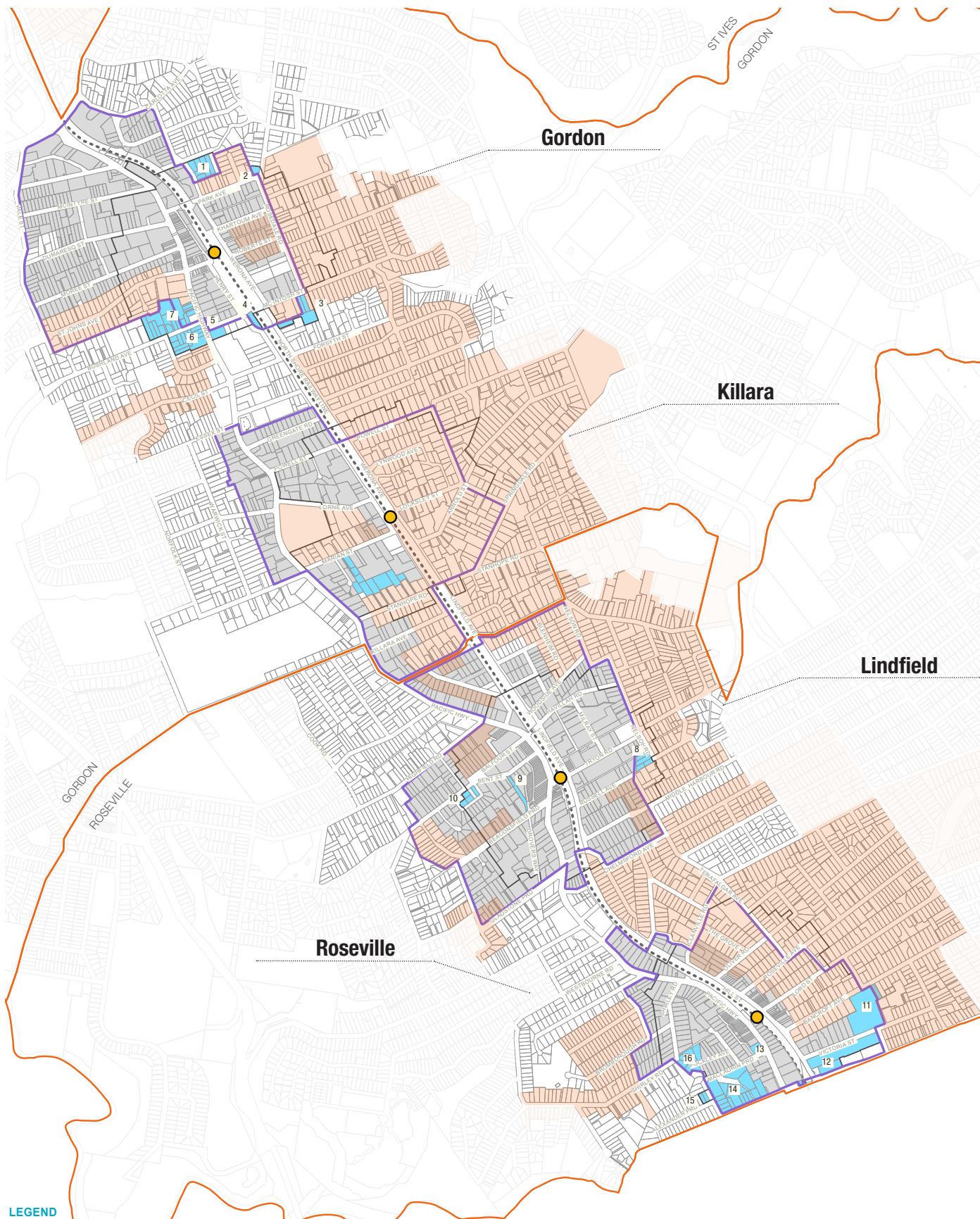


Preferred Scenario

Justification for TOD Areas Removed from Preferred Scenario – Non Heritage Areas

Attachment A7



LEGEND

Transport

- Train Station
- Railway Line

Cultural Protection

- Heritage Conservation Areas
- Heritage Item

Planning & Land Use Designation

- Existing TOD Boundary (400m)
- Revised TOD Boundary
- Ward Boundary
- Existing zone retained

