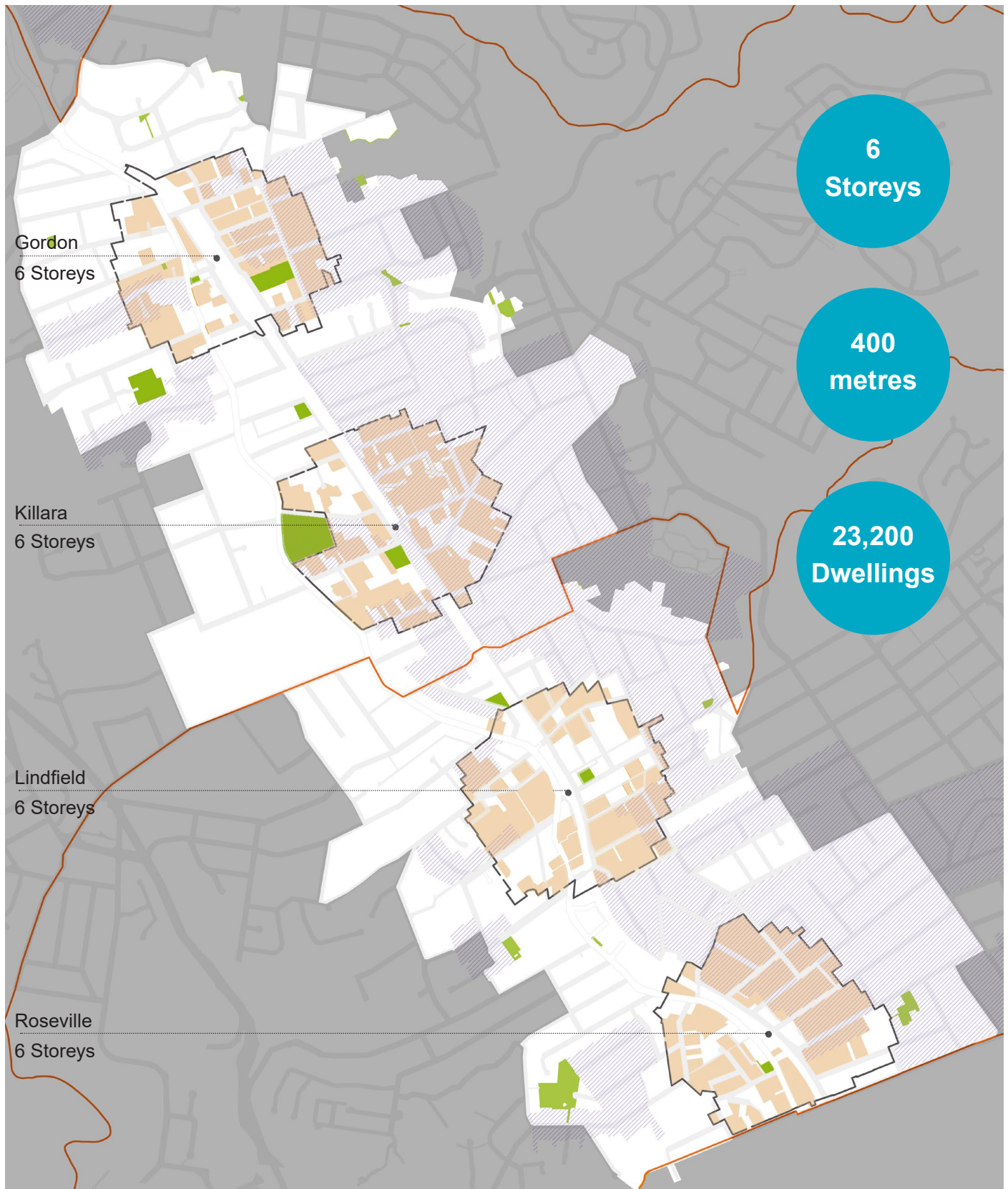


# Attachment 5. TOD & Alternative Scenarios Maps

# Map 9. Scenario 1 - TOD Controls Retained



6 Storeys

400 metres

23,200 Dwellings

Gordon  
6 Storeys

Killara  
6 Storeys

Lindfield  
6 Storeys

Roseville  
6 Storeys

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

**LEGEND**

- Ward Boundary
- TOD Boundary (400m)
- Existing Green Assets
- TOD Controls - Building height 6 storeys and FSR 2.5:1
- Building height 8-10 storeys and FSR range 3.0:1 to 6.1:1
- Building height 10-20 storeys and FSR range 3.0:1 to 8.1:1
- Building height 25+ storeys and FSR range 7.1:1 to 10.0:1
- Building height 5 to 8 storeys and FSR range 1.5:1 to 1.8:1 + 50% Deep Soil
- Land considered unlikely to redevelop (refer to Assumptions).
- Heritage Conservation Areas

