



Have your say on five housing scenarios

Better planning between Roseville, Lindfield, Killara and Gordon stations



Executive summary

Ku-ring-gai Council is seeking community feedback on five scenarios to deliver new housing supply around Roseville, Lindfield, Killara and Gordon stations. Feedback is due by 17 December 2024.

One of these scenarios is based on the NSW Government's existing Transport Oriented Development (TOD) planning policy.

This policy was introduced in May 2024 and rezones historic low-density areas within 400m of the stations for apartment buildings between six-eight storeys in height. Council has concerns about the impacts of the government's scheme (see page 3).

Four other scenarios have been prepared by Council. The scenarios seek to retain and protect heritage and improve urban tree canopy outcomes.

Council's scenarios deliver around the same level of housing supply as the government's TOD policy (23,200 homes). Council has sought to deliver this level of housing supply because the NSW Government has stated it will only support Council-led housing scenarios which deliver the same, or more, housing than the TOD policy.

This brochure has been prepared to explain:

- The impacts of the NSW Government's changes
- The planning principles which Council has used to develop alternative scenarios
- Maps and explanations of the scenarios
- How you can have your say

It is proposed that Council will consider community feedback on the scenarios in February 2025. If there is support for a preferred scheme at this meeting, Council may seek NSW Government support to formally exhibit this scenario as a proposed replacement to the government's scheme.

Summary of the five scenarios on exhibition

Limited heritage and tree protection

1. Existing NSW Government Controls Retained


Some heritage and tree protection

- 2a. Safeguard and Intensify
- 2b. Minor Amendment to Existing NSW Government Controls

High heritage and tree protection

- 3a. Preserve and Intensify
- 3b. Preserve, Intensify and Expand

Key facts about the NSW Government's Transport Oriented Development policy between Roseville and Gordon



Applies to land within **400m** of railway stations



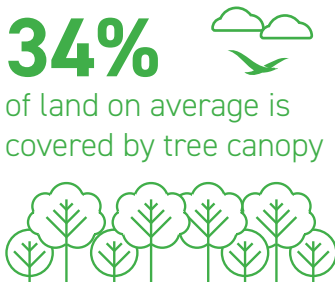
Covers **160** hectares of land

Covers **4,800** individual existing dwellings



Impacts **410** properties in Heritage Conservation Areas and 136 individually listed heritage items.

34% of land on average is covered by tree canopy



Council estimates the NSW Government policy will deliver **23,200** dwellings over 15 years



Impacts of NSW Government planning changes

Impact one: Heritage

The NSW Government changes will severely impact high-quality heritage neighbourhoods, which have been assessed as being unique in Sydney due to their intact early 20th century architect-designed housing.

The changes encourage developers to demolish up to 410 homes in conservation areas. While a further 136 listed heritage items will be preserved, they face being isolated and surrounded by high-rise housing.



Impact two: Low-rise landowners

By introducing high-rise development in a strict 400m radius around the stations, street blocks have been divided into areas of low and high-rise development.

This means some homeowners left in low-rise areas face living directly alongside apartment buildings up to eight storeys, causing significant overshadowing, privacy and other impacts on these homes (similar to this example).



Impact three: Environment

Development is being allowed on environmentally sensitive land, including sites containing critically endangered vegetation (such as Sydney Turpentine Ironbark Forest) and threatened fauna species.

In addition, the changes could significantly reduce tree canopy coverage, which currently averages around a third of all land close to the stations, leading to greater urban heating.



Impact four: Local centres

Planning controls under the government's changes are not sufficient to deliver viable development outcomes in Ku-ring-gai's commercial centres between Roseville to Gordon, and therefore prevent the revitalisation of these centres. This means developers are likely to lodge one-off rezoning requests to deliver new retail facilities, including supermarkets.



Council's planning principles

In May 2024, Council resolved to start work on its own alternative housing scenarios around the four stations so it could deliver better planning outcomes than the NSW Government's scheme.

In developing its alternative scenarios, Council developed seven principles for good planning. These are explained further below



Avoid environmentally sensitive areas

Not encouraging development in areas containing high-value biodiversity, natural watercourses, or steeply sloping or bushfire-affected land.



Minimise heritage item impacts

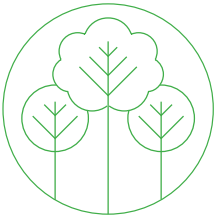
Avoiding locating development in areas with a high concentration of heritage items, which are properties individually listed in Council's planning controls due to their importance.

Where this cannot be avoided, allowing heritage item owners to benefit from surrounding development if their home is preserved and respected by this development.



Preserve heritage conservation areas

Prioritising the protection of heritage conservation areas, which are areas recognised and valued for their special historical and aesthetic character.



