

# Preferred Scenario

## Alternatives to the TOD SEPP

Councillor workshop  
26 March 2025



# Preferred Scenario



# Preferred Scenario

## Summary of key statistics:

- Building heights 3-28 storeys
- Density FSR range 0.85:1 to 8.0:1
- Number of dwellings 24,562\*
- Extent 400m-800m
- HCAs protected 80%

### 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

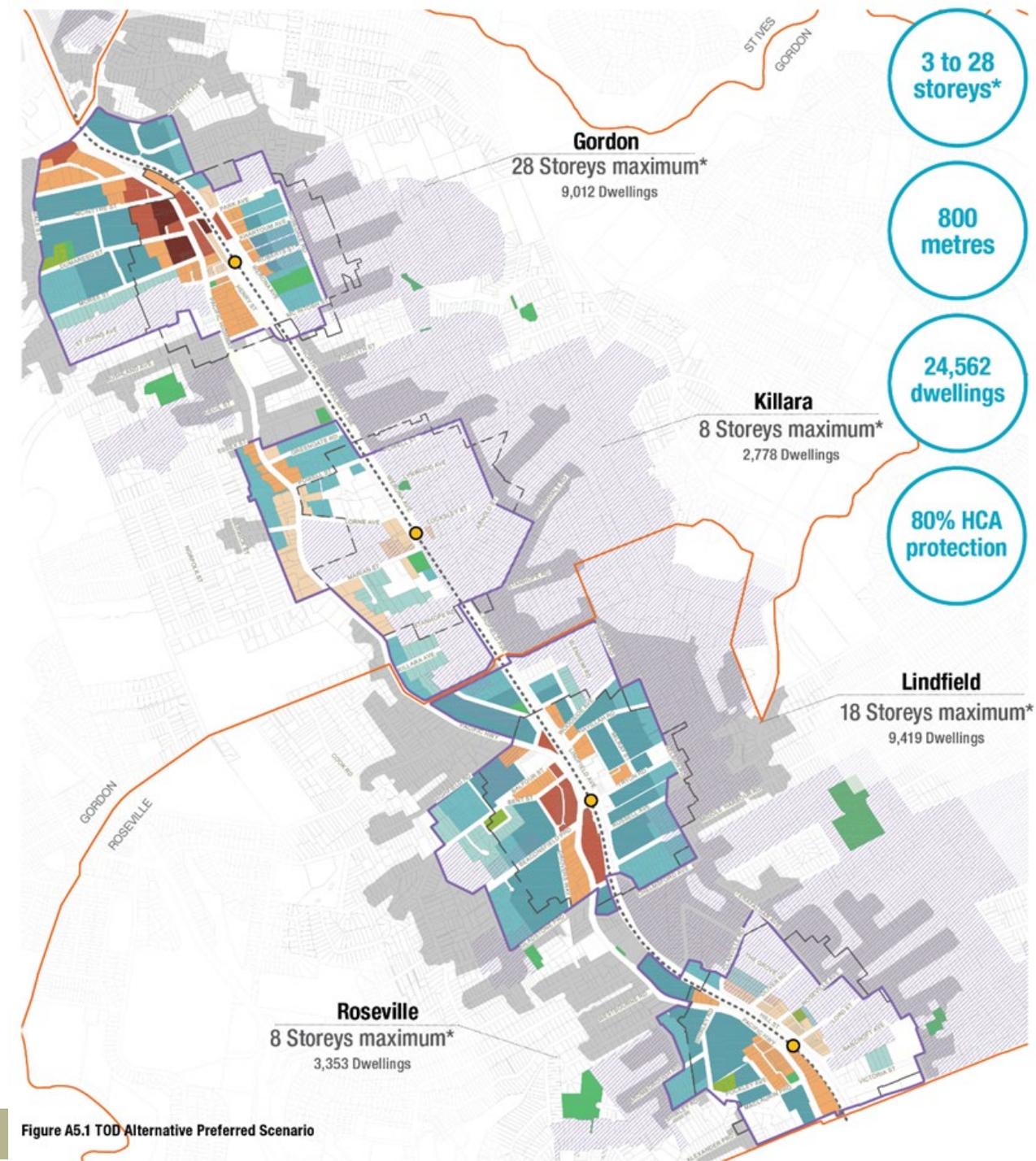


Figure A5.1 TOD Alternative Preferred Scenario

# Preferred Scenario - Gordon

## Summary of key statistics:

- Building heights 3-28 storeys
- Density FSR range 0.85:1 to 8.0:1
- Number of dwellings 9,012
- Extent 400m & 800m

### 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)

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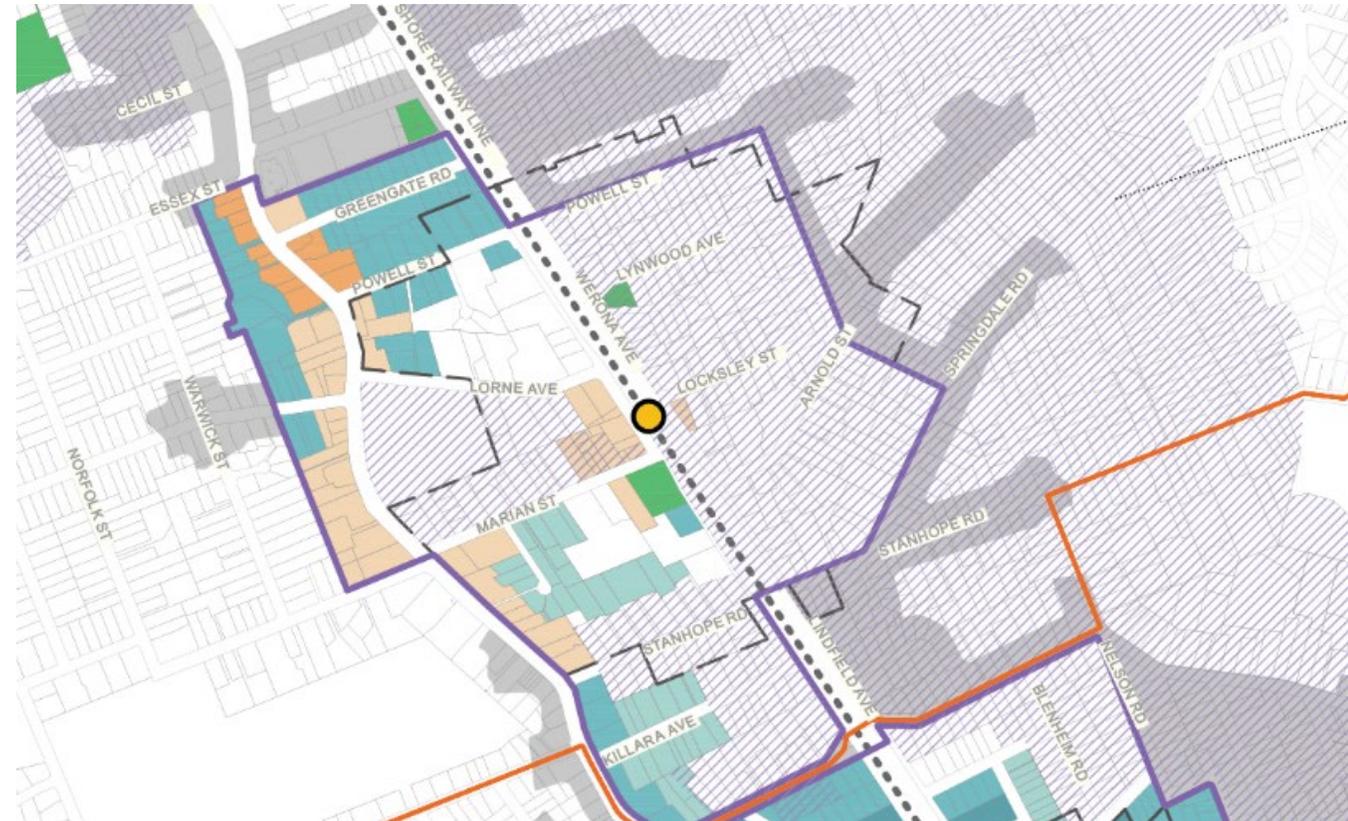
# Preferred Scenario - Gordon