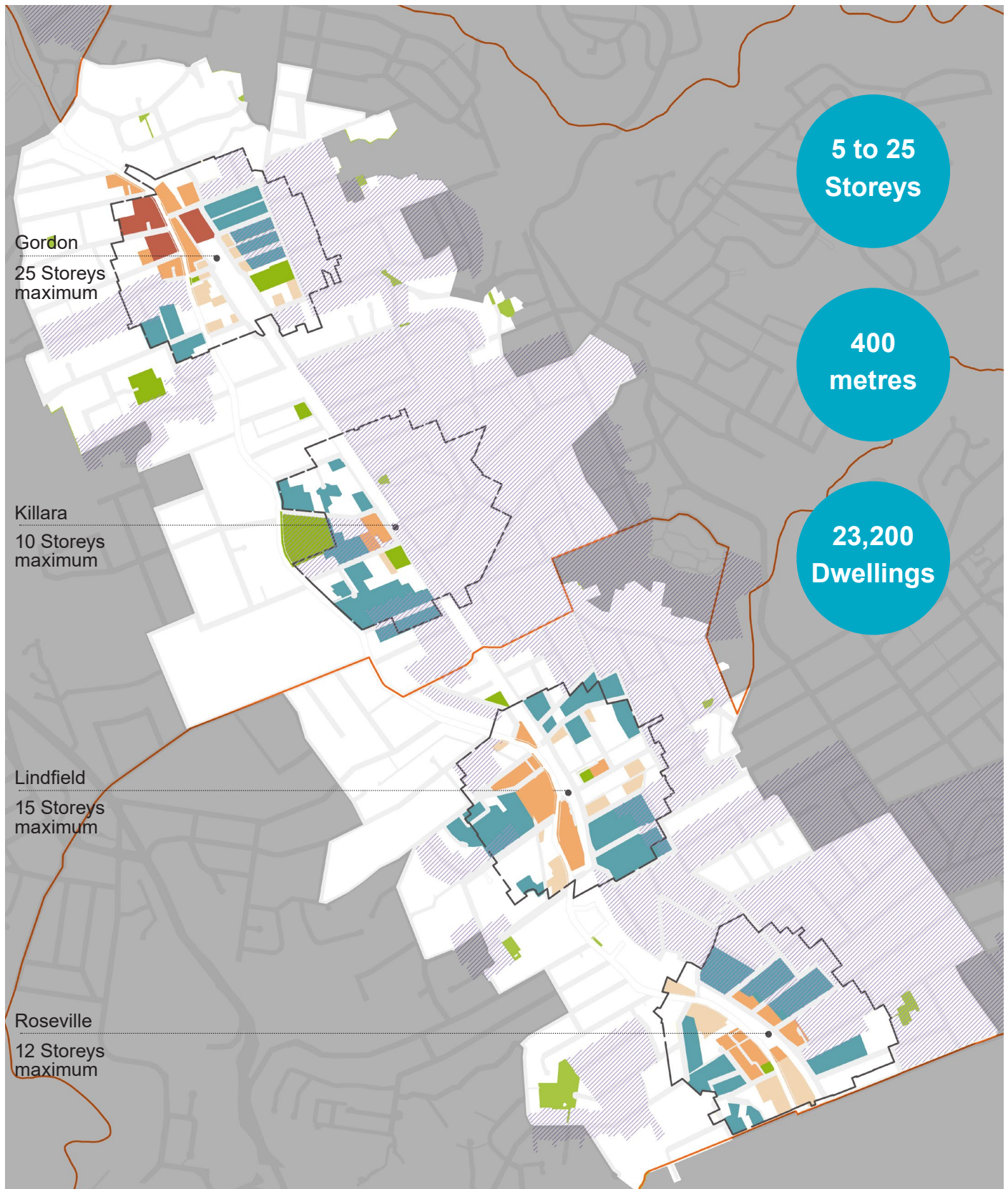
**TOD SEPP Corridor Scenario 1**

SCALE: fit @ A4





# Map 10. Scenario 2 - Safeguard & Intensify



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Note 1: Building heights do not include height and FSR bonuses available under Housing SEPP.

