















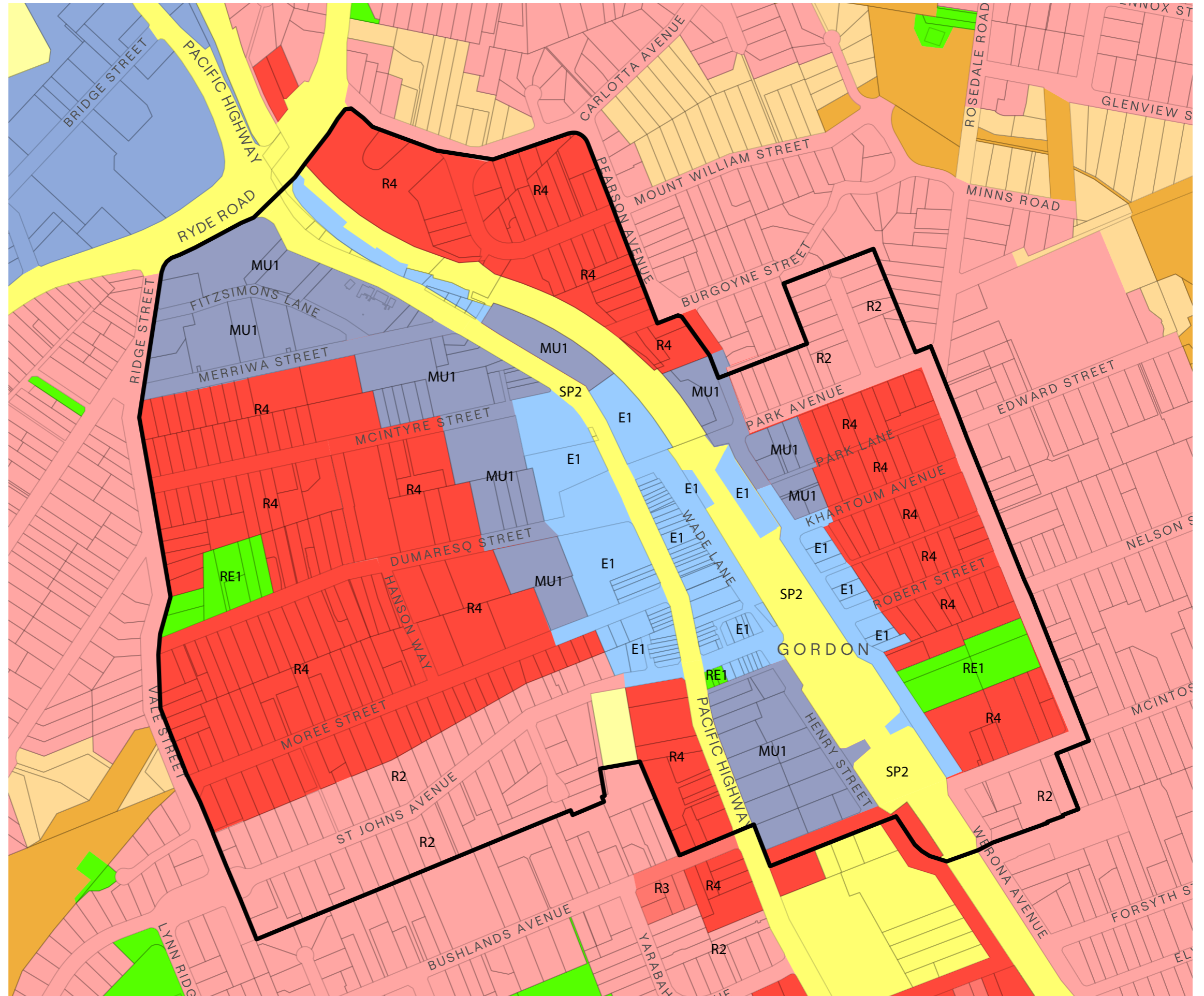
Gordon



*Artist impression of the Preferred Scenario for Gordon looking north

Land Zoning (LZN)

-  Proposed alternative TOD boundary
-  Railway corridor
-  Arterial road
-  Pedestrian overpass/underpass
-  E1 - Local Centre
-  MU1 - Mixed Use
-  R4 - High Density Residential
-  R3 - Medium Density Residential
-  R2 - Low Density Residential
-  RE1 - Public Recreation
-  RE2 - Private Recreation
-  SP2 - Infrastructure
-  C2 - Environmental Conservation
-  C4 - Environmental Living