# Preferred Scenario - Killara

## Summary of key statistics:

- Building heights 3-8 storeys
- Density FSR range 0.85:1 to 3.0:1
- Number of dwellings 2,778
- Extent 800m



### 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

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- 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

# Preferred Scenario - Killara



# Preferred Scenario - Lindfield

## Summary of key statistics:

- Building heights 3-18 storeys
- Density FSR range 0.85:1 to 5.0:1
- Number of dwellings 9,419
- Extent 800m

### 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



# Preferred Scenario - Roseville

## Summary of key statistics:

- Building heights 3-8 storeys
- Density FSR range 0.85:1 to 3:1
- Number of dwellings 3,353
- Extent 400m & 800m

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



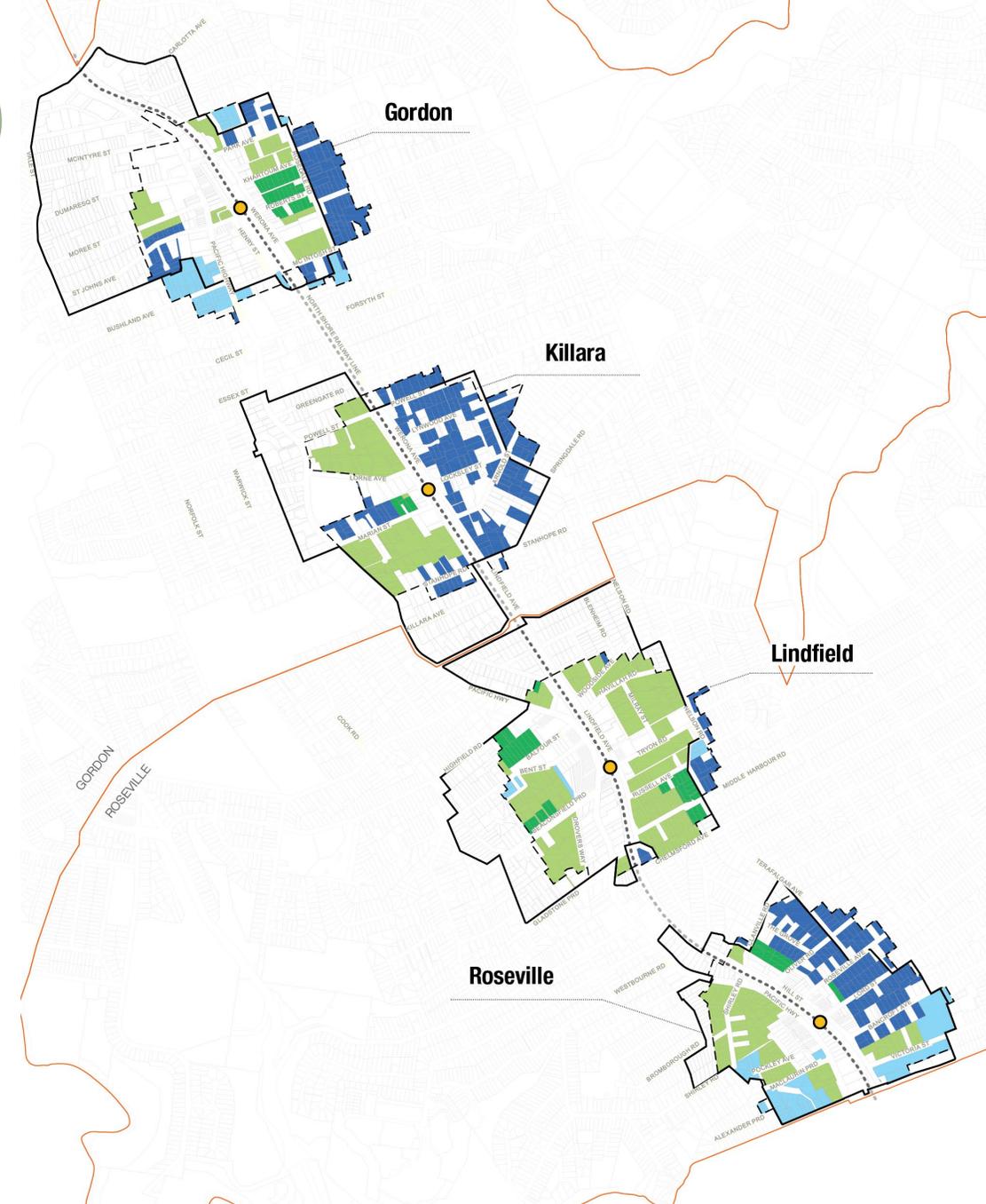
# Comparison with TOD



# Comparison with TOD

The preferred scenario is described and compared with the TOD under the following headings:

