



**ORDINARY MEETING OF COUNCIL
TO BE HELD ON TUESDAY, 18 NOVEMBER 2025 AT 7:00 PM
LEVEL 3, COUNCIL CHAMBER**

L A T E A G E N D A

**** ** * ** ** ****

NOTE: For Full Details, See Council's Website –
www.kmc.nsw.gov.au under the link to business papers

GB.16 **Ku-ring-gai TOD Alternative**

2

File: S14846-2

To provide Council with a list of amendments, made by Department of Planning, Housing and Infrastructure (DPHI), to Council's adopted Ku-ring-gai TOD Alternative.

Recommendation:

That Council note the amendments made by DPHI to Council's adopted Ku-ring-gai TOD Alternative.

KU-RING-GAI TOD ALTERNATIVE

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To provide Council with a list of amendments, made by Department of Planning, Housing and Infrastructure (DPHI), to Council's adopted Ku-ring-gai TOD Alternative.

BACKGROUND:

At the Extraordinary Meeting of Council of 5 June 2025 Council adopted a set of draft LEP maps and clauses as well as a revised implementation strategy. Council also resolved to submit the documents to DPHI for the purposes of preparing a State Environmental Planning Policy to implement Council's Alternate TOD scheme.

COMMENTS:

Council submitted the Ku-ring-gai TOD Alternative to DPHI on the 10 June 2025, followed by the proposed amendments to the KLEP and SEPP on the 12 June.

Since that time DPHI has undertaken a detailed review of the plans and made some amendments.

Council's alternative TOD plan, with amendments made by DPHI, was published on 14 November 2025.

In the context of the overall plans, the amendments are considered minor.

RECOMMENDATION:

(Refer to the full Recommendation at the end of this report)

That Council note the amendments made by DPHI to Council's adopted Ku-ring-gai TOD Alternative.

PURPOSE OF REPORT

To provide Council with a list of amendments, made by Department of Planning, Housing and Infrastructure (DPHI), to Council's adopted Ku-ring-gai TOD Alternative.

BACKGROUND

At the Extraordinary Meeting of Council of 5 June 2025 Council resolved in part to adopt a set of draft LEP maps and clauses as well as a revised implementation strategy and submit them to DPHI for the purposes of preparing a State Environmental Planning Policy to implement Council's alternate TOD scheme.

COMMENTS

Council submitted the Ku-ring-gai TOD Alternative to DPHI on the 10 June 2025, followed by the proposed amendments to the KLEP and SEPP on the 12 June 2025. Since that time DPHI has undertaken a detailed review of the plans and made some amendments.

Council's alternative TOD plan, with amendments made by DPHI, was published on 14 November 2025.

DPHI issued draft LEP maps (**Attachment A1**) and a draft instrument on Monday 10 November 2025. The final instrument *State Environmental Planning Policy Amendment (Ku-ring-gai Station Precincts) 2025* (**Attachment A2**) was published on the NSW Legislation website and come into effect on Friday 14 November 2025.

At the time of writing this report, the final LEP maps had not been published. Therefore, this report is a summary of amendments made by the NSW Government to Council's adopted plan as of 10 November 2025 which DPHI has advised are the final version. A Table of amendments is attached to this report as **Attachment A3**, and a summary is provided below.

All centres

- Introduction of Low and Mid-Rise Exclusion Map

Gordon

Amendments to:

- Affordable Housing Maps to include 2% Contribution Rate on certain Council lands
- Height of Building (HOB) Map, FSR Map, Lot Size Map and Affordable Housing Map applying to 1-7 Carlotta Avenue and 1A Carlotta Avenue, Gordon
- HOB Map and addition of new clause - Non-Residential Floor Space Ratio applying to 924 Pacific Highway, Gordon
- HOB Map applying to Council owned land at 9, 15 and 17 Dumaresq Street, Gordon
- HOB Map applying to 810 Pacific Highway, Gordon
- Land Zoning Map, HOB Map, FSR Map and Active Frontages Map applying to land within the rail corridor near Gordon Station.

Item GB.16

S14846-2

- Key Site Clause applying to the Gordon Centre (784, 786-788, 788A, 790, and 802-808 Pacific Highway, Gordon)

Killara

Amendments to:

- FSR Map applying to 2 Spencer Road, Killara
- Affordable Housing Map on certain lands (including Council owned land) on Marian Street, Lorne Avenue, Culworth Avenue, Killara
- Low and Mid-rise Exclusion Map applying to 21, 23A Karranga Avenue, and 9 Tasman Crescent, Killara
- Housing SEPP TOD Map to include heritage item at 9 Stanhope Road, Killara

Lindfield

Amendments to:

- Affordable Housing Maps applying 2% Contribution Rate on certain Council lands
- HOB Map and FSR Map applying to 22 Bent Street and 2, 4, 6, 8, 10, 12, 14, 16 & 18 Newark Crescent, Lindfield
- HOB Map applying to 345 Pacific Highway, Lindfield
- HOB Map applying to 239, 251, 257, 259, 265-271, 283, 295-303, 305-309, 313, 317, 321, 323, 329 Pacific Highway and 1-5 Tryon Place, Lindfield
- Housing SEPP TOD Map to include heritage items at 9 Middle Harbour Road and 1 Valley Road, Lindfield

Roseville

Amendments to:

- HOB Map and FSR map applying to 5 Oliver Rd and 4 Roseville Ave, Roseville
- Housing SEPP TOD Map to include heritage item at 29 Roseville Ave, Roseville.

Affordable Housing Clause

Council's proposed affordable housing clause was not included as part of *the State Environmental Planning Policy Amendment (Ku-ring-gai Station Precincts) 2025*. An affordable housing clause (Cl 6.14) was inserted into the KLEP by *Ku-ring-gai Local Environmental Plan 2015 (Amendment No 40)* on 24 October 2025. DPHI are currently preparing an amendment to the existing Cl 6.14 so that it references Council's adopted Affordable Housing Contributions Scheme and applies within the TOD precincts.

Amendments to existing TOD maps

DPHI have made amendments to the existing TOD maps in SEPP housing to include 4 additional sites. This includes the Heritage items at 12 Stanhope Rd, Killara, 1 Valley Rd and 9 Middle Harbour

Rd, Lindfield and 29 Roseville Ave, Roseville. No other amendments have been made to the existing maps meaning that the TOD controls will still continue to apply to the saved State Significant Development (SSD) sites.

TOD Legal Action

Confidential Attachment A4 contains concerning Council's current legal proceedings against the State of New South Wales for consideration by Council.

INTEGRATED PLANNING AND REPORTING

Theme – Places, Spaces and Infrastructure

Community Strategic Plan Long Term Objective

P2.1 A robust planning framework is in place to deliver quality design outcomes and maintain the identity and character of Ku-ring-gai.

Delivery Program Term Achievement

P2.1.1 Land use strategies, plans and processes are in place to effectively manage the impact of new development.

Operational Plan Task

P2.1.1.1 Commence development of plans and strategies as required by the Greater Sydney Commission's North District Plan.

GOVERNANCE MATTERS

Council's Integrated Planning and Reporting documents are based on a set of long-standing community values and aspirations which have been fundamentally challenged by implementation of the State Government's Transport Oriented Development (TOD) Program and proposed Low and Mid-Rise Housing SEPP.

Adoption and implementation of Council's alternate TOD scheme, which was prepared following significant public engagement and participation, reflects a step change in the future direction of urban development in Ku-ring-gai.

RISK IMPLICATION STATEMENT

Council's extensive planning and consultation processes engaged in over the last 20 months has served to address and partially mitigate the impacts of the TOD.

FINANCIAL CONSIDERATIONS

Gazettal of Council's preferred alternative has been achieved prior to the upcoming hearing in the matter of Ku-ring-gai Council v State of New South Wales, Land and Environment Court Proceedings 2024/00173748.

SOCIAL CONSIDERATIONS

There are no additional social considerations arising from this report other than those previously reported.

ENVIRONMENTAL CONSIDERATIONS

There are no additional environmental considerations arising from this report other than those previously reported.

COMMUNITY CONSULTATION

There has been no additional community consultation in the preparation of this report.

INTERNAL CONSULTATION

Consultation has been undertaken with the General Manager, Director Strategy and Environment and senior Council staff.

Councillors have been periodically briefed on the extent, nature, and outcomes of communications with DPHI.

SUMMARY

At the Extraordinary Meeting of Council of 5 June 2025 Council resolved in part to adopt a set of draft LEP maps and clauses as well as a revised implementation strategy and submit them to DPHI for the purposes of preparing a State Environmental Planning Policy to implement Council's alternate TOD scheme.

Council submitted the Ku-ring-gai TOD Alternative to DPHI on the 10 June 2025, followed by the proposed amendments to the KLEP and SEPP on the 12 June. Since that time DPHI has undertaken a detailed review of the plans and made some amendments.

Council's alternate TOD plan, with amendments made by DPHI, was published on 14 November 2025.

In the context of the overall plans, the amendments are considered minor.

RECOMMENDATION:

- A. That Council note the amendments made by DPHI to Council's adopted Ku-ring-gai TOD Alternative.
- B. That Council notes the publication on 14 November 2025 of *State Environmental Planning Policy Amendment (Ku-ring-gai Station Precincts) 2025*.
- C. That Council consider the advice in Confidential **Attachment A4**.

Fae Sarshoghi
Urban Design Projects Officer

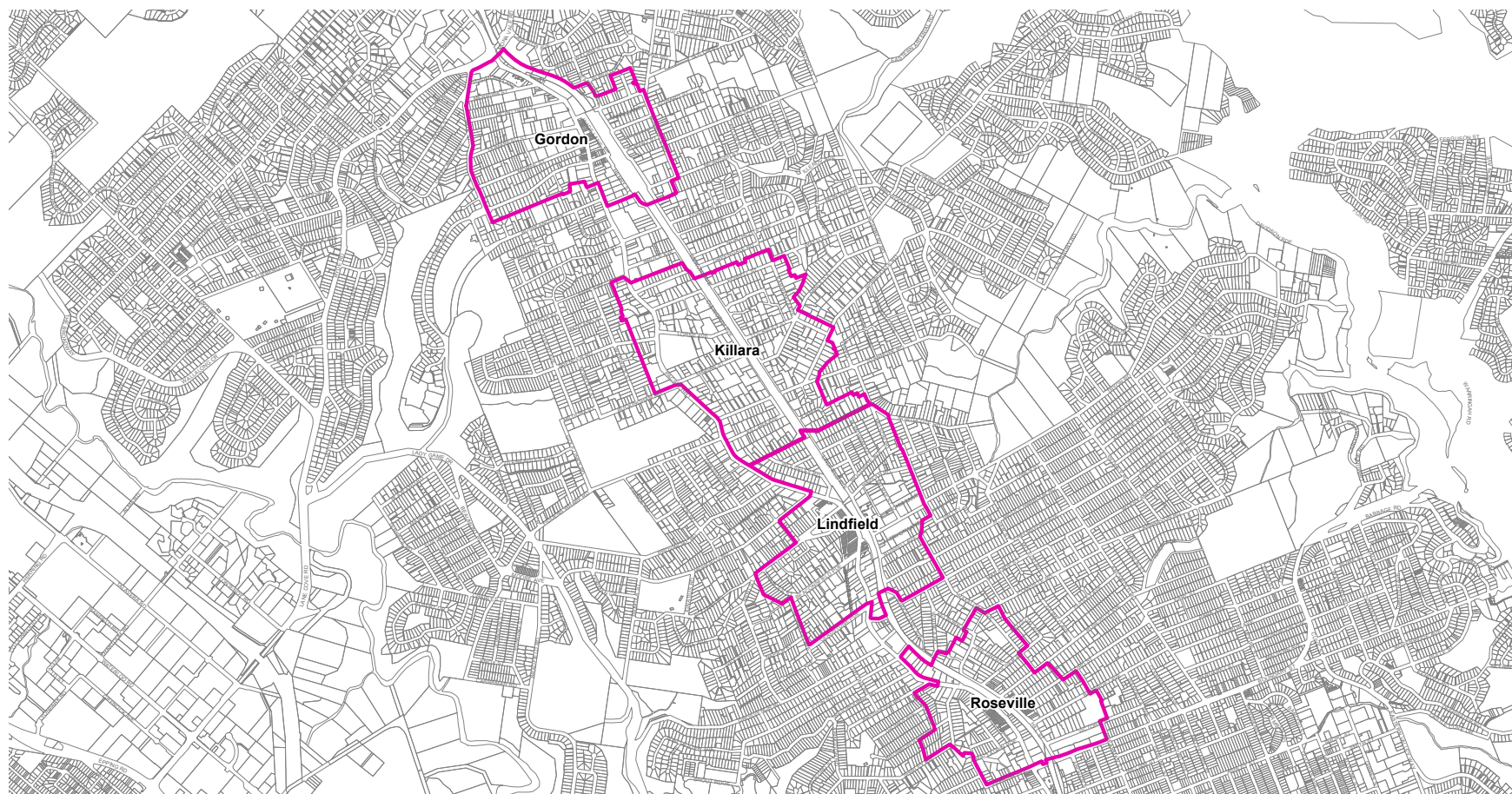
Stephanie Griffiths
Senior Urban Designer

Bill Royal
Team Leader Urban Design

Craig Wyse
Team Leader Urban Planning

Andrew Watson
Director Strategy & Environment

Attachments:	A1	↓	Draft LEP Maps - Issued by DPHI - 10 November 2025		2025/379052
	A2	↓	State Environmental Planning Policy Amendment (Ku-ring-gai Station Precincts) 2025 - 14 November 2025		2025/381218
	A3	↓	Mapping Amendments - Council Adopted vs DPHI Approved		2025/381246
	A4		Ku-ring-gai Council v The State of NSW - Land and Environment Court of NSW	Excluded	Confidential



Ku-ring-gai TOD - Masterplan Area

Legend

 TOD Masterplan Area

 Cadastre 10/10/2025 © Spatial Services

0 500 1,000 2,000
Metres

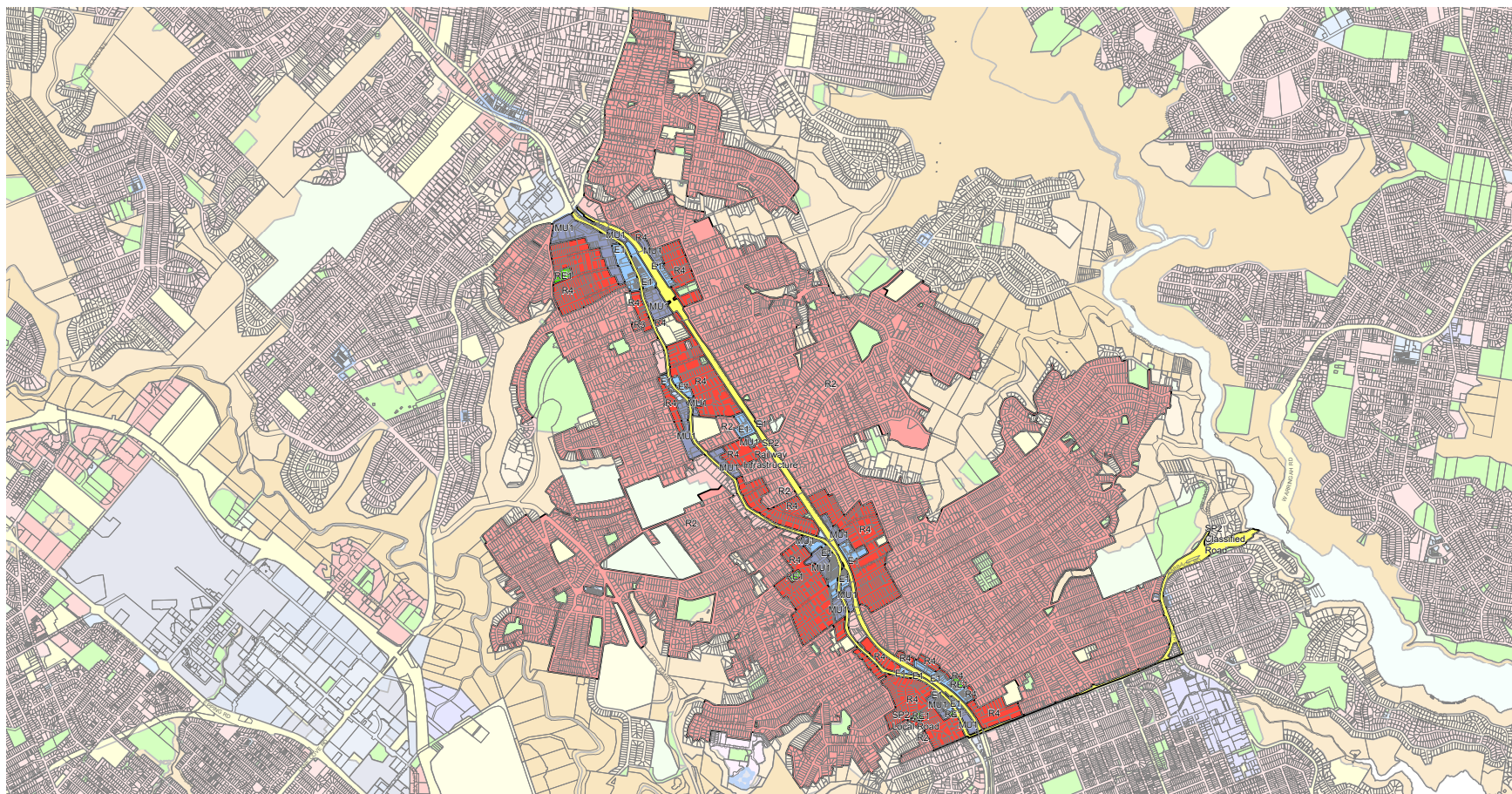


Intended Map Size: A4
Coordinate System: GDA 1994 MGA Zone 56

Disclaimer: The Department of Planning, Housing and Infrastructure makes every effort to ensure the quality of information available on this map. Before relying on the information on this map, users should carefully evaluate its accuracy, currency, completeness and relevance for their purposes. The Department cannot guarantee and assumes no legal liability or responsibility for the accuracy, currency or completeness of the information