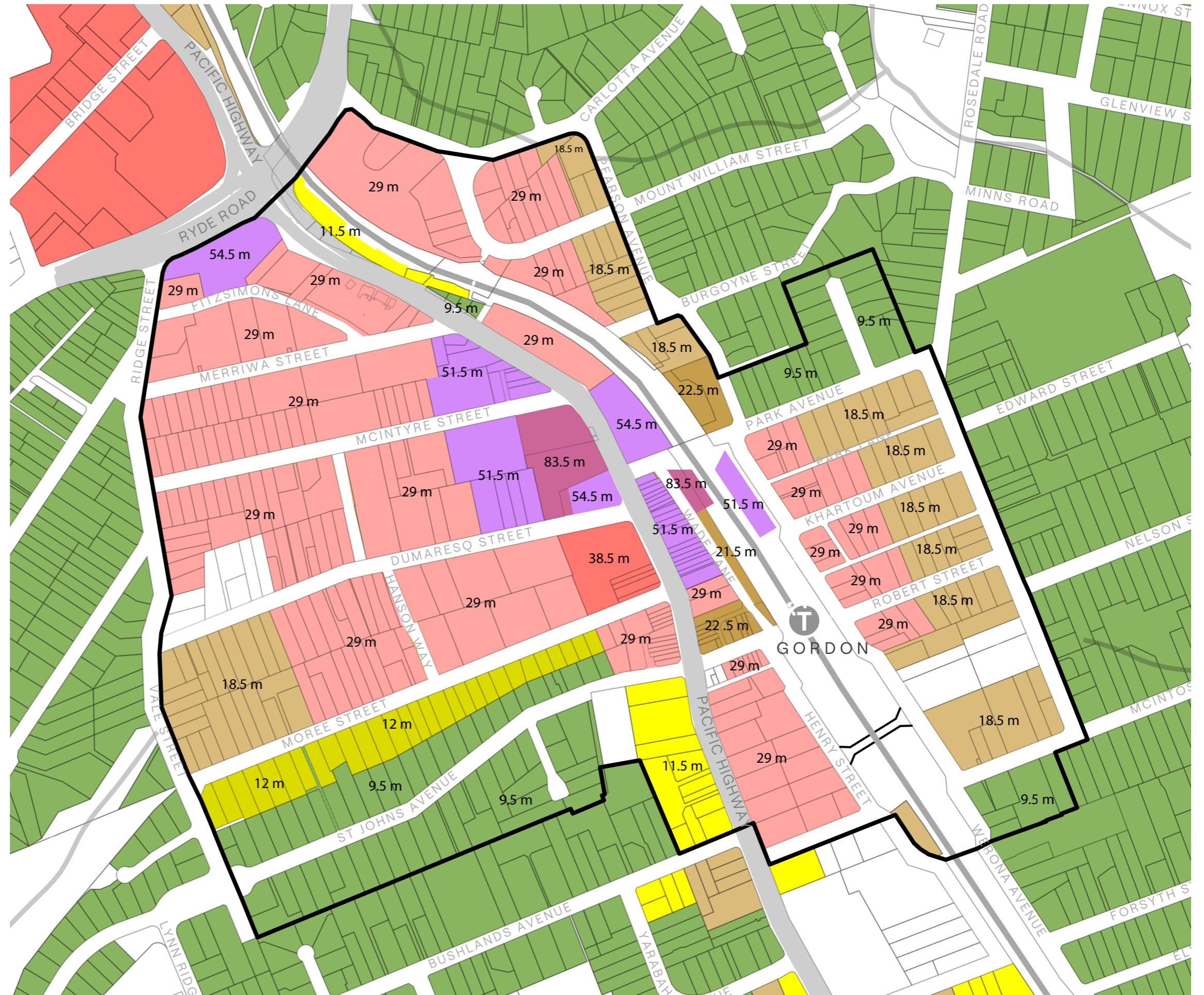
Height of Building (HOB)

Note:
The Gordon Centre which comprises the following properties, has a base HOB of 38.5m

- Lot 1 DP 3337
- Lot 21 DP 732238
- Lot A DP 402533
- Lot B DP 402533
- Lot A DP 386879
- Lot B DP 386879

A HOB of up to 93m may be achieved provided:

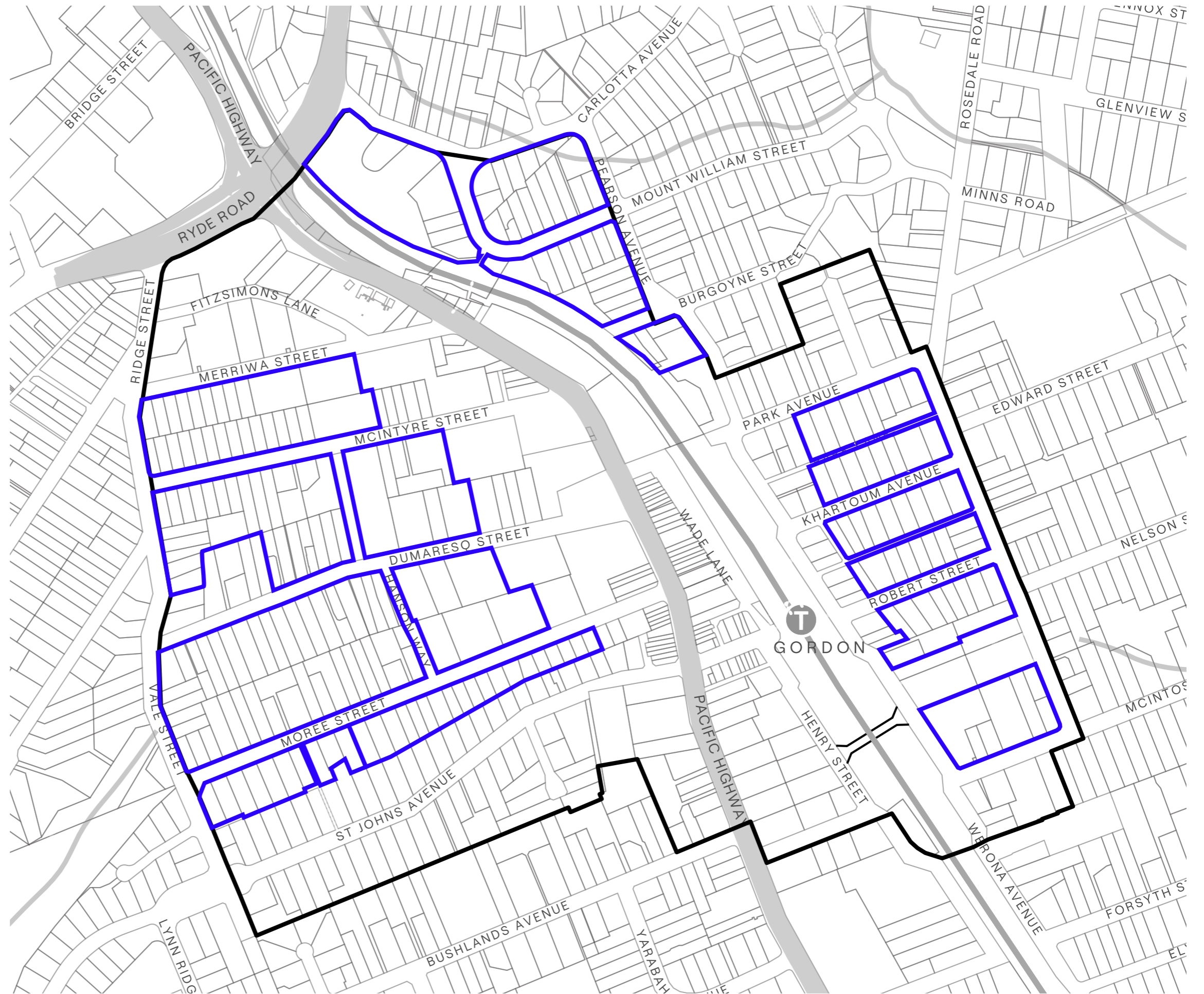
- The development has a minimum site area of 9,500 sqm; and
- It includes 3,000 sqm of community infrastructure floor space or affordable housing equivalent to 2% of the total GFA.