Tree Canopy

- Tree Canopy Cover over 30%

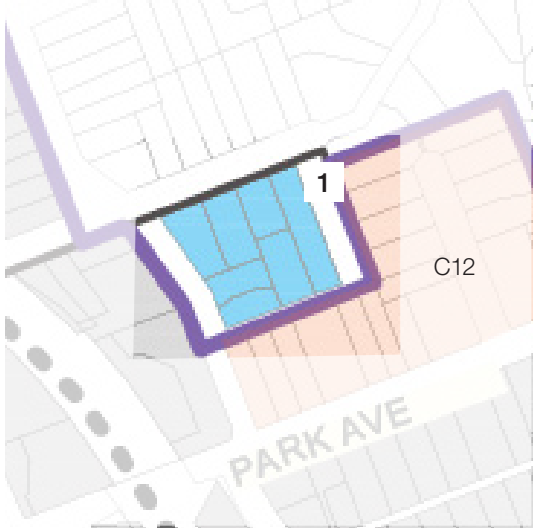
HCA with Rezoning Status

- Land to be rezoned
- Non-HCA impacted by TOD controls and excluded from the preferred scenario

SCALE: 1:10000 @ A1

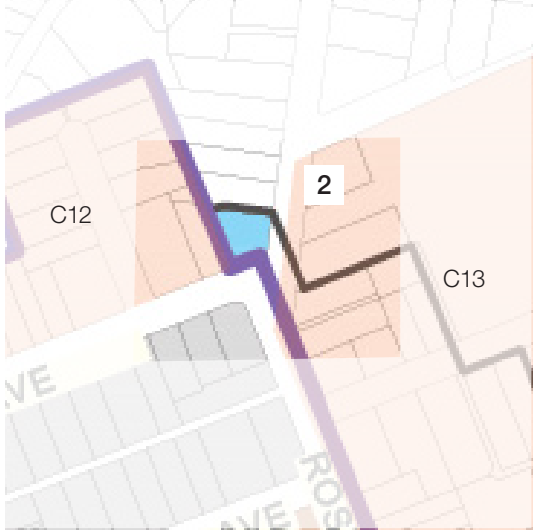
0 400 m 800 m



Location	Site Refer Figure #	Description	Property Included in TOD	Property Included in Preferred Scenario	Reason for Exclusion and Detail Plan
Gordon	1	Portion of Burgoyne Street - Pearson Avenue	Yes	No	<p>This block consists of seven properties (3A, 3B, 5A, 7 Burgoyne Street, 1 & 3 Pearson Avenue, and 4 Burgoyne Lane). These properties are located on the edge of the revised TOD boundary neighbouring low density housing to their north and C12 Gordondale Estate Conservation Area to their east and south.</p> <p>There is a high concentration of Heritage Items adjoining this block which would likely limit its development potential. Furthermore, one of the properties (3A Burgoyne Street) contains biodiversity that supports core biodiversity land.</p> <p>Unlike TOD, the Preferred Scenario excludes these seven properties from high density development. This is to avoid interface impacts on the adjoining Heritage Items and C12 Conservation Area which is proposed to be fully protected. This is consistent with Principle 1 - Avoid Environmentally Sensitive Areas, Principle 2 - Minimise Impact on Heritage Items, Principle 3 - Preserve Heritage Conservation Areas, and Principle 5 - Manage transition impacts.</p> 

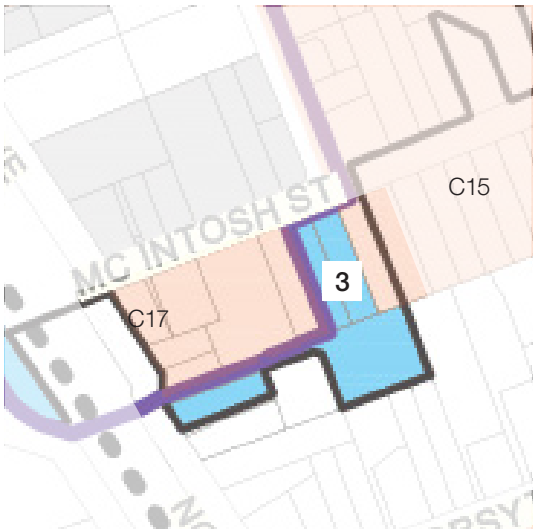
LEGEND

- Heritage Conservation Areas
- Heritage Item
- Tree Canopy Cover over 30%
- Existing TOD Boundary (400m)
- Revised TOD Boundary
- Non-HCA impacted by TOD controls and excluded from the preferred scenario
- Land to be rezoned