DRAFT





Ku-ring-gai Local Environmental Plan 2015 - Proposed Land Zoning

Legend

Zone

- | | | |
|------------------------------|---------------------------------|----------------------|
| E1- Local Centre | R3 - Medium Density Residential | SP2 - Infrastructure |
| MU1 - Mixed Use | R4 - High Density Residential | |
| R2 - Low Density Residential | RE1 - Public Recreation | |

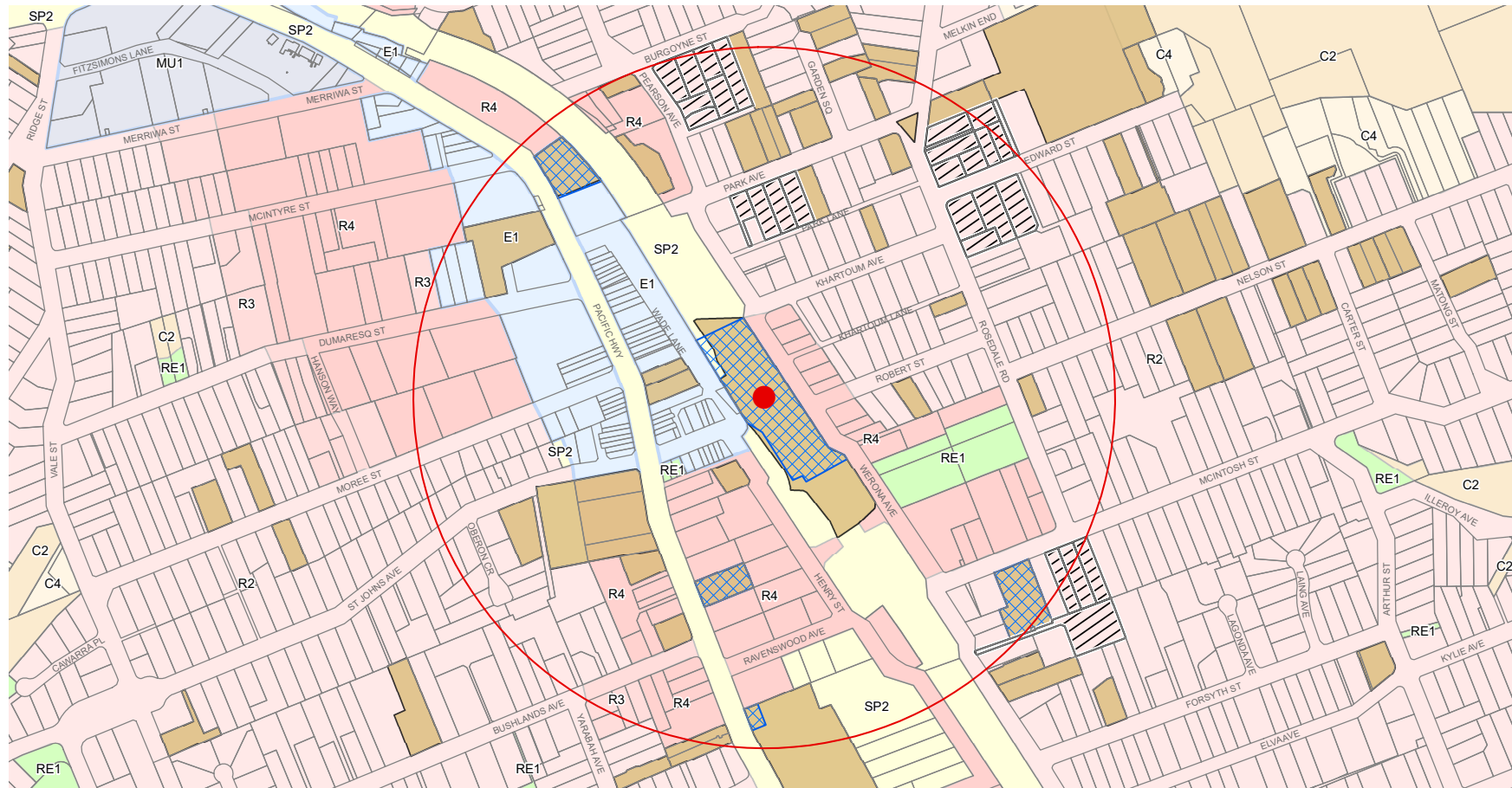
Cadastre 10/10/2025 © Spatial Services

Disclaimer: The Department of Planning, Housing and Infrastructure makes every effort to ensure the quality of information available on this map. Before relying on the information on this map, users should carefully evaluate its accuracy, currency, completeness and relevance for their purposes. The Department cannot guarantee and assumes no legal liability or responsibility for the accuracy, currency or completeness of the information

0 500 1,000 2,000
Metres
N

Intended Map Size: A4
Coordinate System: GDA 1994 MGA Zone 56





Gordon Railway Station - Ku-ring-gai TOD

Legend

- Gordon Railway Station
- Cadastre 26/09/2025 © Spatial Services
- TOD Catchment Area
- Included Sites/Lots within TOD Catchment Area

Land Zoning

- | | |
|---|---|
| C2 - Environmental Conservation | R3 - Medium Density Residential |
| C4 - Environmental Management | R4 - High Density Residential |
| E1 - Local Centre | RE1 - Public Recreation |
| MU1 - Mixed Use | SP2 - Infrastructure |
| R2 - Low Density Residential | |

Heritage

- | | |
|---|--|
| Aboriginal Object | Item - Archaeological |
| Aboriginal Place of Heritage Significance | Item - General |
| Conservation Area - Aboriginal | Local Heritage - General |
| Item - Aboriginal | State Heritage Register Curtilage |

Disclaimer: The Department of Planning, Housing and Infrastructure makes every effort to ensure the quality of information available on this map. Before relying on the information on this map, users should carefully evaluate its accuracy, currency, completeness and relevance for their purposes. The Department cannot guarantee and assumes no legal liability or responsibility for the accuracy, currency or completeness of the information

Intended Map Size: A4
Coordinate System: GDA 1994 MGA Zone 56

DRAFT



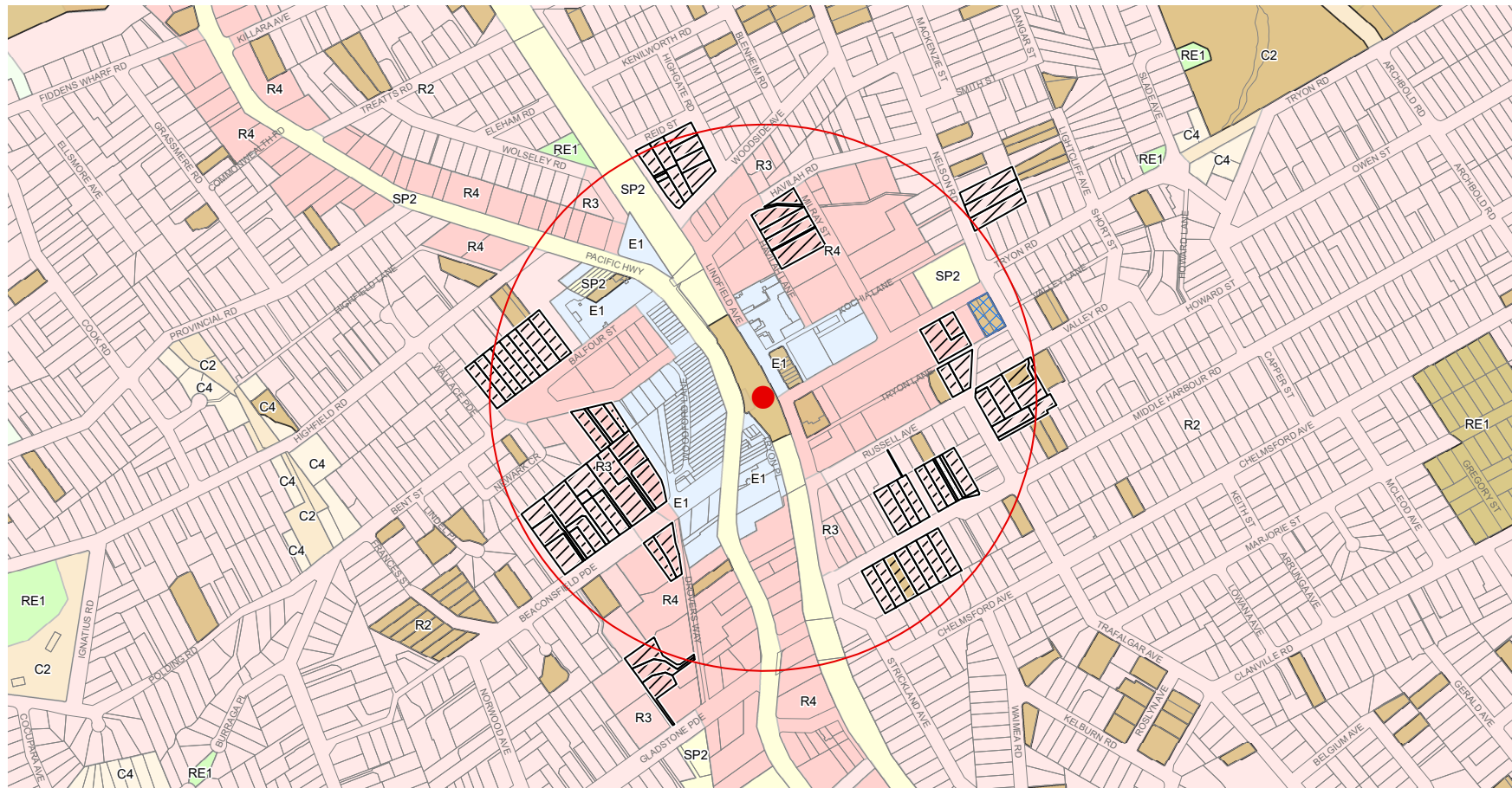


 Killara Railway Station
 TOD Catchment Area
 Included Sites/Lots within TOD Catchment Area
 Cadastre 26/09/2025 © Spatial Services

C2 - Environmental Conservation	R4 - High Density Residential
C4 - Environmental Living	RE1 - Public Recreation
E1 - Local Centre	RE2 - Private Recreation
R2 - Low Density Residential	SP2 - Infrastructure
R3 - Medium Density Residential	

	Aboriginal Object		Item - Archaeological
	Aboriginal Place of Heritage Significance		Item - General
	Conservation Area - Aboriginal		Local Heritage - General
	Item - Aboriginal		State Heritage Register Curtilage

NSW
GOVERNMENT



Lindfield Railway Station - Ku-ring-gai TOD

Legend

- Lindfield Railway Station
- TOD Catchment Area
- Included Sites/Lots within TOD Catchment Area
- Cadastre 26/09/2025 © Spatial Services

Land Zoning

- | | |
|---|---|
| C2 - Environmental Conservation | R3 - Medium Density Residential |
| C4 - Environmental Living | R4 - High Density Residential |
| E1 - Local Centre | RE1 - Public Recreation |
| R2 - Low Density Residential | SP2 - Infrastructure |

Heritage

- | | |
|---|--|
| Aboriginal Object | Item - Archaeological |
| Aboriginal Place of Heritage Significance | Item - General |
| Conservation Area - Aboriginal | Local Heritage - General |
| Item - Aboriginal | State Heritage Register Curtilage |

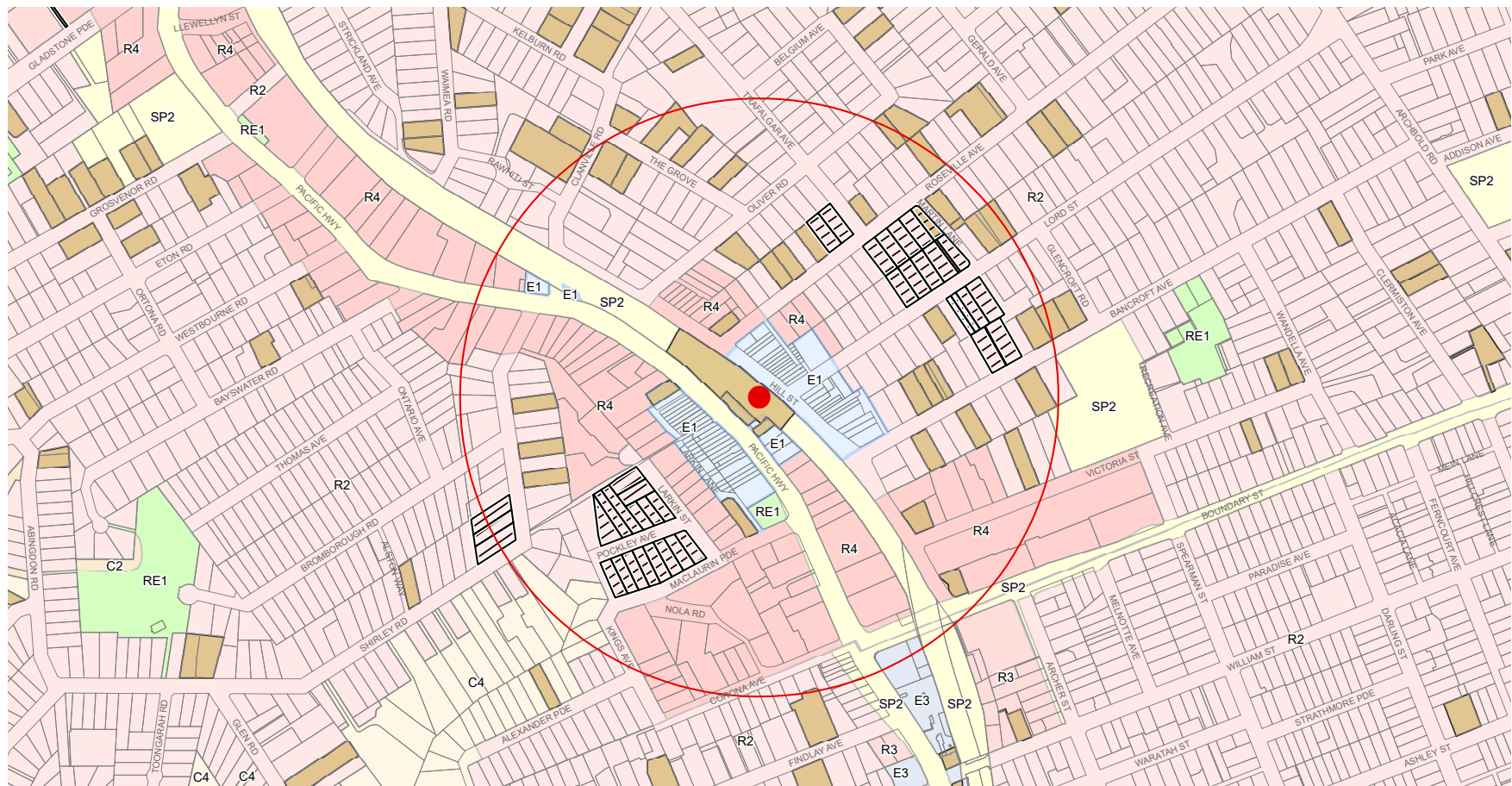


Intended Map Size: A4
Coordinate System: GDA 1994 MGA Zone 56

Disclaimer: The Department of Planning, Housing and Infrastructure makes every effort to ensure the quality of information available on this map. Before relying on the information on this map, users should carefully evaluate its accuracy, currency, completeness and relevance for their purposes. The Department cannot guarantee and assumes no legal liability or responsibility for the accuracy, currency or completeness of the information

DRAFT





Roseville Railway Station - Ku-ring-gai TOD

Legend

- Roseville Railway Station
- TOD Catchment Area
- Included Sites/Lots within TOD Catchment Area
- Cadastre 26/09/2025 © Spatial Services

Land Zoning

- | | |
|---------------------------------|---------------------------------|
| C2 - Environmental Conservation | R3 - Medium Density Residential |
| C4 - Environmental Living | R4 - High Density Residential |
| E1 - Local Centre | RE1 - Public Recreation |
| E3 - Productivity Support | SP2 - Infrastructure |
| R2 - Low Density Residential | |

Heritage

- | | |
|---|-----------------------------------|
| Aboriginal Object | Item - Archaeological |
| Aboriginal Place of Heritage Significance | Item - General |
| Conservation Area - Aboriginal | Local Heritage - General |
| Item - Aboriginal | State Heritage Register Curtilage |