Height of Building and Site Requirements for Residential Flat Buildings

(Clause 4.3 (2A) KLEP)

(Clause 6.6 (2) KLEP)



-  Proposed alternative TOD boundary
-  Railway corridor
-  Arterial road
-  Pedestrian overpass/underpass
-  Areas exempt from Clause 4.3(2A) KLEP 2015

Floor Space Ratio (FSR)

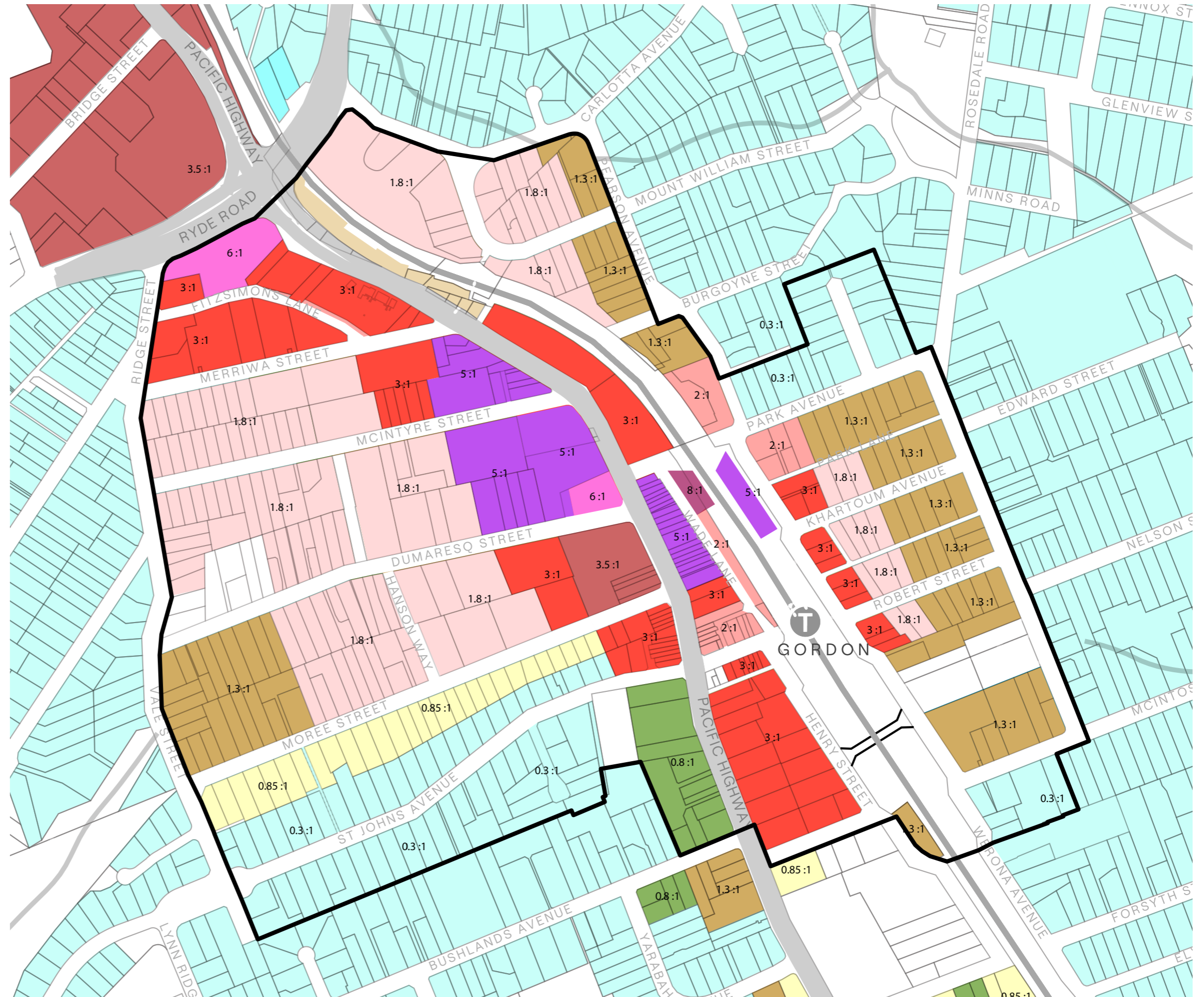
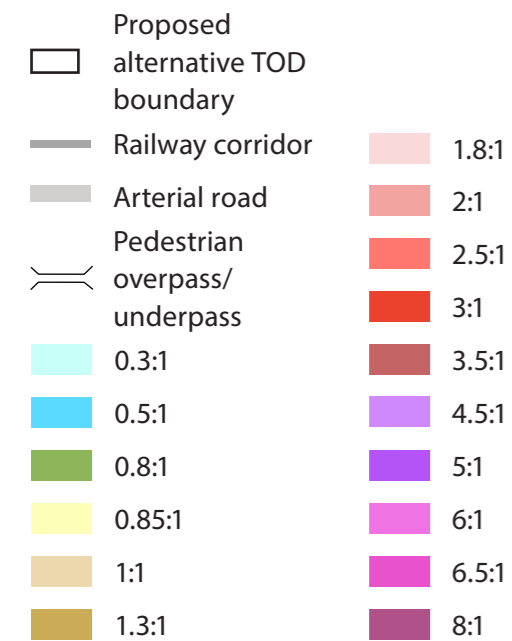
Note:

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

- Lot 1 DP 3337
- Lot 21 DP 732238
- Lot A DP 402533
- Lot B DP 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
- 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.



Floor Space Ratio

(Clause 4.4 KLEP)

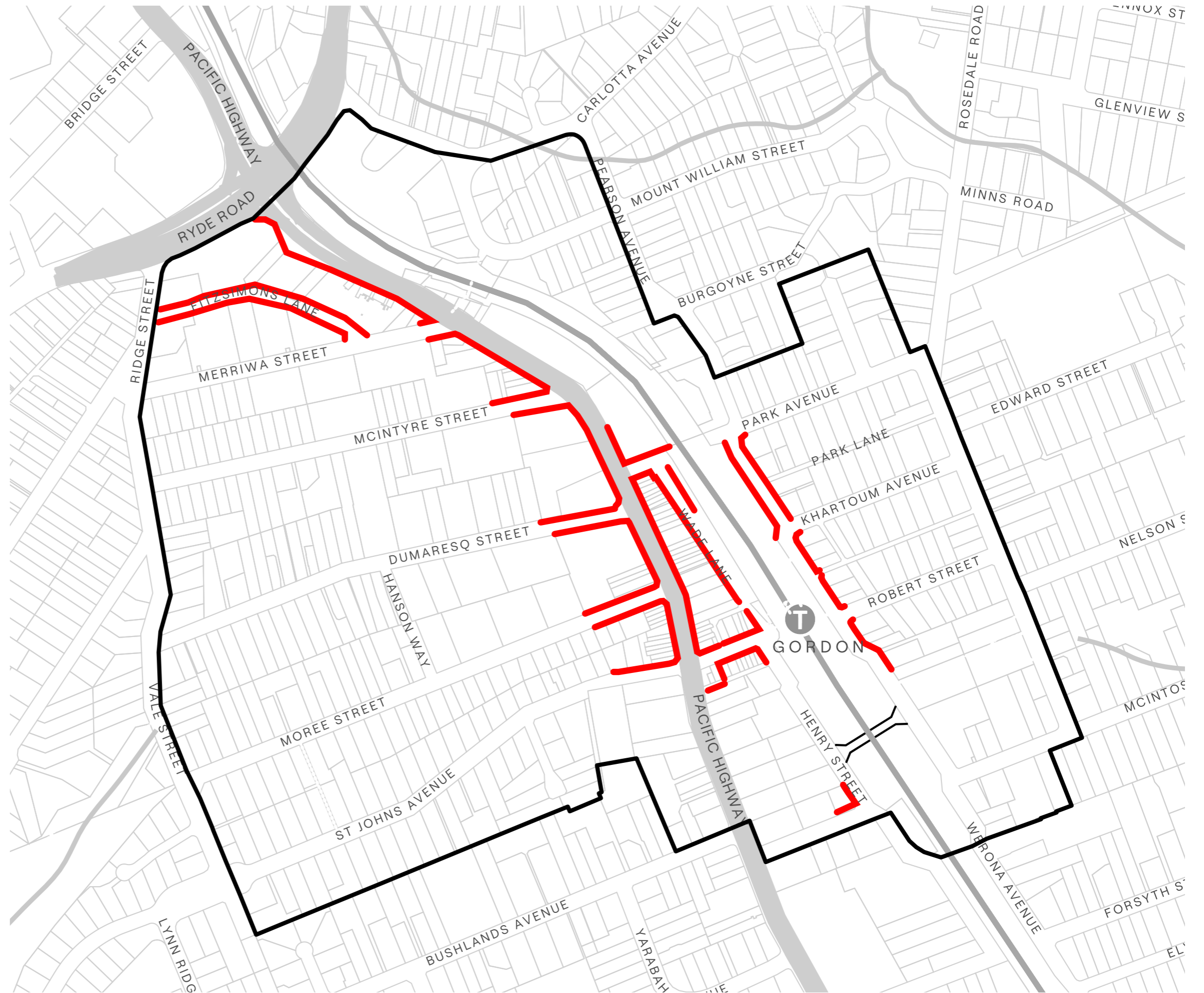


Land Reservation Acquisition Map



- Proposed alternative TOD boundary
- Railway corridor
- Arterial road
- Pedestrian overpass/underpass
- Land to be acquired