Minimise tree canopy impacts

Allowing more space around new buildings in development areas, to set aside space for existing and future trees, while also encouraging the replacement of any removed trees.



Manage transition impacts

Striving for an acceptable transition between areas of different density, including avoiding unreasonable privacy and overshadowing impacts on neighbours.



Ensure appropriate building heights

Delivering a range of building heights which are appropriate for Ku-ring-gai and in line with comparable Sydney centres.



Support local centre revitalisation

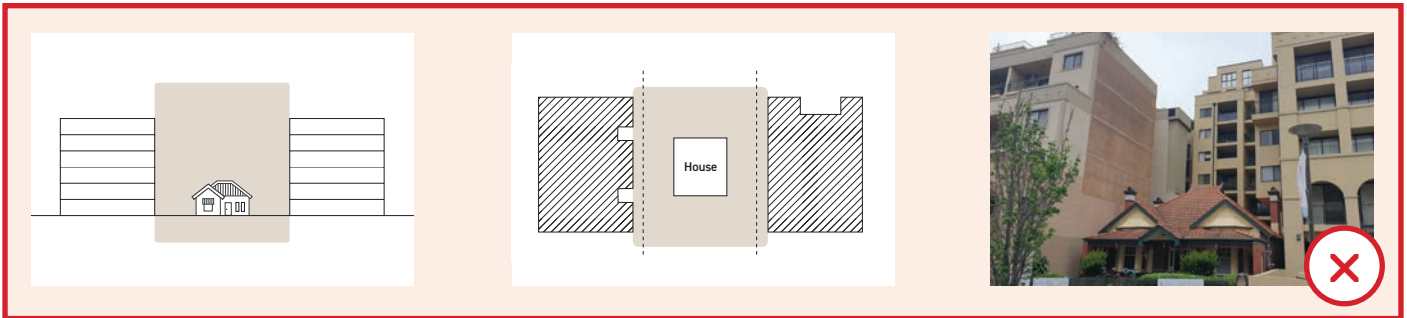
Promoting viable urban renewal in commercial areas that includes new retail facilities (including supermarkets) and helps deliver community infrastructure such as new libraries, open space and community centres.

Examples of these principles in action

Heritage items

What Council wants to avoid

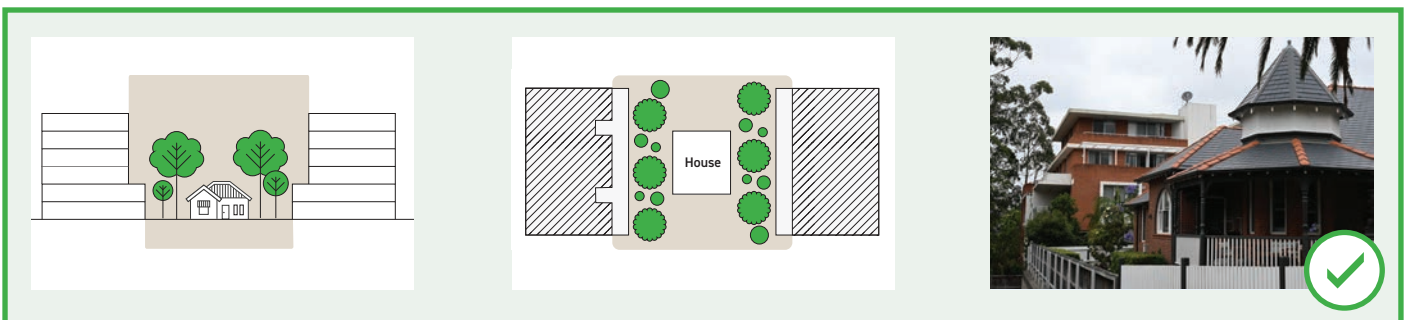
Heritage item owners have expressed concern, to Council, about the prospect of being isolated and surrounded by development as a result of the NSW Government's scheme. Some owners may, in the future, have high-rise development facing three property boundaries.



What Council wants to achieve

As part of Council's scenarios, it's proposed to avoid applying high density residential zonings in areas with a high concentration of heritage items. Where this cannot be avoided, it's proposed to create a fairer scheme where heritage item owners are allocated development rights which are the same as, or similar to, rights enjoyed by adjoining properties. In addition, planning controls will ensure that the heritage items are preserved, respected and included in future development sites.