Disclaimer: The Department of Planning, Housing and Infrastructure makes every effort to ensure the quality of information available on this map. Before relying on the information on this map, users should carefully evaluate its accuracy, currency, completeness and relevance for their purposes. The Department cannot guarantee and assumes no legal liability or responsibility for the accuracy, currency or completeness of the information

Intended Map Size: A4
Coordinate System: GDA 1994 MGA Zone 56





Ku-ring-gai Local Environmental Plan 2015 - Proposed Key Sites

Legend

Key Sites

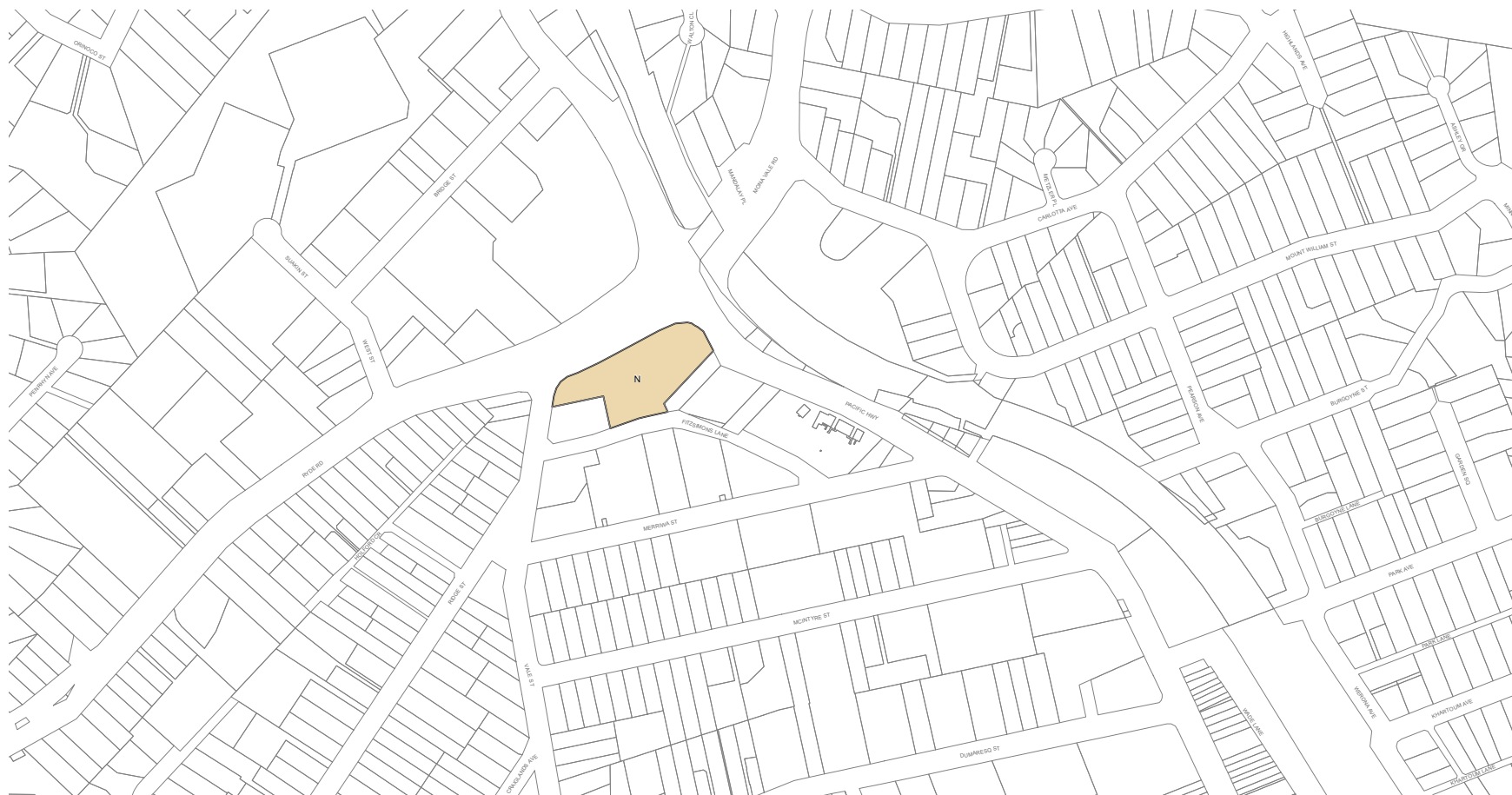
Area 3

Cadastre 10/10/2025 © Spatial Services



Intended Map Size: A4
Coordinate System: GDA 1994 MGA Zone 56

Disclaimer: The Department of Planning, Housing and Infrastructure makes every effort to ensure the quality of information available on this map. Before relying on the information on this map, users should carefully evaluate its accuracy, currency, completeness and relevance for their purposes. The Department cannot guarantee and assumes no legal liability or responsibility for the accuracy, currency or completeness of the information



Ku-ring-gai Local Environmental Plan 2015 - Proposed Non-Residential Floor Space Ratio

Legend

Non-Residential Floor Space Ratio

 N - 1

 Cadastre 10/10/2025 © Spatial Services



Intended Map Size: A4
Coordinate System: GDA 1994 MGA Zone 56

Disclaimer: The Department of Planning, Housing and Infrastructure makes every effort to ensure the quality of information available on this map. Before relying on the information on this map, users should carefully evaluate its accuracy, currency, completeness and relevance for their purposes. The Department cannot guarantee and assumes no legal liability or responsibility for the accuracy, currency or completeness of the information



Ku-ring-gai Local Environmental Plan 2015 - Proposed Additional Permitted Uses

Legend

APU

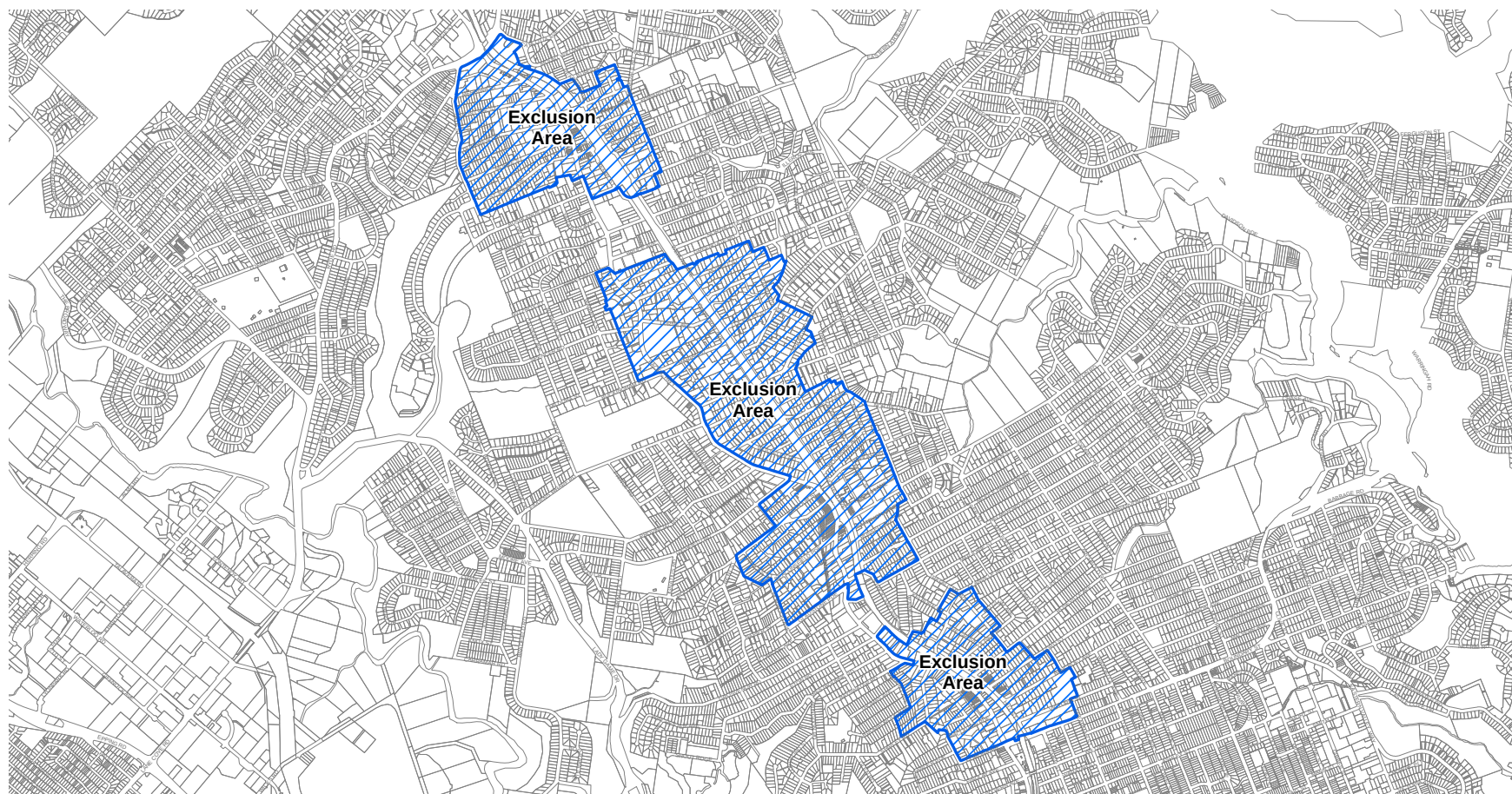
- APU Area 3 to be removed
- Proposed APU

Cadastre 10/10/2025 © Spatial Services



Intended Map Size: A4
Coordinate System: GDA 1994 MGA Zone 56

Disclaimer: The Department of Planning, Housing and Infrastructure makes every effort to ensure the quality of information available on this map. Before relying on the information on this map, users should carefully evaluate its accuracy, currency, completeness and relevance for their purposes. The Department cannot guarantee and assumes no legal liability or responsibility for the accuracy, currency or completeness of the information

**Low and Mid Rise Housing Exclusion Map****Legend**

-  Low and Mid Rise Housing Exclusion Area
-  Cadastre 7/10/2025 © Spatial Services



Intended Map Size: A4
Coordinate System: GDA 1994 MGA Zone 56

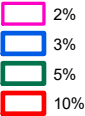
Disclaimer: The Department of Planning, Housing and Infrastructure makes every effort to ensure the quality of information available on this map. Before relying on the information on this map, users should carefully evaluate its accuracy, currency, completeness and relevance for their purposes. The Department cannot guarantee and assumes no legal liability or responsibility for the accuracy, currency or completeness of the information



**Ku-ring-gai Local
Environmental
Plan 2015**

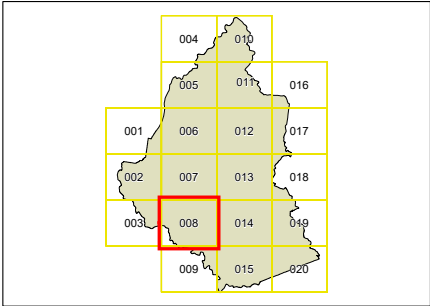
**Affordable Housing Map-
Sheet AFH_008**

Affordable Housing Contribution Rate



Cadastre

Cadastre 13/08/2025 © Spatial Services

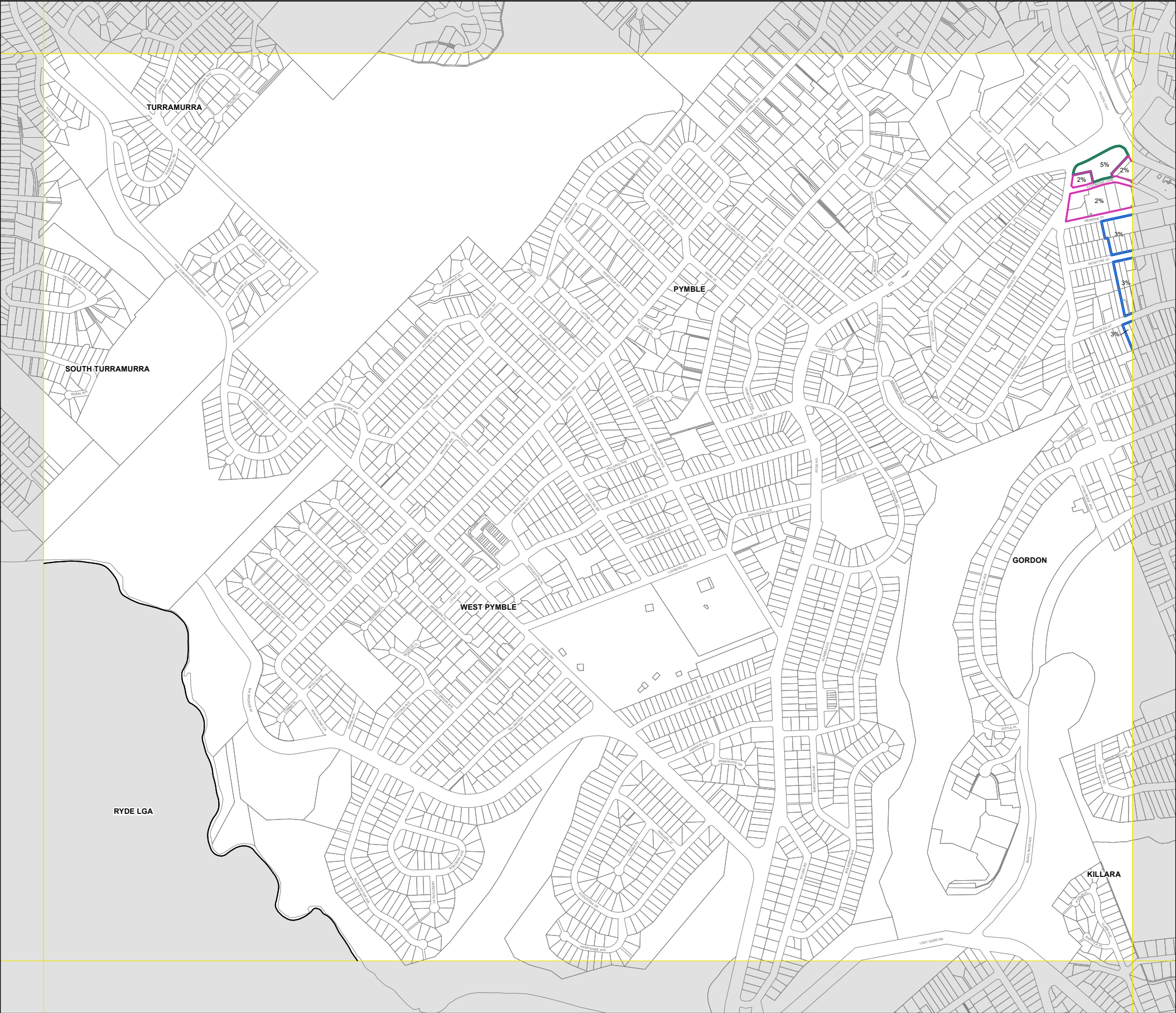


0 200 400 Metres

Scale: 1:10,000 @ A3

Projection: GDA 1994
MGA Zone 56

Map Identification Number: 4500_COM_AFH_008_010_20250918

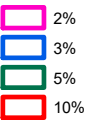




**Ku-ring-gai Local
Environmental
Plan 2015**

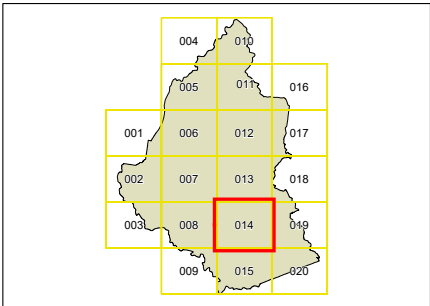
**Affordable Housing Map-
Sheet AFH_014**