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

## LEGEND

Ward Boundary	TOD Controls - Building height 6 storeys and FSR 2.5:1	Building height 25+ storeys and FSR range 7.1:1 to 10.0:1
TOD Boundary (400m)	Building height 8-15 storeys and FSR range 3.0:1 to 6.1:1	Building height 5 to 8 storeys and FSR range 1.3:1 to 1.8:1 + 50% Deep Soil
Existing Green Assets	Building height 16-25 storeys and FSR range 5.0:1 to 8.1:1	Land considered unlikely to redevelop (refer to Assumptions).
	Heritage Conservation Areas	

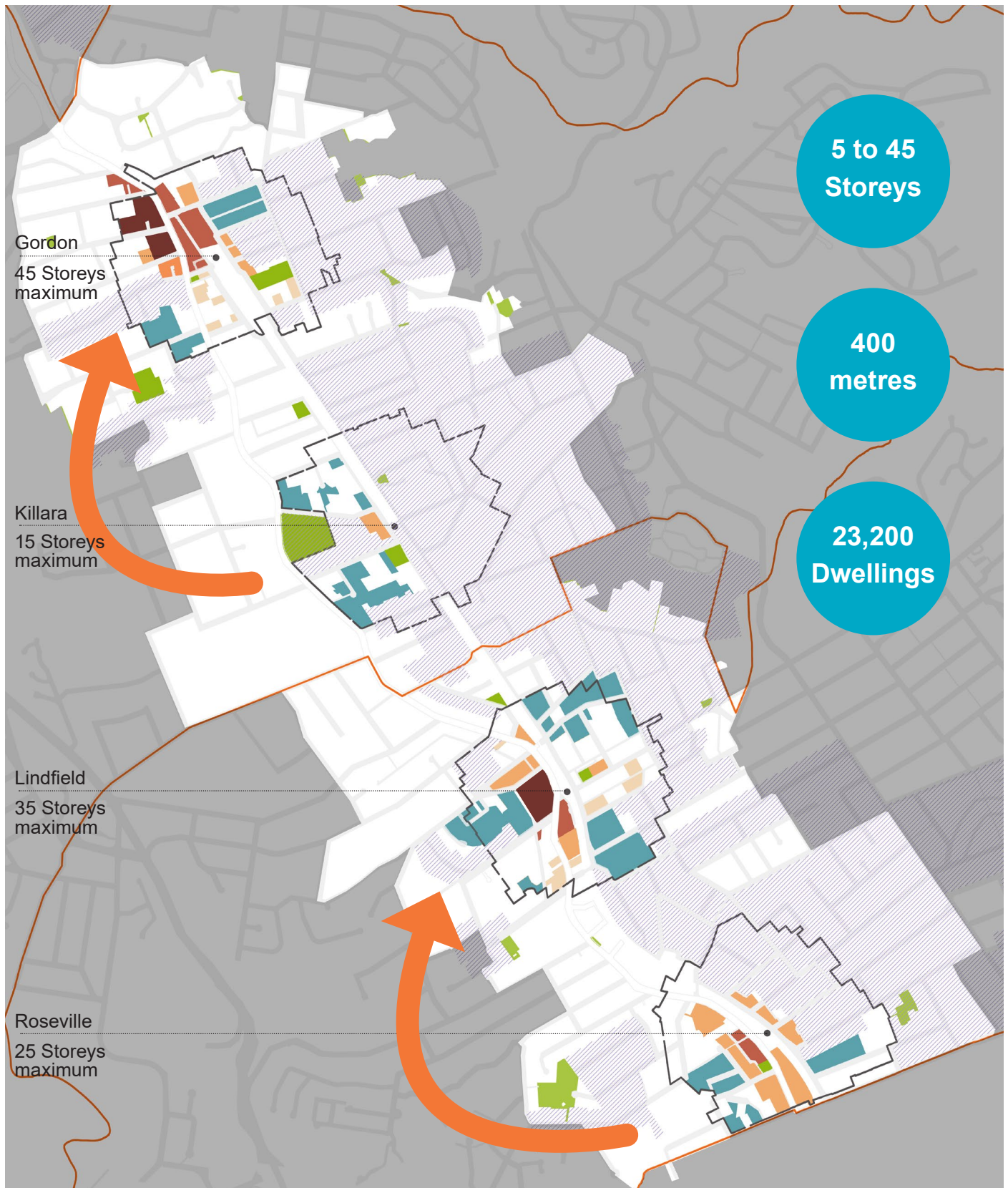
## TOD SEPP Corridor Scenario 2

SCALE: fit @ A4





# Map 11. Scenario 3a - Preserve & Intensify



**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.

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

## LEGEND

Ward Boundary	TOD Controls - Building height 6 storeys and FSR 2.5:1	Building height 26+ storeys and FSR range 7.1:1 to 10.0:1
TOD Boundary (400m)	Building height 8-15 storeys and FSR range 3.0:1 to 6.1:1	Building height 5 to 8 storeys and FSR range 1.3:1 to 1.8:1 + 50% Deep Soil
Existing Green Assets	Building height 16-25 storeys and FSR range 5.0:1 to 8.1:1	Land considered unlikely to redevelop (refer to Assumptions).
	Heritage Conservation Areas	

