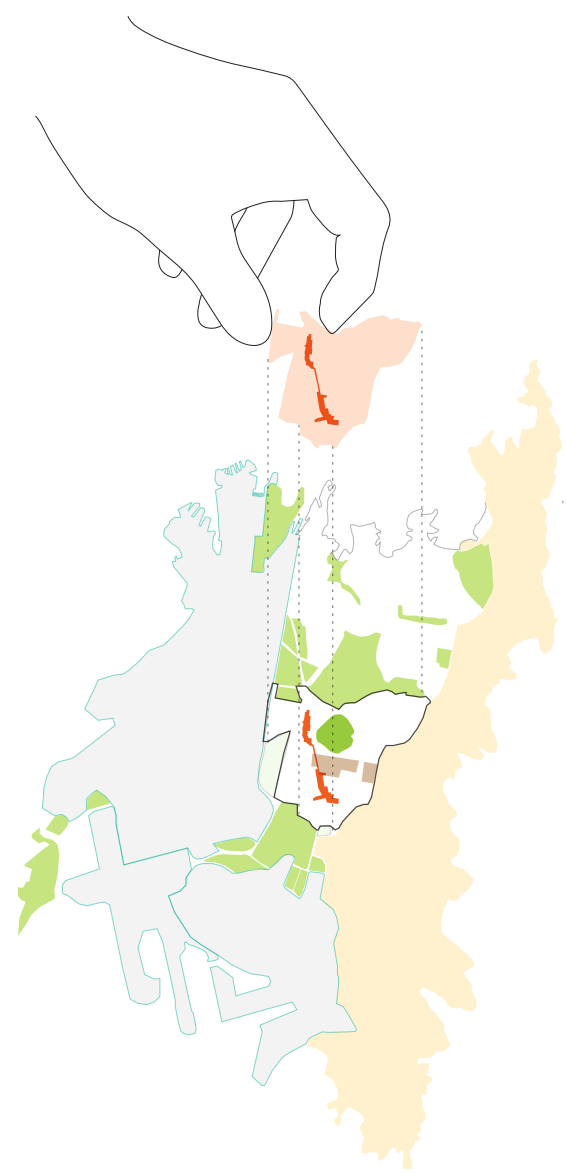
AN OPPORTUNITY MISSED

A new Metro line could provide an Inner East Loop, connecting the growing residential and worker populations of Green Square, Zetland, Randwick Education and Health precinct, Bondi Junction Strategic Centre and lifestyle attractors in the east, providing access improvements to Sydney's employment, retail and entertainment.



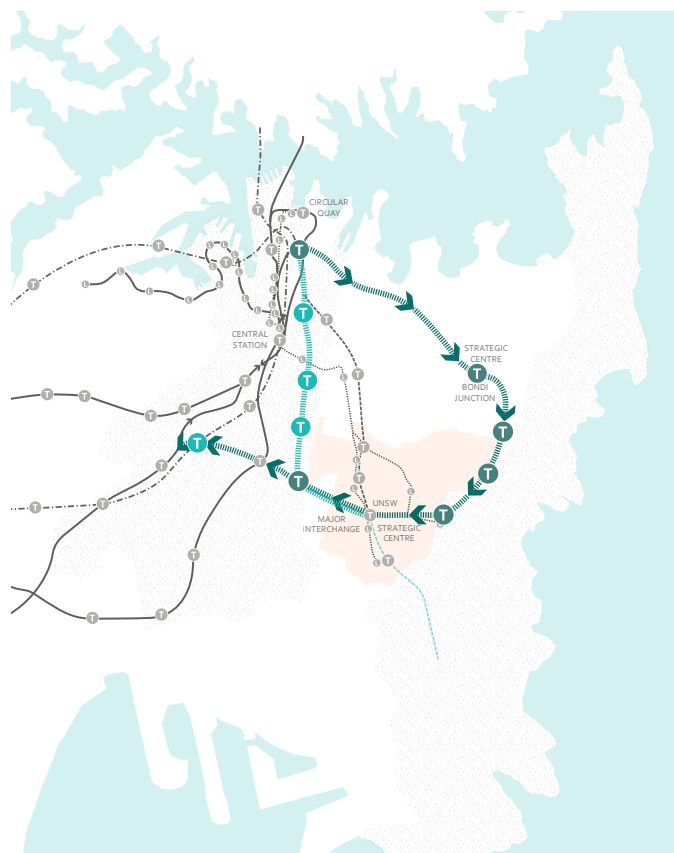
LEVERAGING A NETWORK

Proposed transport interchanges can create new high intensity nodes increasing access, travel options and support a critical mass of residents stimulating on street urban activity. The light rail and metro would link Kensington and Kingsford into a networked local system that works at a metropolitan scale.



COMPLETING THE JIGSAW

The constellation of centres, public space and anchor institutions surrounding K2K have unrealised potential to offer something unique to the Sydney Region, like a missing part of a jigsaw.



2024

NETWORKING SYDNEY

While K2K can be developed and refined as important centres along Anzac Parade, the way in which they are developed and 'branded' will contribute to their future of role in the global economy and ecosystem.

- Existing train stations and line
- Inner east proposed train stations and line
- Currently proposed train stations and line
- Future proposals trains stations and line
- Existing light rail
- Proposed light rail

DIAGNOSTICS



ROAD NETWORK



1 ROADS

Anzac Parade is a key arterial road undergoing transformation. The Light Rail and public domain upgrades provide a new life to surrounding streets.



EXISTING BUS ROUTES AND NEW LIGHT RAIL

2 TRANSPORT

The opportunity of the Light Rail does not simply supply public domain improvements, but also the first stage in a new network, within which K2K is a key hub.

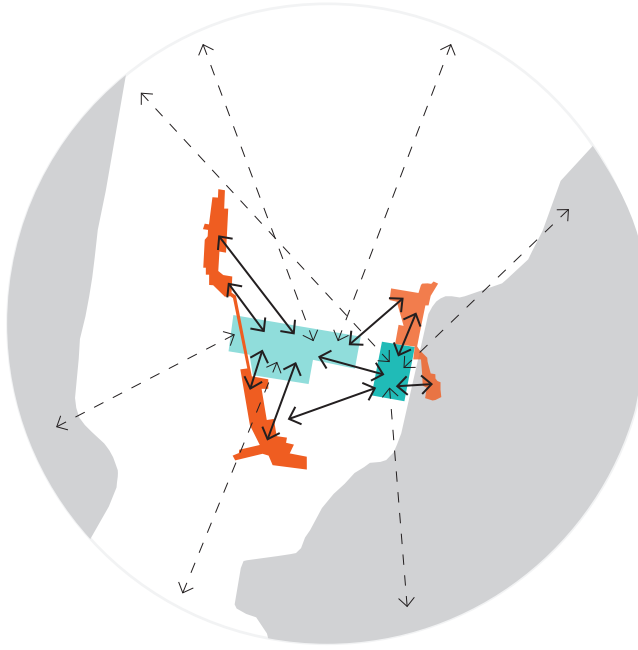


EXISTING DEVELOPMENT CONSTRAINTS

- Heritage - General
- Heritage - Convention Area
- Strata
- Institutional / Special Buildings
- Plane Paths
- Plane Obstacle Limitation Surfaces