Affordable Housing Contribution Rate



Cadastre

Cadastre 13/08/2025 © Spatial Services

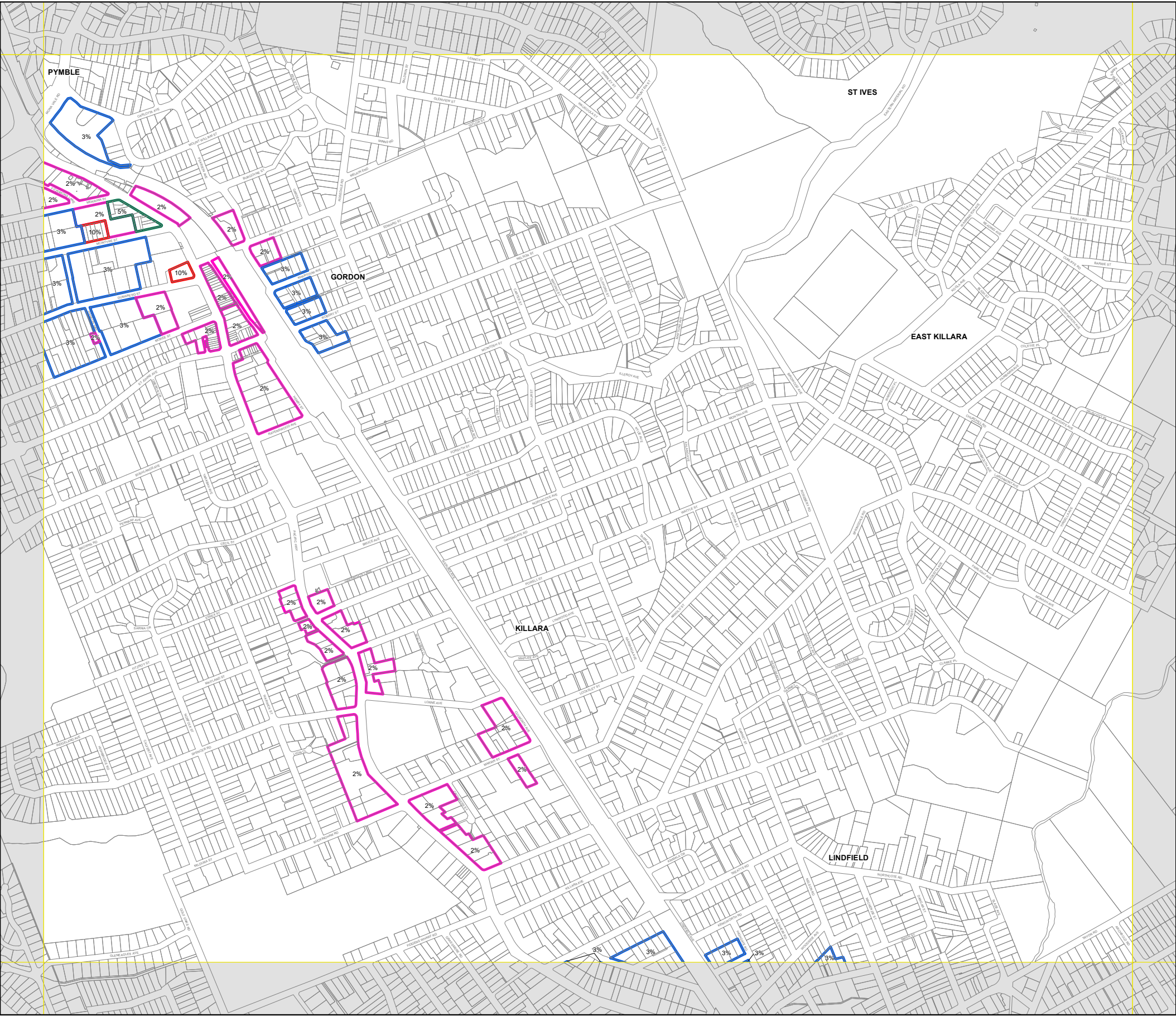


0 200 400 Metres

Scale: 1:10,000 @ A3

Projection: GDA 1994
MGA Zone 56

Map Identification Number: 4500_COM_AFH_014_010_20250918

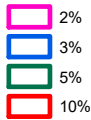




**Ku-ring-gai Local
Environmental
Plan 2015**

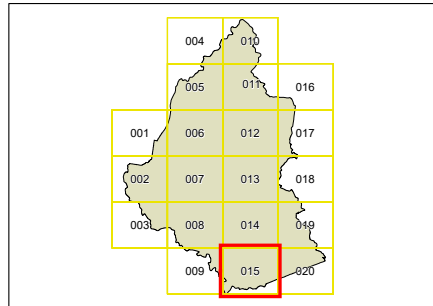
**Affordable Housing Map-
Sheet AFH_015**

Affordable Housing Contribution Rate



Cadastre

Cadastre 13/08/2025 © Spatial Services

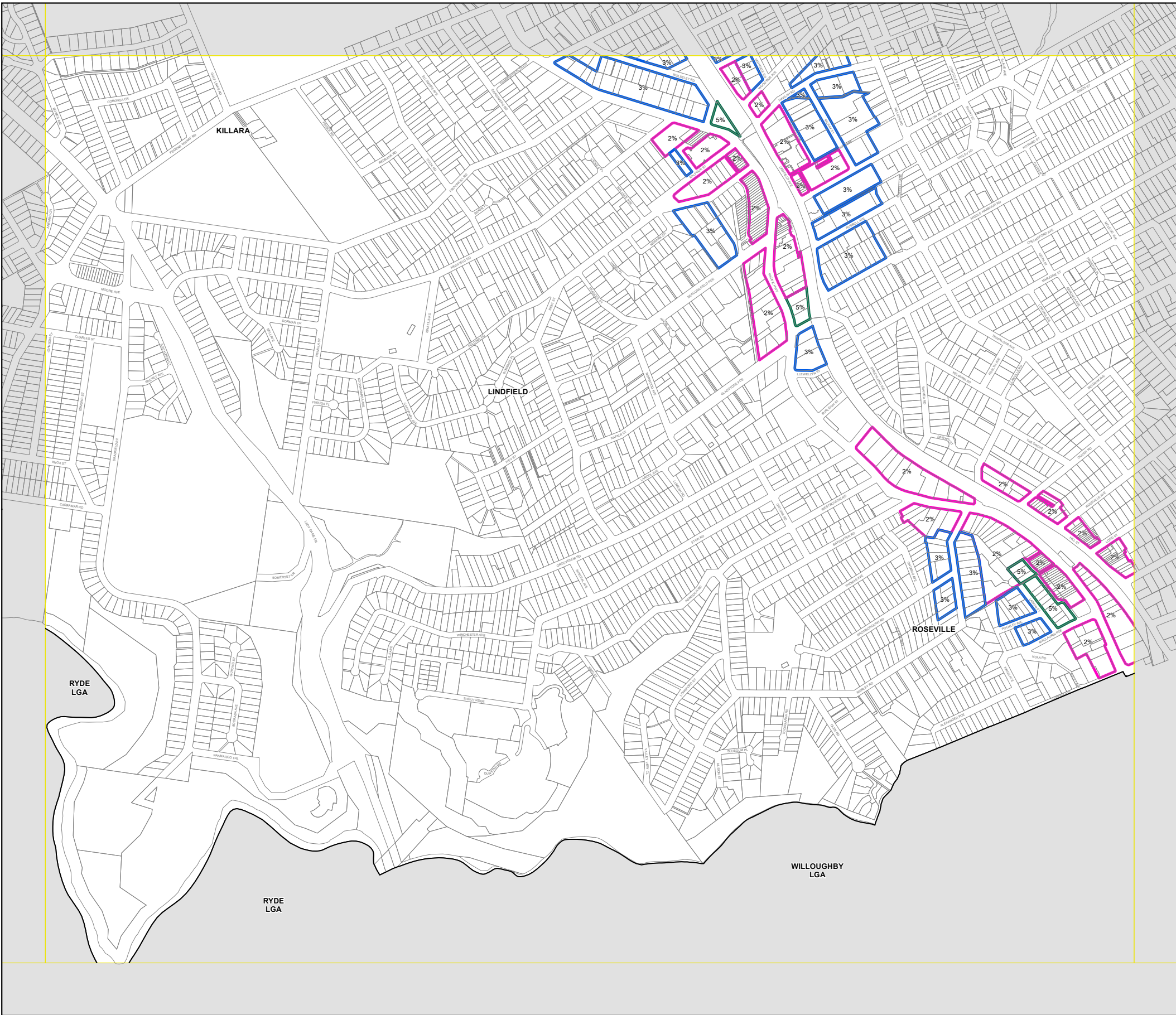


0 200 400 Metres

Scale: 1:10,000 @ A3

Projection: GDA 1994
MGA Zone 56

Map Identification Number: 4500_COM_AFH_015_010_20250918

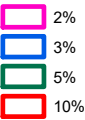




**Ku-ring-gai Local
Environmental
Plan 2015**

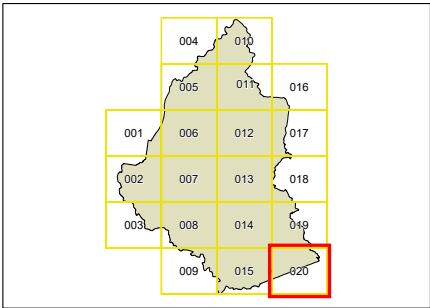
**Affordable Housing Map-
Sheet AFH_020**

Affordable Housing Contribution Rate



Cadastre

Cadastre 13/08/2025 © Spatial Services

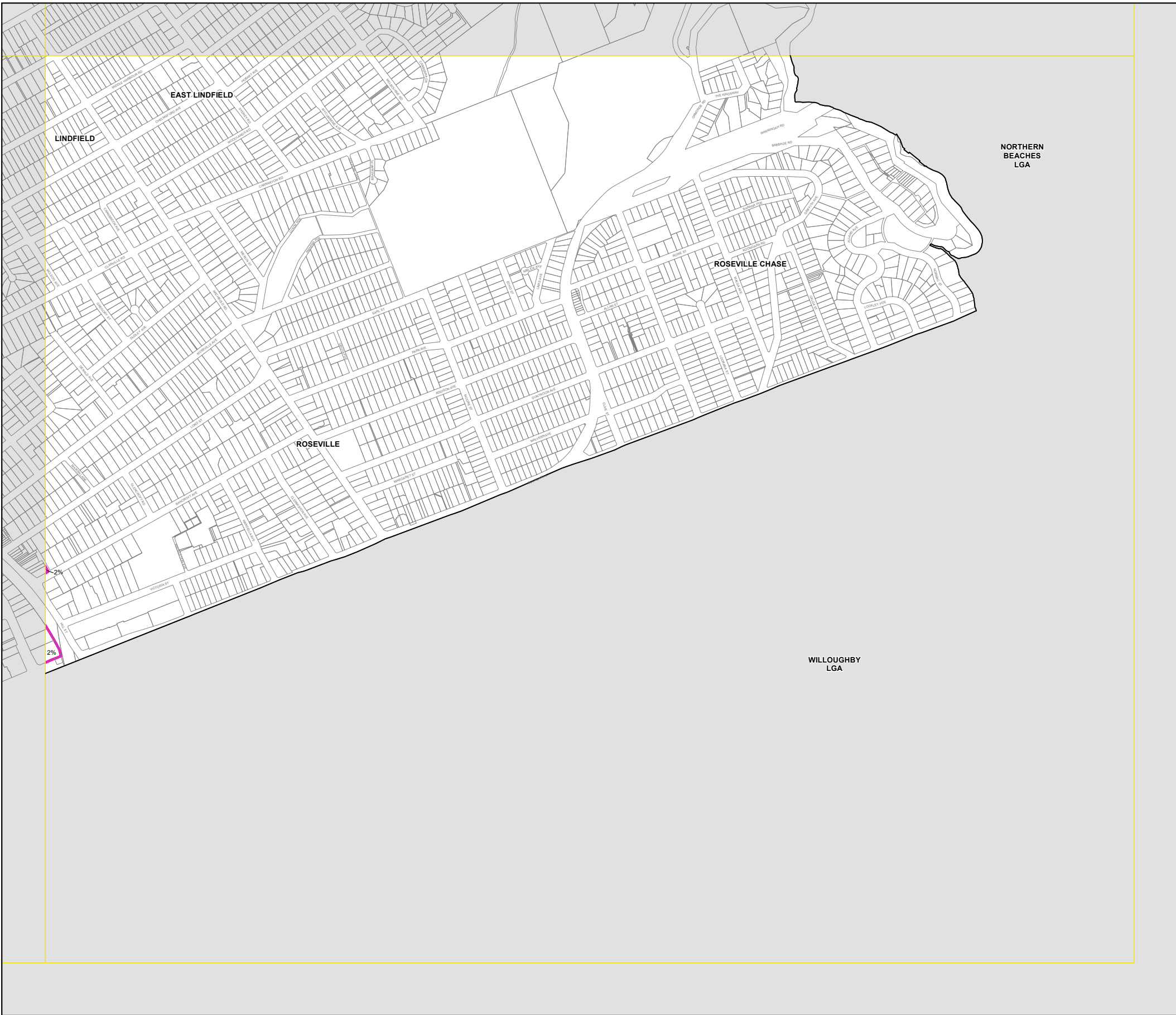


0 200 400 Metres

Scale: 1:10,000 @ A3

Projection: GDA 1994
MGA Zone 56

Map Identification Number: 4500_COM_AFH_020_010_20250918





**Ku-ring-gai Local
Environmental
Plan 2015**

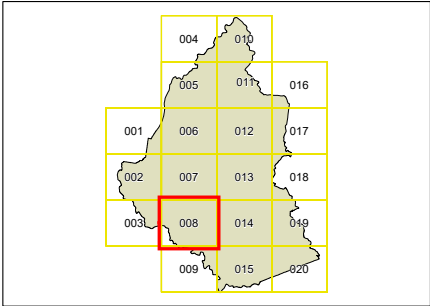
**Active Street Frontages Map -
Sheet ASF_008**