Location	Site Refer Figure #	Description	Property Included in TOD	Property Included in Preferred Scenario	Reason for Exclusion and Detail Plan
Gordon	2	14 Rosedale Road	Yes	No	<p>This property is surrounded by two Conservation Areas (C12 to the west and C13 to the east). There are heritage items adjoining the property on both sides (16-18 Rosedale Road and 26 Park Avenue). The property and its surrounding block benefit from high tree canopy coverage (over 30%).</p> <p>The area's current low density residential zoning is complicated by overlapping TOD provisions and heritage items creating a patchwork development pattern. This irregular configuration, with TOD parcels isolated between heritage items at the Rosedale Road corner, prevents feasible lot amalgamation and could result in undesirable transition impacts.</p> <p>Considering all of the above challenges, the Preferred Scenario excludes 14 Rosedale Road from high density development consistent with Principle 1 - Avoid Environmentally Sensitive Areas, Principle 2 - Minimise Impact on Heritage Items, Principle 3 - Preserve Heritage Conservation Areas, Principle 4 - Minimise Impact on the Tree Canopy, and Principle 5 - Manage transition impacts.</p> 

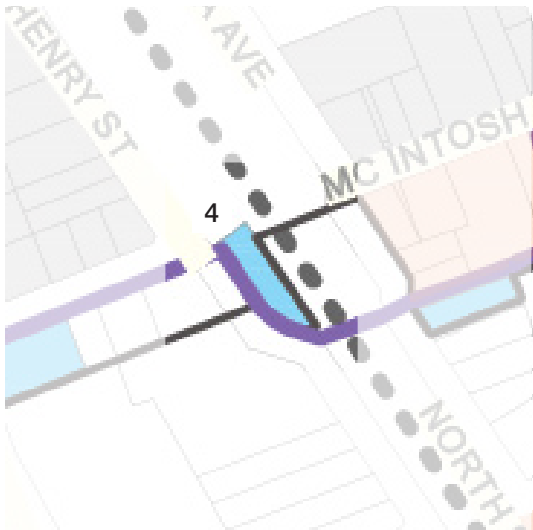
LEGEND

- Heritage Conservation Areas
- Heritage Item
- Tree Canopy Cover over 30%
- Existing TOD Boundary (400m)
- Revised TOD Boundary
- Non-HCA impacted by TOD controls and excluded from the preferred scenario
- Land to be rezoned

Location	Site Refer Figure #	Description	Property Included in TOD	Property Included in Preferred Scenario	Reason for Exclusion and Detail Plan
Gordon	3	Portion of McIntosh Street and Werona Avenue Block	Yes	No	<p>This portion of McIntosh Street and Werona Avenue block, contains 10 properties plus a State Significant Heritage Item (Eryldene). Six of these properties (11, 15, 17, 19 & 25 McIntosh Street, and 57 and 59 Werona Avenue) are in the two Conservation Areas of C15 and C17 while the subject four properties (21 & 23 McIntosh Street and 53 & 55 Werona Avenue) do not fall in either of the HCAs.</p> <p>The Preferred Scenario proposes to protect the integrity of C15 and C17 Conservation Areas. High density development in the area between these two conservation areas would result in transition impacts. Therefore, these four properties are excluded from high density development in consistency with Principle 2 - Minimise Impact on Heritage Items, Principle 3 - Preserve Heritage Conservation Areas, and Principle 5 - Manage transition impacts.</p> 


LEGEND

- Heritage Conservation Areas
- Heritage Item
- Tree Canopy Cover over 30%
- Existing TOD Boundary (400m)
- Revised TOD Boundary
- Non-HCA impacted by TOD controls and excluded from the preferred scenario
- Land to be rezoned

Location	Site Refer Figure #	Description	Property Included in TOD	Property Included in Preferred Scenario	Reason for Exclusion and Detail Plan
Gordon	4	15 Henry Street	Yes	No	<p>Originally included for high density development under the TOD SEPP, this parcel of land is property of Ravenswood School for Girls. Council's Preferred Scenario avoids high density development on land allocated for educational facilities and community infrastructure. The site is currently zoned for high density residential and is proposed to retain its existing height and FSR.</p> 

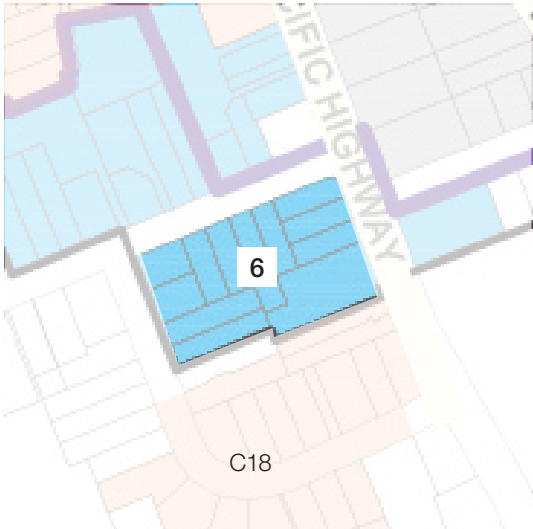
LEGEND

- Heritage Conservation Areas
- Heritage Item
- Tree Canopy Cover over 30%
- Existing TOD Boundary (400m)
- Revised TOD Boundary
- Non-HCA impacted by TOD controls and excluded from the preferred scenario
- Land to be rezoned