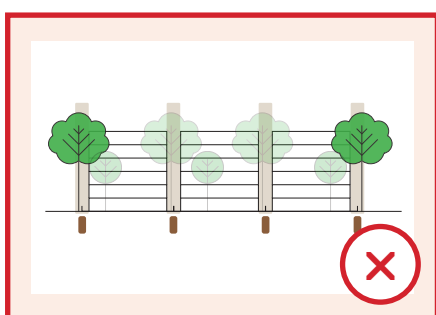
This approach will not be possible in scenarios 1 and 2b, and areas within scenarios 2a, 3a and 3b where existing NSW Government TOD controls are being retained.



Trees

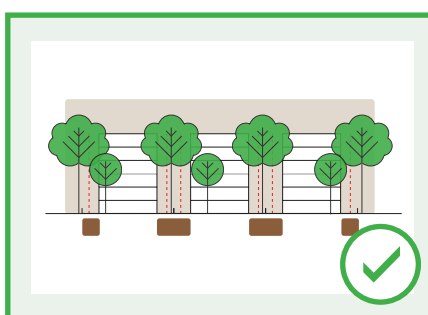
What we want to avoid

New development sites leaving as little as 7% of the site area for trees and other plants which require deep soil levels, meaning the loss of existing trees, and no or limited opportunity to replace trees.



What we want to achieve

Council's scenarios, and in particular scenarios 2a, 3a and 3b, seek to better protect tree canopy. It's proposed to do this by either reducing apartment development in residential and sensitive environmental areas, or requiring development to be less dense and set aside at least 40% of land area for tree planting and growth.



Existing NSW Government Controls Retained



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.

This scenario is based on the NSW Government's Transport Oriented Development (TOD) planning scheme.

It shows land that Council anticipates will develop because of this scheme, namely six storey apartment buildings in all residential areas within 400m of stations. If developers supply an additional 15 per cent of homes as temporary affordable housing, this six storey height limit can be increased to eight storeys.

This scenario will have the impacts shown on page 3 of this brochure.

As shown at the table to the right, this scheme also does not meet any of Council's planning principles, including preserving or minimising impacts on heritage or tree canopy, revitalising local centres or ensuring appropriate building heights.

Maximum building heights

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

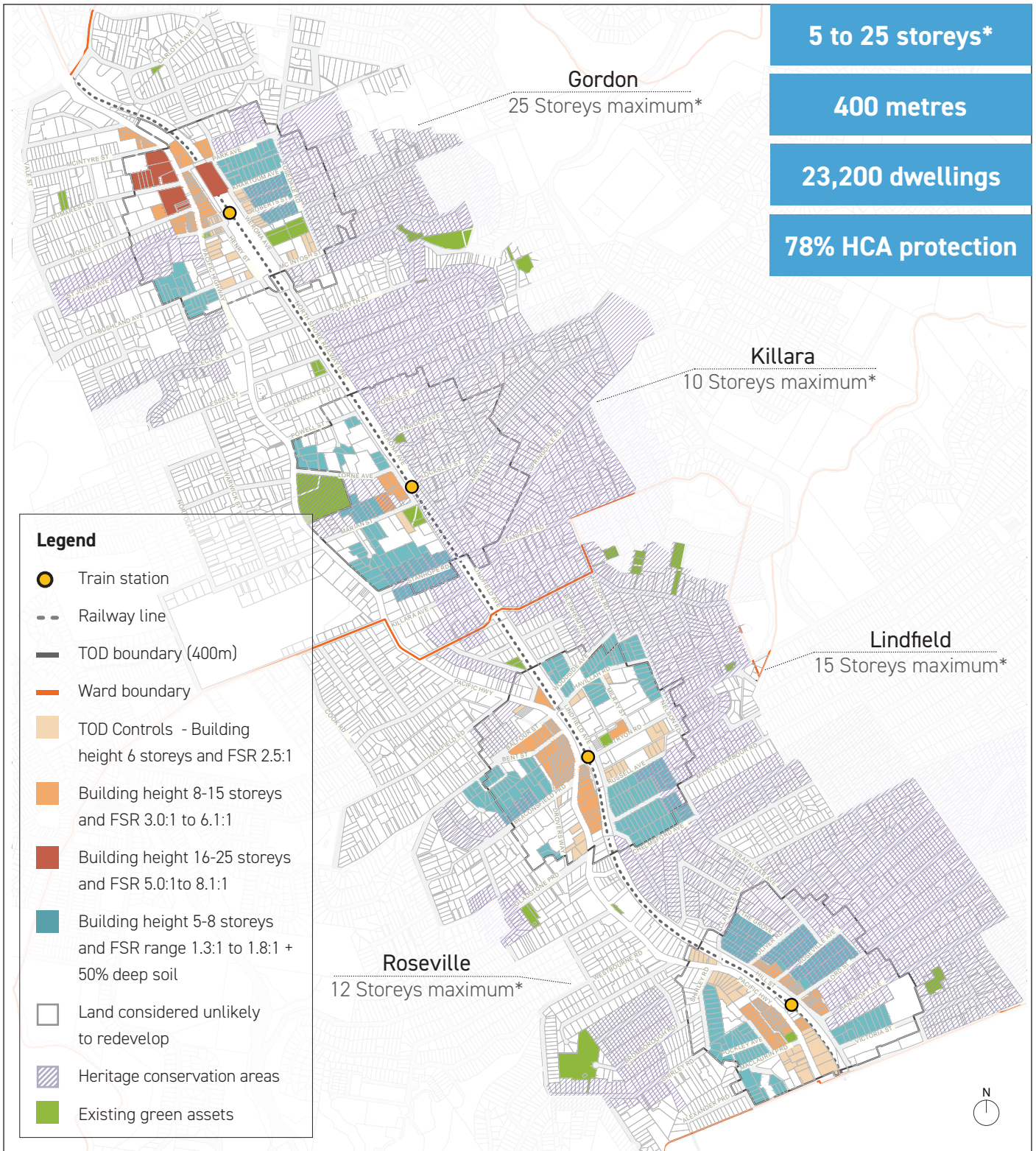
* See height note clarification under map on opposite page