Active Street Frontage

Active Street Frontage

Cadastre

Cadastre 13/08/2025 © Spatial Services

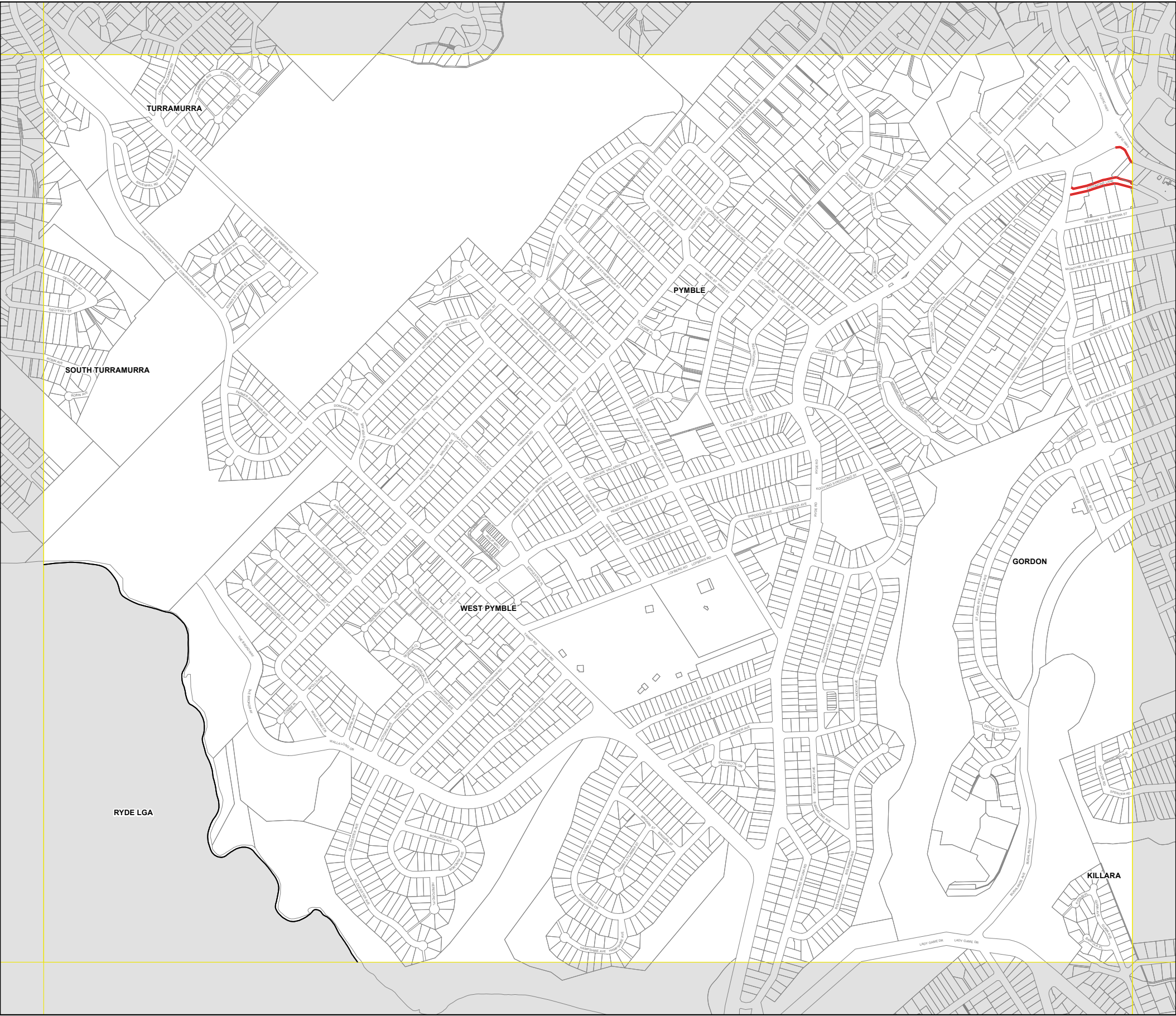


0 200 400 Metres

Scale: 1:10,000 @ A3

Projection: GDA 1994
MGA Zone 56

Map Identification Number: 4500_COM_ASF_008_010_20250813



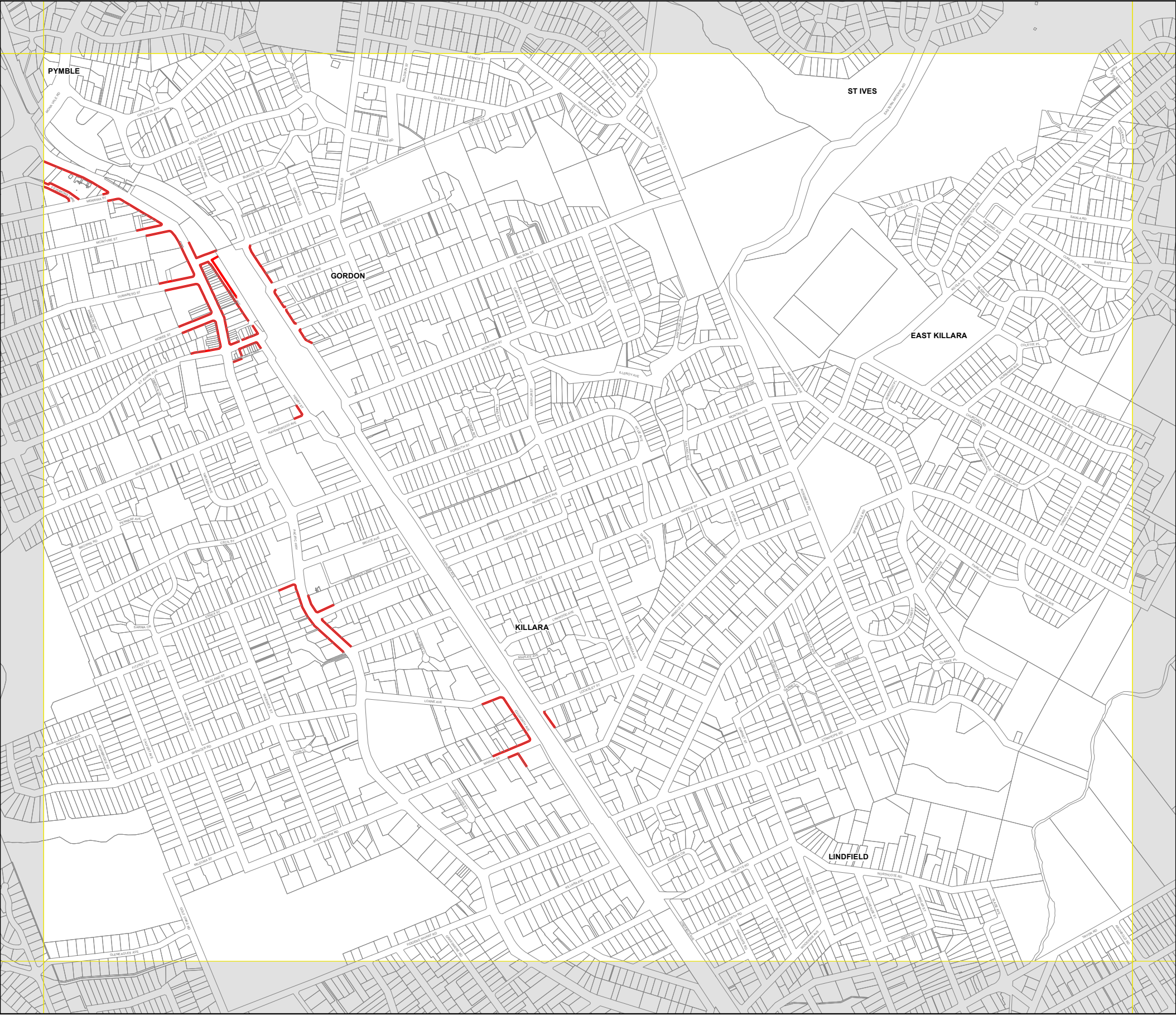
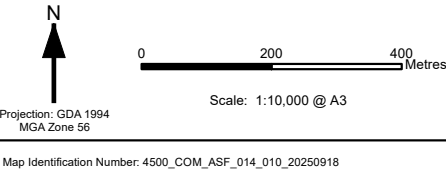
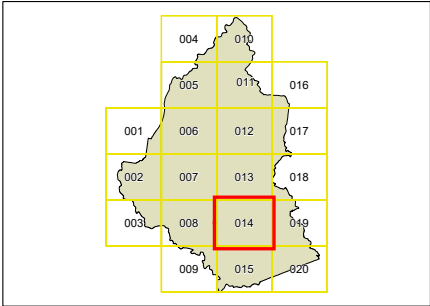


**Ku-ring-gai Local
Environmental
Plan 2015**

**Active Street Frontages Map -
Sheet ASF_014**

Active Street Frontage
Active Street Frontage

Cadastre
Cadastre 13/08/2025 © Spatial Services





**Ku-ring-gai Local
Environmental
Plan 2015**

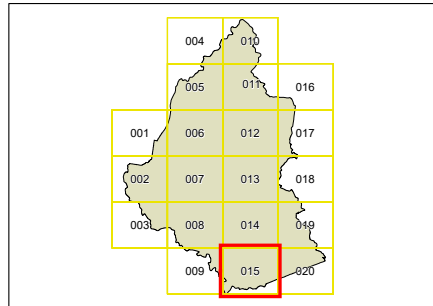
**Active Street Frontages Map -
Sheet ASF_015**

Active Street Frontage

Active Street Frontage

Cadastre

Cadastre 13/08/2025 © Spatial Services

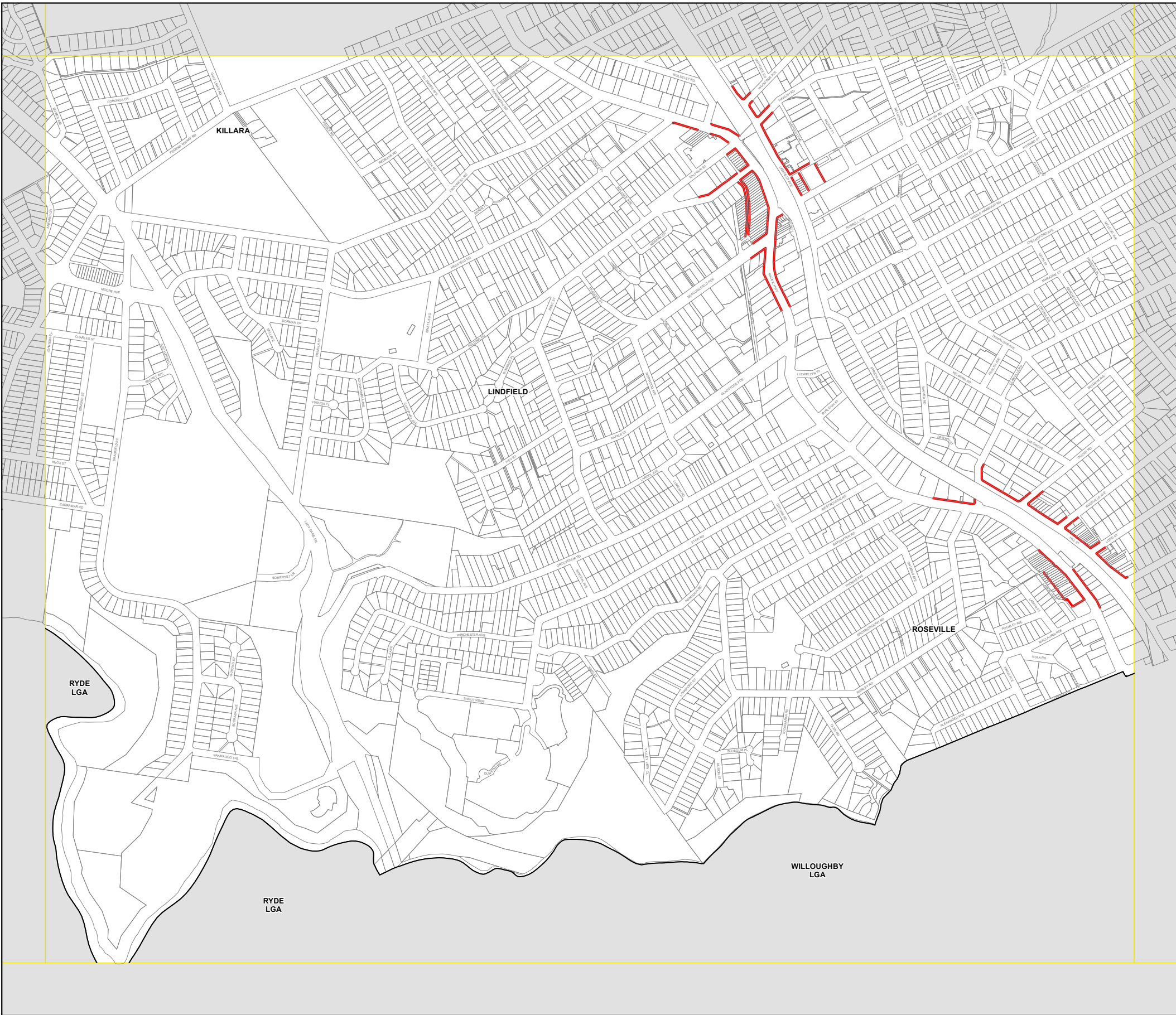


0 200 400 Metres

Scale: 1:10,000 @ A3

Projection: GDA 1994
MGA Zone 56

Map Identification Number: 4500_COM_ASF_015_010_20250813





Ku-ring-gai Local Environmental Plan 2015

Floor Space Ratio Map- Sheet FSR_008

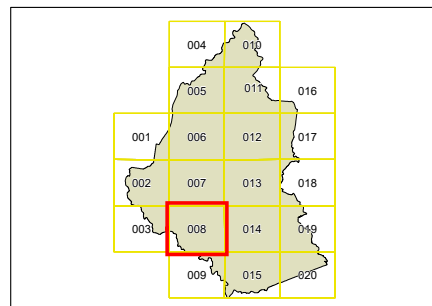
Maximum Floor Space Ratio (n:1)

A1	0.2
A2	0.24
A3	0.3
A4	0.36
A5	0.37
B	0.4
D	0.5
G	0.65
H	0.7
I	0.75
J	0.8
K	0.85
N1	1.0
N2	1.05
Q	1.3
S1	1.6
S2	1.8
T	2.0
U	2.5
V	3.0
W	3.5
Y	4.5
Z	5.0
AA	6.5
AC	8.0

Area 1
Area 2
Area 3
Area 4
Area 5
Area 6

Cadastre

Cadastre 13/08/2025 © Spatial Services

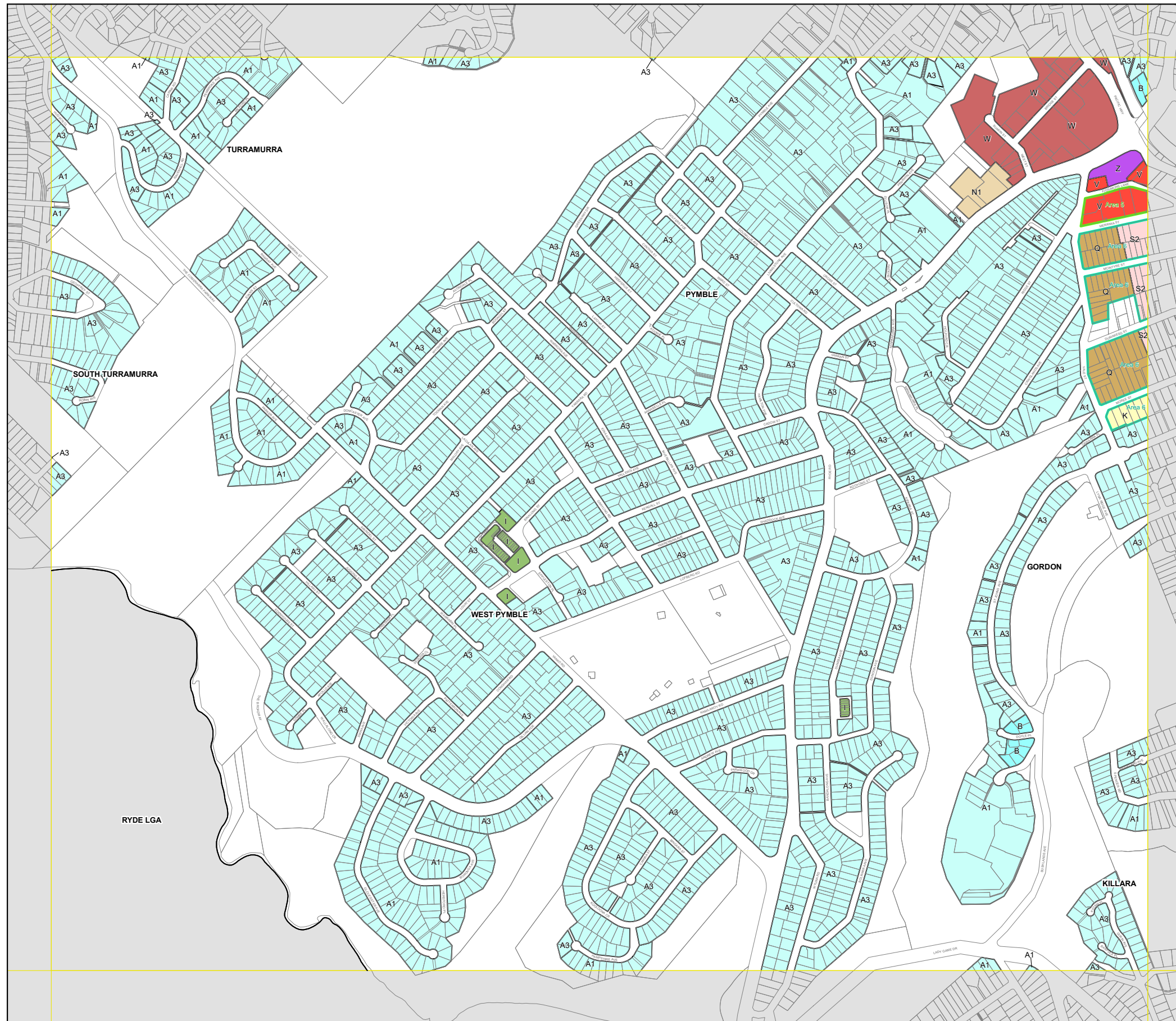


0 200 400 Metres

Scale: 1:10,000 @ A3

Projection: GDA 1994
MGA Zone 56

Map Identification Number: 4500_COM_FSR_008_010_20250813





Ku-ring-gai Local Environmental Plan 2015

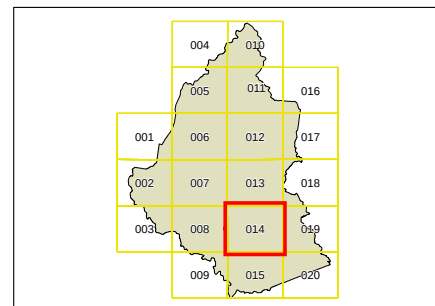
Floor Space Ratio Map-Sheet FSR_014

Maximum Floor Space Ratio (n:1)

A1	0.2	Area 1
A2	0.24	Area 2
A3	0.3	Area 3
A4	0.36	Area 4
A5	0.37	Area 5
B	0.4	Area 6
D	0.5	
G	0.65	
H	0.7	
I	0.75	
J	0.8	
K	0.85	
N1	1.0	
N2	1.05	
Q	1.3	
S1	1.6	
S2	1.8	
T	2.0	
U	2.5	
V	3.0	
W	3.5	
Y	4.5	
Z	5.0	
AA	6.5	
AC	8.0	