- Non-HCA Areas Removed
- HCA Areas Removed
- HCA Areas Retained or Added



# Comparison with TOD

## Non-HCA Areas Removed – Key Reasons:

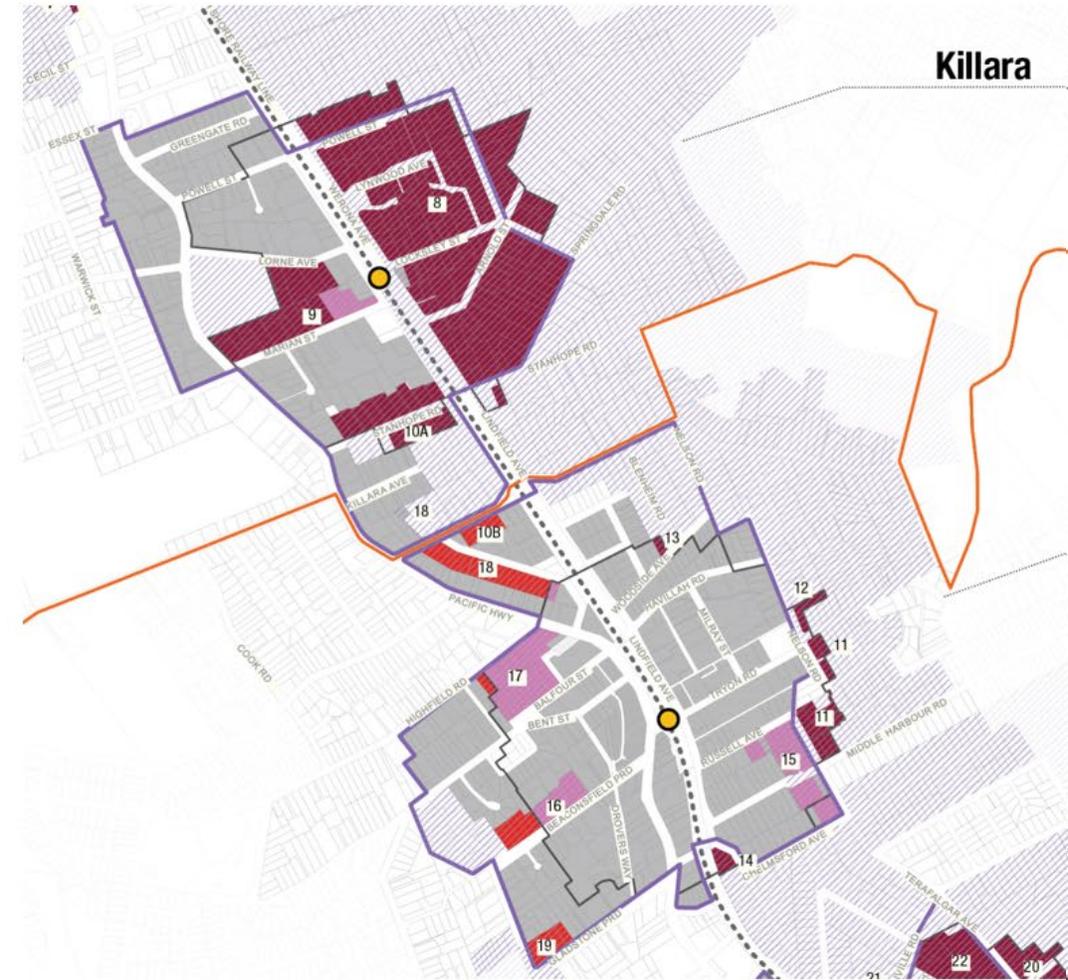
- Sensitive heritage interface (e.g. Burgoyne St & Pearson Ave)
- Land with biodiversity or tree canopy over 30%
- Community facilities such as schools or aged care
- Irregular lot shapes or recent strata developments with over 20 units
- Sites better suited as buffer between high density and heritage areas
- Isolated properties due to anomalies from the 400m TOD catchment



# Comparison with TOD

## HCA Areas Retained or Added – Key Reasons:

- Proximity to train stations
- Low concentration of heritage items
- Clear and contained boundaries minimising interface impacts
- Opportunity for gradual height transitions
- Street activation potential by extending commercial and mixed-use zones
- Blocks mostly impacted by TOD – logical to include the remainder



# Evaluation of the Preferred Scenario



# Evaluation of the Preferred Scenario

The Preferred Scenario and the TOD have been assessed using Council's seven principles to ensure it delivers better outcomes in the areas Council considers most important.

This evaluation has confirmed that the Preferred Scenario successfully achieves its intended objectives and outperforms the TOD in all key areas

Principle 1 - Avoid environmentally sensitive areas

Principle 2 - Minimise impacts on Heritage Items

Principle 3 - Preserve Heritage Conservation Areas

Principle 4 - Minimise impacts on the tree canopy

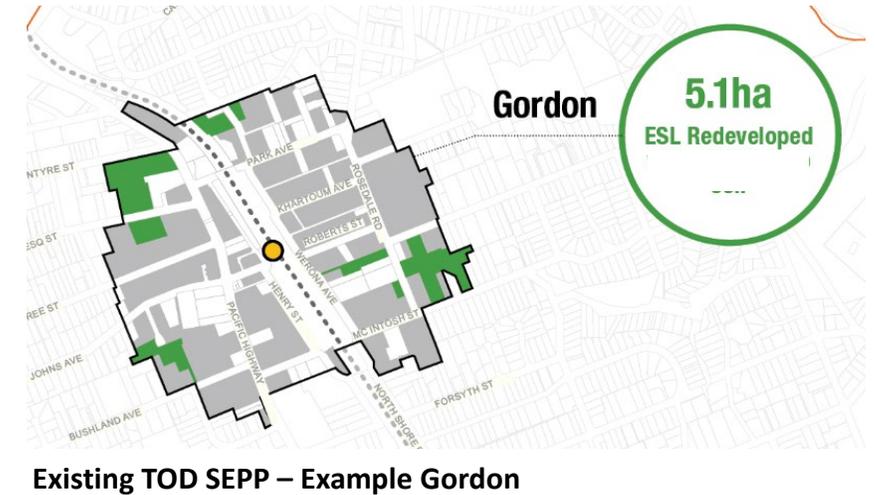
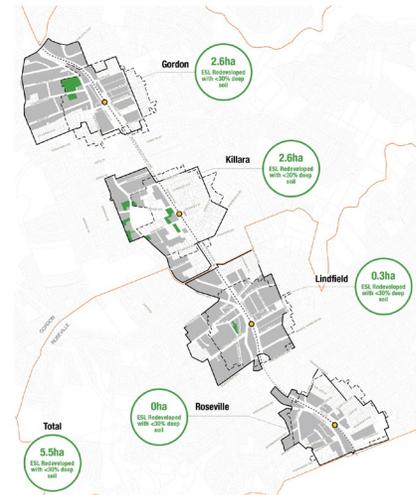
Principle 5 - Manage transition impacts

Principle 6 - Ensure appropriate building heights

Principle 7 - Support Local Centre Revitalisation

# Principle 1 – Protect Environmentally Sensitive Lands

- Area of ESL proposed for high density development where development controls require less than 50% of the site area as deep soil
- TOD only required 7% as per ADG – unlikely to protect ESL
- Preferred Scenario required 50% deep soil in residential areas
- Area of ESL impacted reduced from 18.4ha to 5.9ha
- **68% improvement on TOD SEPP**



## Principle 2 – Minimise impacts on Heritage Items

- Number of heritage items located in a high-density setting
- Under TOD heritage items don't get development rights
- Under Preferred Scenario heritage items get development rights to promote integration
- Number of heritage items in high density setting reduced from 136 to 54
- **69% improvement on TOD SEPP**



