



Preferred Scenario

Exhibition Document

Updated 4 April 2025



Introduction

What is Council consulting on?

Ku-ring-gai Council is currently seeking community feedback on proposed changes to the Ku-ring-gai Local Environmental Plan (KLEP 2015), in line with a Preferred Scenario for Transport Oriented Development around Roseville, Lindfield, Killara and Gordon stations.

Ku-ring-gai Council has developed the Preferred Scenario after considering community feedback and expert technical advice.

The KLEP 2015 is a key planning document that guides how land can be used and developed across Ku-ring-gai.

A central part of the LEP are its zoning and planning control maps, which are used in the assessment of new development proposals and land acquisition.

In this report, you'll find draft LEP maps for each local centre. A guide to understanding the maps is included on pages 7-8.

Comparing these proposed changes to existing maps

The controls which were in place for these areas, before the introduction of the NSW Government's Transport Oriented Development (TOD) controls, can still be viewed using the NSW Government's Planning Portal Spatial Viewer - [NSW Planning Portal Spatial Viewer](#)

This can be achieved by:

- Nominating the address you want to view
- Selecting the control you want to see in relation to this address using the Principal Planning Layers drop-down menu.

In addition, if you want to see the NSW Government Transport Oriented Development controls which now supersede the above controls (in some areas), then follow the instructions available here - [Transport Oriented Development | Planning](#)

How can I provide feedback?

Council is seeking feedback on the preferred scenario between 2 and 22 April 2025.

Please access an online survey, and further information about the scenario, by going to www.krg.nsw.gov.au/housingscenario.

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Implementation



Implementation Strategy

What's changing in the Local Environmental Plan (LEP) and why?

The Ku-ring-gai Local Environmental Plan 2015 (KLEP 2015) is being updated to support a new vision for our local centres as part of the Transit Oriented Development (TOD) Alternative Preferred Scenario. The four centres (Gordon, Killara, Lindfield and Roseville) are intended to provide a mix of housing, jobs, services, and public spaces that support the needs of our growing community, now and into the future.

To bring this vision to life, changes have been made to some of the planning rules and maps that guide development in our area. These updates will ensure that future growth aligns with the detailed structure plans prepared for each centre.

The changes to the KLEP 2015 include updates to land zoning, building height limits, and development density allowed on each site. In some centres, existing planning rules will be refined or replaced to reflect more up-to-date priorities and design principles.

In addition to the changes to the LEP, amendments will also be made to the Ku-ring-gai Development Control Plan 2015 (KDCP). These will provide further details about new development design, including provisions for building setbacks, landscaping, parking, and the relationship of new buildings to their surrounding context. The aim is to ensure development not only meets housing and employment targets but also contributes positively to the character and quality of life in our centres.

KLEP 2015 Amendments

The implementation of the TOD Preferred Scenario 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 plans proposed in Attachment A4 – Ku-ring-gai Centres Technical Study.

This will require an amendment to the Land Zoning Map as illustrated on pages 11, 21, 31 and 41.

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 on pages 12, 22, 32 and 42.
- Amendments to the HOB Map and Clause 4.3 Height of Buildings, as illustrated in pages 13, 23, 33 and 43, 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.

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 1500sqm and street frontages of 24m.

This will require:

- An amendment to Clause 6.6 to include the new minimum lot size of 1500sqm 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 13, 23, 33 and 43.

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 on pages 14, 24, 34 and 44.
- 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 on pages 15, 25, 35 and 45.

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 on pages 16, 26, 36 and 46.

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 pages 17, 27, 37 and 47).

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 on pages 18, 28, 38 and 48

Affordable Housing Contributions

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 pages 19, 29, 39 and 49).

The proposed clause is as follows:

1. This clause applies to development on land identified as “Affordable Housing Contribution Area” on the Affordable Housing Map resulting in—
 - a) the erection of a new building with more than 200sqm of gross floor area used for the purposes of residential accommodation, or
 - b) alterations to an existing building that result in at least 200sqm of additional gross floor area used for the purposes of residential accommodation.
2. This clause does not apply to development for the purposes of boarding houses, community housing, group homes, hostels or social housing.
3. This clause does not apply to development approved under clause ‘Additional Floor Space and Building Height in Gordon Town Centre’.
4. The consent authority may, when granting development consent to development to which this clause applies, impose a condition requiring an affordable housing contribution equivalent to the contribution specified in subclause (5).
5. The contribution for development is the amount of gross floor area equivalent to the percentage, shown for the land on the Affordable Housing Map, of the gross floor area of the residential component of the development.
6. A condition imposed under this clause must permit a person to satisfy the contribution by—
 - a) a dedication, in favour of the Council, of land comprising 1 or more dwellings, each having a gross floor area of at least 50sqm, and a monetary contribution, paid to the Council, for any remainder, or
 - b) a monetary contribution paid to the Council, of equivalent value to the gross floor area specified in subclause (5).
7. The rate at which a dedication of land or monetary contribution is taken to be equivalent to floor area for the purposes of this clause must be calculated in accordance with the Ku-ring-gai Affordable Housing Contribution Scheme.
8. In this clause—

community housing has the same meaning as in the Community Housing Providers National Law (NSW).

Ku-ring-gai Affordable Housing Contribution Scheme means the Ku-ring-gai Affordable Housing Contribution Scheme to be published by the Department.

social housing providers are listed in the State Environmental Planning Policy (Housing) 2021.

Gordon Centre

The Gordon Centre is planned for a mixed-use development with a maximum height of 28-storeys (93 metres) and a floor space ratio (FSR) of 6.5:1. It will include a requirement for 1:1 for retail and commercial uses as well as a 2% affordable housing contribution. However, Council has proposed an option for a developer to instead provide a 3,000 sqm community facility, in place of the affordable housing contribution, through a voluntary agreement. The current height and FSR limits (38.5 meters and 3.5:1) will remain in place unless a developer chooses to use the alternative option.

The proposed clause is as follows:

1. This clause applies to the following land in Gordon town centre:
 - a) Lot 21 DP 732238
 - b) Lot A DP 402533
 - c) Lot B DP 402533
 - d) Lot A DP 386879
 - e) Lot B DP 386879
 - f) Lot 1 DP 3337
2. The objective of this clause is to provide for additional floor space on certain land in Gordon town centre if any development of the site provides for community infrastructure.
3. In this clause community infrastructure means development for the purposes of a community facility or a public administration building.
4. Despite clause 4.3, a building on land to which this clause applies may have a height of up to 93 metres.
5. Despite clause 4.4, a building on land to which this clause applies may have a floor space ratio of up to 6.5:1, but only if a minimum 1:1 of the floor space ratio is used for a purpose other than residential accommodation.
6. Subclauses (4) and (5) do not apply unless the consent authority is satisfied that—
 - a) the development has a minimum site area of 9,500 square metres, and
 - b) the development includes either:
 - i. a minimum of 3,000 square metres of community infrastructure floor space and associated parking; or
 - ii. a minimum of 2% of the gross floor area contribution to affordable housing, in accordance with the Ku-ring-gai Affordable Housing Contribution Scheme.

Lindfield Village Hub

Currently the Ku-ring-gai LEP has requirements that limit residential floor space ratio for this site and mandates the provision of community infrastructure including a 3,000sqm park, a 900sqm civic plaza, a 1,250sqm library, a 550sqm childcare centre, and a 1,200sqm community centre. The TOD Alternative Preferred Scenario will amend building height and FSR controls, increasing them to 61m (18 storeys) and 4.5:1 respectively, replacing current lower limits. The scale of change will require further detailed planning of the Lindfield Village Hub, for this reason the existing clause is proposed to be deleted.

Design Excellence

A new LEP clause will ensure developments in town centres and E1/MU1 zones must demonstrate “design excellence” by meeting specific standards for architectural design, public space quality, solar access, view preservation, heritage protection, and appropriate building scale. This matters because it gives your community stronger grounds to demand high-quality buildings. The requirement provides a clearer framework for rejecting poorly designed developments that might otherwise meet technical requirements but fail to contribute positively to the local area.

KDCP 2015 Amendments

The LEP amendments will need to be supported by amendments to the existing KDCP 2015 that align with the structure plans.

Section A, Part 7 - Residential Flat Buildings, Part 8 – Mixed Use Development and Part 9 Non-Residential and Office Buildings of KDCP 2015 contain provisions that guide site and building design, such as building setbacks, site coverage and deep soil requirements, and car parking provision, for a range of building typologies. These provisions require review to ensure consistency with the structure plans.