3 DEVELOPMENTS

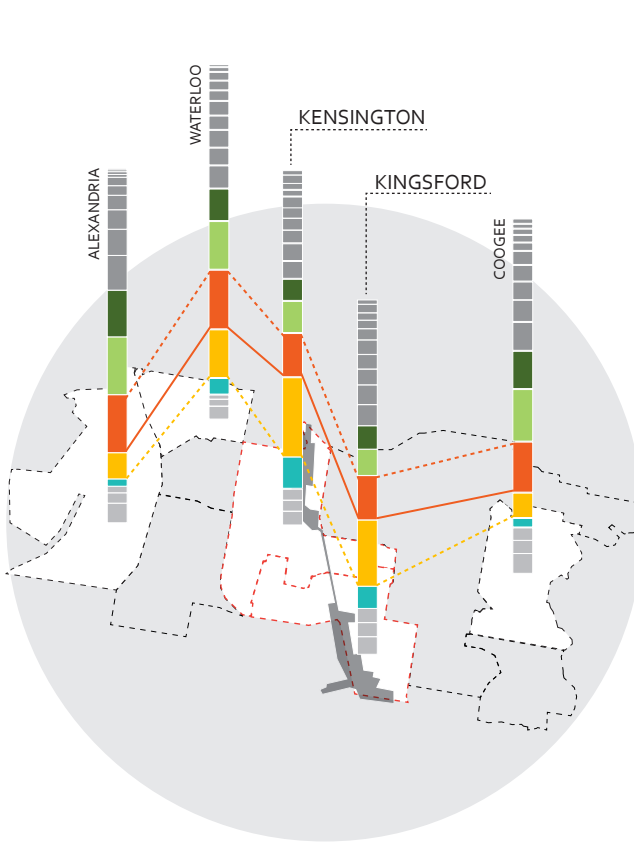
Individual site constraints are high, with limited opportunities for large site consolidation given the existing lot patterns, and recent development along Anzac Parade. Connectivity and public domain are key activators and can encourage development where possible in adjacent areas.



UNSW + POWH

4 INSTITUTIONS

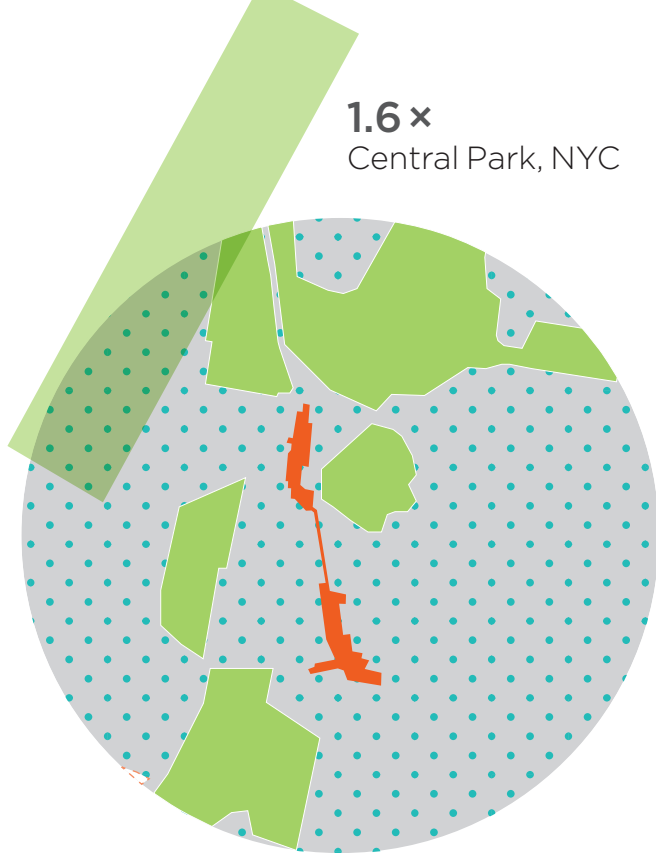
The University of New South Wales (UNSW) and the Prince of Wales Hospital (PoWH) are two anchor institutions immediately adjacent to the site, connecting east-west through the K2K area. Optimisation of synergies between these institutions are key opportunities - such as support for research and development centres, harnessing the existing environmental passion of the community, as well as catering for students, knowledge workers and health professionals.



RESIDENTS AGE GROUPS

5 DEMOGRAPHICS

Both Kensington and Kingsford have distinctive demographic profiles when compared with other Sydney centres adjacent to universities. They are heavily dominated by 20-24 year olds, with notable drop offs to other age categories and a high population turn over as students move away once they finish their studies. K2K has an opportunity to curb the brain drain and re-position itself as a great place for all stages of life.



ADJACENT GREEN SPACES

6 GREEN SPACES

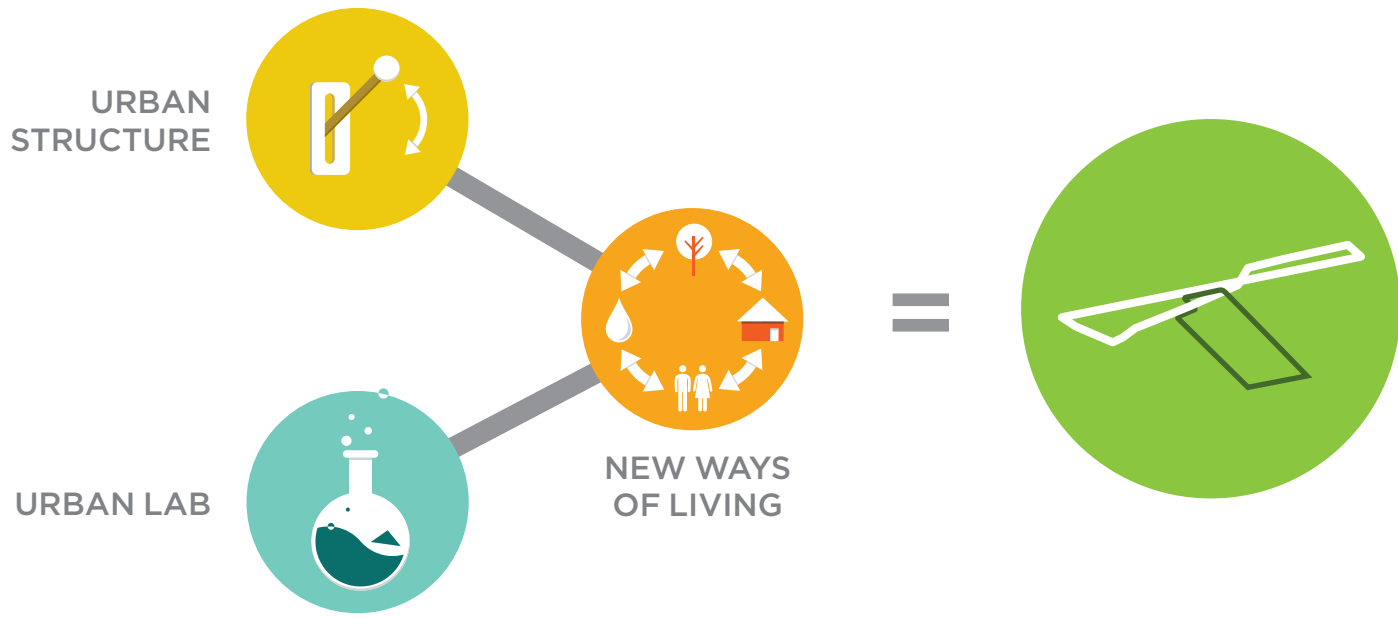
The large tracts of open space 'islands' around K2K total an area 1.6 times larger than Central Park in NYC. The spaces provide incredible amenity, but also create permeability challenges. Kingsford and Kensington create a hinge point, offering opportunities to address the complexity of connecting to the city.

