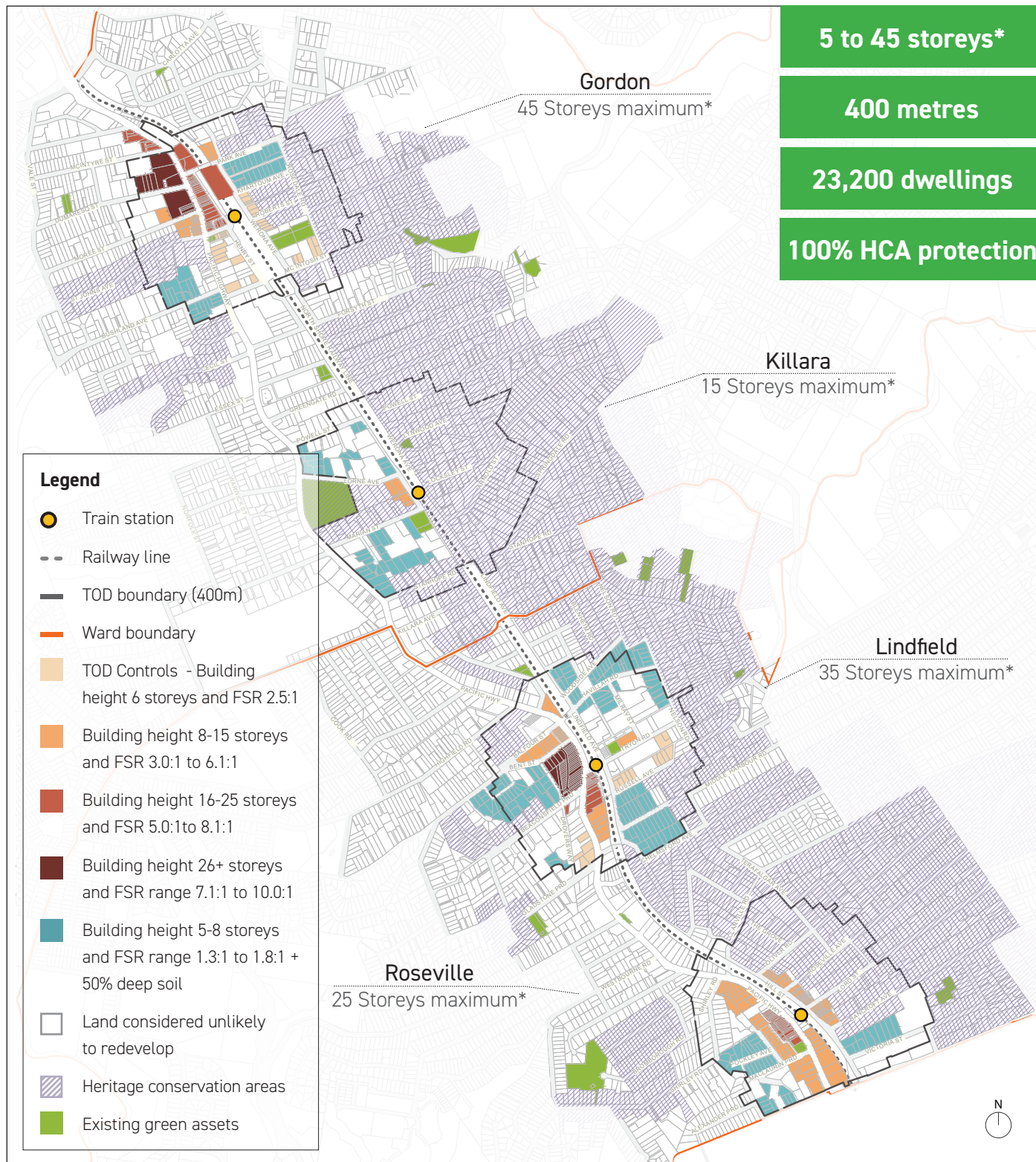


Preserve and Intensify



Maximum building heights

| | |
|--------------------|---|
| Residential areas | 5-8 storeys |
| Commercial centres | 25 storeys (Roseville) 35 storeys (Lindfield) 15 storeys (Killara) 45 storeys (Gordon) |

* 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 | ● Yes | Environment protected by shifting dwellings from HCAs |
| Minimises impacts on heritage items | ● Yes | Heritage items are protected by incorporating them into, or protecting them from, development sites |
| Preserves heritage conservation areas (HCAs) | ● Yes | No high-rise development in HCAs near stations |
| Minimises tree canopy impacts | ● Yes | Tree canopy protected by new controls and shifting dwellings from HCAs |
| Manages transition impacts | ● Yes | At least a road or open space boundary between areas of different density |
| Ensures appropriate building heights | ● No | Will result in very tall towers not in keeping with Ku-ring-gai's character |
| Support local centre revitalisation | ● Yes | 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.