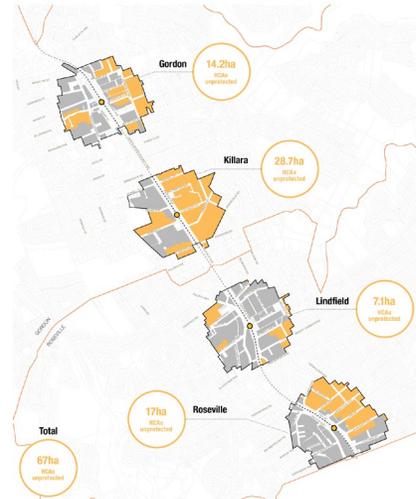
Existing TOD SEPP – Example Gordon



Preferred Scenario – Example Gordon

# Principle 3 – Preserve Heritage Conservation Areas

- Area of HCA proposed for high density development
- Area reduced from 67ha to 14.3ha
- **80% improvement on TOD SEPP**



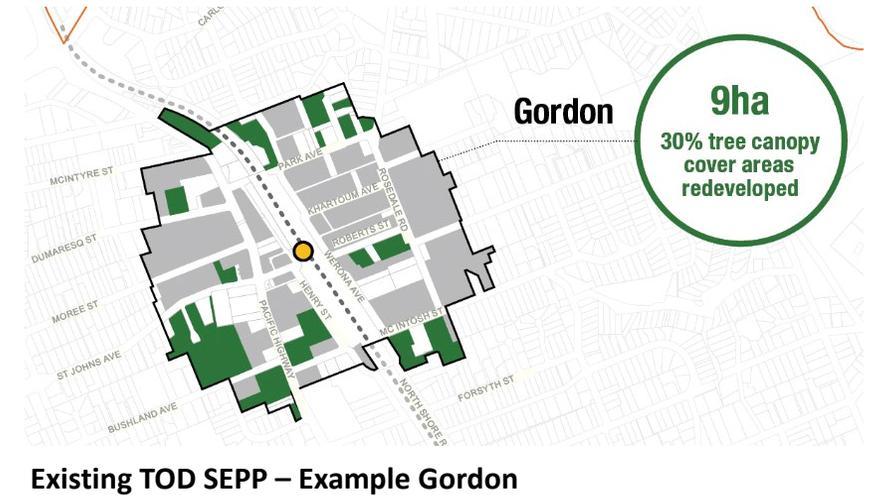
Existing TOD SEPP – Example Gordon



Preferred Scenario – Example Gordon

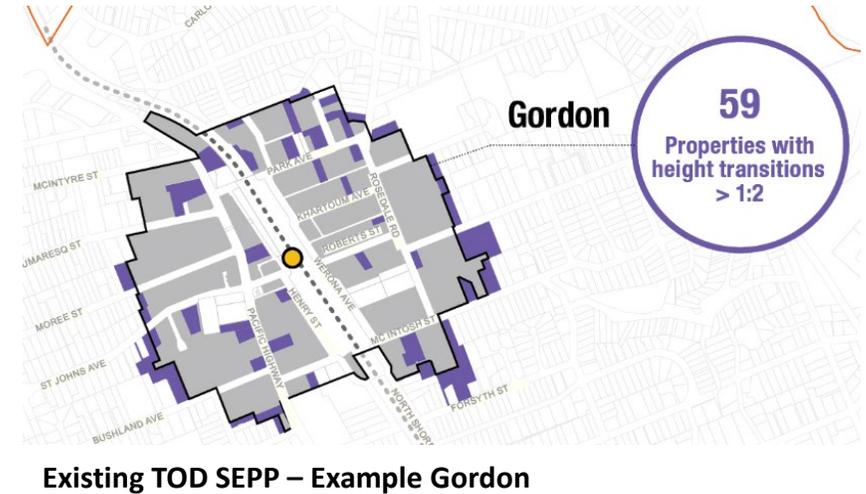
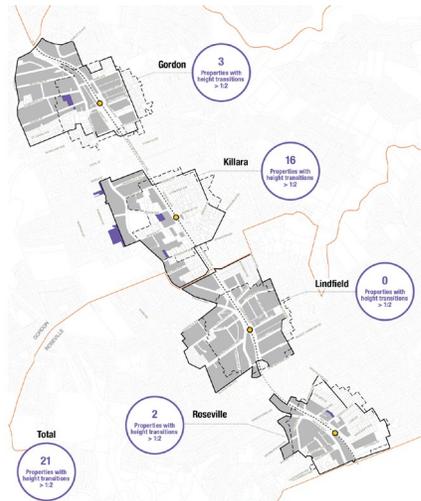
# Principle 4 – Minimise Impacts on Tree Canopy

- Area of land with 30% canopy cover or greater proposed for high density development and where development controls require less than 50% of site area as deep soil
- TOD only required 7% as per ADG – unlikely to protect tree canopy
- Preferred Scenario requires 50% deep soil in residential areas
- Area reduced from 74ha to 17.5ha
- **76% improvement on TOD SEPP**



# Principle 5 – Manage Transition Impacts

- Communities' top priority
- Number of properties that could have a height transition greater than 1:2.
- Under TOD rezoning is not defined by roads
- Preferred Scenario either rezones entire blocks or gradually steps down height mid-block
- Number reduced from 287 to 21
- **93% improvement on TOD SEPP**



Existing TOD SEPP – Example Gordon



Preferred Scenario – Example Gordon

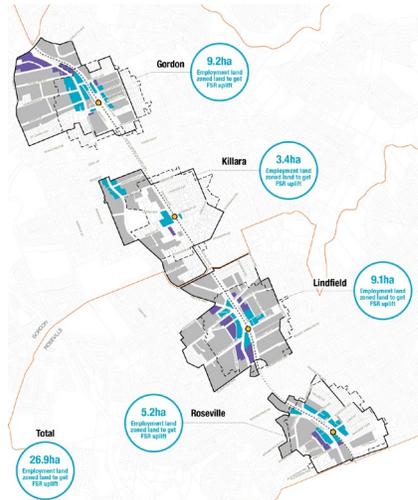
## Principle 6 – Ensure Appropriate Building Heights

- Subjective measure
- Community valued Principles 1, 3, 4, 5 and 7 above 6
- Preferred Scenario prioritises these first, shaping building heights accordingly
- Only slightly higher than those exhibited in Scenario 2a and 3b
- Primarily Gordon Centre and Lindfield Village Hub



# Principle 7 - Support Local Centre Revitalisation

- Area of land upzoned for commercial and retail uses
- TOD does not provide incentives to expand commercial.
- Area increased from 6.6ha to 43.4ha
- **85% improvement on TOD SEPP**
- **SEPP**



Existing TOD SEPP – Example Gordon



Preferred Scenario – Example Gordon

# Implementation Strategy

KLEP Amendments:

- written clauses
- maps

# KLEP Amendments - clauses

## Existing clauses:

- Cl 4.3 - Height of Buildings
- Cl 4.4 – Floor Space Ratio
- Cl 6.6 – Lot size for RFBs
- Cl 6.8 – Min Frontages in E1 & MU1
- Cl 6.13 – Lindfield Village Hub

## New clauses:

- Active street frontages
- Affordable housing
- Gordon Local Centre
- Design Excellence

### KLEP 2015 Amendments

The implementation of the TOD preferred alternative will require amendments to the KLEP 2015 as outlined below.