CIRCUIT BREAKER

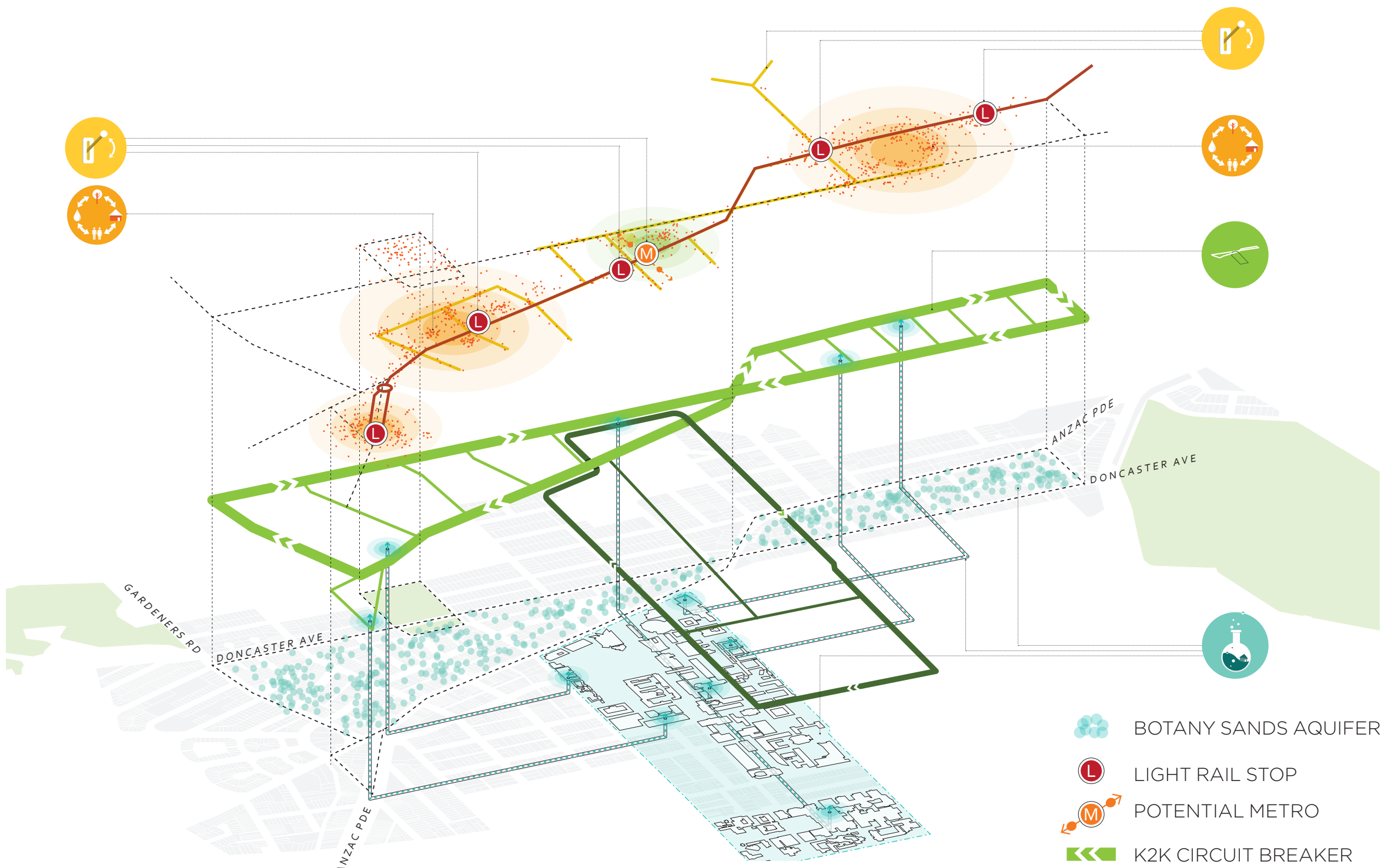
We propose that K2K becomes an urban CIRCUIT BREAKER as a strategy for unlocking the potential of the precinct and its contribution to an invigorated Inner East.

K2K evolves from two small centres on a busy road strip to become integral hubs within a larger network of links, connections, institutions and additional centres that work together at an urban scale. A layered combination of improved streetscapes, new development typologies, research and education, improved links and a rethinking of the larger transport and connectivity can deliver this circuit breaker.

As a strategy, the circuit breaker has three key elements: Urban Lab, Urban Structures and New ways of Living, which will allow K2K to flourish as a progressive, creative and environmentally focused community - the Inner East.



