

















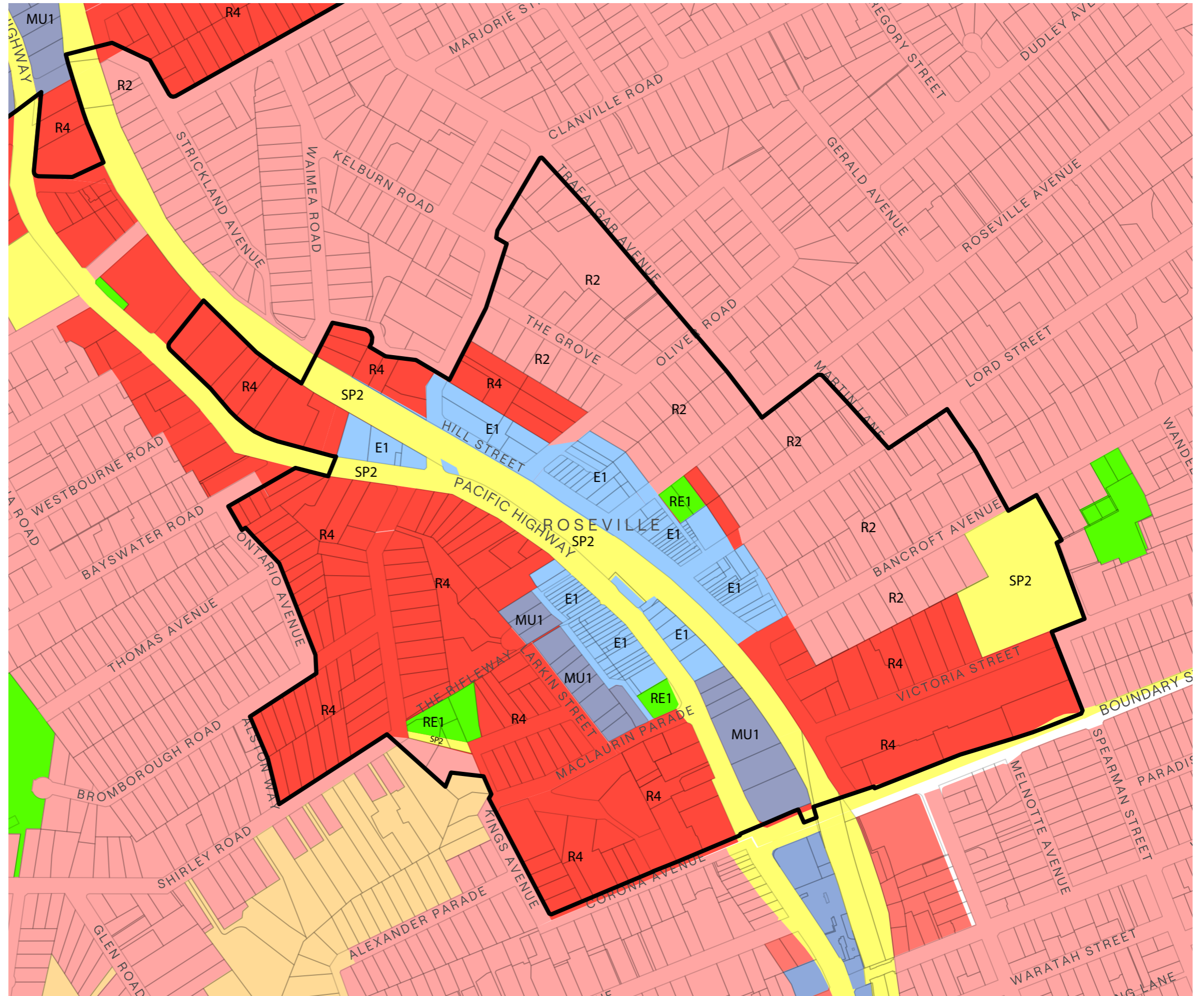
# Roseville

\*Artist impression of the Preferred Scenario for Roseville looking south























# Land Zoning (LZN)

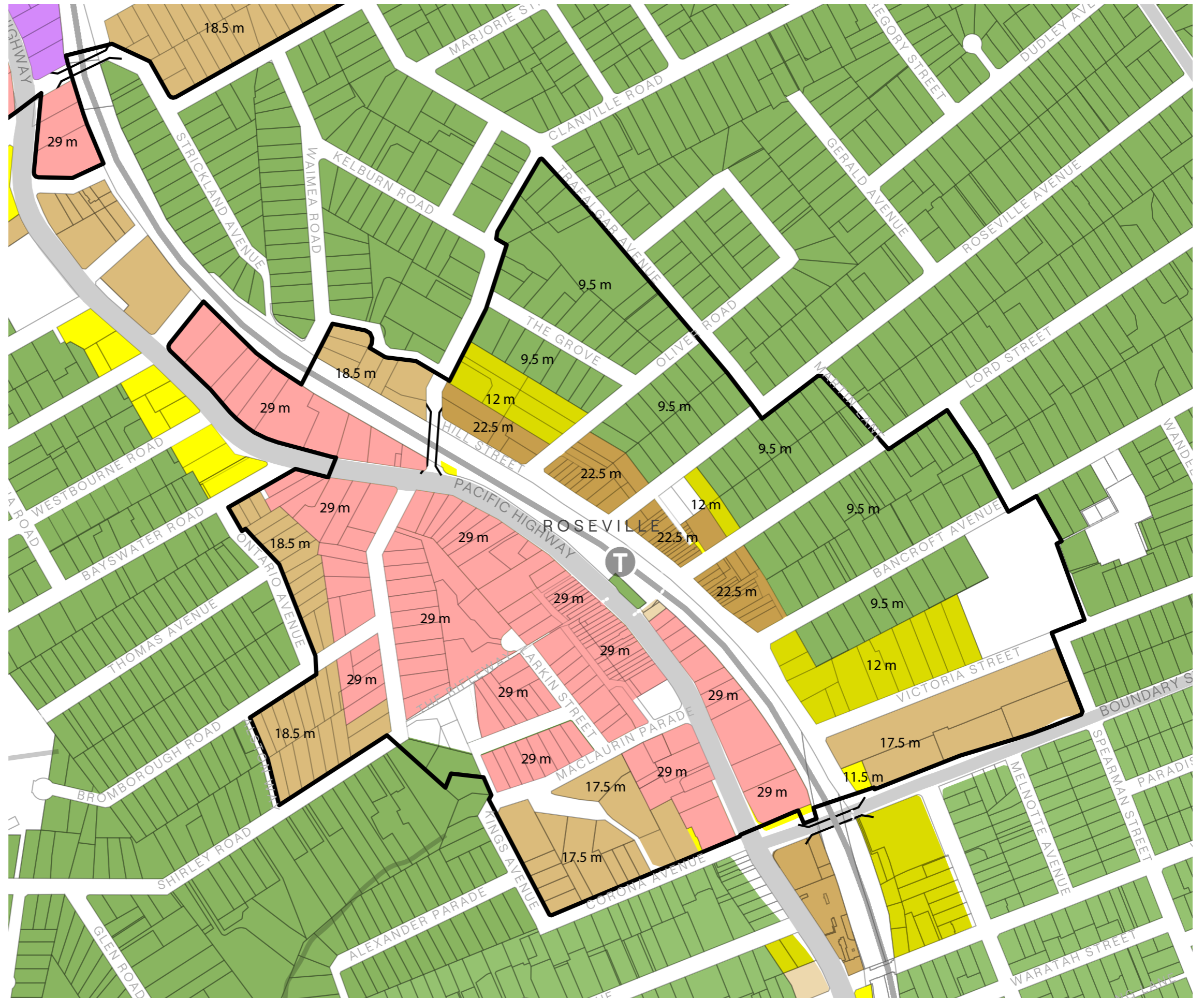
-  Proposed alternative TOD boundary
-  Railway corridor
-  Arterial road
-  Pedestrian overpass/underpass
-  E1 - Local Centre
-  MU1 - Mixed Use
-  R4 - High Density Residential
-  R3 - Medium Density Residential
-  R2 - Low Density Residential
-  RE1 - Public Recreation
-  RE2 - Private Recreation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





# Height of Building (HOB)

-  Proposed alternative TOD boundary
-  Railway corridor
-  Arterial road
-  Pedestrian overpass/underpass
-  9.5m
-  11.5m
-  12m
-  17.5m
-  18.5m
-  21.5m
-  22.5m
-  26.5m
-  29m
-  32.5m
-  38.5m
-  51.5m
-  54.5m
-  61m
-  83.5m
-  93m

