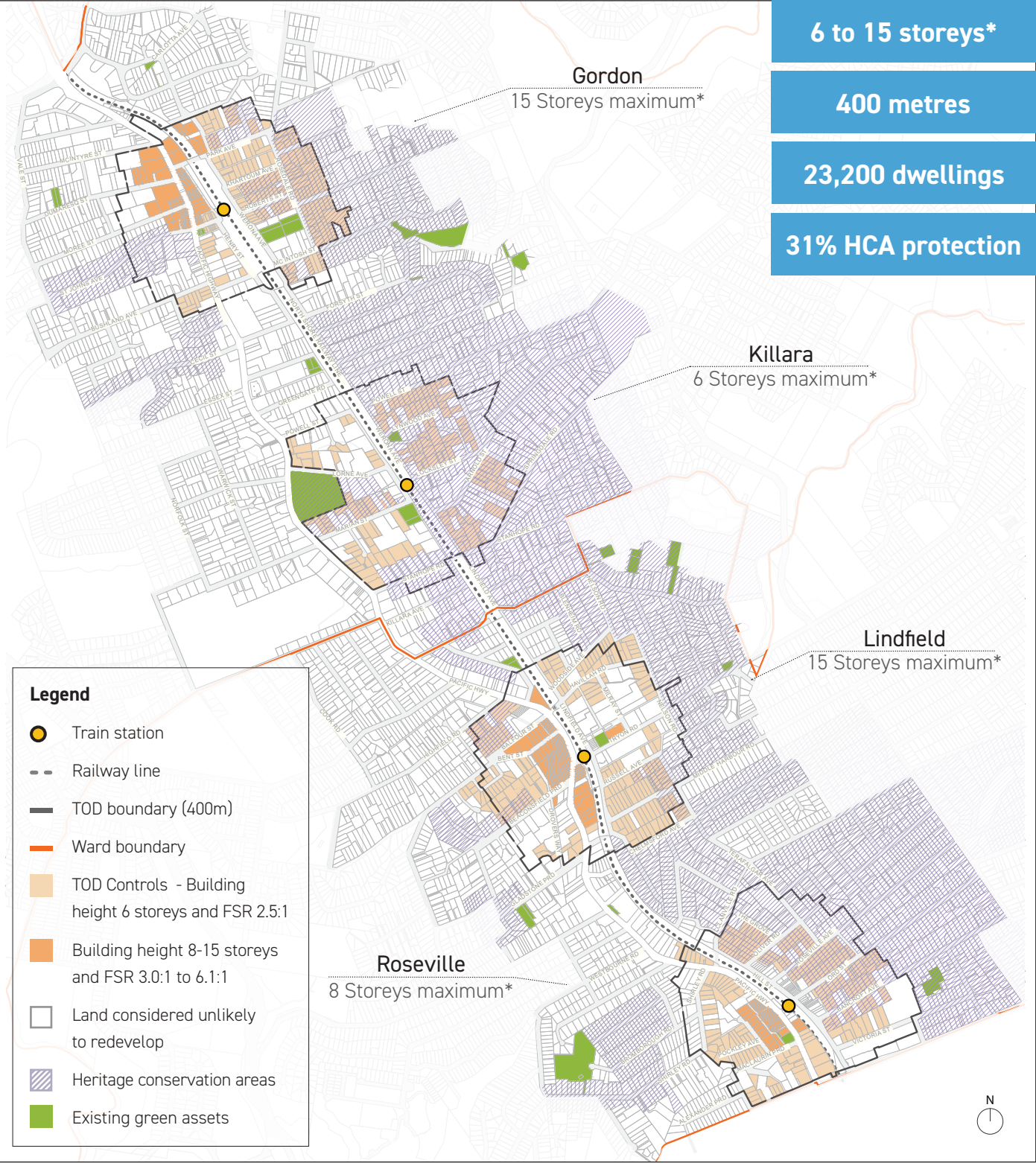


Minor Amendment to Existing NSW Government Controls



Maximum building heights

Residential areas	6 storeys
Commercial centres	Roseville (8 storeys) Lindfield (15 storeys)) Killara (6 storeys) Gordon (15 storeys)

* See height note clarification under map on opposite page

How this scenario relates to Council's planning principles

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)	●	Only 31% of HCAs protected
Minimises tree canopy impacts	●	Significant tree canopy loss
Manages transition impacts	●	High-rise housing located alongside existing housing
Ensures appropriate building heights	●	Proposed heights in centres are appropriate to the regional, district and local context
Support local centre revitalisation	●	In some cases delivers planning controls which allow viable renewal, and new community infrastructure, in town centres

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.