INNER EAST



- BOTANY SANDS AQUIFER
- LIGHT RAIL STOP
- POTENTIAL METRO
- K2K CIRCUIT BREAKER

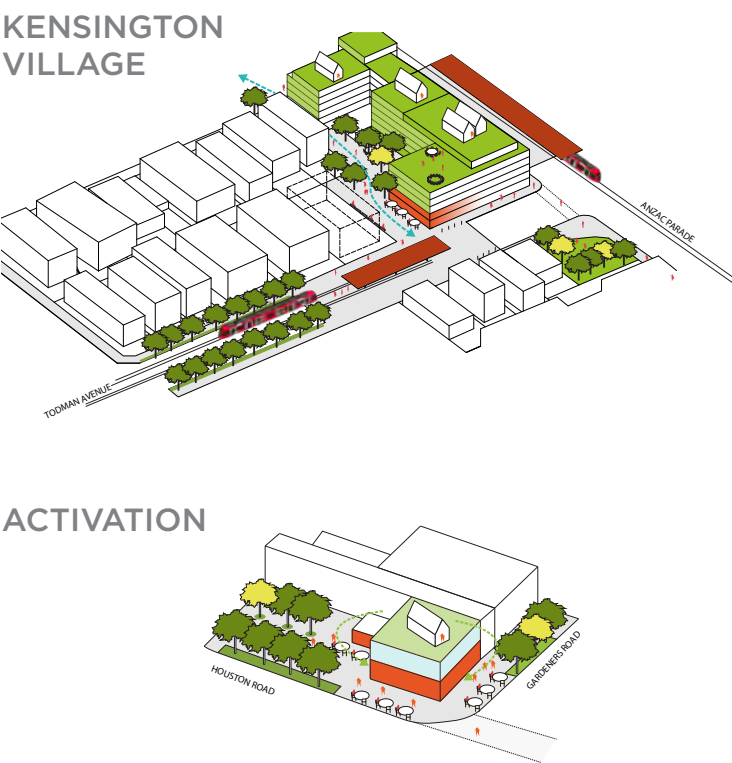
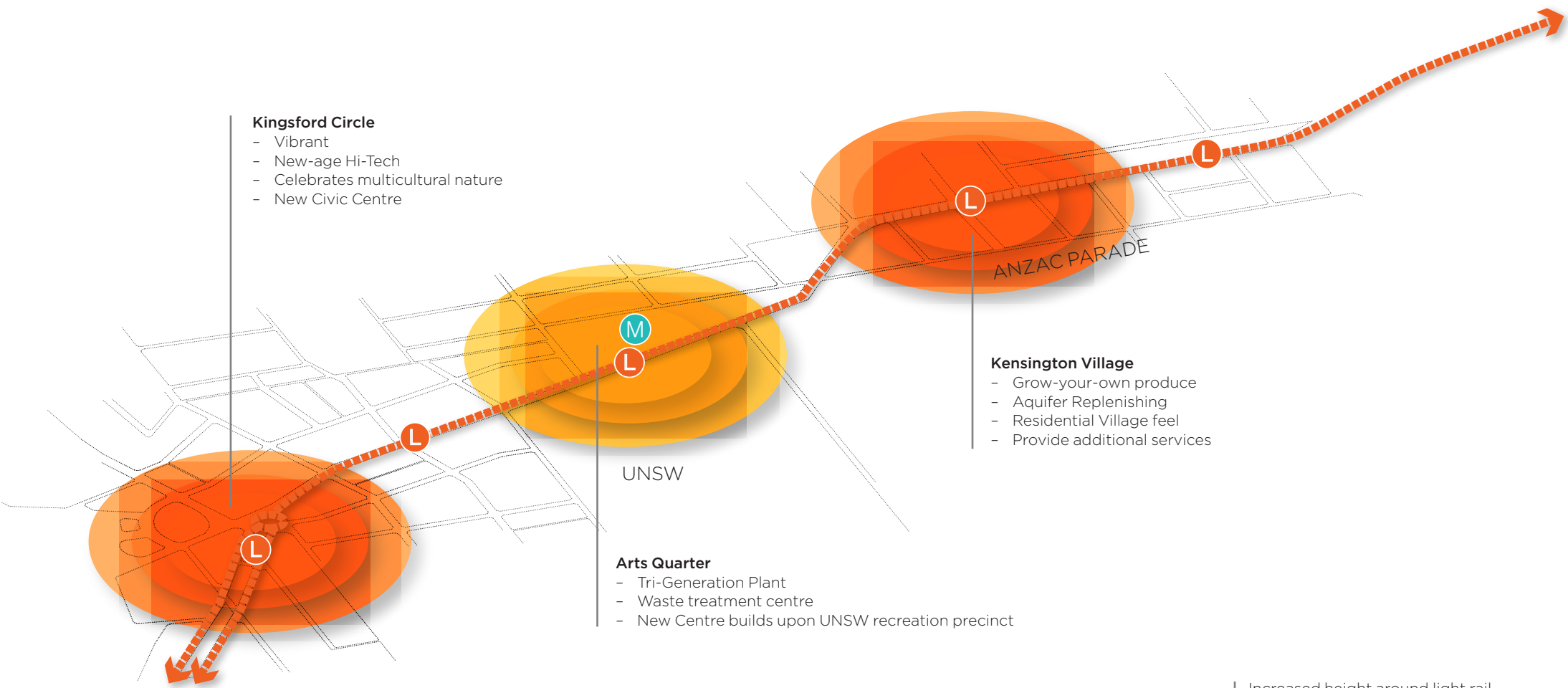
THREE CENTRES

- Urban Structures

The anchors of Kingsford and Kensington define the northern and southern gateways to the Inner East, while the new Arts Quarter (UNSW/NIDA) will provide a central heart.
- Urban Lab

Kingsford will become a vibrant employment destination to attract high-tech and green businesses. Kensington Village can facilitate urban food production, supported by water and waste treatment as well as a tri-generation plant housed at the Arts Quarter.
- New Ways of Living

The existing qualities of each centre are amplified, offering increased living and working choices as well as different activity levels to suite a range of different needs and interests.