Location	Site Refer Figure #	Description	Property Included in TOD	Property Included in Preferred Scenario	Reason for Exclusion and Detail Plan
Gordon	5	695 Pacific Highway	Yes	No	<p>Originally included for high density under the TOD SEPP, this property belongs to Twilight Aged Care. Council's Preferred Scenario avoids high density development on land allocated for community facilities. The site is currently zoned for high density residential and is proposed to retain its existing height and FSR.</p> 

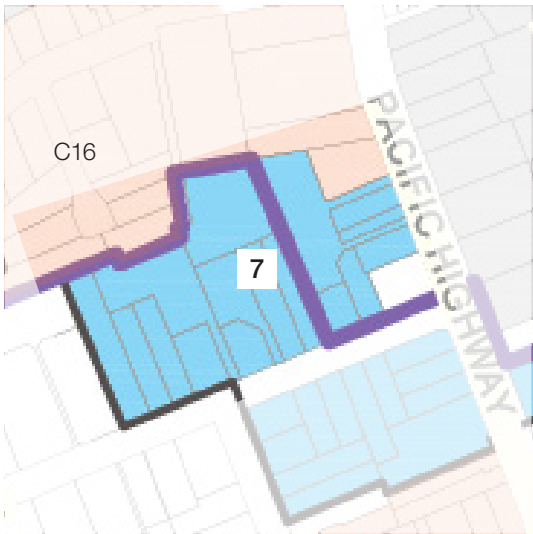
LEGEND

- Heritage Conservation Areas
- Heritage Item
- Tree Canopy Cover over 30%
- Existing TOD Boundary (400m)
- Revised TOD Boundary
- Non-HCA impacted by TOD controls and excluded from the preferred scenario
- Land to be rezoned

Location	Site Refer Figure #	Description	Property Included in TOD	Property Included in Preferred Scenario	Reason for Exclusion and Detail Plan
Gordon	6	Portion of Yarabah Avenue Block	Yes	No	<p>There are 12 properties on the northern portion of Yarabah Avenue block which were included for high density development under the TOD SEPP. To the south this group of properties border with C18 Conservation Area and are directly neighbouring heritage items of 17 Yarabah Avenue and 726 Pacific Highway.</p> <p>C18 Yarabah Avenue Conservation Area is a relatively small but contiguous with another HCA (C19 Smith Grant Conservation Area) without a spatially discrete boundary. Both HCAs are fully protected under the Preferred Scenario.</p> <p>The Yarabah Avenue block contains high existing tree canopy cover of (over 30%) in approximately 85%. To preserve this natural and built character and avoid undesirable transition impacts, the Preferred Scenario proposes to exclude the non-HCA northern portion of Yarabah Avenue block.</p> <p>The site is currently zoned for a mix of R2, R3 and R4 and is proposed to retain its existing provisions to protect Heritage Conservation Areas.</p> <p>This is consistent with Principle 2 - Minimise Impact on Heritage Items, Principle 3 - Preserve Heritage Conservation Areas, Principle 4 - Minimise Impacts on the Tree Canopy, and Principle 5 - Manage transition impacts.</p> 

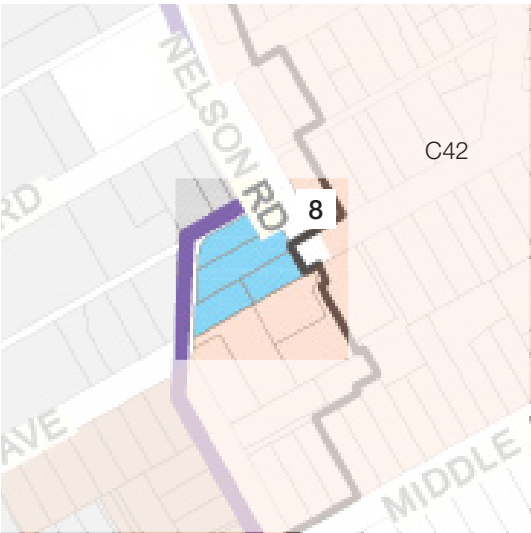
LEGEND

- Heritage Conservation Areas
- Heritage Item
- Tree Canopy Cover over 30%
- Existing TOD Boundary (400m)
- Revised TOD Boundary
- Non-HCA impacted by TOD controls and excluded from the preferred scenario
- Land to be rezoned