Section B, Part 14 of KDCP 2015 contains provisions that apply to specific sites and precincts within the LGA, to supplement the general provisions applying to development types and uses in Section A.

The following subsections of Part 14 apply to centres:

- Part 14D Gordon Local Centre
- Part 14E Lindfield Local Centre
- Part 14F Roseville Local Centre

The precinct specific provisions applying to Gordon, Roseville and Lindfield centres, contained in Part 14D, E and F will require updating, and new provisions be introduced for the Killara centre. Each of the centres also include sub-precincts, with some more detailed and site-specific provisions.

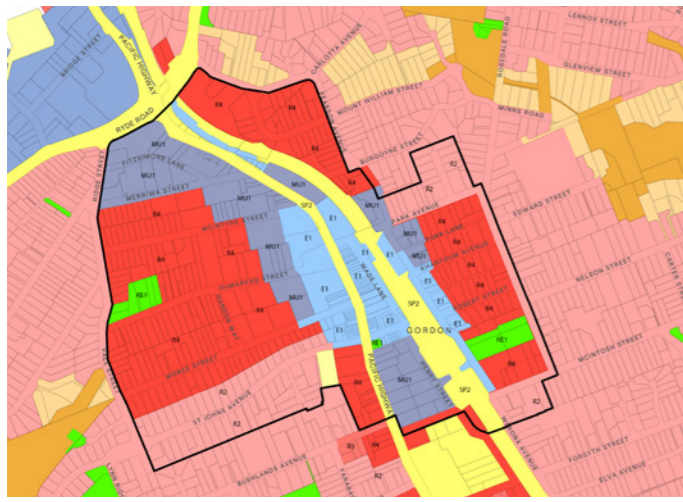
The amendment and preparation of new KDCP 2015 provisions for different typologies and the centres will be subject to a separate process, that will include engagement with community and stakeholders. It is anticipated that amendments will align with the structure and content will potentially contain provisions relating to:

- Context and character.
- Public domain and pedestrian access, including new through site links and locations of awnings.
- Community infrastructure provision.

- Site coverage and deep soil landscaping.
- Car parking provisions.
- Street setbacks for cohesive streetscape street tree planting, footpaths and road widening.
- Built form including street wall heights, upper-level setbacks and transitions between zones.
- Site access.
- Updated sub-precinct provisions.
- Design and planning controls for redevelopment of, or adjacent to, heritage items and conservation areas, which will be informed by further heritage and design studies.

Explanation of Maps

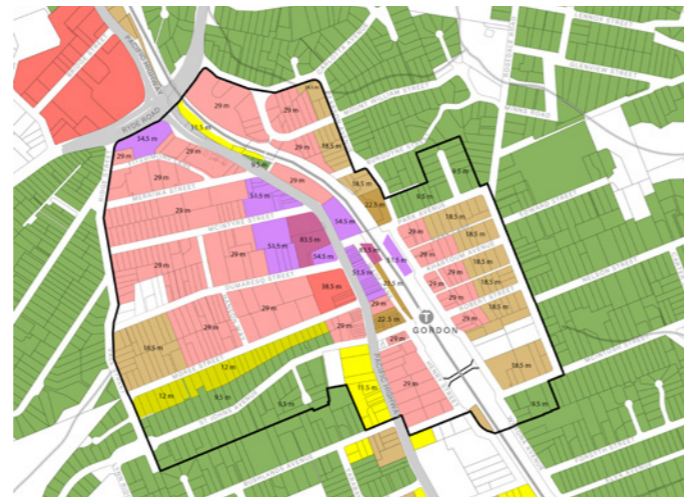
Land Zoning (LZN)



In NSW the activities and development permitted on land are governed by land use zoning. Land use zones are shown on maps prepared and maintained by local government. Ku-ring-gai's TOD Alternative Preferred Scenario LEP Maps include some changes to existing land use zones. These changes are designed to manage the transition between low- and high-density residential areas and commercial zones. They also reflect changes to improve areas by zoning land for parks and new roads. Categories of land use shown on this map include but are not limited to:

- **R4 High Density Residential zone** – allows residential apartment buildings of varying heights and scales located near commercial centres and public transport
- **MU1 Mixed Use zone** – facilitates mixed-use developments, allowing for a blend of residential and commercial/community uses
- **E1 Local Centre zone** – allows for a mix of retail, business & community uses that serve the local community including shops, offices, medical centres, and similar commercial activities
- **SP2 Infrastructure zone** – a "special purpose" zone used to identify and protect land used for public infrastructure and community purposes such as roads and schools
- **RE1 Public Recreation zone** – to enable land to be used for public open space or recreational purposes, providing a range of recreational settings and activities, and protecting the natural environment.