#### Land use zones

The existing land use zones within the proposed centre boundaries will be amended to align with the land use structure plan.

This will require an amendment to the Land Zoning Map as illustrated in **Map 6.1**.

#### Building height

The existing building heights within the proposed centre boundaries will be amended to align with the built form structure plan.

This will require:

- Amendments to the building heights identified on the Height of Buildings (HOB) Map, as illustrated in **Map 6.2**.
- Amendments to the HOB Map and Clause 4.3 Height of Buildings, as illustrated in **Map 6.3** to ensure the height caps and associated lot sizes applying to R4 zoned land under clause 4.3 (2A), do not apply to the R4 zoned land within the centres.

#### Floor space ratio

The existing floor space ratio (FSR) controls within the centres will be amended to achieve the floor space required to accommodate dwelling target and commercial uses within the proposed building heights.

This will require:

- Amendment to the FSR controls identified on the FSR Map, as illustrated in **Map 6.4**.
- Amendments to the FSR Map and Clause 4.4 Floor Space Ratio to ensure the FSR caps and associated lot sizes applying to R4 zoned land under clause 4.4 (2C), do not apply to the R4 zoned land within the centres.
- Amendments to clause 4.4 and the FSR Map to:
  - Remove the FSR cap on retail and commercial uses applying to sites within Gordon and Lindfield under clause 4.4(2E).
  - Introduce a minimum 1:1 FSR for non-residential uses on certain E1 sites with FSR 5:1 and over as illustrated in **Map 6.5**.

#### Land Reservation Acquisition

Identify sites to be acquired by Council for local roads and local open space to align with the public domain structure plan.

This will require an amendment to the Land Reservation Acquisition Map to include the sites identified in **Map 6.6**.

#### Lot sizes and frontage for residential flat buildings

Introduce the following minimum lot size and minimum frontage for development for residential flat buildings within the R4 zones located within centres to assist in achieving the dwelling targets, while

still ensuring the KDCP 2015 controls relating to deep soil and site coverage can be achieved.

- Minimum lot size of 1500m<sup>2</sup> and street frontages of 24m.

This will require:

- An amendment to Clause 6.6 to include the new minimum lot size of 1500m<sup>2</sup> and street frontages of 24m.
- An amendment to the Lot Size Map to identify the R4 zoned land within the centres where the new lot and frontage control applies. These sites are identified in **Map 6.3**.
- An amendment to Clause 6.6 (2) to clarify that the existing minimum lot and frontage sizes do not apply to R4 zoned land in the centres. These sites are identified in **Map 6.3**.

#### Active frontages

Introduce active frontages within the MU1 and E1 zones to align with the Public Domain Structure Plan.

This will require:

- Amend Clause 6.7 in Zones E1 and MU1 to clarify that active frontages are only required along primary frontages.
- The inclusion of an active frontage map into the KLEP which identifies where the active frontages are to be provided within the MU1 zones within the centres. The active frontage maps will be referenced in Clause 6.7 (refer to **Map 6.7**).

#### Minimum frontages for employment land and mixed use zones

Clause 6.8 requires a minimum frontage of the 20m for certain employment lands within the centres. A more nuanced, centre-by-centre approach to minimum street frontages within the E1 and MU1 zone is considered more appropriate. This should be considered in the preparation of the updated precinct and site provisions for the centres within Part 14 of KDCP.

This will require:

- An amendment to Clause 6.8 to exclude its application from the E1 and MU1 zones within the centres, as illustrated in **Map 6.8**.

#### Affordable housing

The TOD program requires the provision of 2% affordable housing for development within the TOD boundaries.

To satisfy the affordable housing requirements of the TOD program, a new clause will be inserted into the KLEP 2015 that requires the provision of between 2% and 10% affordable housing for development within the each of the centres (refer to **Map 6.9**).

The requirement for affordable housing applies to development involving

- The erection of a new building where more than 200 sqm of the GFA is used for residential accommodation, or
- Alterations to an existing building that results in 200sqm of additional GFA being used for residential accommodation.

This requirement for affordable housing does not apply to:

- Development for the purposes of boarding houses, community housing, group homes, hostels or social housing.
- The Gordon Centre (refer to requirement for Gordon Centre below).

The affordable housing requirement for the Gordon Centre will be covered by the site specific 'Gordon Town Centre' clause. Further detail regarding affordable housing is included in the Affordable Housing Feasibility Analysis prepared by Atlas Economics

#### Lindfield Village Hub

The height and FSR provisions required for the Lindfield Village Hub will be superseded by the proposed new height and FSR controls. To align with the structure plans, Clause 6.13 will be deleted. Further detailed planning of the Lindfield Village Hub will be required.

#### Gordon Centre

The Gordon Centre which comprises the following properties, has a base FSR of 3.5:1 and HOB of 38.5m.

- Lot 21 DP 732238
- Lot A DP 402533
- Lot B 402533
- Lot A DP 386879
- Lot B DP 386879

A FSR of up to 6.5:1 and HOB up to 93m may be achieved provided:

- A minimum FSR of 1:1 is allocated for purposes other than residential accommodation; and
- The development has a minimum site area of 9,500 sqm; and
- It includes 3,000 sqm of community infrastructure floor space or affordable housing equivalent to 2% of the total GFA.

The maximum FSR and height can be achieved on the Gordon Centre through the application of the site specific Gordon Town Centre clause (page 37 of the Atlas Economics Ku-ring-gai Transit Oriented Development (TOD) Centres - Affordable Housing Feasibility Analysis) rather than being reflected in the floorspace and height of building maps. The FSR and height of building maps in the KLEP will retain the existing controls for the site, being 3.5:1 and 38.5m respectively.

