



Figure A5.1 TOD Alternative Preferred Scenario

Disclaimer: This map is an indicative representation of the proposed LEP amendments set out in the Ku-ring-gai Centres Technical Study 2025 (Attachment A4). While all efforts have been made to ensure consistency, this map is for illustrative purposes only and does not constitute 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: The NSW Government's Low and Mid-Rise Housing Policy applies to residential zones within 800 metres walking distance of town centres and rail stations, for further information refer to NSW Government website.

Note 3: The Indicative Low and Mid-rise Housing Areas identified on this map are based on the LMR Housing Area map provided by NSW Government. While the outline provides an indication of lots that may be eligible to use the Low and Mid-Rise Housing Policy, it is a guide only and shall not be used to inform planning decisions.

LEGEND

Transport

● Train Station

--- Railway Line

Open Space (RE1)

■ Existing Park

■ Proposed Park

Cultural Protection

■ Heritage Conservation Areas

Planning & Land Use Designation

--- Existing TOD Boundary (400m)

■ Revised TOD Boundary

--- Ward Boundary

■ Existing zone and FSR retained

■ Indicative Low and Mid-rise Housing Area

Commercial & Mixed-use (E1/MU1)

■ Building height 3 - 6 storeys and FSR 1:1 to 2.5:1

■ Building height 8 storeys and FSR 3:1

■ Building height 15-18 storeys and FSR range of 4.5:1 to 6:1

■ Building height 25-28 storeys and FSR range of 5:1 to 8:1

Residential (R4)

■ Building height 3 storeys and FSR 0.85:1

■ Building height 5 storeys and FSR 1.3:1 + 50% Deep Soil

■ Building height 8 storeys and FSR 1.8:1 + 50% Deep Soil

SCALE: 1:10000 @ A1

0 400 m 800 m