How this scenario relates to Council's planning principles

Yes	Partial	No
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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

Safeguard and Intensify



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

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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.m.

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

Under this scenario, around 78% of heritage conservation areas (HCAs) within 400m of the four stations will be protected from high-rise apartment zonings.

The HCAs proposed to be protected generally have a high concentration of listed heritage items or are located more than 200m from the relevant station.

In other residential areas near stations, apartment buildings will be permitted but subject to new planning controls. These controls will ensure buildings are less dense than the buildings allowed under the NSW Government's existing controls.

These two measures will help protect heritage and tree canopy, and also result in a reduction in new dwellings in residential areas around stations compared to Scenario 1.

The dwellings previously earmarked for residential areas will be transferred to the same commercial centre in which the residential area is located. For example, dwellings previously earmarked for Roseville residential areas will instead be transferred to sites within the Roseville town centre.

This will result in maximum building heights of between 10-25 storeys across all centres, and therefore help to revitalise and strengthen these centres.

In some areas, NSW Government TOD controls will be retained.

As shown in the table to the right, this scenario meets most of Council's planning principles, with the exception of the principle relating to HCA preservation which has been partially met.

Maximum building heights

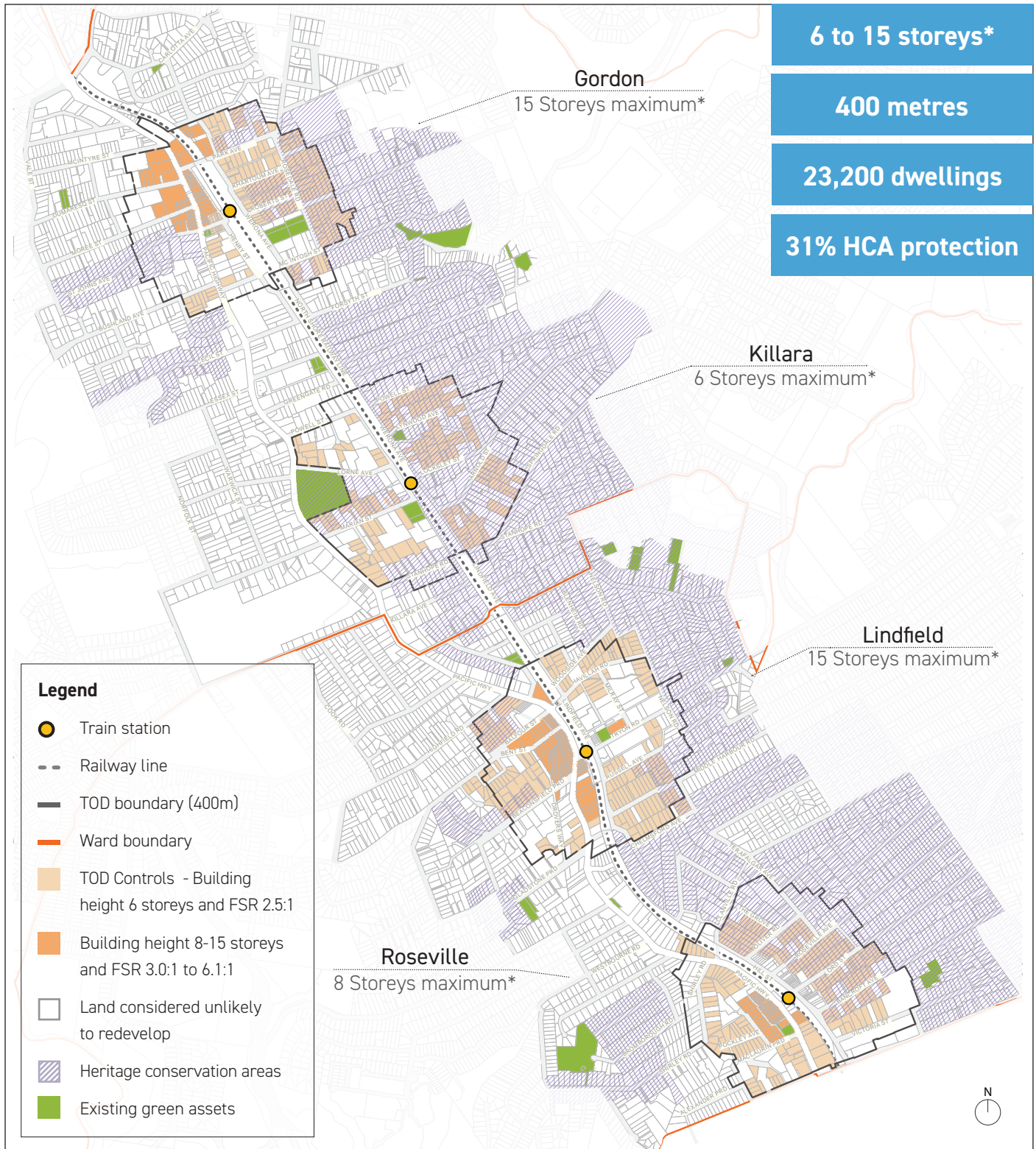
Residential areas	5-8 storeys
Commercial centres	12 storeys (Roseville) 15 storeys (Lindfield) 10 storeys (Killara) 25 storeys (Gordon)