Cadastre

Cadastre 18/09/2025 © Spatial Services

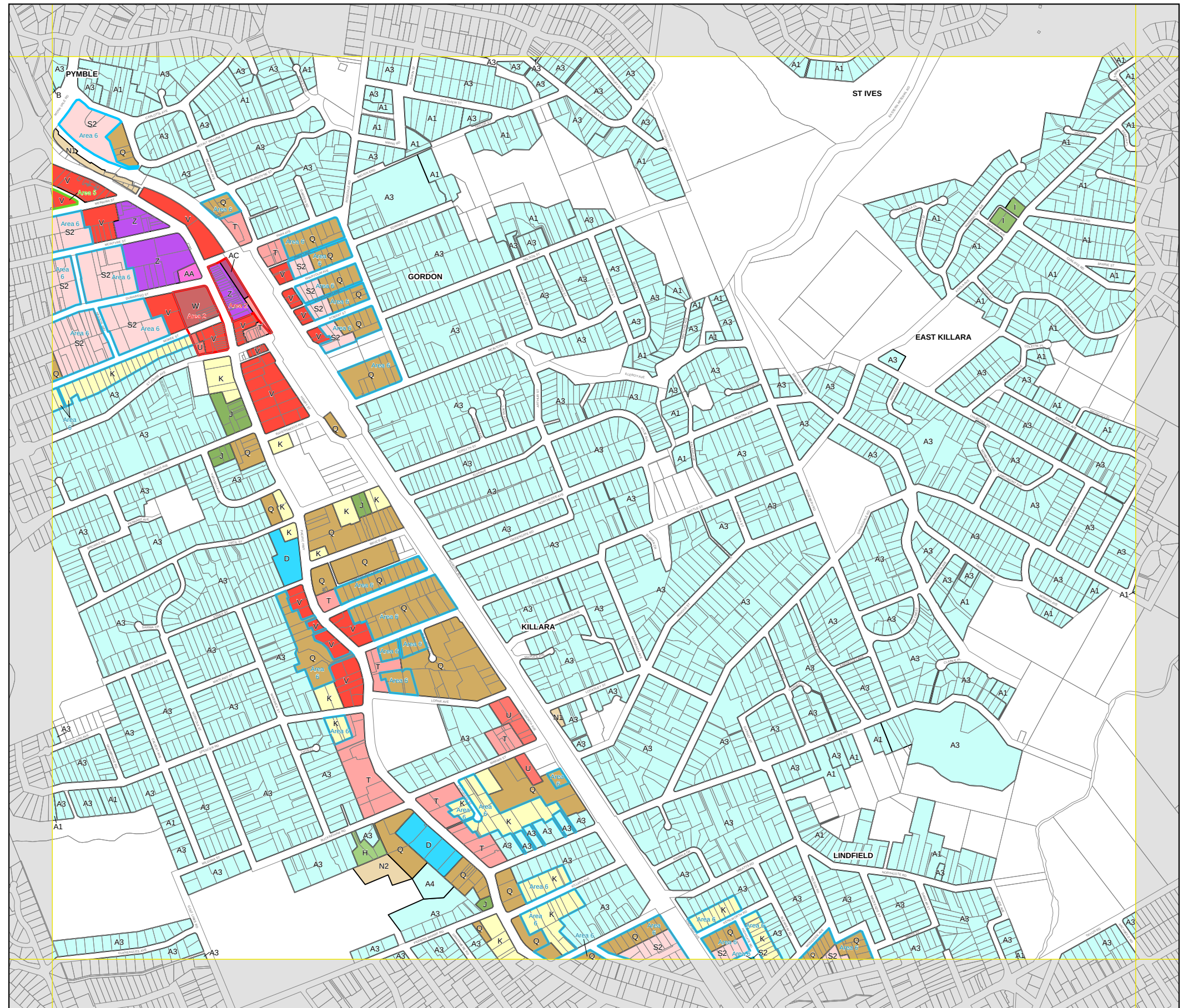


0 200 400 Metres

Scale: 1:10,000 @ A3

Projection: GDA 1994
MGA Zone 56

Map Identification Number: 4500_COM_FSR_014_010_20250918





Ku-ring-gai Local Environmental Plan 2015

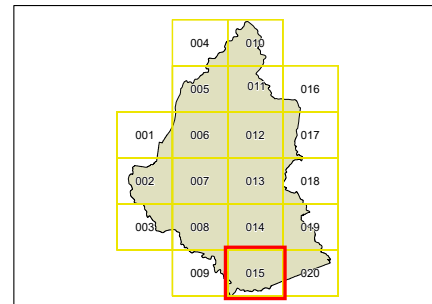
Floor Space Ratio Map- Sheet FSR_015

Maximum Floor Space Ratio (n:1)

A1	0.2	Area 1
A2	0.24	Area 2
A3	0.3	Area 3
A4	0.36	Area 4
A5	0.37	Area 5
B	0.4	Area 6
D	0.5	
G	0.65	
H	0.7	
I	0.75	
J	0.8	
K	0.85	
N1	1.0	
N2	1.05	
Q	1.3	
S1	1.6	
S2	1.8	
T	2.0	
U	2.5	
V	3.0	
W	3.5	
Y	4.5	
Z	5.0	
AA	6.5	
AC	8.0	

Cadastre

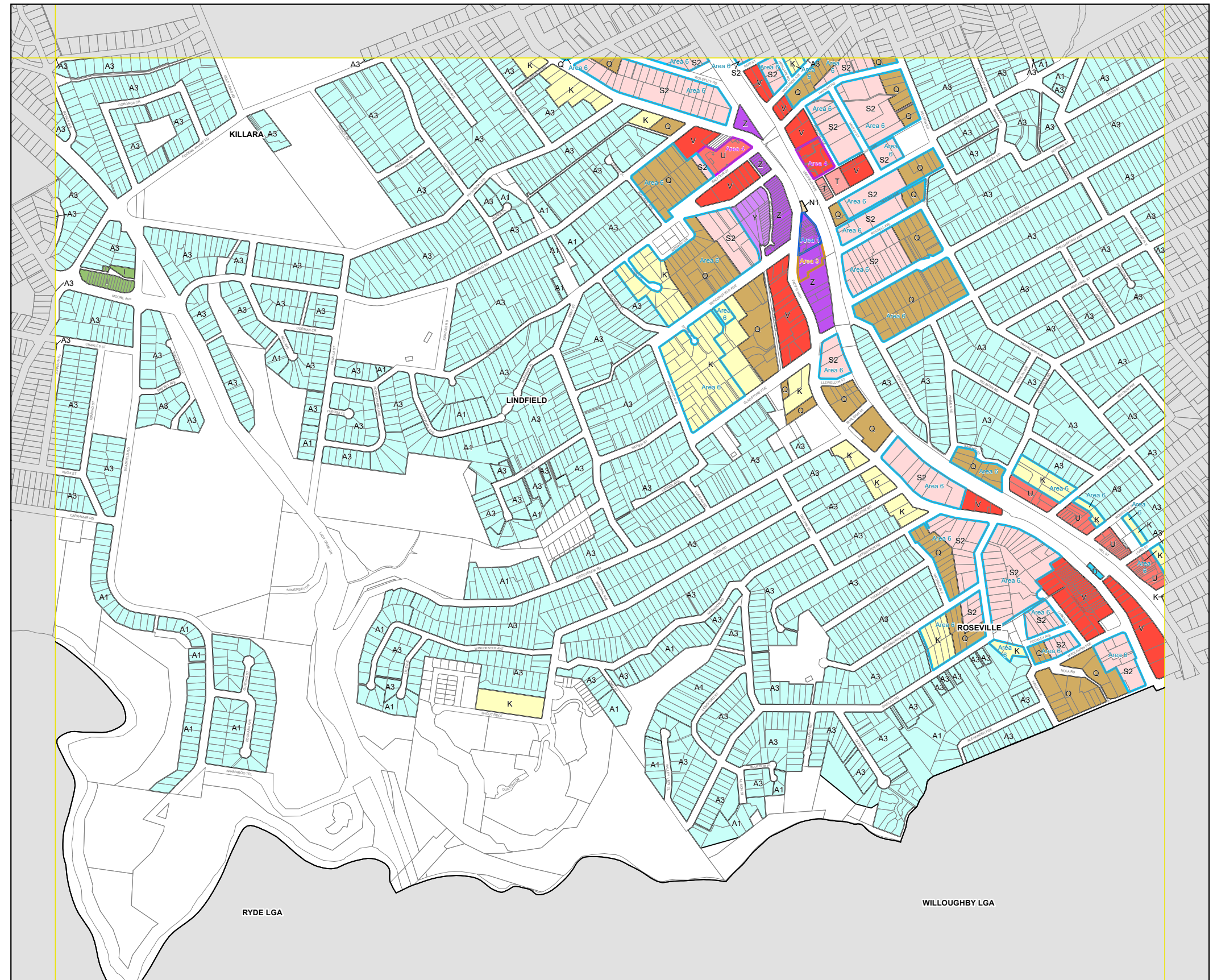
Cadastre 18/09/2025 © Spatial Services



0 200 400 Metres

Projection: GDA 1994
MGA Zone 56

Map Identification Number: 4500_COM_FSR_015_010_20250918





**Ku-ring-gai Local
Environmental
Plan 2015**

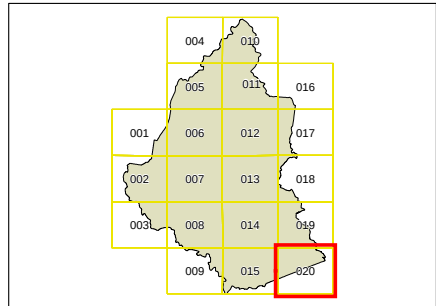
**Floor Space Ratio Map-
Sheet FSR_020**

Maximum Floor Space Ratio (n:1)

A1	0.2	Area 1
A2	0.24	Area 2
A3	0.3	Area 3
A4	0.36	Area 4
A5	0.37	Area 5
B	0.4	Area 6
D	0.5	
G	0.65	
H	0.7	
I	0.75	
J	0.8	
K	0.85	
N1	1.0	
N2	1.05	
Q	1.3	
S1	1.6	
S2	1.8	
T	2.0	
U	2.5	
V	3.0	
W	3.5	
Y	4.5	
Z	5.0	
AA	6.5	
AC	8.0	

Cadastre

Cadastre 18/09/2025 © Spatial Services

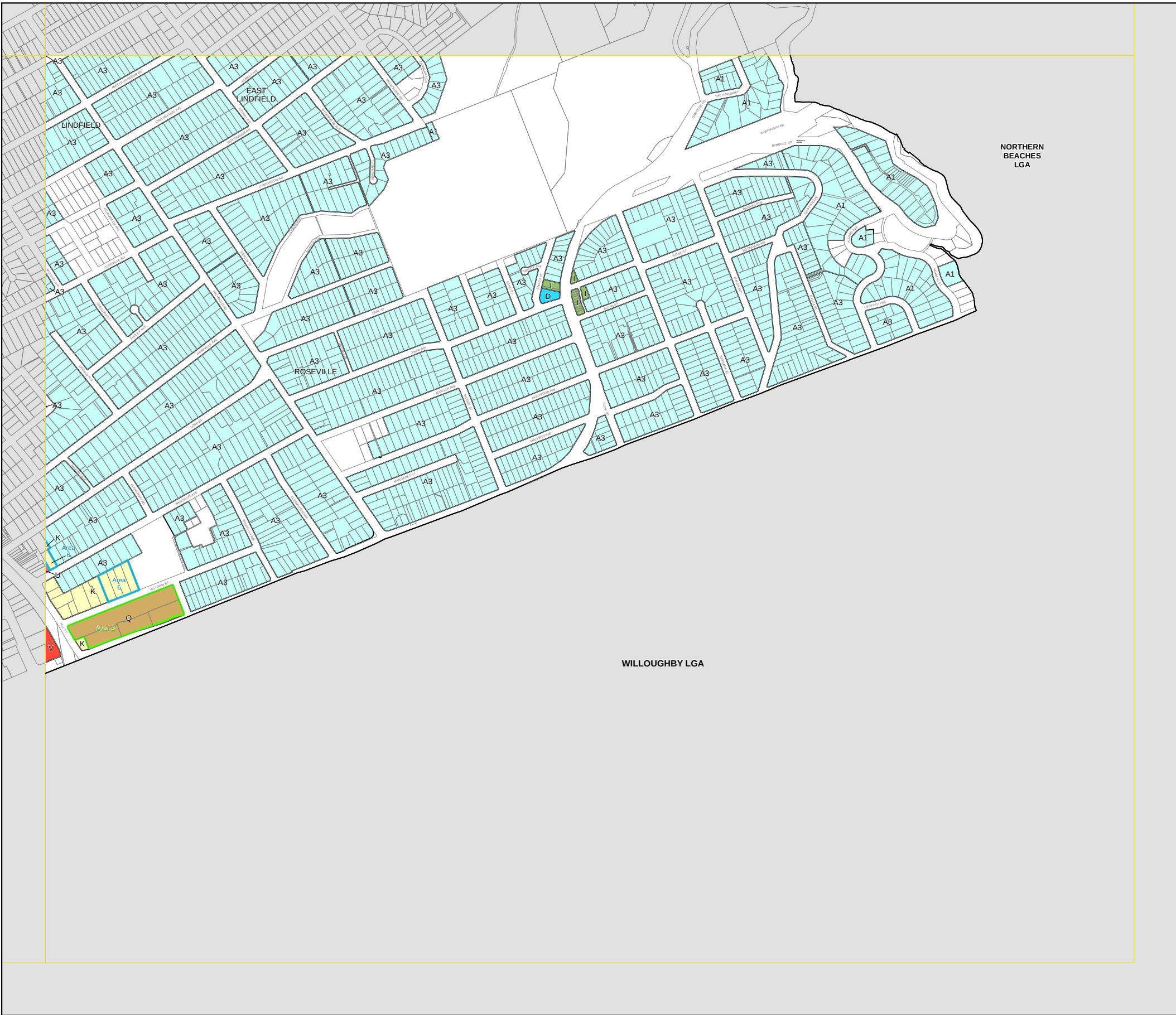


0 200 400 Metres

Scale: 1:10,000 @ A3

Projection: GDA 1994
MGA Zone 56

Map Identification Number: 4500_COM_FSR_020_010_20250918





Ku-ring-gai Local Environmental Plan 2015

Height of Buildings Map-Sheet HOB_008

Maximum Building Height (m)

J	9.5
L	11.5
M	12
N	14.5
O1	15.5
O2	16
P1	17.5
P2	18.5
Q1	19.5
Q2	20
Q3	20.5
R	22.5
S	23.5
T1	25
T2	26.5
T3	29
U1	32
U2	32.5
V1	38.5
V2	39.5
Y1	51.5
Y2	54
Y3	54.5
AA1	61
AA2	64.5
AA3	73.5
AB	83.5

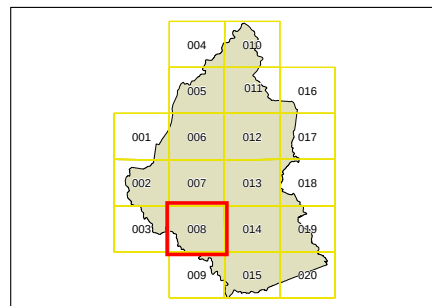
- Area 1
- Area 2 Refer to clause 4.3(2C)

Maximum Building Height m (RL)

RL6 100+

Cadastre

Cadastre 18/09/2025 © Spatial Services

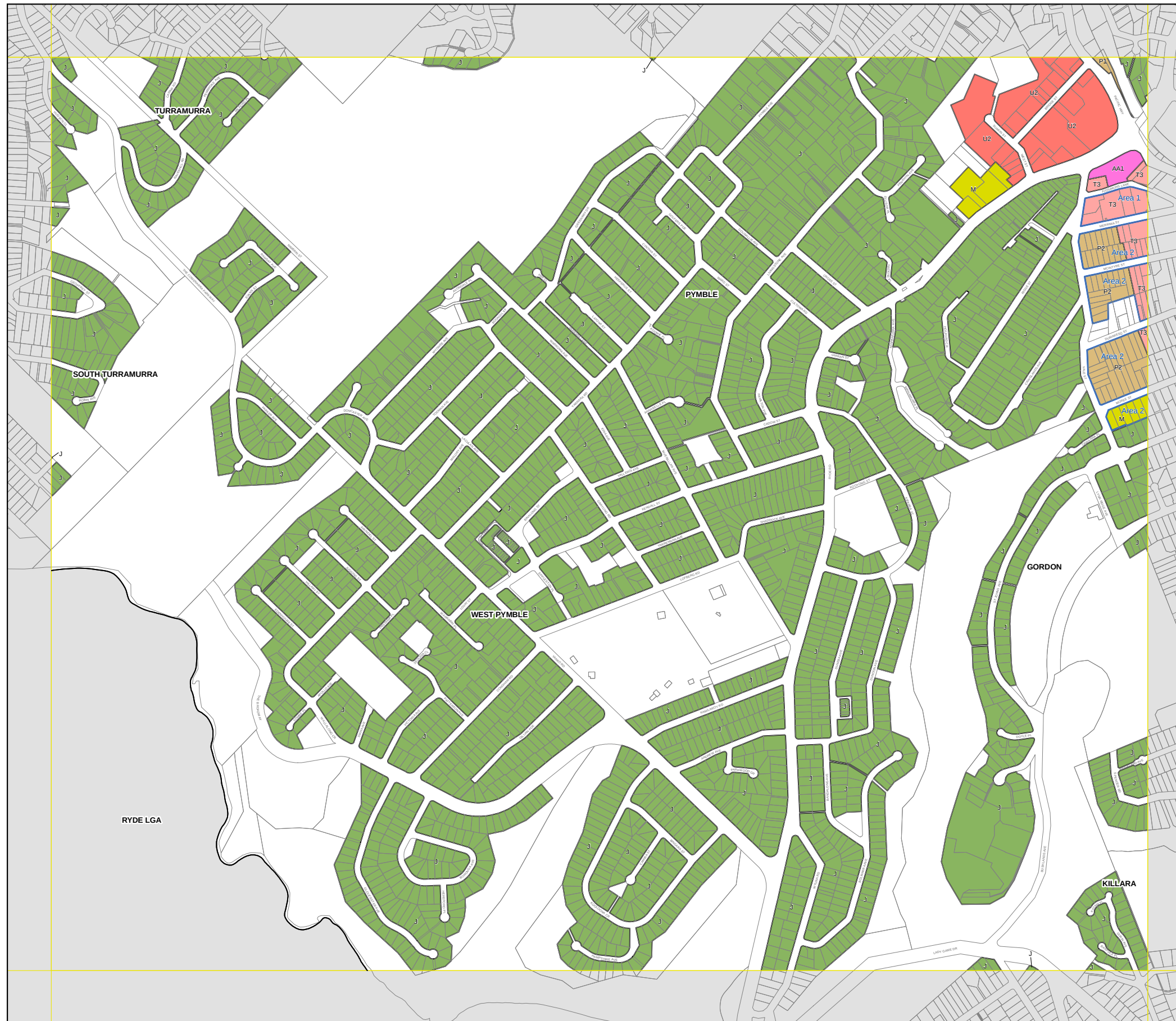


0 200 400 Metres

Scale: 1:10,000 @ A3

Projection: GDA 1994
MGA Zone 56

Map Identification Number: 4500_COM_HOB_008_010_20250918





**Ku-ring-gai Local
Environmental
Plan 2015**

**Height of Buildings Map-
Sheet HOB_014**

Maximum Building Height (m)