Height of Buildings (HOB)



Height of Building (HOB) maps identify for the maximum permissible building heights on a property. Controlling building heights shape neighbourhood character and mitigates impacts. The changes proposed to Ku-ring-gai's existing HOB maps will adjust the maximum building heights permissible across the town centres. This is necessary to facilitate the additional housing and business development required for growth in these areas.

When looking at the map, pay attention to the height limits shown in your area, as these will tell you how high new buildings can go.

Building heights are shown in metres, as a guide:

- 9.5 metres equivalent to 2-storey house
- 12 metres equivalent to 3-storey townhouse or apartment building
- 18.5 metres equivalent to 5-storey apartment building
- 29 metres equivalent to 8-storey apartment building
- 22.5 metres equivalent to 6-storey apartment building with retail on the ground floor
- 51.5 metres equivalent to 15-storey apartment building with retail on the ground floor
- 54.5 metres equivalent to 16-storey apartment building with retail on the ground floor
- 61 metres equivalent to 18-storey apartment building with retail on the ground floor

Height of Building (Clause 4.3 (2A) KLEP)



Clause 4.3 of the Ku-ring-gai LEP sets height limits to ensure buildings suit their location and surroundings. Subclause 2A of this clause applies stricter height limits to land in high-density residential areas (R4 zone) based on lot size:

- Up to 1,800 sqm: max height of 11.5m
- 1,801 – 2,399 sqm: max height of 14.5m

These limits apply even if the Height of Buildings Map allows for taller buildings.

Under the proposed changes, these lower limits will no longer apply to certain sites within the proposed TOD alternative boundaries. For those sites, the full height shown on the map can be used, regardless of land size. The updated map shows where this change applies.

Site Requirements for Residential Flat Buildings (Clause 6.6 (2) KLEP)



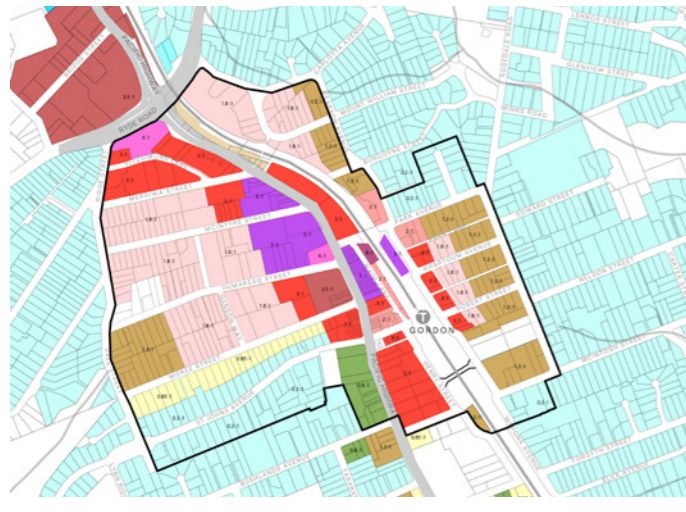
Clause 6.6 of the Ku-ring-gai LEP sets minimum lot sizes and dimensions for the development of residential flat buildings in residential zones. These limits vary depending on lot size and aim to make sure development suits the character and scale of the area.

Subclause 2 of this clause currently applies a minimum requirement of 1200sqm in the R4 High Density Residential zone with the following minimum dimensions (width and depth):

- for areas less than 1,800 square metres – 24 metres, or
- for areas 1,800 square metres or more – 30 metres.

Under the proposed changes, these requirements will no longer apply to certain sites within the proposed TOD alternative boundaries. For those sites, Clause 6.6 will be amended to include the new minimum lot size of 1500 square metres and street frontages of 24 metres.