* 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	●	Environment protected by shifting dwellings from HCAs
Minimises impacts on heritage items	●	Heritage items are protected by incorporating them into, or protecting them from, development sites
Preserves heritage conservation areas (HCAs)	●	Development envisaged in 22% of HCAs near stations
Minimises tree canopy impacts	●	Tree canopy protected by new controls and shifting dwellings from HCAs
Manages transition impacts	●	At least a road or open space boundary between areas of different density
Ensures appropriate building heights	●	Building heights are appropriate to the regional, district and local context
Support local centre revitalisation	●	Delivers planning controls which allow viable renewal, and new community infrastructure, in town centres

Minor Amendment to Existing NSW Government Controls



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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.

Scenario 2b represents a minor variation to the NSW Government's policy, which is outlined in Scenario 1.

Under Scenario 2b, some 31% of heritage conservation areas (HCAs) within 400m of stations will be protected from high-rise development.

The protected properties are mainly towards the outer boundary of the 400m radius, but also includes some areas closer to stations such as the block containing the Killara Lawn Tennis Club, which has a large number of heritage items.

Under this scenario, and particularly closer to stations, the NSW Government's controls will largely be retained. As a result of this, there will continue to be impacts on heritage items and areas, and tree canopy.

Dwellings previously earmarked in the protected HCAs will be transferred into nearby commercial centres, leading to building heights between 6-15 storeys in these centres.

Due to its wide-scale retention of the NSW Government's existing planning controls, this scenario does not meet Council's planning principles to minimise impacts on heritage items and areas, or to have acceptable transition impacts on low-rise landowners living near apartment sites.