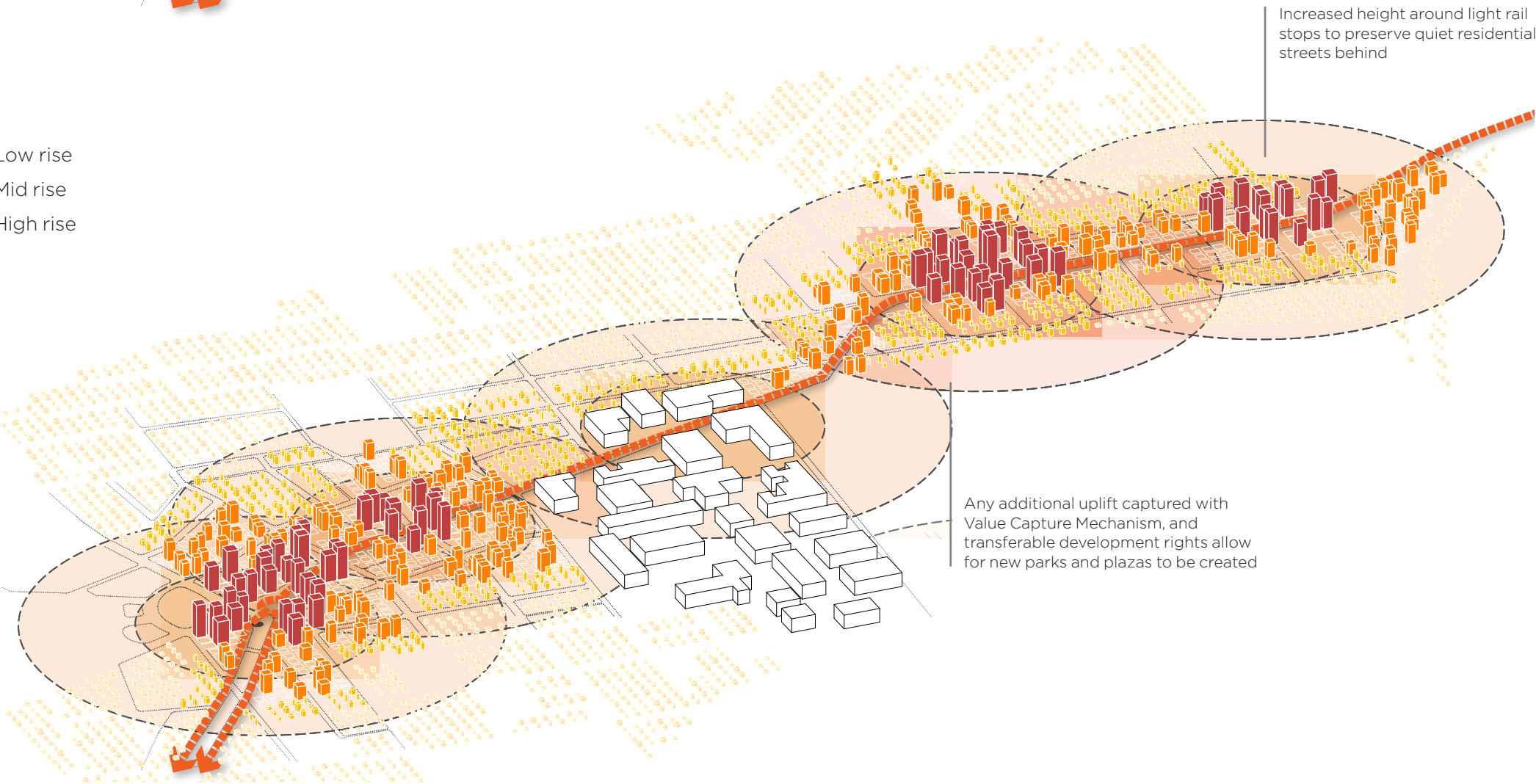
SCALE/LIVING

- Urban Structures

Light Rail has the potential to catalyse an intense and diverse population around the major stops, supported by progressive planning mechanisms to capture development uplift.
- Urban Lab

Future living models will be prototyped and delivered, with a focus on promoting shared resources and spaces - challenging the status quo.
- New Ways of Living

New housing and community networks will provide more opportunities for the transitory student community to engage with established community through projects, festivals, activities and social public spaces.



VALUE CAPTURE MECHANISM

- Increased residential land value**
- If a site is rezoned for higher densities or awarded a bonus floorspace amount, the development's value may increase. If additional floorspace has a positive effect on the development's feasibility, it will increase its Residual Land Value (RLV).
- 'Capturing' of value increase**
- The increase in RLV is 'captured' by the Council. It can be considered as a 'licence' fee paid by the developer for the ability to increase floorspace on site.
- Funding pool collation and allocation**
- Funds are spent on the delivery of social infrastructure or acquiring land to deliver it.

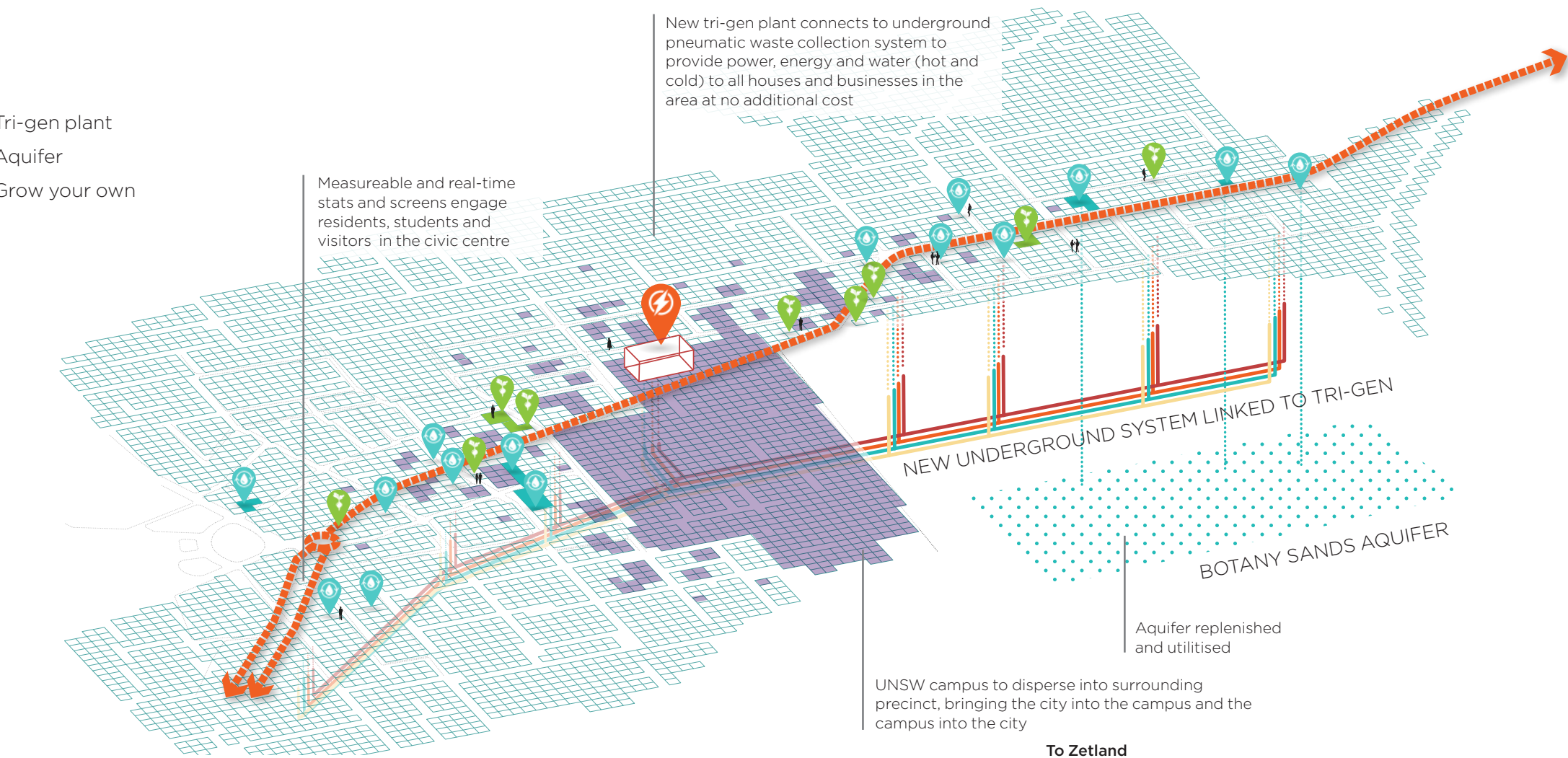
SMART SYSTEMS

- Urban Structures

A dispersed campus allows greater interaction between residents and the incredible cultural and educational resources available.
- Urban Lab

UNSW has the existing expertise to drive a Smart Eco-Precinct, championing decentralised energy and resource recycling.
- New Ways of Living

The PoWH and UNSW City Wellbeing Program will play an active role in encouraging healthy lifestyles through walkable precincts, improved public transport connections, increased connection resource generation and recycling.