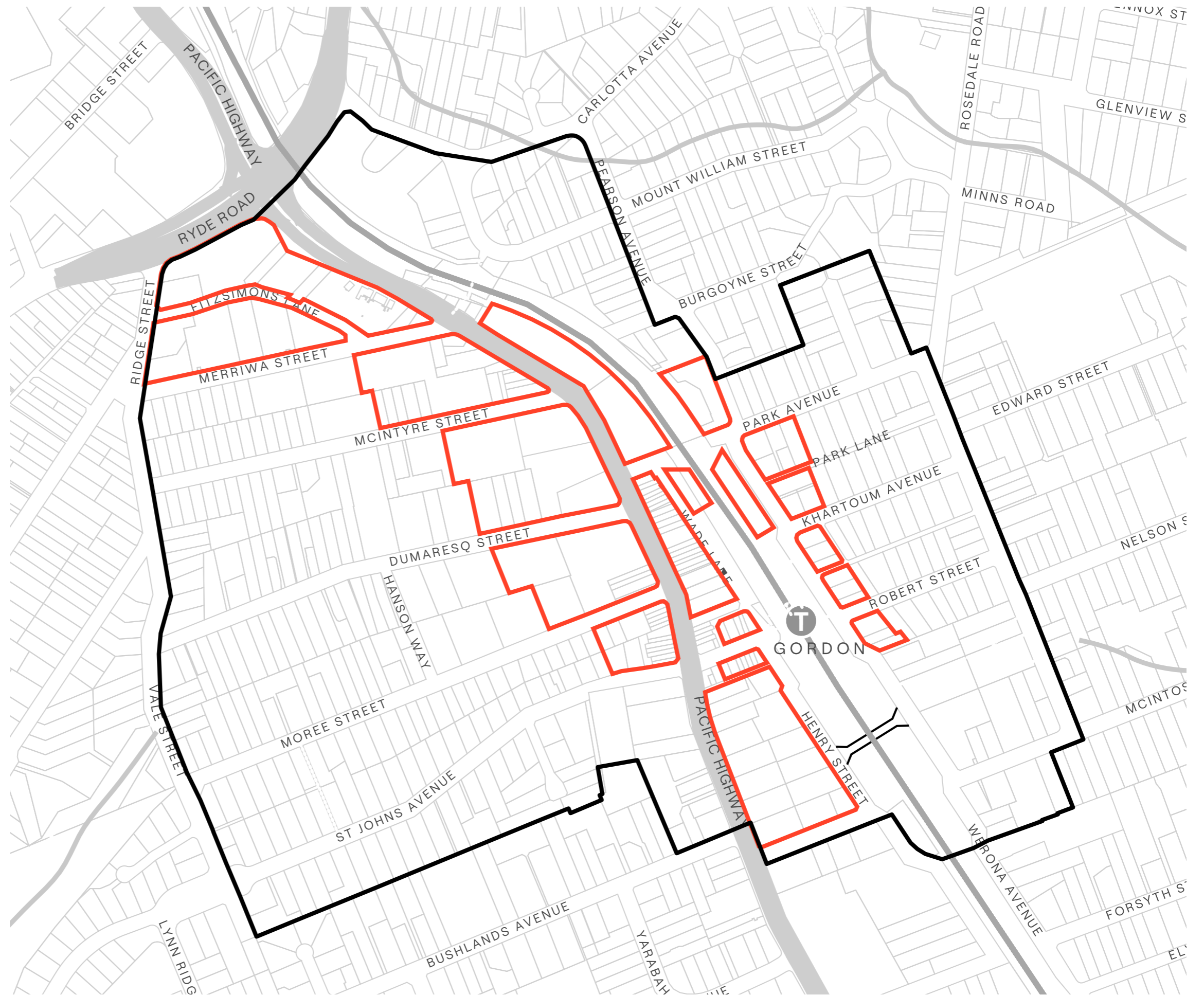
Active Frontages








- Proposed alternative TOD boundary
- Railway corridor
- Arterial road
- Pedestrian overpass/underpass
- Active frontage