Maximum building heights

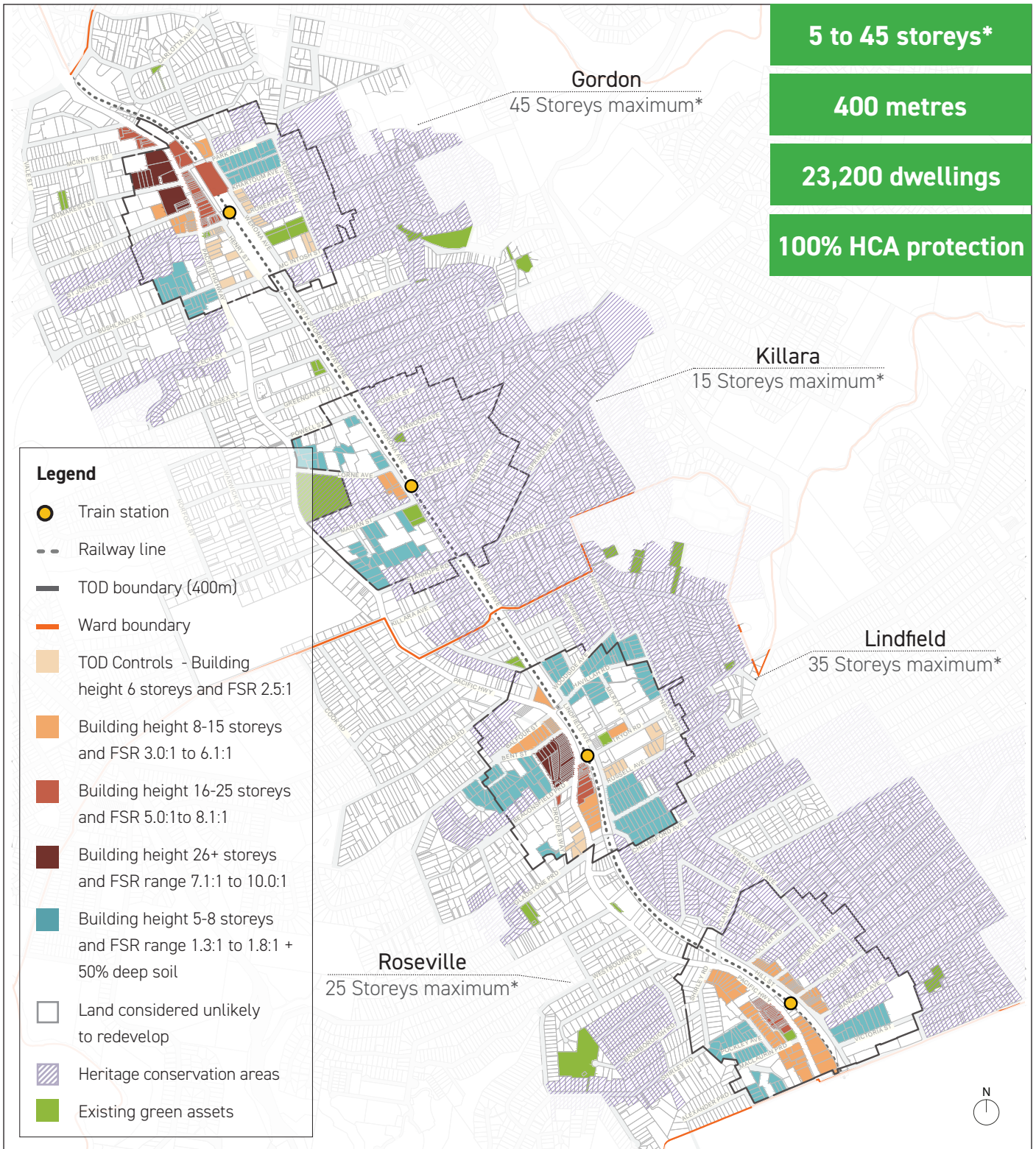
Residential areas	6 storeys
Commercial centres	Roseville (8 storeys) Lindfield (15 storeys) Killara (6 storeys) Gordon (15 storeys)

* See height note clarification under map on opposite page

How this scenario relates to Council's planning principles

● Yes ● Partial ● No		
Principle	Is principle met in this scenario	Explanation
Avoids environmentally sensitive areas	●	Rezoned 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

Preserve and Intensify



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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.

Under this scenario, all properties in heritage conservation areas (HCAs) within 400m of stations will be protected from high-rise development.

Many residential areas east of the North Shore line, in particular at Roseville and Killara, will largely be preserved in their existing form as a result of this approach. This will in turn help protect sensitive environmental areas and existing tree canopy coverage.

Within 400m of stations, apartment buildings will be permitted in non-heritage areas. However, in most of these areas, the density of these developments will be less than allowed under the NSW Government's controls, again helping to protect tree canopy.

These two measures will result in a significant reduction in dwelling yield in residential areas compared to Scenario 1.

These dwellings will instead be moved to commercial centres.

To limit the potential height of towers in smaller centres as a result of this move, some dwellings will be transferred from Killara centre to Gordon centre, and from Roseville centre to Lindfield centre.

However, even with this dwelling transfer, building heights in centres will be high – ranging from 15 storeys in Killara to 45 storeys in Gordon.

As a result, this scenario does not meet Council's planning principle in relation to appropriate building heights.