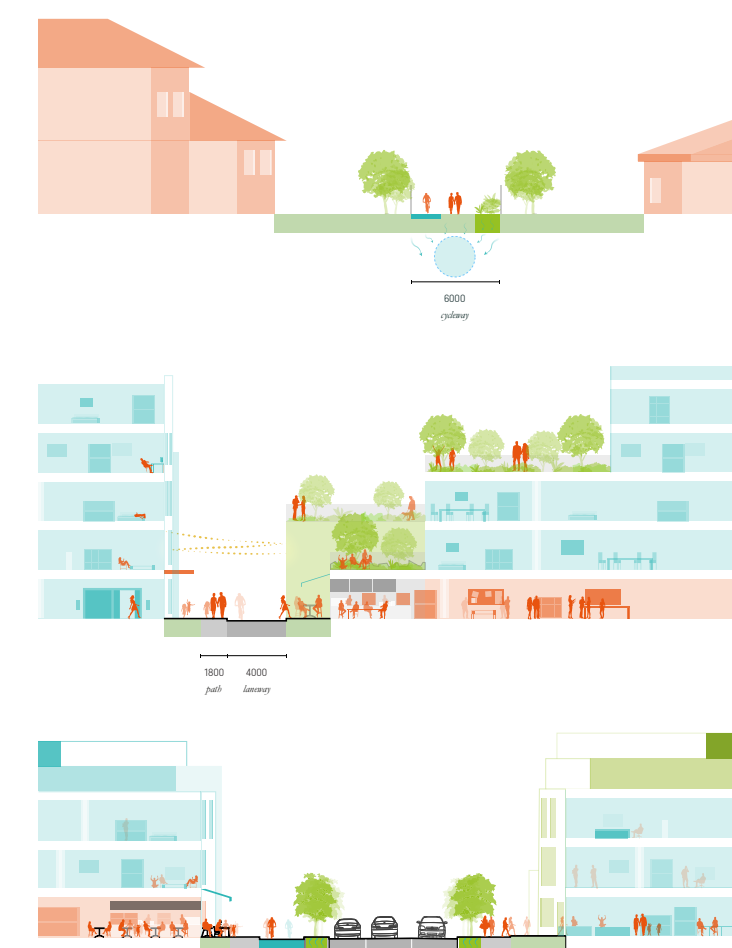
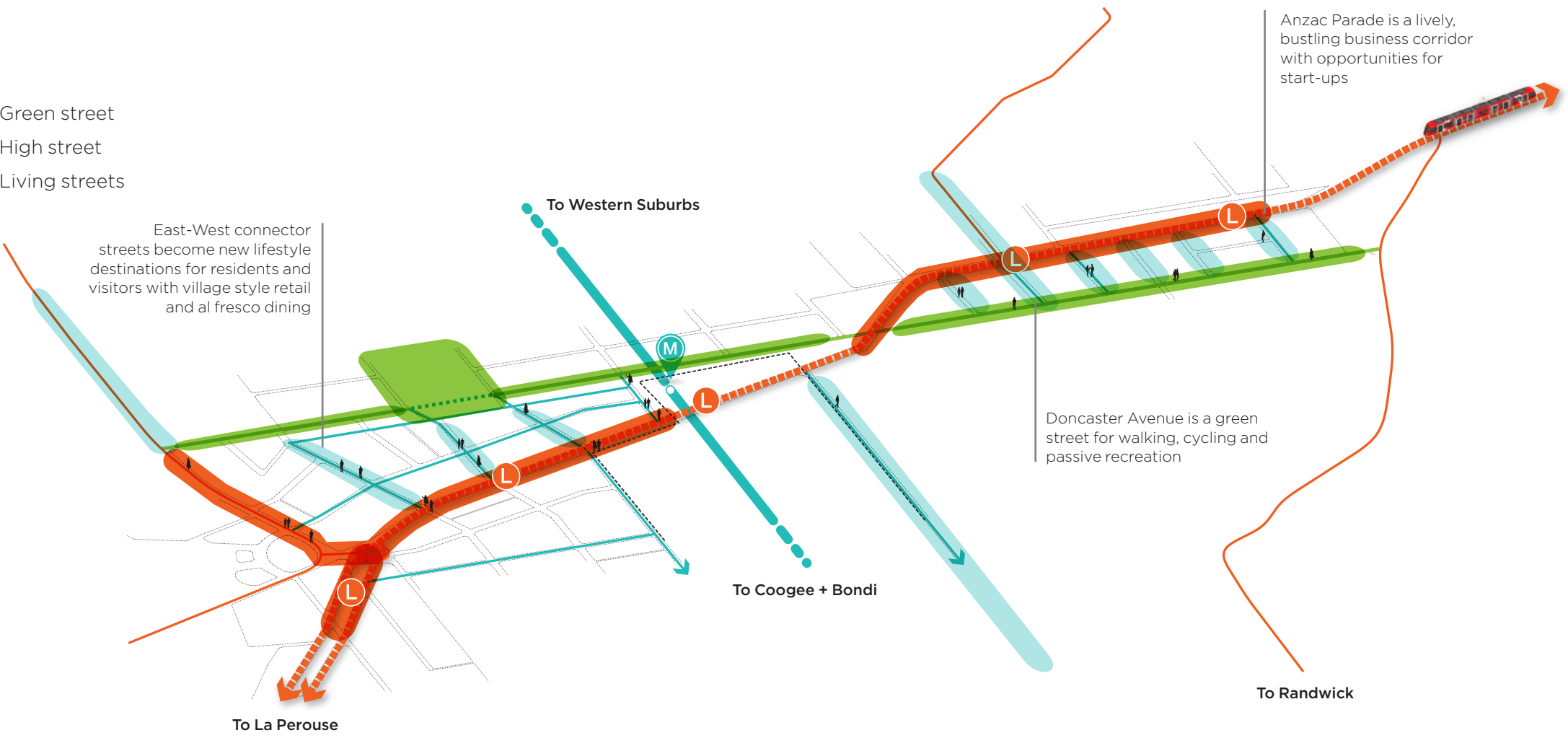
LIVING STREETS

- Urban Structures

Anzac Parade provides a fast-paced corridor with a focus on large scale business while Doncaster Avenue becomes a green, pedestrian and cyclist friendly street. East-west streets between these two major connectors will function as the village high streets - a focus for cafes and retail.
- Urban Lab

Streets will showcase edible sidewalk initiatives, pneumatic waste collectors, real time information and place indicators, and green filtration walls.
- New Ways of Living

The spaces between Anzac Parade and Doncaster Avenue will become places for people and living, where the village and centre atmospheres are presented.