Floor Space Ratio (FSR)



Floor Space Ratio (FSR) maps show the permissible ratio of a building's total floor area to the size of land it occupies. Development standards for height and floor space ratios (FSR) are used to regulate the density and bulk of buildings and determine the allowable floor areas available for retail, commercial and residential activities. The proposed changes to the Council's existing FSR maps facilitate more housing and commercial space in certain areas across the four town centres. It is also proposed to remove the current FSR cap on retail and commercial uses applying to sites within Gordon and Lindfield (under clause 4.4(2E) of the KLEP) and introduce a minimum FSR for non-residential uses to encourage the provision of supermarkets and retail shops on certain sites in the town centres. Check the FSR control in your area to understand the density of development proposed in your area.

Floor Space Ratio (Clause 4.4 KLEP)



Clause 4.4 of the Ku-ring-gai LEP sets limits on how much floor space can be built on a site, known as the floor space ratio (FSR). These limits vary depending on lot size and zoning and aim to make sure development suits the character and scale of the area.

Subclause 2C of this clause currently applies stricter FSR limits to land in the R4 High Density Residential zone:

- Up to 1,800 sqm: max FSR of 0.8:1
- 1,801–2,400 sqm: max FSR of 1.0:1

These limits apply even if the Floor Space Ratio Map shows a higher FSR.

Under the proposed changes, these limits will no longer apply to certain sites within the proposed TOD alternative boundaries. For those sites, the FSR shown on the map will apply, regardless of land size.

The Preferred Scenario also removes the current FSR cap on retail and commercial uses in Gordon and Lindfield, and introduces a minimum 1:1 FSR for non-residential uses on key sites with an FSR of 5:1 or more. These changes aim to support delivery of shops and services in the town centres.

Land Reservation Acquisition



The preferred scenario identifies 12 properties to be acquired by Council for local open space and a new local road (refer to Attachment A9 – Preferred Scenario - Infrastructure Strategies). To reserve this land for these future public purposes, the sites are required to be identified on the 'Land Reservations Acquisition Map' in the KLEP. These sites will also be zoned as either 'RE1 Public Recreation' or 'SP2 Infrastructure (Local Road)' on the zoning map.

By including these sites on the 'Land Reservations Acquisition Map', Council will be required to purchase these sites in the future for the identified purposes. This is a considerable financial commitment by the Council and would be funded from development contributions. To guide this process, Council will apply its Acquisition and Divestment Land Policy, which outlines how landowners are supported, including compensation and valuation approaches.

Active Frontage



The Active Frontages map shows where active uses such as shops or cafes, are required to contribute to the liveliness of streetscapes. Active street frontages encourage people to walk, shop, and interact with their community, they all contribute to making safer places. The map focuses on areas within the MU1 Mixed Use and E1 Local Centre zones. When looking at this map, you'll see which areas are planned for businesses and active uses which contribute to the vibrancy of a street. This change could impact on your area by bringing in more commercial activity and improving the look and feel of the streets where you live.

Minimum Street Frontages for Employment Land and Mixed-Use Zone



This map shows the street frontages required to develop certain lands, in the commercial or mixed-use zones. Under the current Ku-ring-gai LEP (KLEP) there is a minimum frontage of 20m required to develop certain employment lands within the centres. To provide for a more site-specific approach, it is proposed to amend the relevant clause of the KLEP (clause 6.8) to exclude its application to the E1 and MU1 zones within the four centres. When looking at this map, check the required frontage for development in your neighbourhood. This change is intended to encourage appropriate businesses in your area and ensure improvements in the services available to nearby residents.

Affordable Housing



Affordable housing is rental housing that is subsidised and offered below market rents. The rent is charged at no more than 30% of the household income. This allows households to meet other basic living costs such as food, clothing, transport, medical care and education.

The Department of Planning, Housing and Infrastructure's Transport-Oriented Development Guide sets a 2% base affordable housing contribution rate for all new development within the TOD areas. Ku-ring-gai Council's study suggests varying this rate based on site factors like land use and feasibility. Rates of 0%, 2%, 3%, 5% and 10% are proposed. A 0% rate is proposed for certain residential sites to encourage diverse housing.

To assist the effective delivery of affordable housing, Council will be preparing an Affordable Housing Contribution Scheme (AHCS). Without an AHCS, affordable housing must be provided as dwellings in-kind, leading to inefficiencies. The AHCS will allow the Council to collect monetary contributions in lieu of physical housing which can then be used for purpose built affordable housing projects that can be more efficiently managed by Community Housing providers.

When looking at this map, you can see which areas are expected to have affordable housing included in future developments. By facilitating a mix of housing choice Ku-ring-gai will become a more balanced and inclusive community.