Maximum building heights

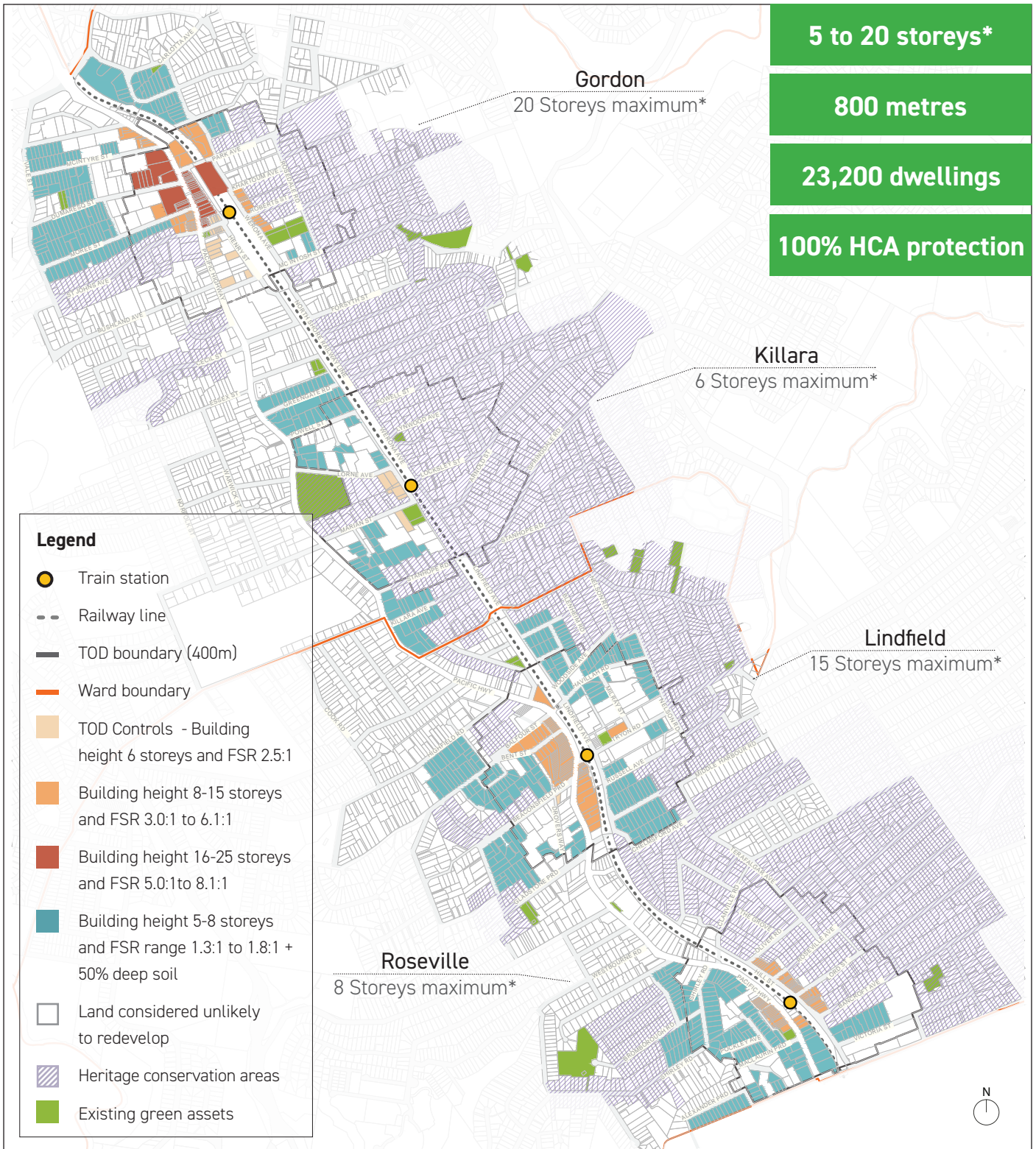
Residential areas	5-8 storeys
Commercial centres	25 storeys (Roseville) 35 storeys (Lindfield) 15 storeys (Killara) 45 storeys (Gordon)

* See height note clarification under map on opposite page

How this scenario relates to Council's planning principles

● Yes ● Partial ● No		
Principle	Is principle met in this scenario	Explanation
Avoids environmentally sensitive areas	●	Environment protected by shifting dwellings from HCAs
Minimises impacts on heritage items	●	Heritage items are protected by incorporating them into, or protecting them from, development sites
Preserves heritage conservation areas (HCAs)	●	No high-rise development in HCAs near stations
Minimises tree canopy impacts	●	Tree canopy protected by new controls and shifting dwellings from HCAs
Manages transition impacts	●	At least a road or open space boundary between areas of different density
Ensures appropriate building heights	●	Will result in very tall towers not in keeping with Ku-ring-gai's character
Support local centre revitalisation	●	Delivers planning controls which allow viable renewal, and new community infrastructure, in town centres

Preserve, Intensify and Expand



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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.

Under this scenario, as in scenario 3a, all properties in heritage conservation areas (HCAs) within 400m of stations are protected from high-rise development.

This will in turn help protect sensitive environmental areas and existing tree canopy coverage.