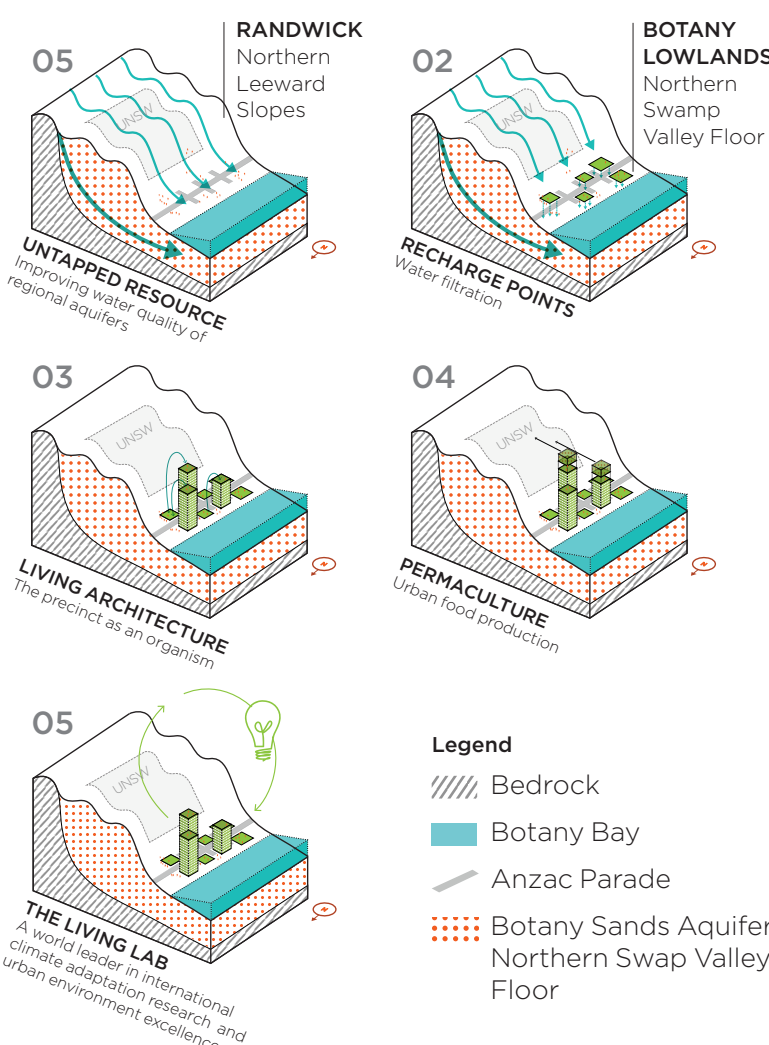
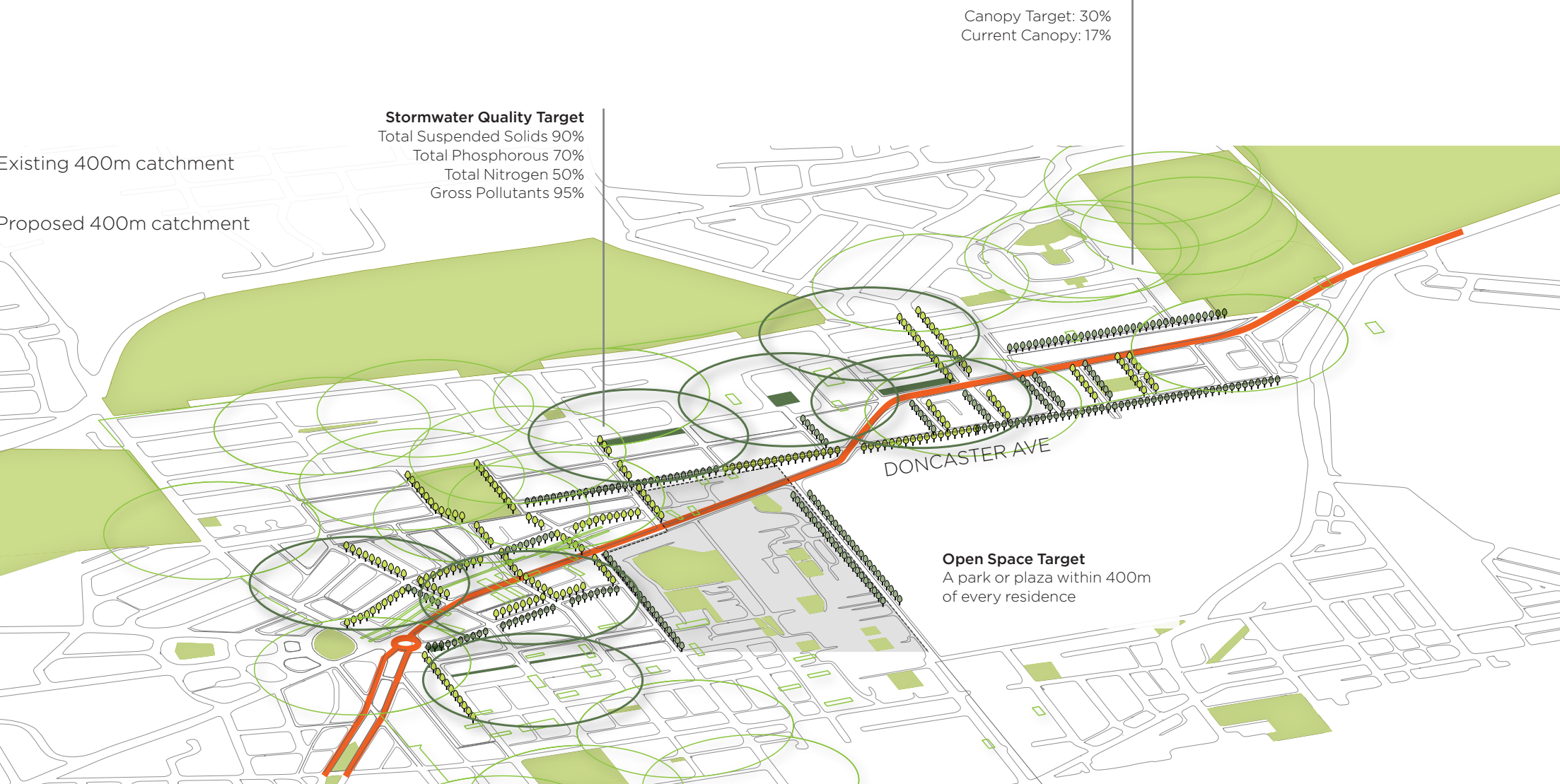
GREEN NETWORK

- Urban Structures

New public spaces are proposed to ensure all residents have access to an open space within 400m.
- Urban Lab

The aquifer is currently an underutilised resource. Green spaces, rooftops and public spaces will connect to the stormwater filtration system which feed into the aquifer.
- New Ways of Living

People who live and work in the Inner East will be highly connected to the natural environment through wellness initiatives, food production and sustainable resource consumption.