#### Design Excellence

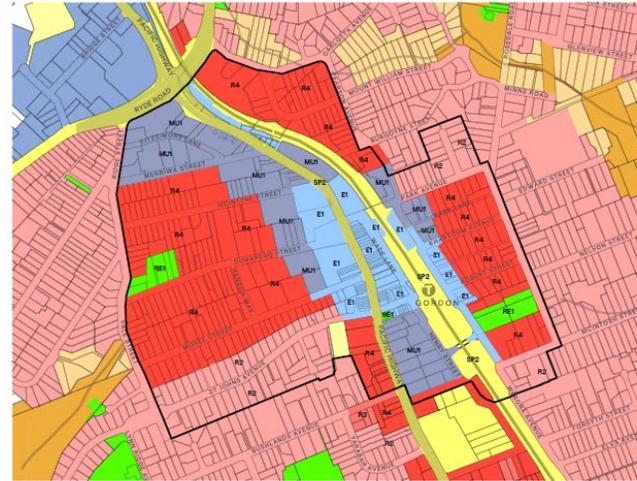
A design excellence clause will be inserted requiring that development within the centres, on land zoned E1 and MU1, exhibits design excellence. This will include, but will not be limited to, consideration of the following:

- Architectural design and materials
- Quality and amenity of the public domain
- Solar access and overshadowing
- Impact on view corridors
- Impact on heritage and conservation areas
- Built form and massing

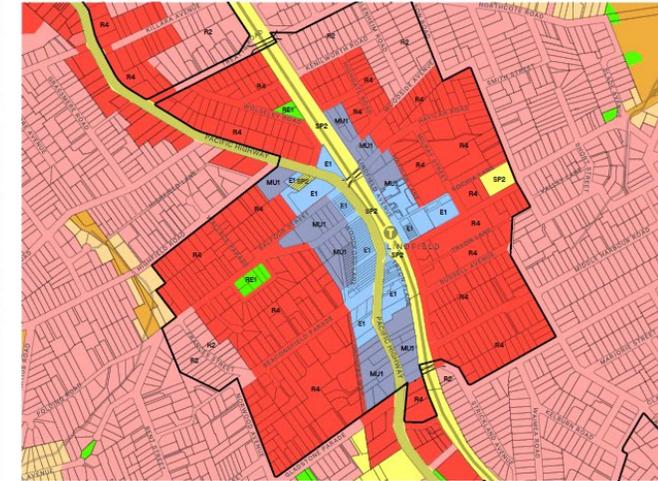
# Land Use Zone Map

## Use of Existing Zones

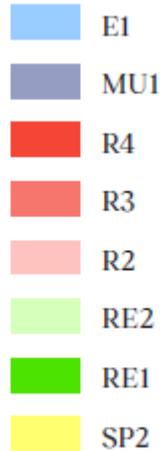
- R4 High density residential
- E1 Local centres
- MU1 Mixed use
- RE1- Public open space
- SP2 – Local road.



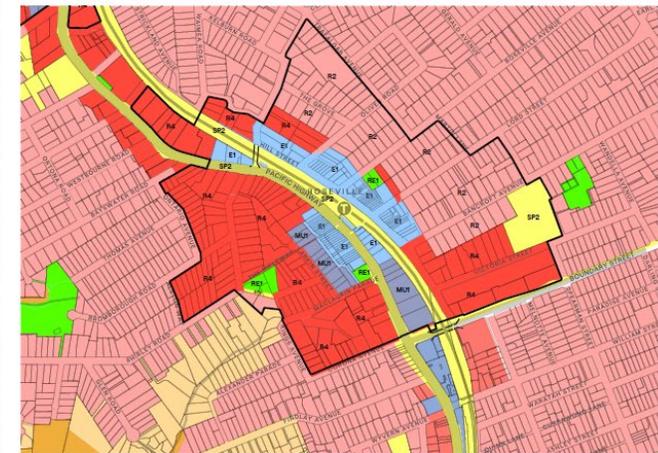
Gordon



Lindfield



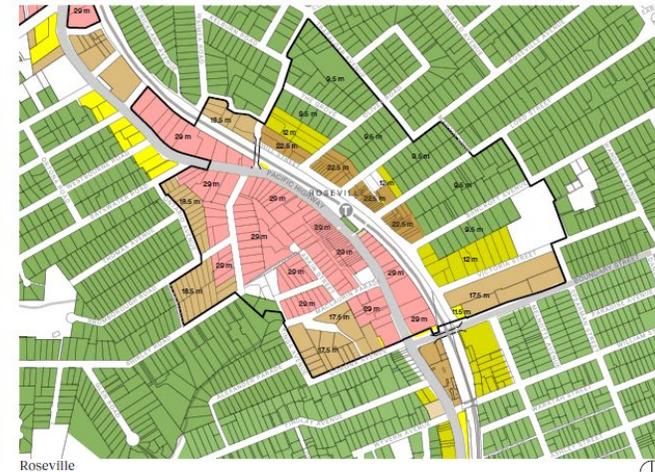
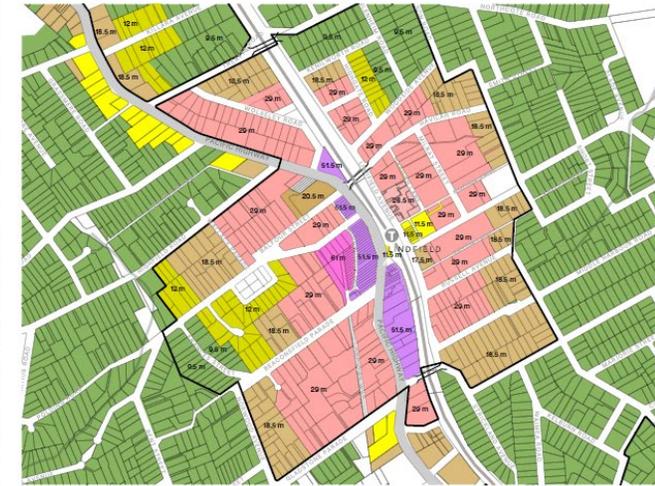
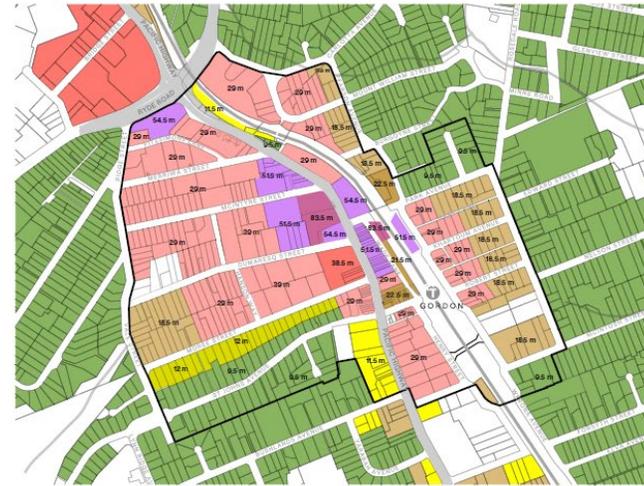
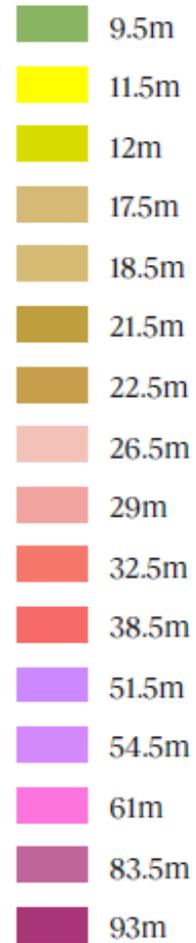
Killara