Location	Site Refer Figure #	Description	Property Included in TOD	Property Included in Preferred Scenario	Reason for Exclusion and Detail Plan
Gordon	7	Northern portion of Bushlands Avenue	Yes	No	<p>This cluster of 15 properties on the northern side of Bushlands Avenue were included for upzoning under the TOD SEPP. Three of these properties (740, 744 and 746 Pacific Highway) front the Pacific Highway and are currently in the R4 High Density residential zoning. Three properties including 740 and 738 (heritage item) Pacific Highway as well as 1A Bushlands Avenue belong to Ravenswood School for Girls. This area is also directly adjacent to C16 St Johns Avenue Conservation Area. Nearly 30% of the total area of these 15 properties benefits from high tree canopy (over 30%) coverage.</p> <p>These properties sit in between heritage conservation areas - C16 directly adjacent to the north and C18 and C19 just a short distance away beyond Bushlands Ave. All three HCAs are fully protected under the Preferred Scenario.</p> <p>Given this context and the significant tree canopy, more moderate density development would be more appropriate than the TOD provisions currently in place. The Preferred Scenario proposes to exclude these 15 properties from high density development and retain their existing zoning, height and FSR provisions. This is consistent with Principle 2 - Minimise Impact on Heritage Items, Principle 3 - Preserve Heritage Conservation Areas, Principle 4 - Minimise Impacts on the Tree Canopy, and Principle 5 - Manage transition impacts.</p> 

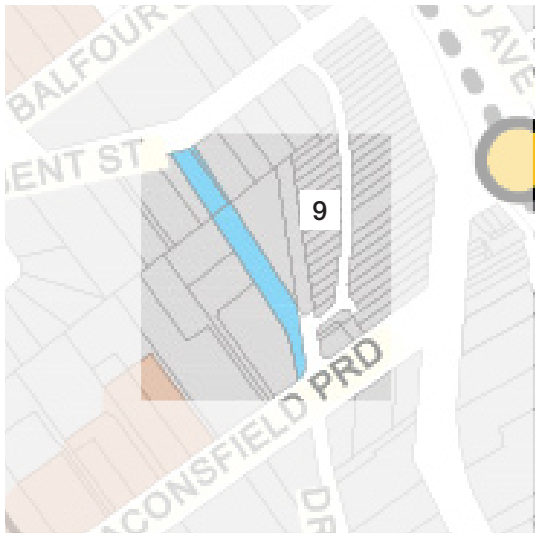
LEGEND

- Heritage Conservation Areas
- Heritage Item
- Tree Canopy Cover over 30%
- Existing TOD Boundary (400m)
- Revised TOD Boundary
- Non-HCA impacted by TOD controls and excluded from the preferred scenario
- Land to be rezoned

Location	Site Refer Figure #	Description	Property Included in TOD	Property Included in Preferred Scenario	Reason for Exclusion and Detail Plan
Lindfield	8	Russell Lane - Nelson Road Block	Yes	No	<p>This group of four properties (65 Trafalgar Avenue, 2, 4 and 6 Nelson Road) is situated at the intersection of Russell Lane and Nelson Road. and was originally included for high density development under the TOD SEPP.</p> <p>These properties directly back onto the C42 Middle Harbour Conservation Area which is proposed to be fully protected under the Preferred Scenario. This adjacency creates a sensitive interface, while the narrow width of Russell Lane could impose accessibility challenges for potential high density development on this site.</p> <p>Furthermore, the properties have irregular shapes and orientations, especially at the intersection, making them difficult to consolidate for high density development. Similar to their adjacent blocks, these four properties benefit from significant tree canopy coverage (over 30%)</p> <p>The Preferred Scenario proposes to fully protect the adjacent C42 Conservation Area and therefore exclude these properties from high density development. Being located at a boundary between different character areas of proposed high density residential and Conservation Areas, these four properties are better suited to create a buffer zone rather than accommodating high-density development.</p> 

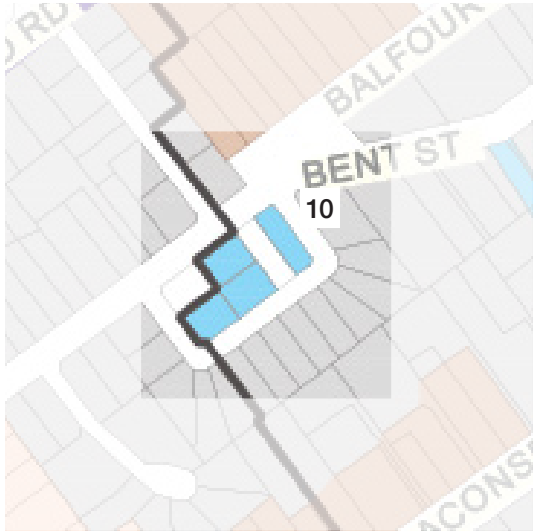
LEGEND

- Heritage Conservation Areas
- Heritage Item
- Tree Canopy Cover over 30%
- Existing TOD Boundary (400m)
- Revised TOD Boundary
- Non-HCA impacted by TOD controls and excluded from the preferred scenario
- Land to be rezoned