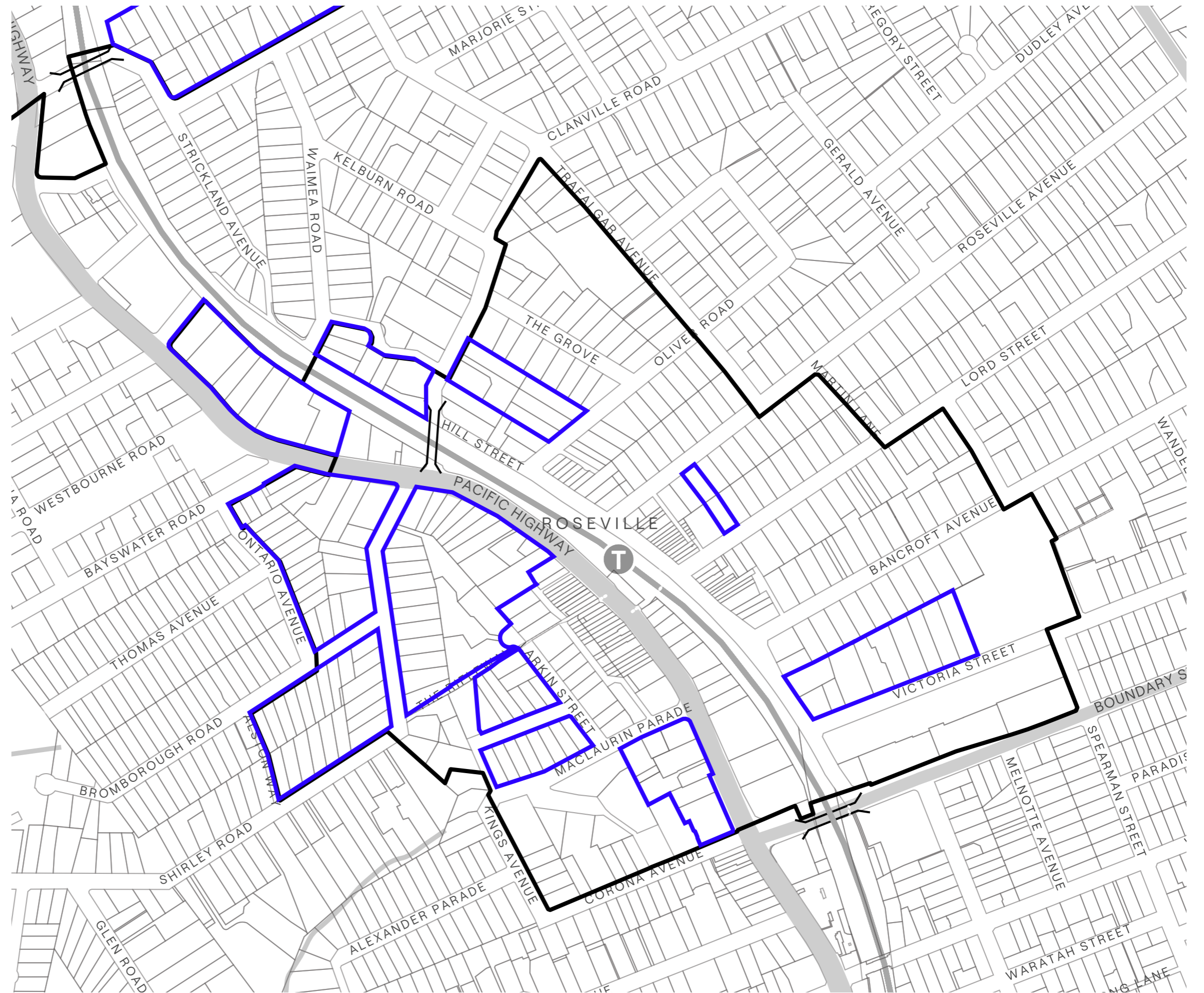









# Height of Building and Site Requirements for Residential Flat Buildings

(Clause 4.3 (2A) KLEP)





















(Clause 6.6 (2) KLEP)