Roseville

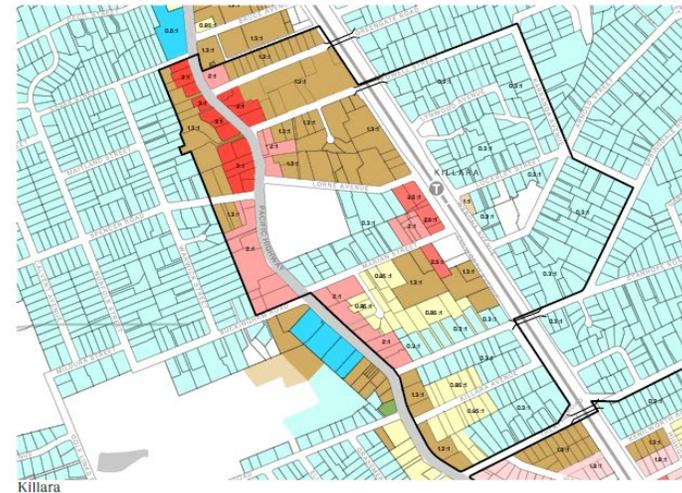
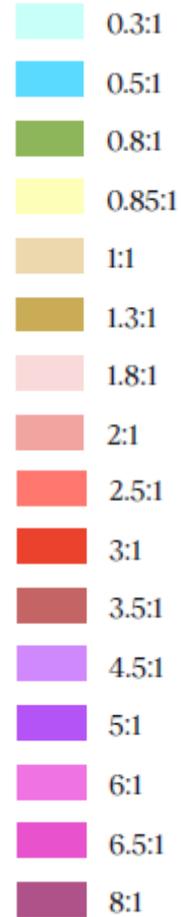
# Height of Building Map

Aligned with the heights in the built form structure plan



# Floor Space Ratio Map

Amended to achieve the floor space required to meet dwelling target and commercial uses within the proposed building heights.

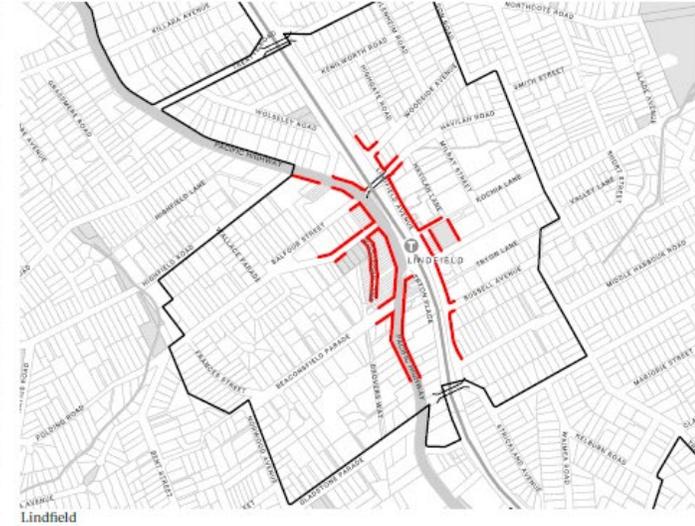


# Active Frontages Map

- Identifies where the active frontages are to be provided within the MU1 and E1 zones



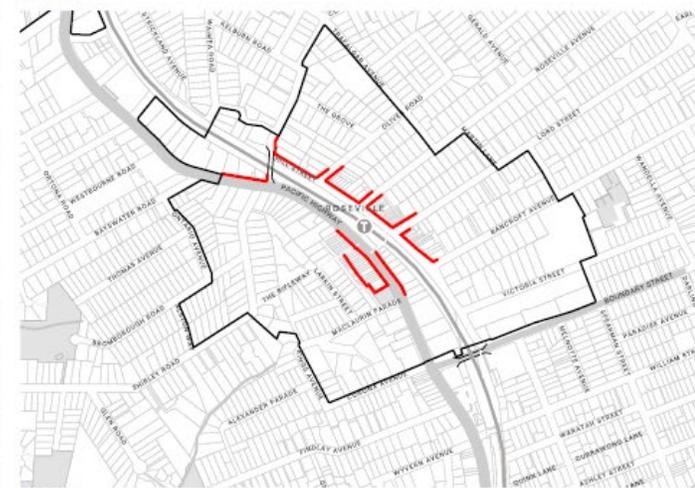
Gordon



Lindfield



Kilara

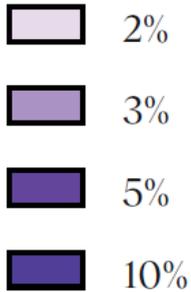


Roseville



# Affordable Housing Map

- TOD includes 2% base affordable housing contribution.
- Varying contribution rates (0-10%) based on site factors / feasibility testing.
- Affordable Housing Contribution Scheme (AHCS) will allow Council to collect monetary contributions in lieu of in-kind housing.
- SEPP AH density bonuses will be addition to KLEP AH requirements



# Gordon Centre

Note:

The Gordon Centre which comprises the following properties, has a base FSR of 3.5:1.

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- Lot A DP 402533
- Lot B 402533
- Lot A DP 386879
- Lot B DP 386879

A FSR of up to 6.5:1 may be achieved provided:

