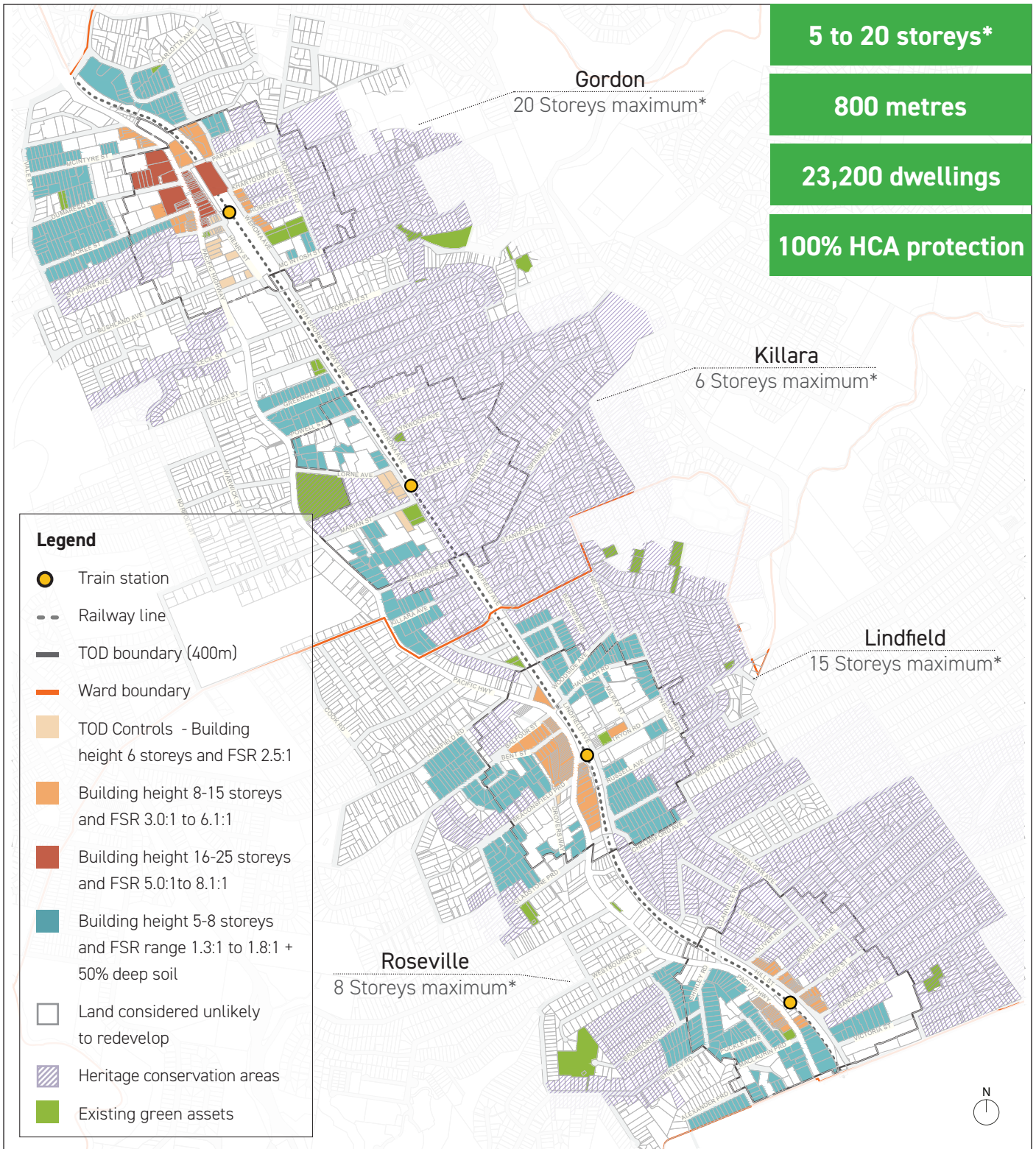


# Preserve, Intensify and Expand



**Disclaimer:** This map has been prepared as part of draft TOD alternative scenarios only and no reliance is to be placed upon this plan as it is not and does not purport to be a planning instrument, Ku-ring-gai Council accepts no liability for the accuracy or otherwise of this map.

**\*Note 1:** Building heights represent residential storeys only – additional 1-2 storeys required for retail and commercial uses in E1 zone.

**\*Note 2:** Building heights do not include height and FSR bonuses available under Housing SEPP. A height and FSR bonus of up to 30% bonus may be applied to developments that provide 15% affordable housing for 15 years.

**Note 3:** Floor space ratio (FSR) represents the total floor area which may be built compared to the total area of the block. For example, a FSR of 2:1 would potentially allow a building with a floor space of 800 sq/m to be built on a block of 400 sq/m.

**Note 4:** The NSW Government's low- and mid-rise housing policy may apply outside the TOD areas.