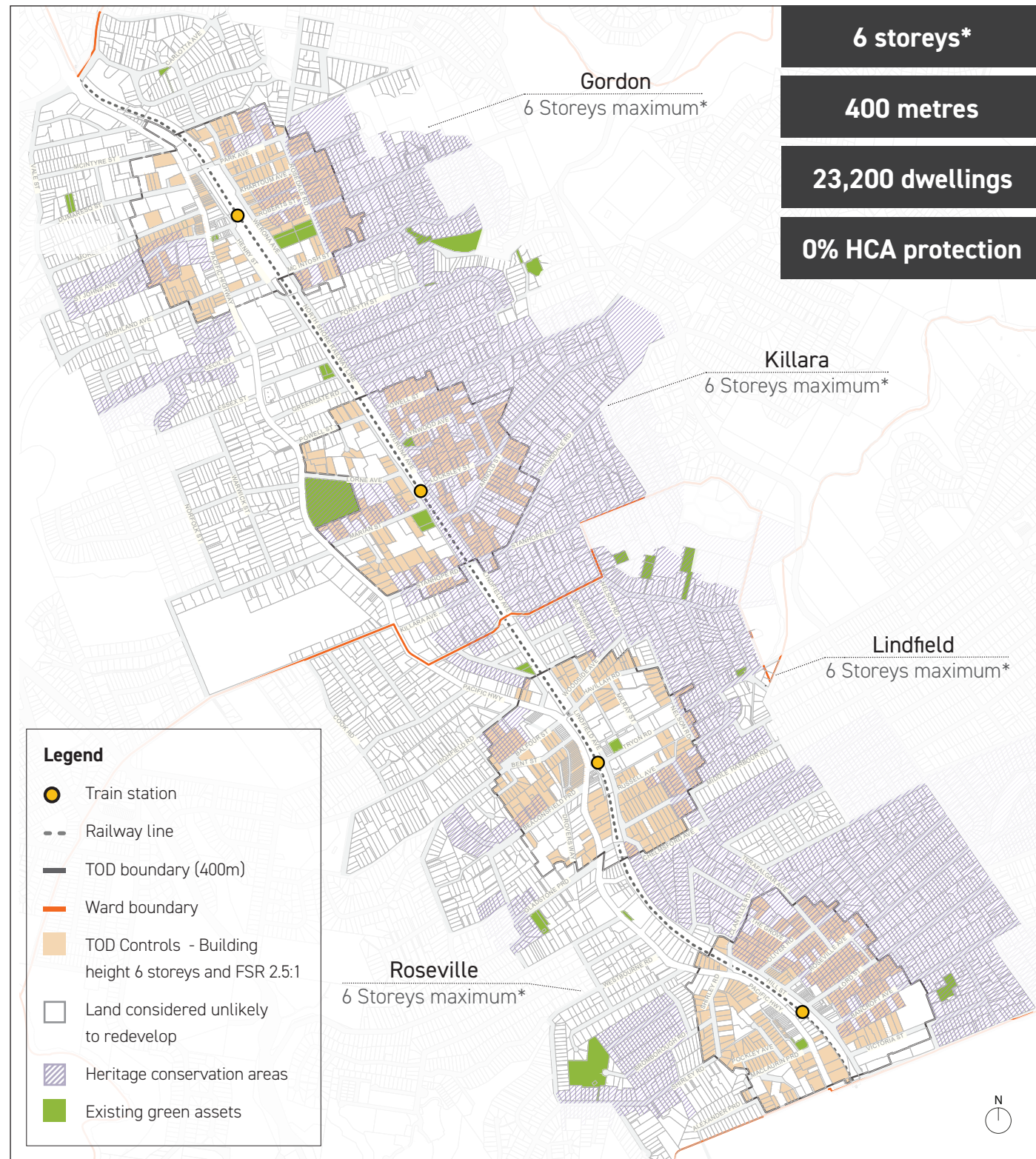


Existing NSW Government Controls Retained



Maximum building heights

Residential areas	6 storeys
Commercial centres	6 storeys or Council's existing controls (whichever is higher)

* See height note clarification under map on opposite page

How this scenario relates to Council's planning principles

● Yes
 ● Partial
 ● No

Principle	Is principle met in this scenario	Explanation
Avoids environmentally sensitive areas	●	Rezones environmental areas for new housing
Minimises impacts on heritage items	●	Heritage items preserved but isolated by development
Preserves heritage conservation areas (HCAs)	●	Development envisaged in all HCAs
Minimises tree canopy impacts	●	Significant tree canopy loss
Manages transition impacts	●	High-rise housing located alongside low-rise housing
Ensures appropriate building heights	●	Uniform building heights and density which don't assist centre revitalisation and create unwanted impacts to neighbouring property owners
Support local centre revitalisation	●	Development controls not viable to allow centre renewal and deliver new community infrastructure to support population growth

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 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 2: 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 3: The NSW Government's low- and mid-rise housing policy may apply outside the TOD areas.