- A minimum FSR of 1:1 is allocated for purposes other than residential accommodation; and
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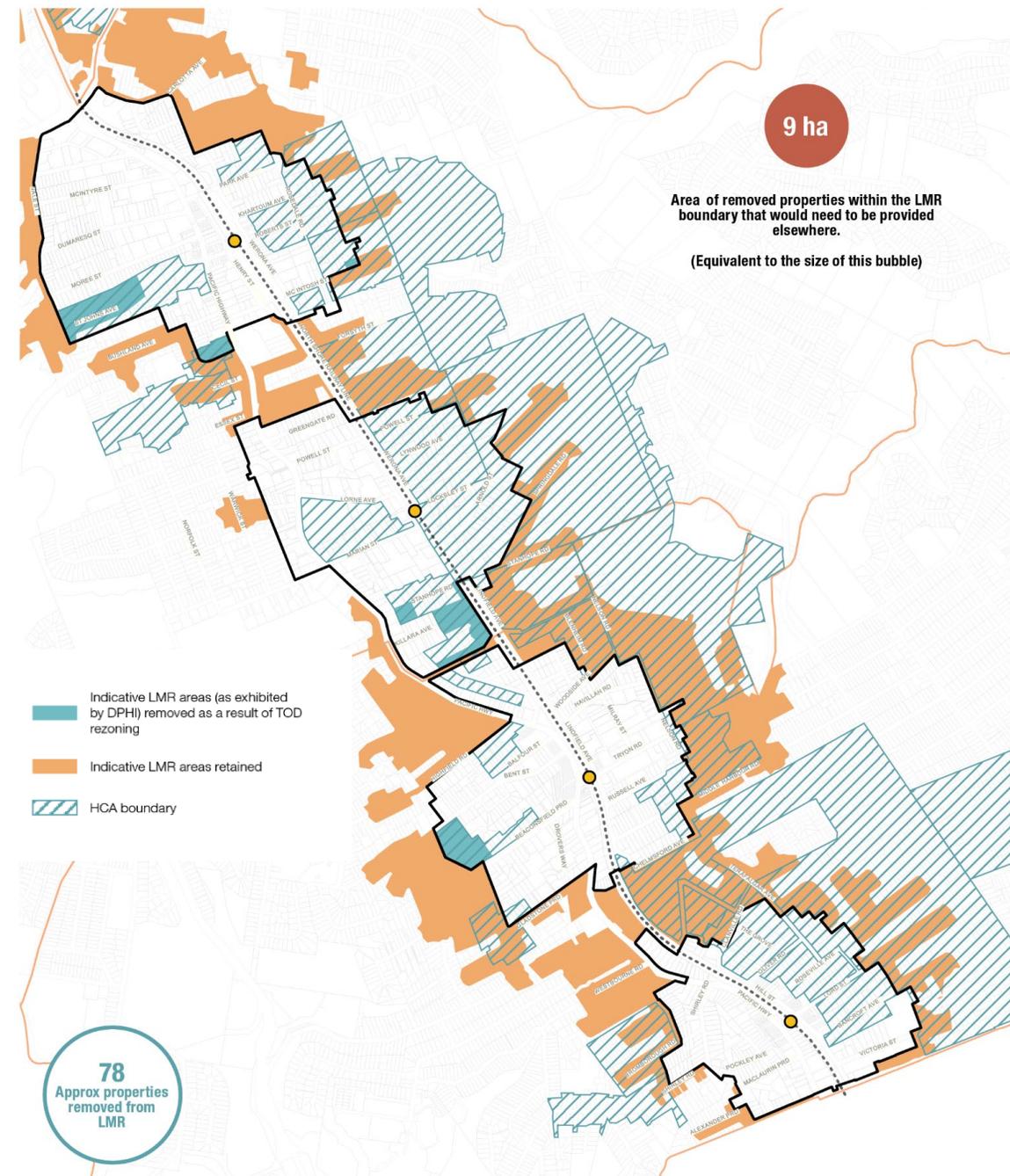


# Interaction with Low and Mid-Rise



# Hybrid Boundary

- combining TOD boundary & new boundary that would follow extent of proposed rezonings
- leaving the TOD boundary in place is not consistent with Principle 5 – Manage Transition Impacts
- 78 properties within HCAs would be protected (excluded from LMR)
- an additional 9ha of land would need to be provided elsewhere to compensate for the loss of yield under the LMR (subject to DPFI)





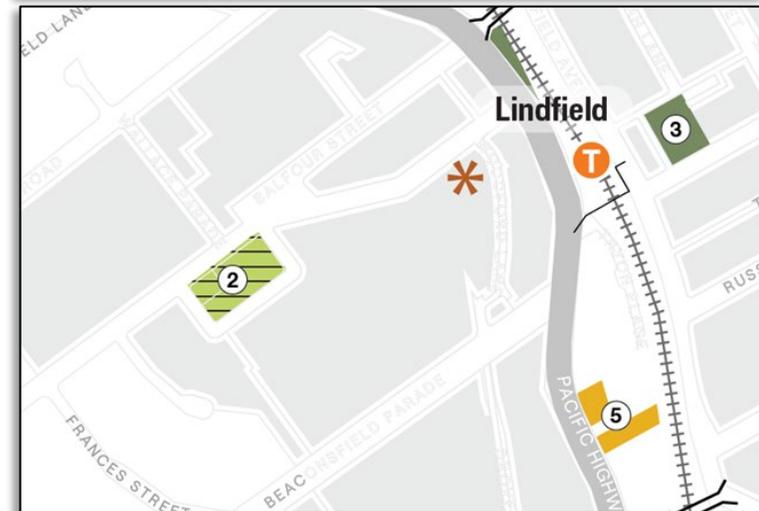
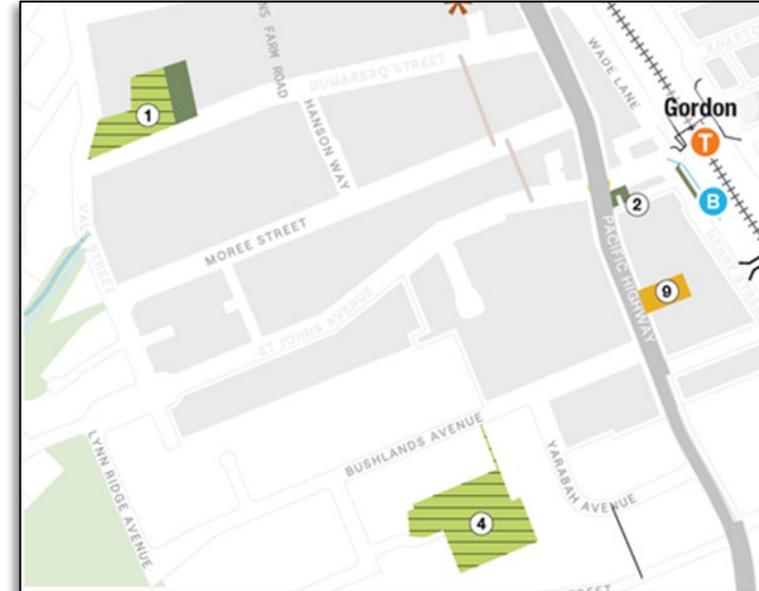
# Infrastructure Strategies - Open Space



# Infrastructure Strategies - Open Space

A total of 28,700sqm of additional park area is proposed, of this about 13,000sqm is new land that will require acquisition by Council.

- conversion of the former Gordon Bowling Club land to a new recreation area and local park (approximately 12,800sqm owned by Council);
- a large new local park in Gordon incorporating five properties on the corner of Vale Street and Dumaresq Street, with an area of approx. 6,400sqm (total acquisition area remaining about 4,300sqm);
- a new local park on incorporating six properties on Newark Crescent and Bent Street, Lindfield (total acquisition area approximately 4,100sqm);



# Infrastructure Strategies - Open Space

- a new local park in Roseville between Pockley Avenue and Shirley Road (total acquisition area of approximately 3,760sqm) incorporating all or part of four properties on Pockley Avenue and Shirley Road, Roseville.
- a new two-way local road connecting Pockley Avenue with Shirley Road providing alternative vehicle access via Shirley Road to the Pacific Highway as well as pedestrian access.