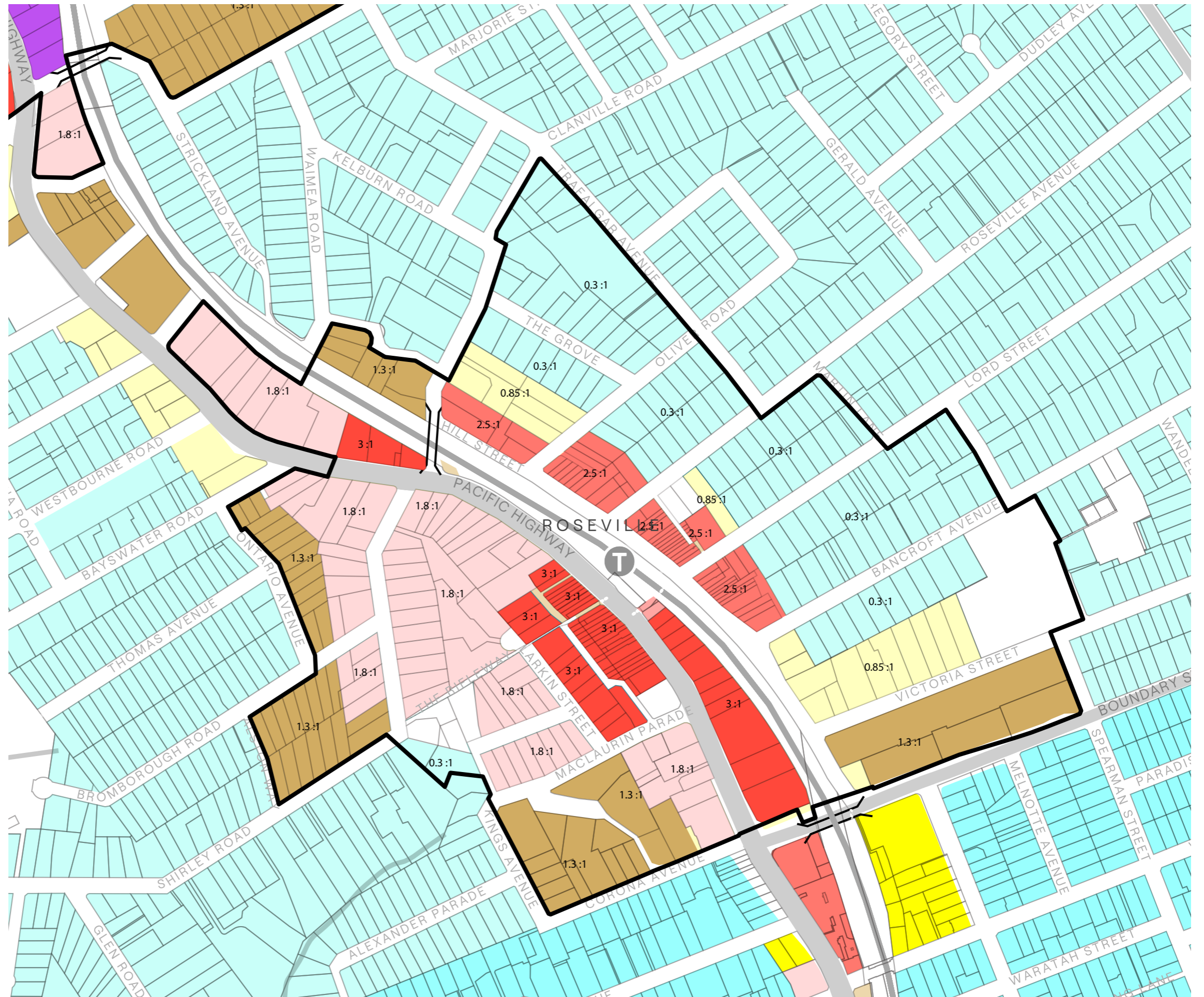


-  Proposed alternative TOD boundary
-  Railway corridor
-  Arterial road
-  Pedestrian overpass/underpass
-  Areas exempt from Clause 4.3(2A) KLEP 2015



# Floor Space Ratio (FSR)

-  Proposed alternative TOD boundary
-  Railway corridor
-  Arterial road
-  Pedestrian overpass/underpass
-  0.3:1
-  0.5:1
-  0.8:1
-  0.85:1
-  1:1
-  1.3:1
-  1.8:1
-  2:1
-  2.5:1
-  3:1
-  3.5:1
-  4.5:1
-  5:1
-  6:1
-  6.5:1
-  8:1











# Floor Space Ratio

(Clause 4.4 KLEP)



-  Proposed alternative TOD boundary
-  Railway corridor
-  Arterial road
-  Pedestrian overpass/underpass
-  Areas exempt from clause 4.4 (2C) KLEP 2015
-  Introduce a minimum 1:1 FSR for non residential uses







# 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