NORTHERN GATEWAY: KENSINGTON VILLAGE PLAZA



HEART: THE ARTS QUARTER AT UNSW AND NIDA



SOUTHERN GATEWAY: KINGSFORD CIRCUS



GREEN STREET: DONCASTER AVENUE



THE VILLAGE LIGHT RAIL TRANSFER POINT

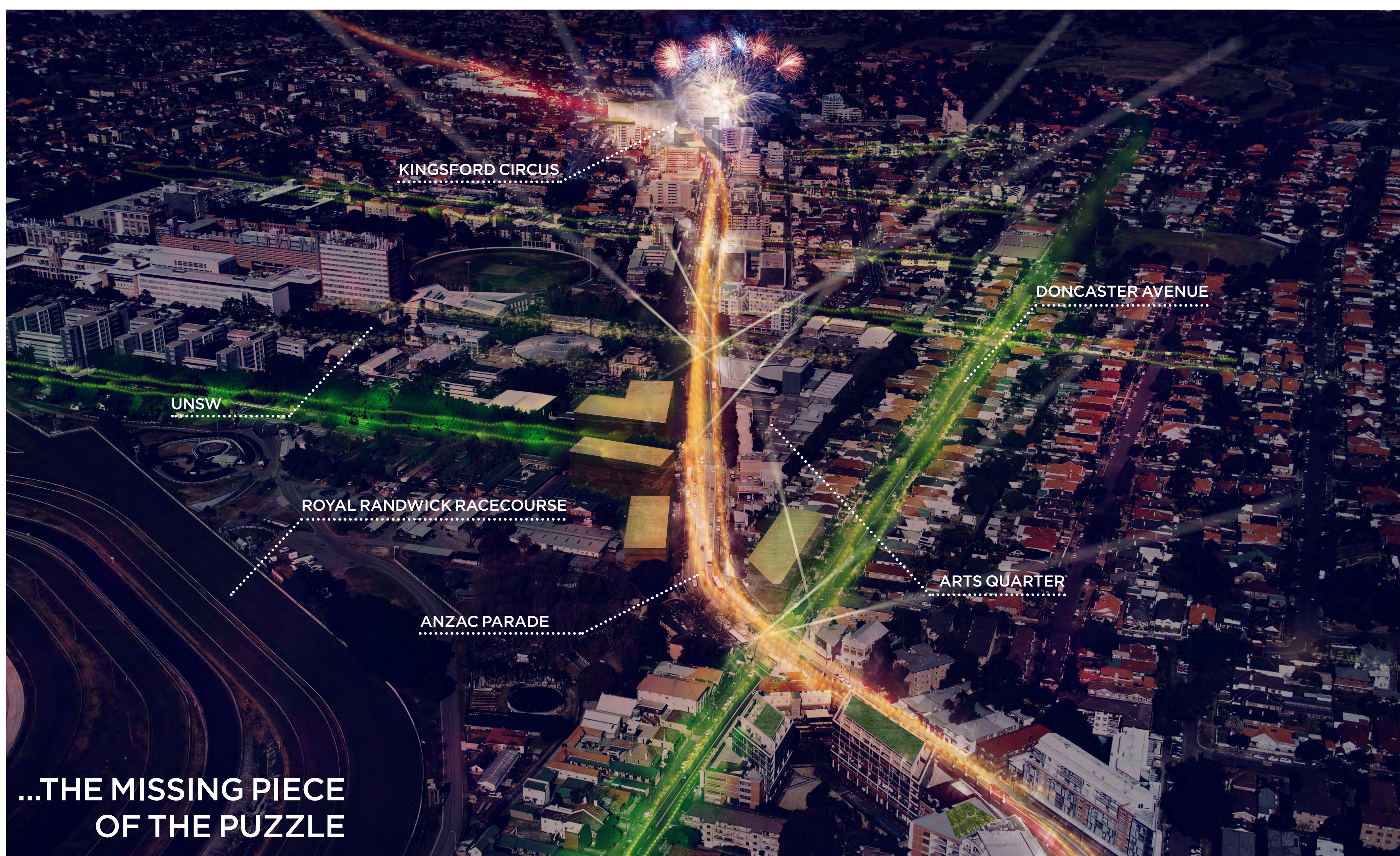
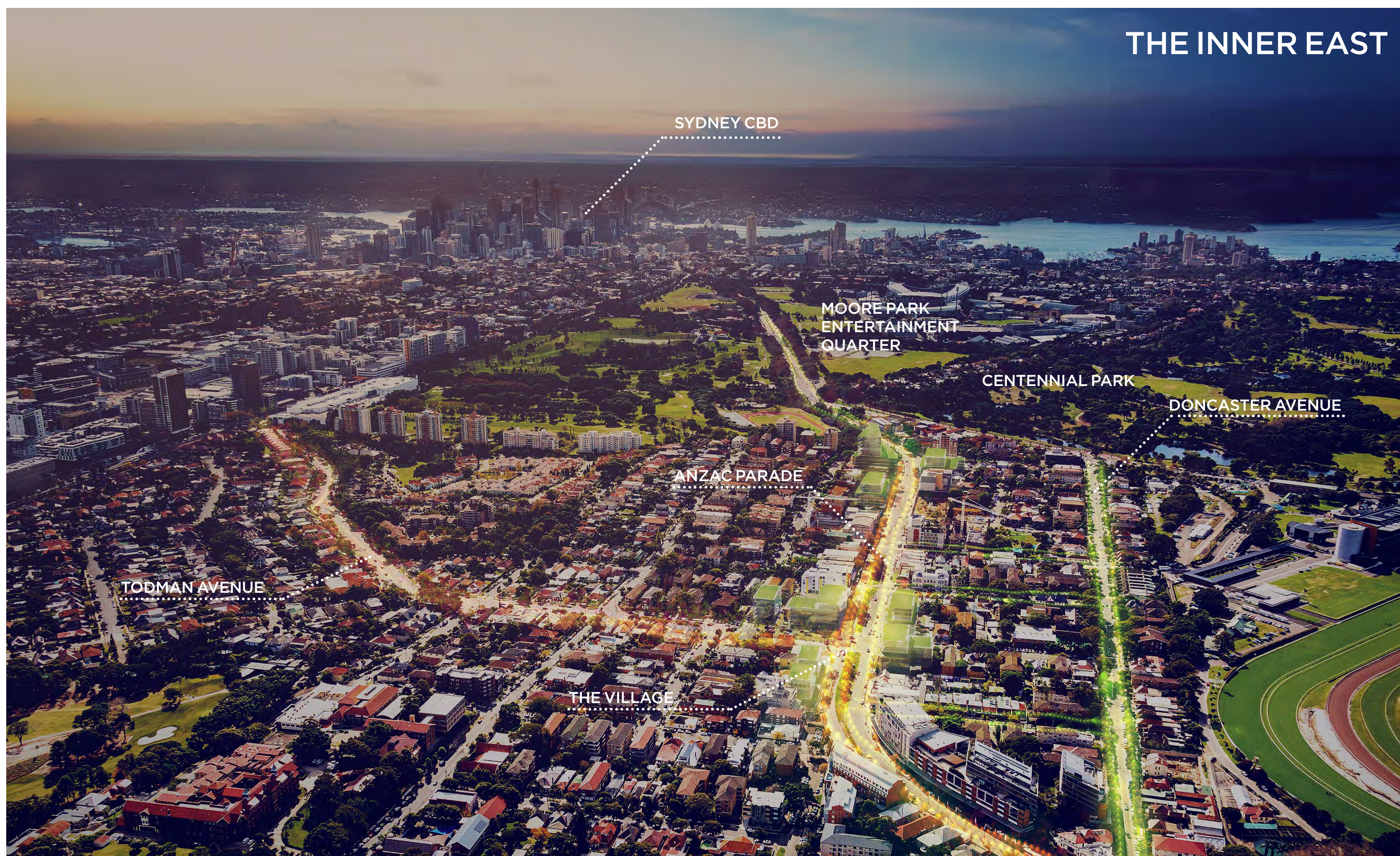


ARTS QUARTER

THEATRE PRECINCT | INNER EAST FACILITATOR

KINGSFORD 9 WAYS CIRCUS THEATRE PRECINCT | INNER EAST FACILITATOR

THE INNER EAST



...THE MISSING PIECE
OF THE PUZZLE