Like in scenario 3a, dwellings previously earmarked to be located in HCAs, and resulting from limits on the density of new apartment buildings, will be transferred to commercial centres. In addition, as in scenario 3a, there will be a distribution of dwellings between these centres to limit the heights of buildings in smaller centres.

However, this scenario differs from scenario 3a in two aspects.

Firstly, to limit building heights in centres, some proposed dwellings have been shifted from these centres to suitable residential areas located between 400m and 800m from stations. By doing this, maximum building heights are lower in this scenario, compared to Scenario 3a. For example, Scenario 3a proposes a maximum height of 45 storeys in Gordon, while this scenario proposes a maximum of 20 storeys.

Secondly, a small area of Gordon east of the station has also been protected as it has been identified as a possible extension to a heritage conservation area. This change will also ensure there is a contiguous area east of Gordon station which is protected from high-rise development.

This scenario meets all Council's planning principles.

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

● 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 are protected by incorporating them into, or protecting them from, development sites
Preserves heritage conservation areas (HCAs)	●	No high-rise development in HCAs near stations
Minimises tree canopy impacts	●	Tree canopy protected by new controls and shifting dwellings from HCAs
Manages transition impacts	●	At least a road or open space boundary between areas of different density
Ensures appropriate building heights	●	Building heights are appropriate to the regional, district and local context
Support local centre revitalisation	●	Delivers planning controls which allow viable renewal, and new community infrastructure, in town centres

Have your say

Council is seeking your feedback on the five scenarios which are currently on exhibition, including whether you have a preferred scenario.

Please go to krg.nsw.gov.au/housingfeedback, or scan the QR code on this page, to:

- Find out more information, including detailed maps, background information and frequently asked questions
- Register to attend an online forum, being held on Thursday 21 November between 6:30-8pm; or
- Provide feedback via an online survey.

Below are other ways you can participate in the feedback process.

Drop-in sessions

Council is holding two drop-in sessions, where you can meet Council staff and ask questions. These are primarily an opportunity to learn more information, as distinct to providing feedback. No registration is required.

When	Where	Time
Monday, 2 December	Council Chambers, 818 Pacific Highway, Gordon	5pm-7pm
Saturday, 7 December	Gordon Library, 799 Pacific Highway, Gordon	10am-12pm

Public meetings

Council is holding two public meetings, where you will be given a presentation on the scenarios and then be able to ask questions and make comments. To assist Council's organisation of this event, proposed attendees are required to register at krg.nsw.gov.au/housingfeedback.

When	Where	Time
Monday, 25 November	Council Chambers, 818 Pacific Highway, Gordon	6:30-8pm
Monday 9 December	Council Chambers, 818 Pacific Highway, Gordon	6:30-8pm

Fill out a printed survey

Printed surveys are available at Council's Customer Service Centre (818 Pacific Highway Gordon), Gordon Library (799 Pacific Highway Gordon) and Lindfield Library (265 Pacific Highway Lindfield).

Submissions and queries

Separately you can:

Post a submission to Ku-ring-gai Council, Locked Bag 1006, Gordon NSW 2072 – please quote Reference Number S14715-1

Call 424 0000 or email housing@krg.nsw.gov.au

Other important information

Any feedback received (including names) may be made publicly available, with address information, phone numbers and signatures redacted, unless you request otherwise.

This is not an opportunity to make unsolicited requests to change planning controls (including heritage-related changes) on individual sites. These requests need to follow the relevant processes outlined on Council's website.



Have your say by midnight on Tuesday, 17 December 2024. Scan QR code to know more

INFORMATION IN YOUR LANGUAGE

English

Council is proposing to change planning controls for apartment buildings in your area. Please scan the QR code on this page to access Council's engagement portal, which has more information and a survey where you can have your say before 17 December 2024.

Simplified Chinese

Ku-ring-gai市议会提议更改您所在地区的新住房规划管控。请扫描此页上的二维码，访问市议会的互动门户网站。该网站提供更多信息，并设有一项问卷，您可以在2024年12月17日之前表达您的意见。

Traditional Chinese

Ku-ring-gai 市政府提議更改您所在地區新房屋的規劃管制。請掃描本頁的二維碼，到訪市政府的參與門戶網站，那裡有更多訊息和一項調查，您可以在2024年12月17日之前表達意見。

Korean

쿠링가이 카운슬에서 귀하의 지역 내 새로운 주택에 대한 계획 규제안 변경을 제안하고 있습니다. 이 편지의 첫 페이지에 있는 QR 코드를 스캔하시면, 이 제안에 대한 자세한 정보와 여러분의 의견을 2024년 12월 17일까지 낼 수 있는 설문조사가 담겨있는 카운슬 참여 포털로 이동합니다.