J	9.5
L	11.5
M	12
N	14.5
O1	15.5
O2	16
P1	17.5
P2	18.5
Q1	19.5
Q2	20
Q3	20.5
R	22.5
S	23.5
T1	25
T2	26.5
T3	29
U1	32
U2	32.5
V1	38.5
V2	39.5
Y1	51.5
Y2	54
Y3	54.5
AA1	61
AA2	64.5
AA3	73.5
AB	83.5

Area 1

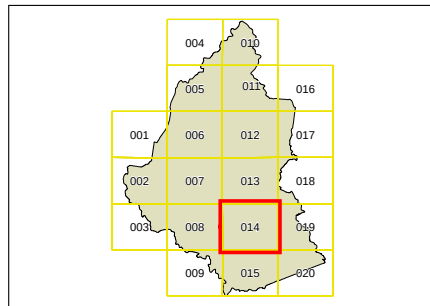
Area 2 Refer to clause 4.3(2C)

Maximum Building Height m (RL)

RL6 100+

Cadastre

Cadastre 18/09/2025 © Spatial Services



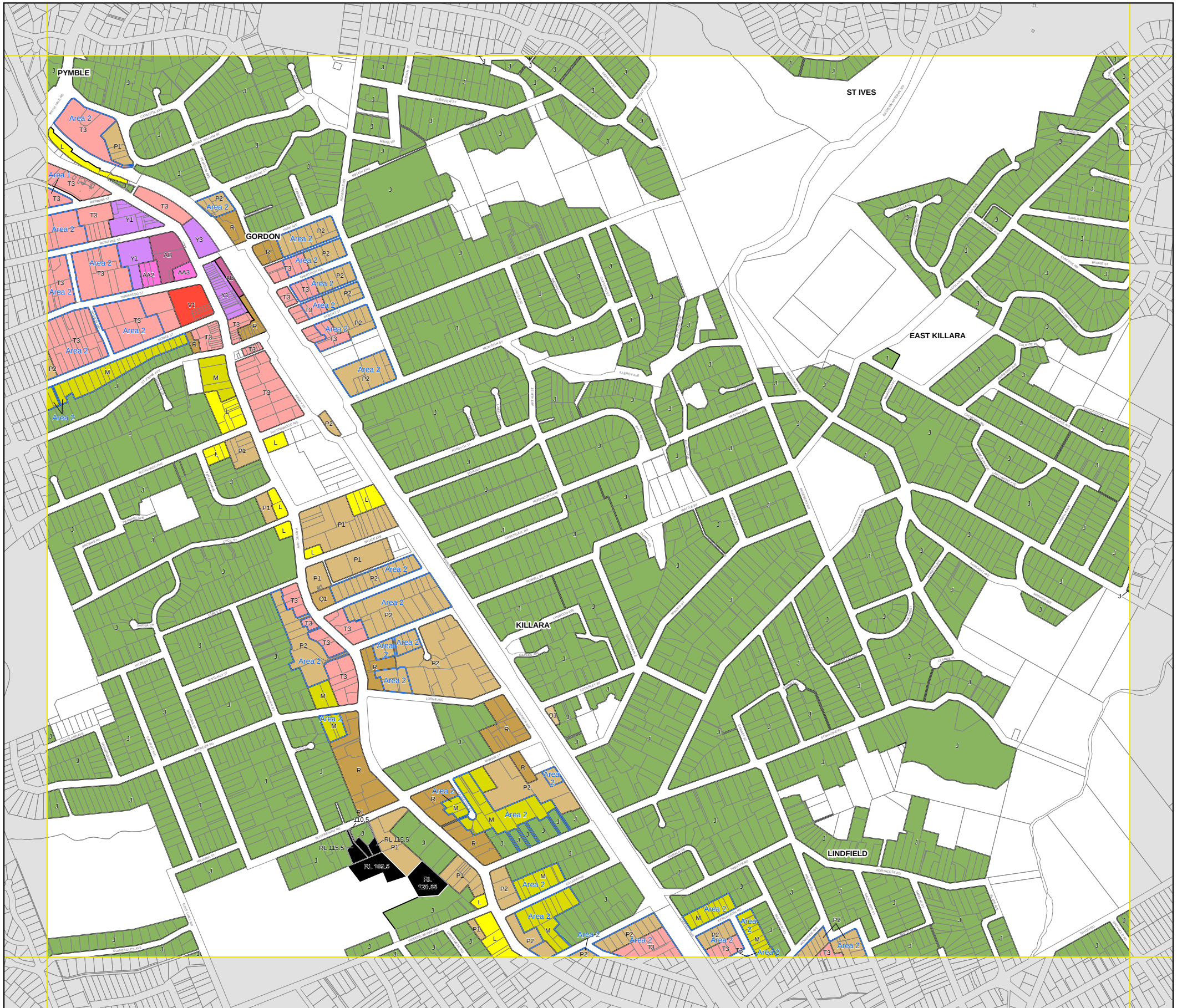
N

0 200 400 Metres

Scale: 1:10,000 @ A3

Projection: GDA 1994
MGA Zone 56

Map Identification Number: 4500_COM_HOB_014_010_20250918





Ku-ring-gai Local Environmental Plan 2015

Height of Buildings Map-Sheet HOB_015

Maximum Building Height (m)

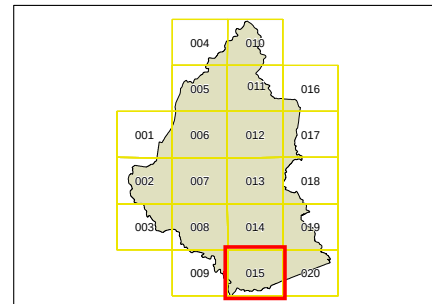
J	9.5
L	11.5
M	12
N	14.5
O1	15.5
O2	16
P1	17.5
P2	18.5
Q1	19.5
Q2	20
Q3	20.5
R	22.5
S	23.5
T1	25
T2	26.5
T3	29
U1	32
U2	32.5
V1	38.5
V2	39.5
Y1	51.5
Y2	54
Y3	54.5
AA1	61
AA2	64.5
AA3	73.5
AB	83.5
Area 1	
Area 2	Refer to clause 4.3(2C)

Maximum Building Height m (RL)

RL6 100+

Cadastre

Cadastre 18/09/2025 © Spatial Services

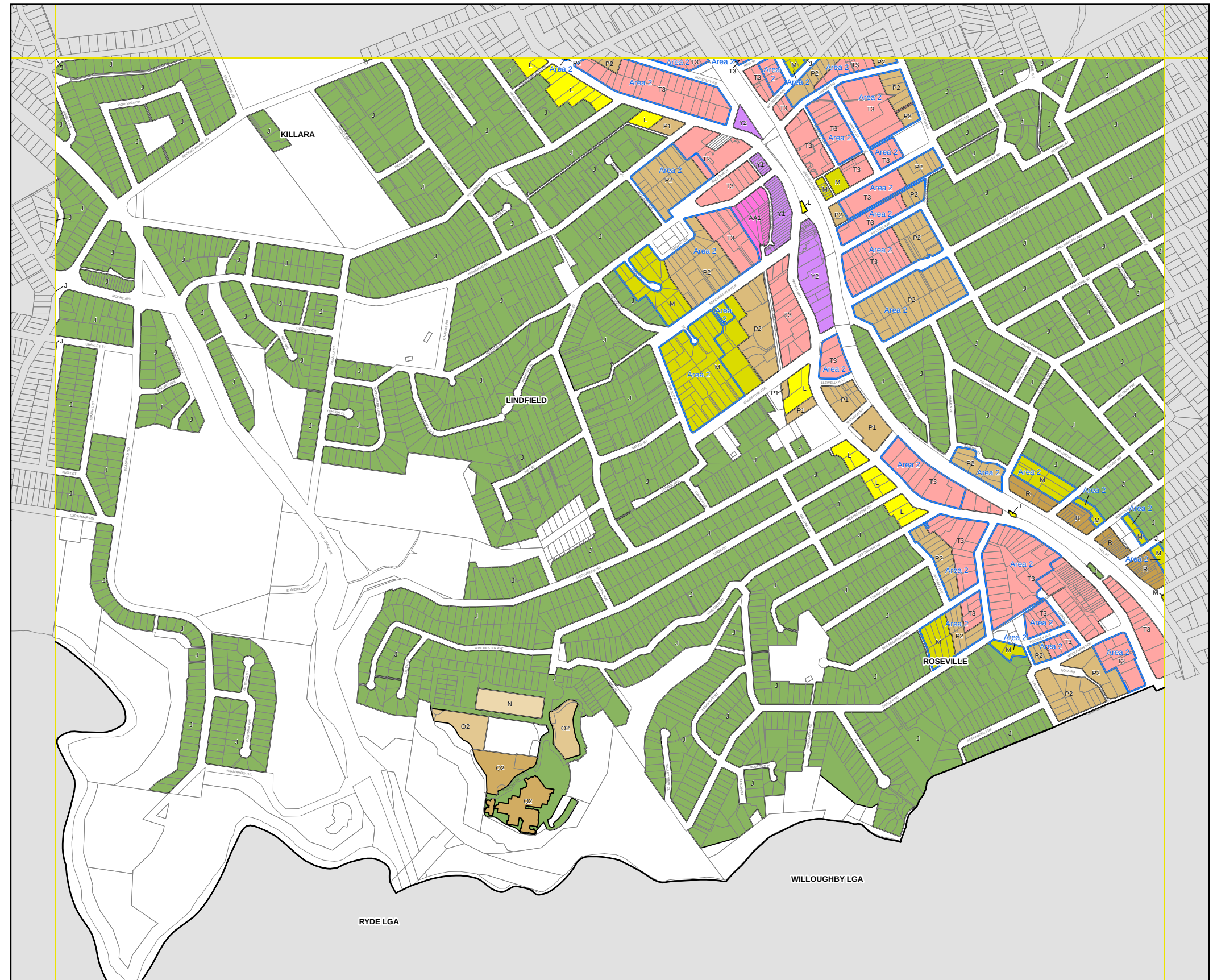


0 200 400 Metres

Scale: 1:10,000 @ A3

Projection: GDA 1994
MGA Zone 56

Map Identification Number: 4500_COM_HOB_015_010_20250918





**Ku-ring-gai Local
Environmental
Plan 2015**

**Height of Buildings Map-
Sheet HOB_020**

Maximum Building Height (m)

J	9.5
L	11.5
M	12
N	14.5
O1	15.5
O2	16
P1	17.5
P2	18.5
Q1	19.5
Q2	20
Q3	20.5
R	22.5
S	23.5
T1	25
T2	26.5
T3	29
U1	32
U2	32.5
V1	38.5
V2	39.5
Y1	51.5
Y2	54
Y3	54.5
AA1	61
AA2	64.5
AA3	73.5
AB	83.5

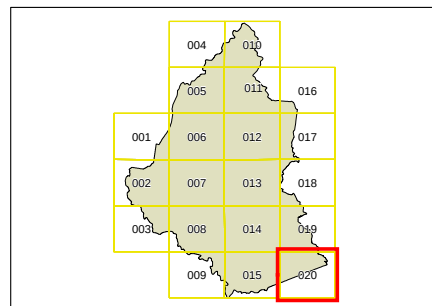
- Area 1
Area 2 Refer to clause 4.3(2C)

Maximum Building Height m (RL)

RL6 100+

Cadastre

Cadastre 18/09/2025 © Spatial Services

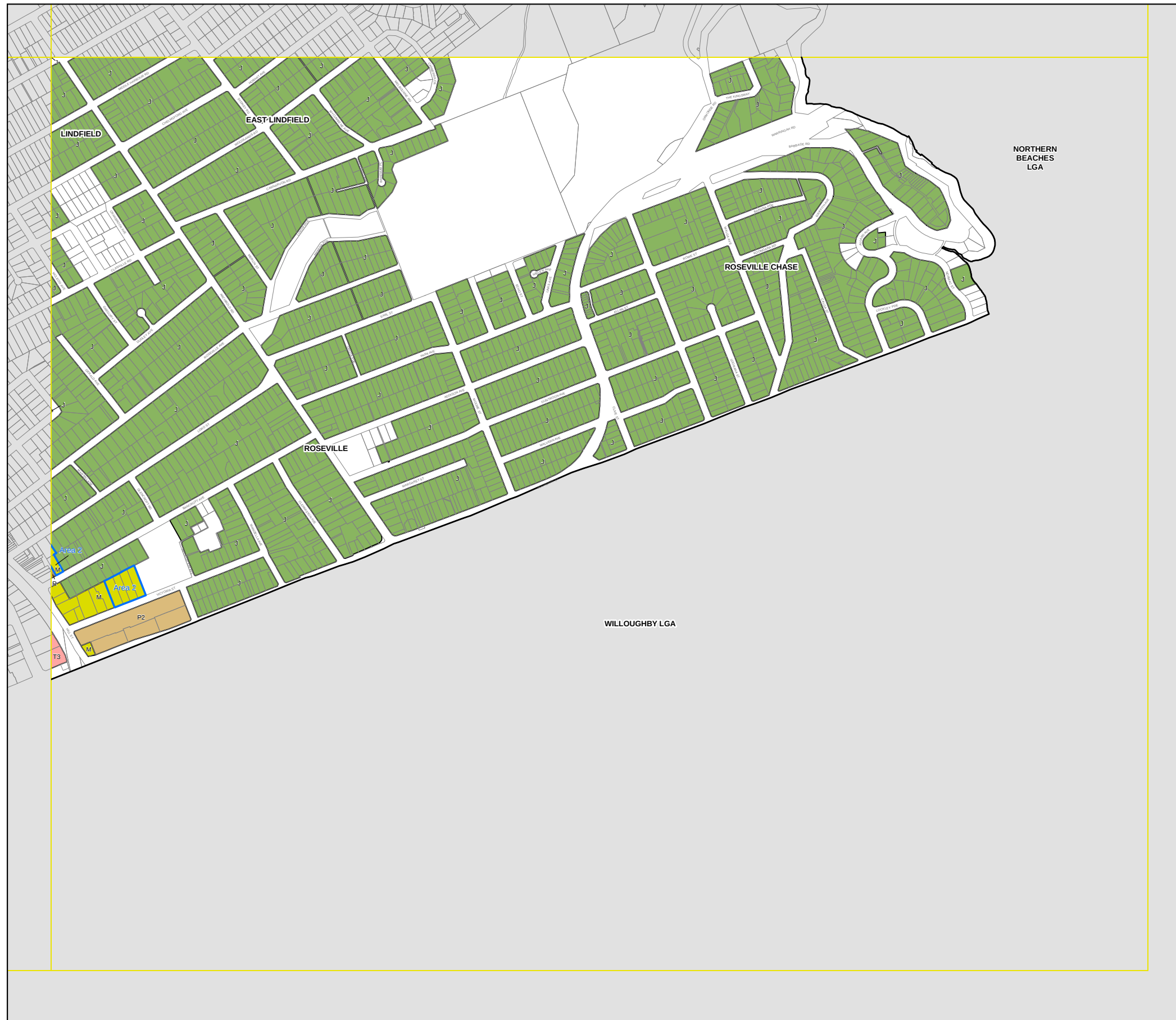


0 200 400 Metres

Scale: 1:10,000 @ A3

Projection: GDA 1994
MGA Zone 56

Map Identification Number: 4500_COM_HOB_020_010_20250918





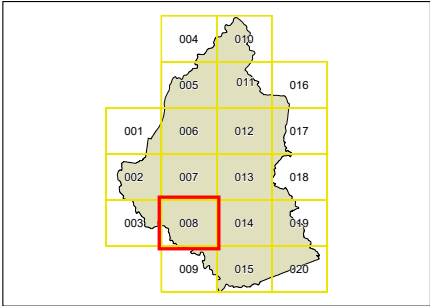
**Ku-ring-gai Local
Environmental
Plan 2015**

**Land Reservation Acquisition Map -
Sheet LRA_008**

-  Classified Road (SP2)
-  Local Open Space (RE1)
-  Local Road (SP2)
-  Regional Open Space (E2)