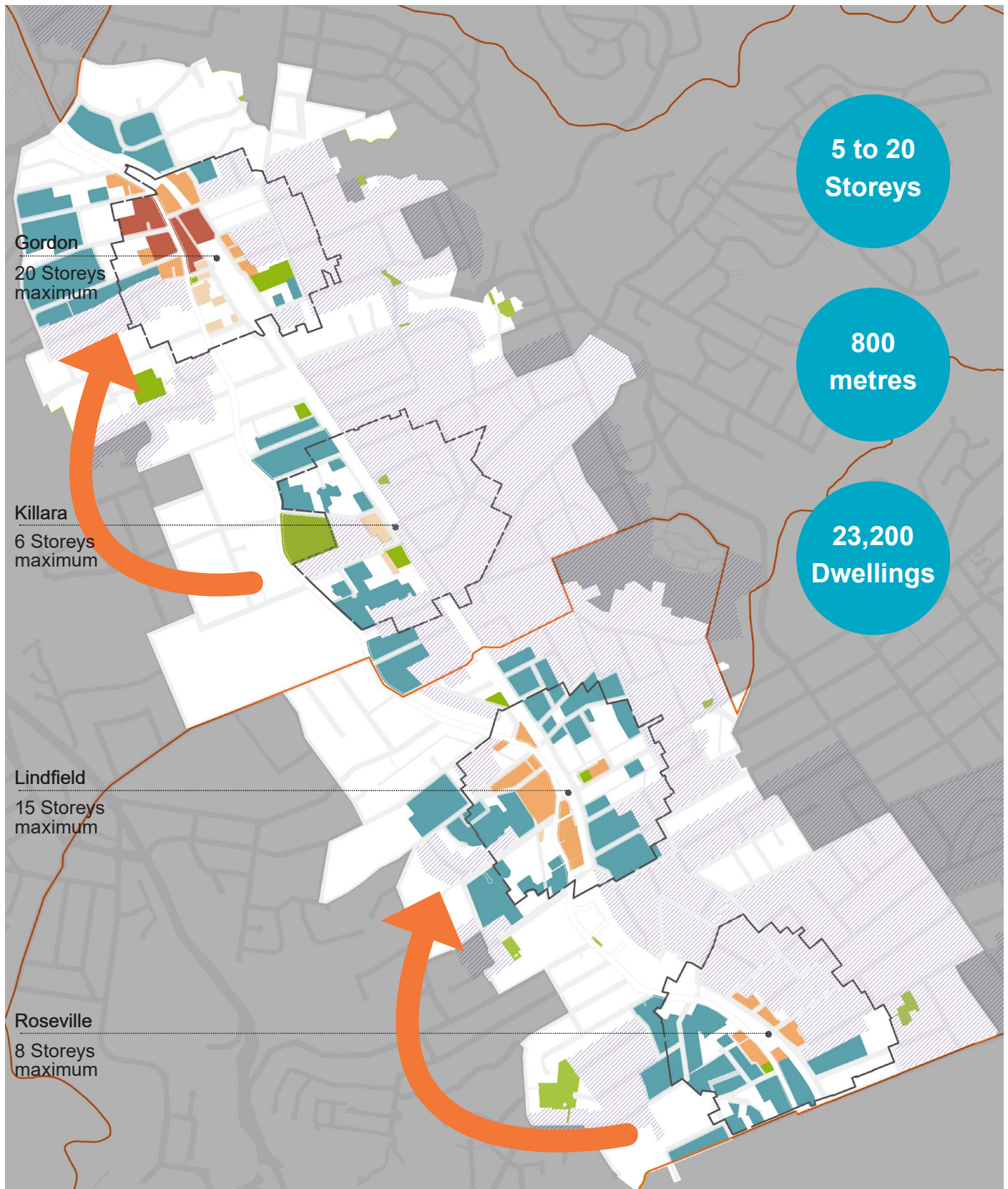
## TOD SEPP Corridor Scenario 3a

SCALE: 1:1 @ A4





# Map 12. Scenario 3b - Preserve, Intensify & Expand



**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.

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

### LEGEND

- Ward Boundary
- TOD Boundary (400m)
- Existing Green Assets
- TOD Controls - Building height 6 storeys and FSR 2.5:1
- Building height 8-15 storeys and FSR range 3.0:1 to 6.1:1
- Building height 16-25 storeys and FSR range 5.0:1 to 8.1:1
- Building height 25+ storeys and FSR range 7.1:1 to 10.0:1
- Building height 5 to 8 storeys and FSR range 1.3:1 to 1.8:1 + 50% Deep Soil
- Land considered unlikely to redevelop (refer to Assumptions).
- Heritage Conservation Areas

### TOD SEPP Corridor Scenario 3b

SCALE: fit @ A4