Location	Site Refer Figure #	Description	Property Included in TOD	Property Included in Preferred Scenario	Reason for Exclusion and Detail Plan
Lindfield	9	Future road connecting Beaconsfield Parade to Bent Street	Yes	No	<p>Portions of three properties (1B Beaconsfield Parade, 10 and 12 Bent Street) owned by the Council, form a future road that would provide better access between Beaconsfield Parade and Bent Street. Under the Preferred Scenario the road would act as a buffer and transition zone between mixed use and high density residential developments of varying heights.</p> 

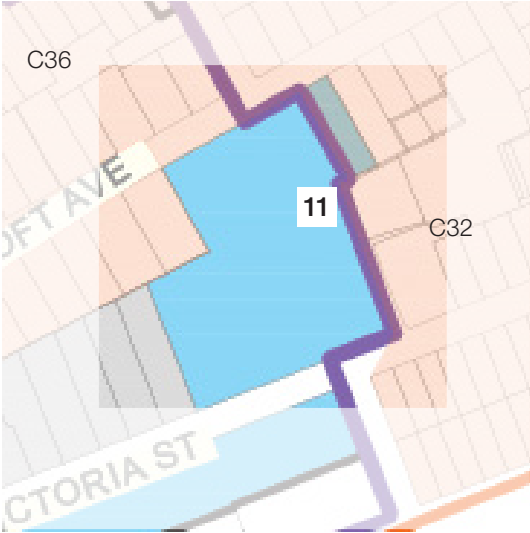
LEGEND

- Heritage Conservation Areas
- Heritage Item
- Tree Canopy Cover over 30%
- Existing TOD Boundary (400m)
- Revised TOD Boundary
- Non-HCA impacted by TOD controls and excluded from the preferred scenario
- Land to be rezoned

Location	Site Refer Figure #	Description	Property Included in TOD	Property Included in Preferred Scenario	Reason for Exclusion and Detail Plan
Lindfield	10	Newark Crescent	Yes	No	<p>The six properties of 1, 3 Newark Crescent, 26, 28, 30 and 32 Bent Street form an island in the middle of what is proposed to be high density residential development with 50% deep soil. This cluster of properties of which one (28 Bent St) is a heritage item, provide an excellent opportunity for an open space, rather than additional density as prescribed by the TOD SEPP.</p> 

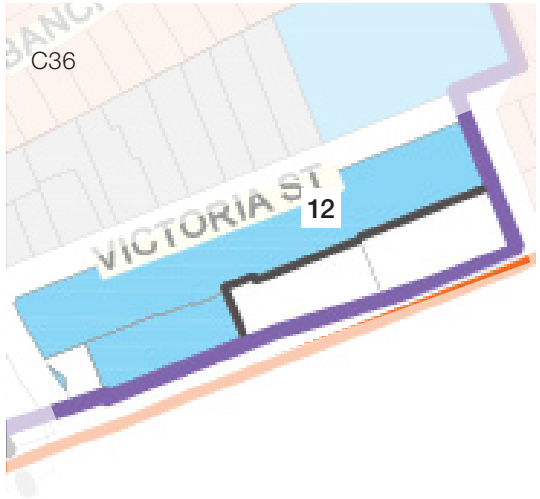
LEGEND

-  Heritage Conservation Areas
-  Heritage Item
-  Tree Canopy Cover over 30%
-  Existing TOD Boundary (400m)
-  Revised TOD Boundary
-  Non-HCA impacted by TOD controls and excluded from the preferred scenario
-  Land to be rezoned

Location	Site Refer Figure #	Description	Property Included in TOD	Property Included in Preferred Scenario	Reason for Exclusion and Detail Plan
Roseville	11	Roseville College	Yes	No	<p>Originally included for high density development under the TOD SEPP, this parcel of land is property of Roseville College - a private Anglican day school for girls. Council's Preferred Scenario avoids high density development on land allocated for educational facilities and community infrastructure. The site is currently zoned SP2 Infrastructure. All schools in Ku-ring-gai LGA are zoned as SP2 as they provide key employment generating uses. The Preferred Scenario proposes to retain the existing zoning of this site.</p> 