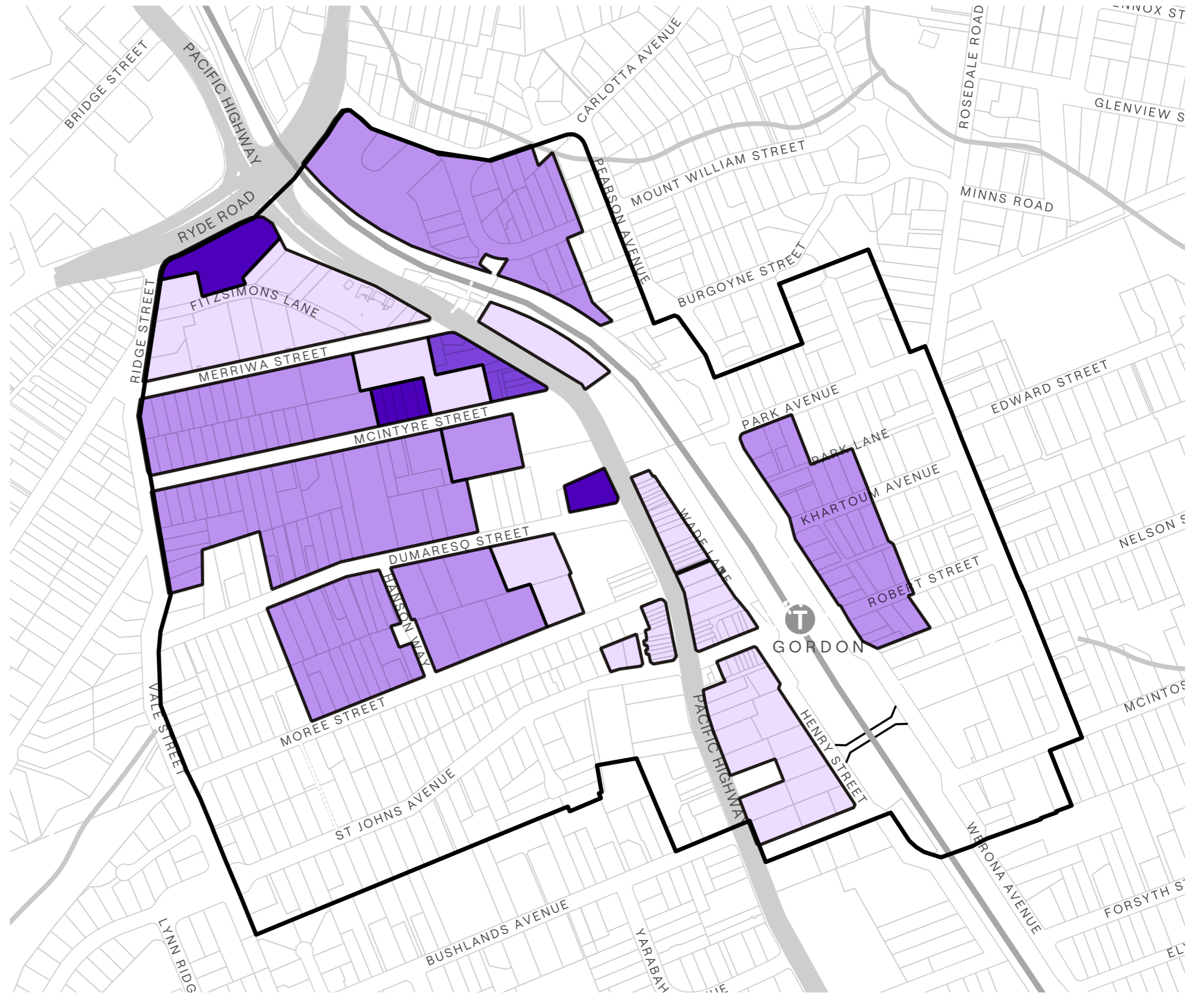
Minimum Street Frontages for lots in Employment and Mixed Use Zones

(Clause 6.8 KLEP)



-  Proposed alternative TOD boundary
-  Railway corridor
-  Arterial road
-  Pedestrian overpass/underpass
-  Areas exempt from clause 6.8 KLEP 2015

Affordable Housing Map



- Proposed alternative TOD boundary
- 2%
- 3%
- 5%
- 10%