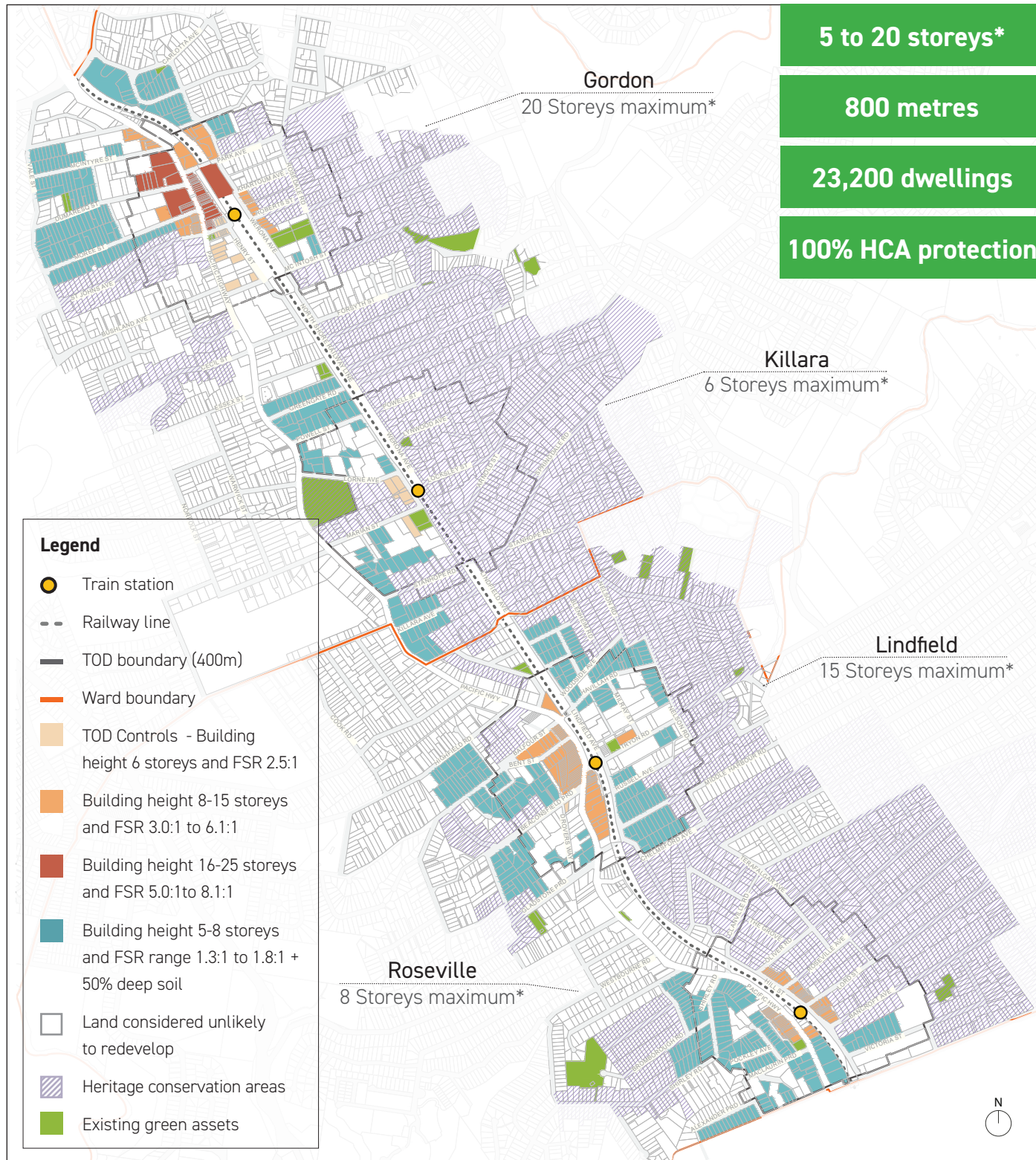


Preserve, Intensify and Expand



Maximum building heights

Residential areas	5-8 storeys
Commercial centres	8 storeys (Roseville) 15 storeys (Lindfield) 6 storeys (Killara) 20 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	Rezones environmental areas for new housing
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	● Yes	Building heights are appropriate to the regional, district and local context
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.