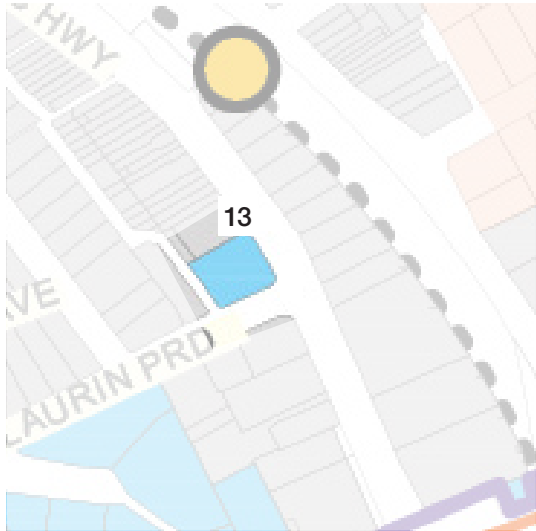
LEGEND

- Heritage Conservation Areas
- Heritage Item
- Tree Canopy Cover over 30%
- Existing TOD Boundary (400m)
- Revised TOD Boundary
- Non-HCA impacted by TOD controls and excluded from the preferred scenario
- Land to be rezoned

Location	Site Refer Figure #	Description	Property Included in TOD	Property Included in Preferred Scenario	Reason for Exclusion and Detail Plan
Roseville	12	Victoria Street Block	Yes	No	<p>This block of land, initially designated for high-density development under the TOD SEPP, already contains recently developed strata-titled buildings with over 50 units each. Council has determined these properties are not feasible for redevelopment. As a result, the Preferred Scenario proposes to retain the existing zoning, FSR and height controls for this site.</p> 

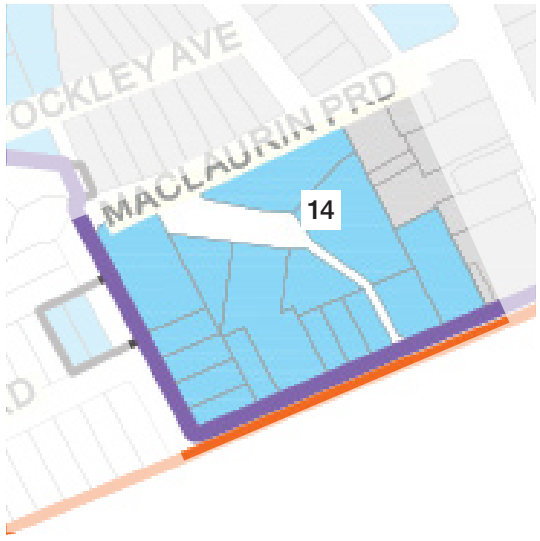
LEGEND

- Heritage Conservation Areas
- Heritage Item
- Tree Canopy Cover over 30%
- Existing TOD Boundary (400m)
- Revised TOD Boundary
- Non-HCA impacted by TOD controls and excluded from the preferred scenario
- Land to be rezoned

Location	Site Refer Figure #	Description	Property Included in TOD	Property Included in Preferred Scenario	Reason for Exclusion and Detail Plan
Roseville	13	Roseville Memorial Park	Yes	No	<p>Roseville Memorial Park is currently zoned as RE1 - Public Recreation. Under the TOD blanket approach this parcel of land was identified suitable for high density development. Council's scenarios avoid high density development on existing RE1 zones. Therefore, the Preferred Scenario maintains the current zoning for this site to ensure there is sufficient open space accommodating for increased density around the centres.</p> 

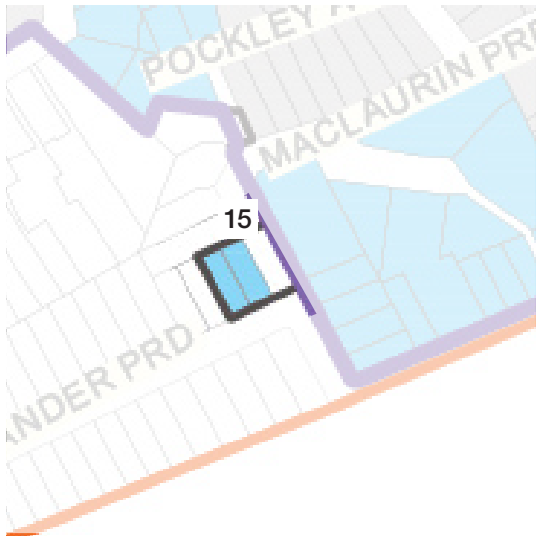
LEGEND

- Heritage Conservation Areas
- Heritage Item
- Tree Canopy Cover over 30%
- Existing TOD Boundary (400m)
- Revised TOD Boundary
- Non-HCA impacted by TOD controls and excluded from the preferred scenario
- Land to be rezoned

Location	Site Refer Figure #	Description	Property Included in TOD	Property Included in Preferred Scenario	Reason for Exclusion and Detail Plan
Roseville	14	Maclaurin Block	Yes	No	<p>This area is currently zoned R4 - High Density Residential and is characterised by established strata-titled properties, many with over 20 units per building, creating complex ownership arrangements that make land redevelopment particularly challenging. The area also features significant tree canopy coverage (over 30%). Including these properties for high-density development would likely result in increased traffic congestion on local roads and substantial loss of the existing tree canopy. Given these constraints, this block of land was excluded from the Preferred Scenario and is proposed to retain its existing height and FSR controls.</p> 

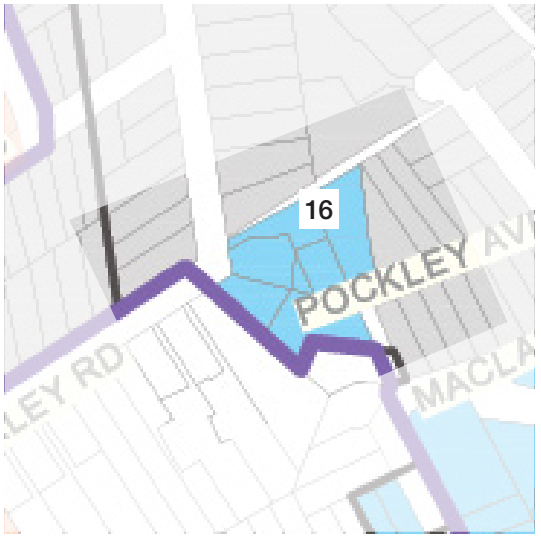
LEGEND

- Heritage Conservation Areas
- Heritage Item
- Tree Canopy Cover over 30%
- Existing TOD Boundary (400m)
- Revised TOD Boundary
- Non-HCA impacted by TOD controls and excluded from the preferred scenario
- Land to be rezoned

Location	Site Refer Figure #	Description	Property Included in TOD	Property Included in Preferred Scenario	Reason for Exclusion and Detail Plan
Roseville	15	Alexander Parade - Kings Ave TOD-impacted properties	Yes	No	<p>Under the TOD provisions two properties on the corner of Alexander Parade and Kings Avenue (1 and 3 Alexander Parade) are included for high density development while the remainder of Alexander Parade maintains its low density character. The Preferred Scenario proposes to remove such anomalies created by TOD and avoid high density development on small blocks surrounded by low density residential. Therefore, these two properties are excluded from high density development under the Preferred Scenario.</p> 

LEGEND

- Heritage Conservation Areas
- Heritage Item
- Tree Canopy Cover over 30%
- Existing TOD Boundary (400m)
- Revised TOD Boundary
- Non-HCA impacted by TOD controls and excluded from the preferred scenario
- Land to be rezoned

Location	Site Refer Figure #	Description	Property Included in TOD	Property Included in Preferred Scenario	Reason for Exclusion and Detail Plan
Roseville	16	Properties west of Pockley Avenue	Yes	No	<p>Cluster of five properties including 17 and 19 Pockley Ave, 20A, 22 and 24 Shirley Road, as well as The Rifleway were proposed for high density development under the TOD SEPP. The Preferred Scenario proposes the following for this area:</p> <ul style="list-style-type: none"> - The Rifleway retains its functionality as a popular pedestrian access which links Larkin Street and Shirley Road. This is a vegetated pedestrian bridge, with mature trees lining the walkway and diverse flora growing beneath. The area's physical configuration and environmental attributes make it inherently unsuitable for development of any density. High density residential development with 50% deep soil is proposed on both sides of The Rifleway under the Preferred Scenario. - 17 Pockley Ave, 20A and 22 Shirley Road provide an excellent opportunity for a future park and open space to accommodate the increased density of the surrounding blocks. Considering the high coverage of tree canopy in this area (over 30%) this future open space will serve as a lush green open space and refuge from the hustle and bustle of the town centre. This open space will further act as a buffer zone between the high density residential to its east and north and the low density housing on the west and south of Shirley Road. - 19 Pockley Avenue and 24 Shirley Road, are excluded from high density development under the Preferred Scenario as they are directly adjacent to low density residential without a buffer zone to their south. <p>The Preferred Scenario further proposes a new road connecting Pockley Ave to Shirley Road taking up portions of four of these properties (17 and 19 Pockley Ave, 22 and 24 Shirley Road) for better traffic flow in this area.</p> 

LEGEND

- Heritage Conservation Areas
- Heritage Item
- Tree Canopy Cover over 30%
- Existing TOD Boundary (400m)
- Revised TOD Boundary
- Non-HCA impacted by TOD controls and excluded from the preferred scenario
- Land to be rezoned