Cadastre

 Cadastre 13/08/2025 © Spatial Services

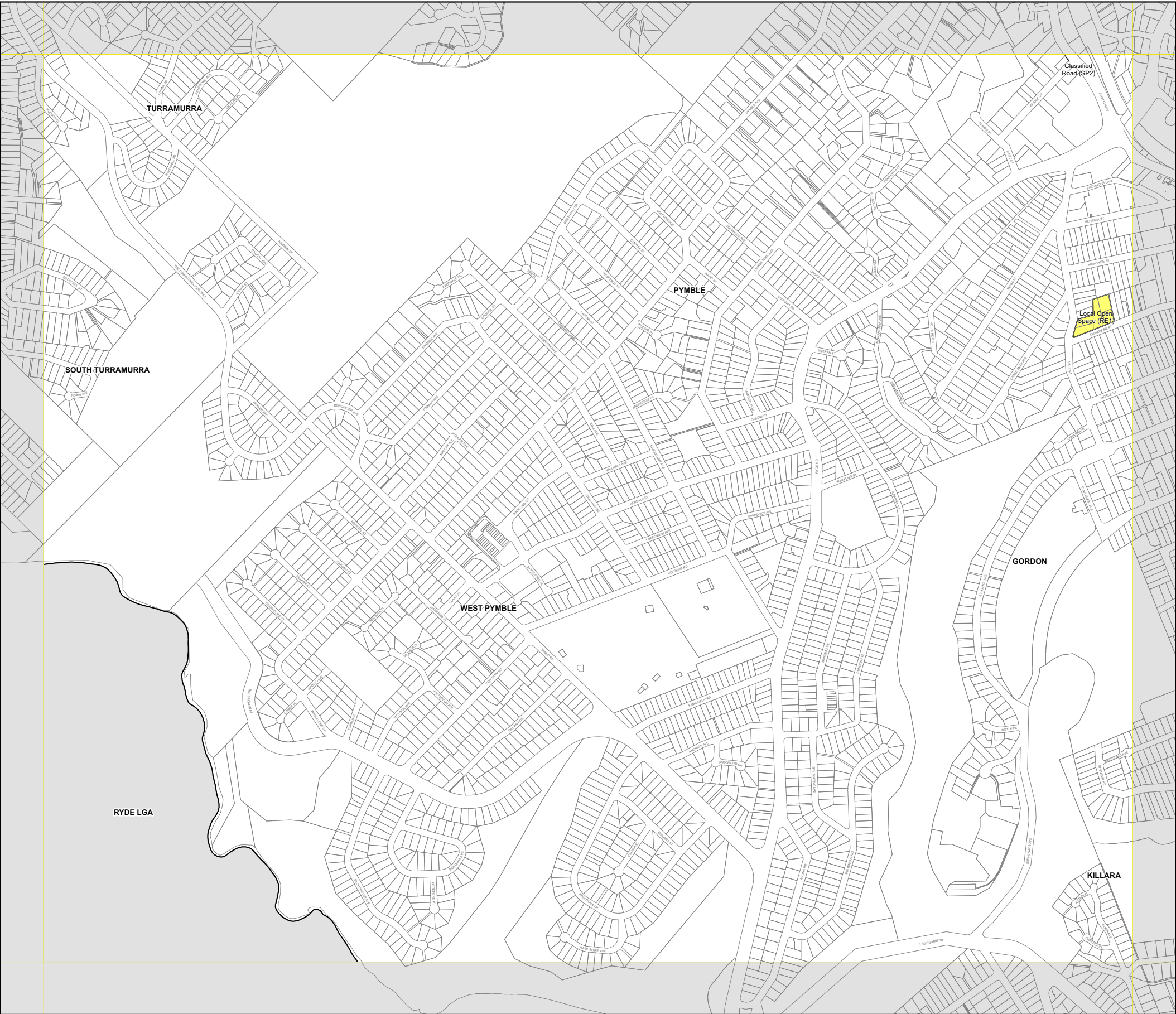


0 200 400 Metres

Scale: 1:10,000 @ A3

Projection: GDA 1994
MGA Zone 56

Map Identification Number: 4500_COM_LRA_008_010_20250813





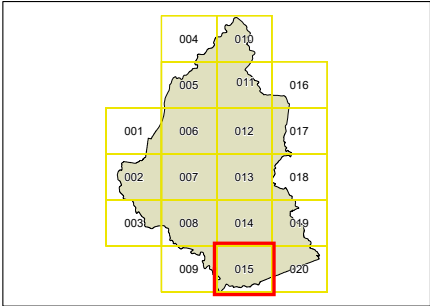
**Ku-ring-gai Local
Environmental
Plan 2015**

**Land Reservation Acquisition Map -
Sheet LRA_015**

- Classified Road (SP2)
- Local Open Space (RE1)
- Local Road (SP2)
- Regional Open Space (E2)

Cadastre

Cadastre 13/08/2025 © Spatial Services

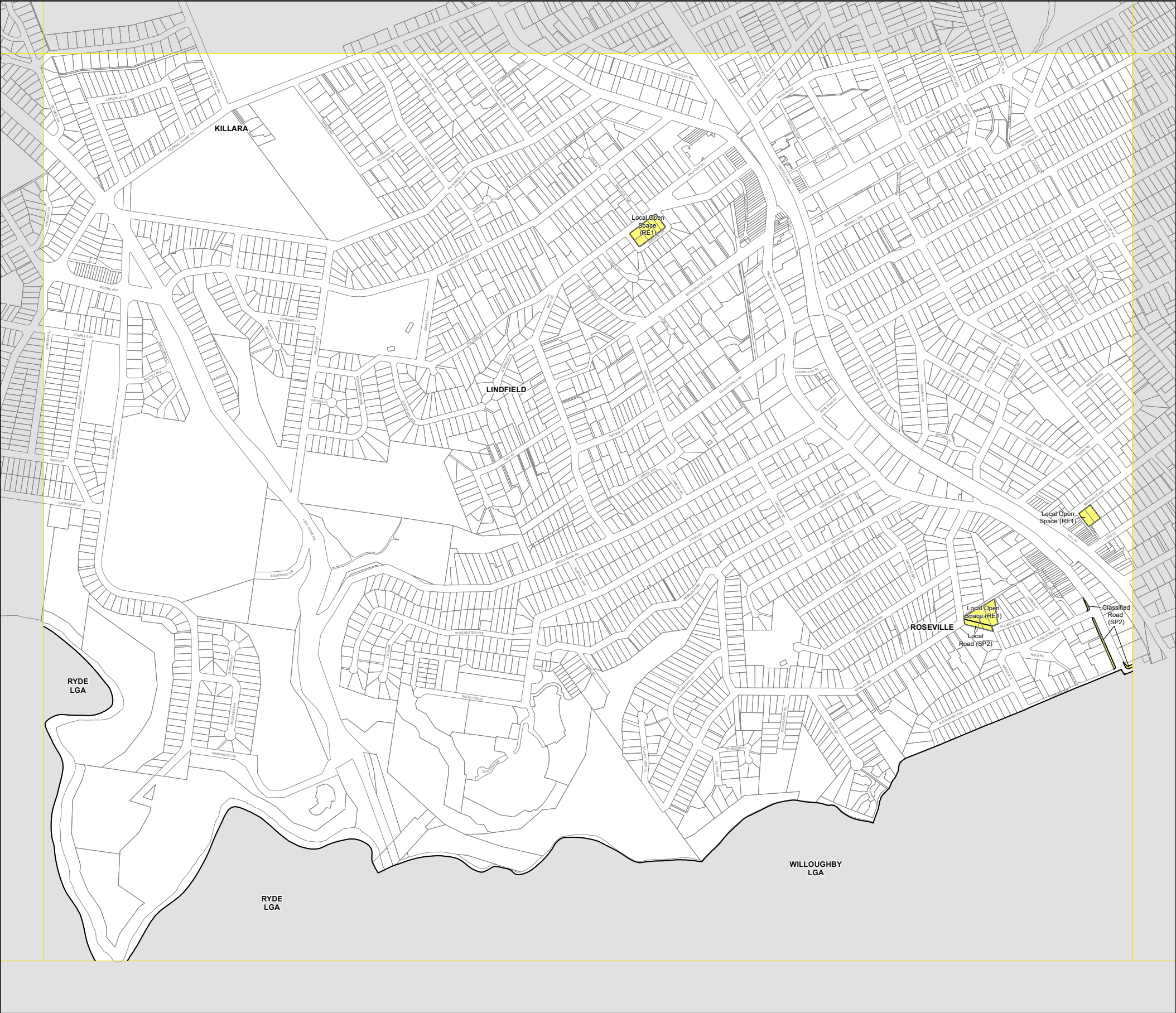


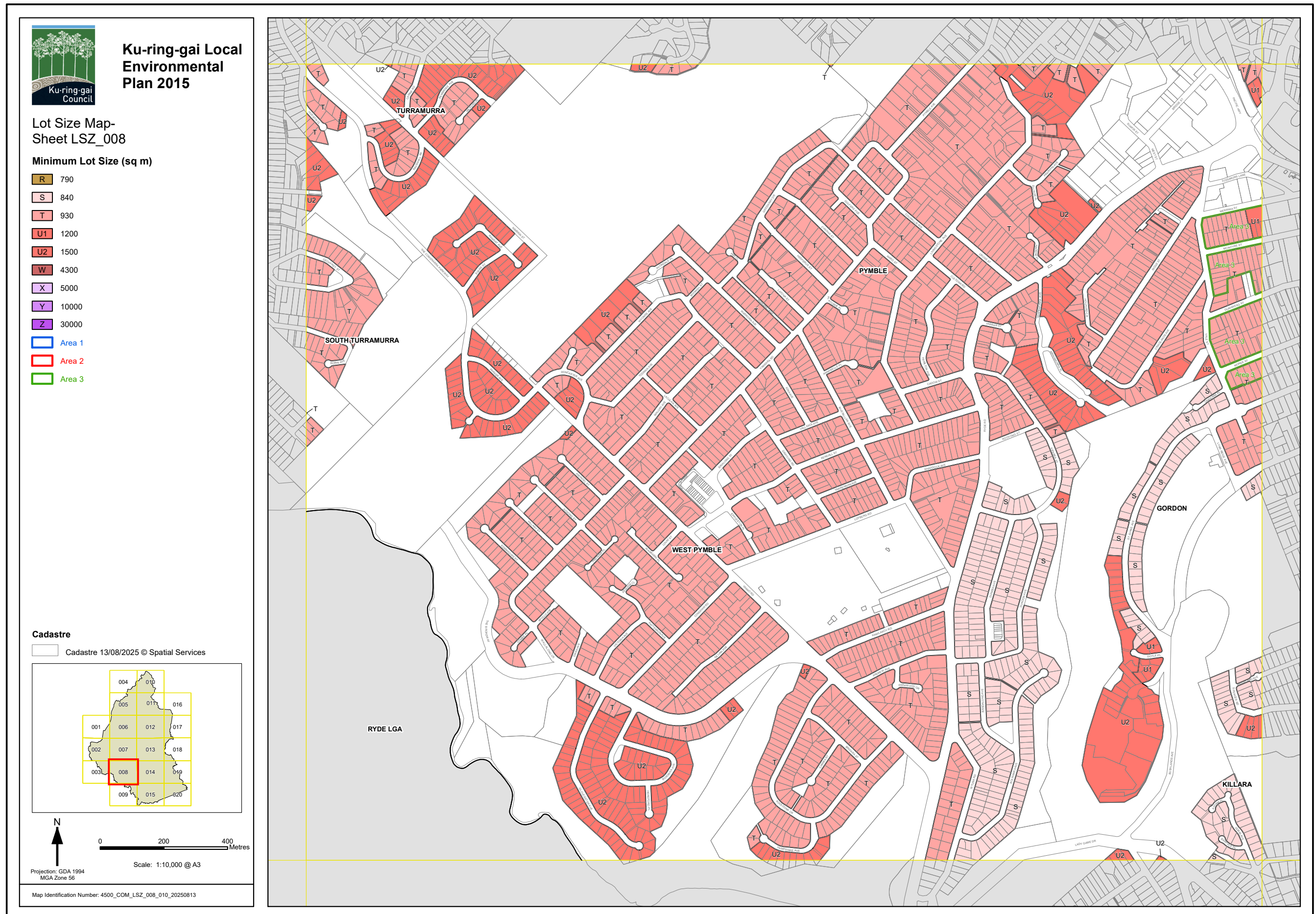
0 200 400 Metres

Scale: 1:10,000 @ A3

Projection: GDA 1994
MGA Zone 56

Map Identification Number: 4500_COM_LRA_015_010_20250813







Ku-ring-gai Local Environmental Plan 2015

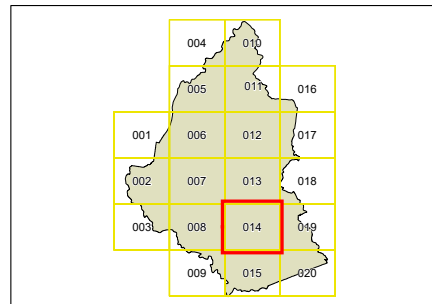
Lot Size Map- Sheet LSZ_014

Minimum Lot Size (sq m)

R	790
S	840
T	930
U1	1200
U2	1500
W	4300
X	5000
Y	10000
Z	30000
Area 1	
Area 2	
Area 3	

Cadastre

Cadastre 13/08/2025 © Spatial Services

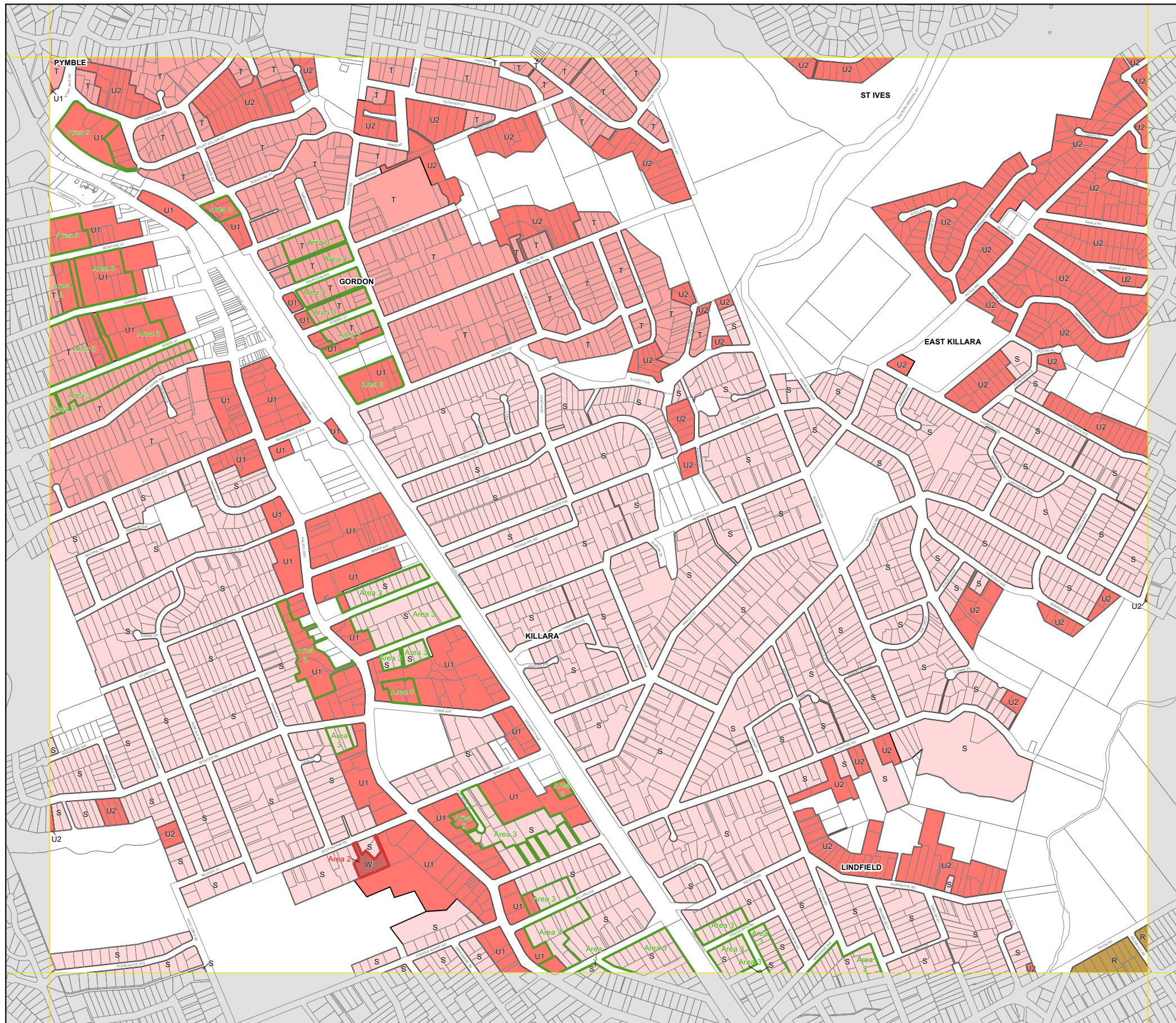


0 200 400 Metres

Scale: 1:10,000 @ A3

Projection: GDA 1994
MGA Zone 56

Map Identification Number: 4500_COM_LSZ_014_010_20250918





**Ku-ring-gai Local
Environmental
Plan 2015**

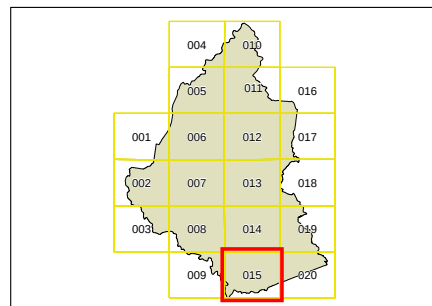
**Lot Size Map-
Sheet LSZ_015**

Minimum Lot Size (sq m)

R	790
S	840
T	930
U1	1200
U2	1500
W	4300
X	5000
Y	10000
Z	30000
Area 1	
Area 2	
Area 3	

Cadastre

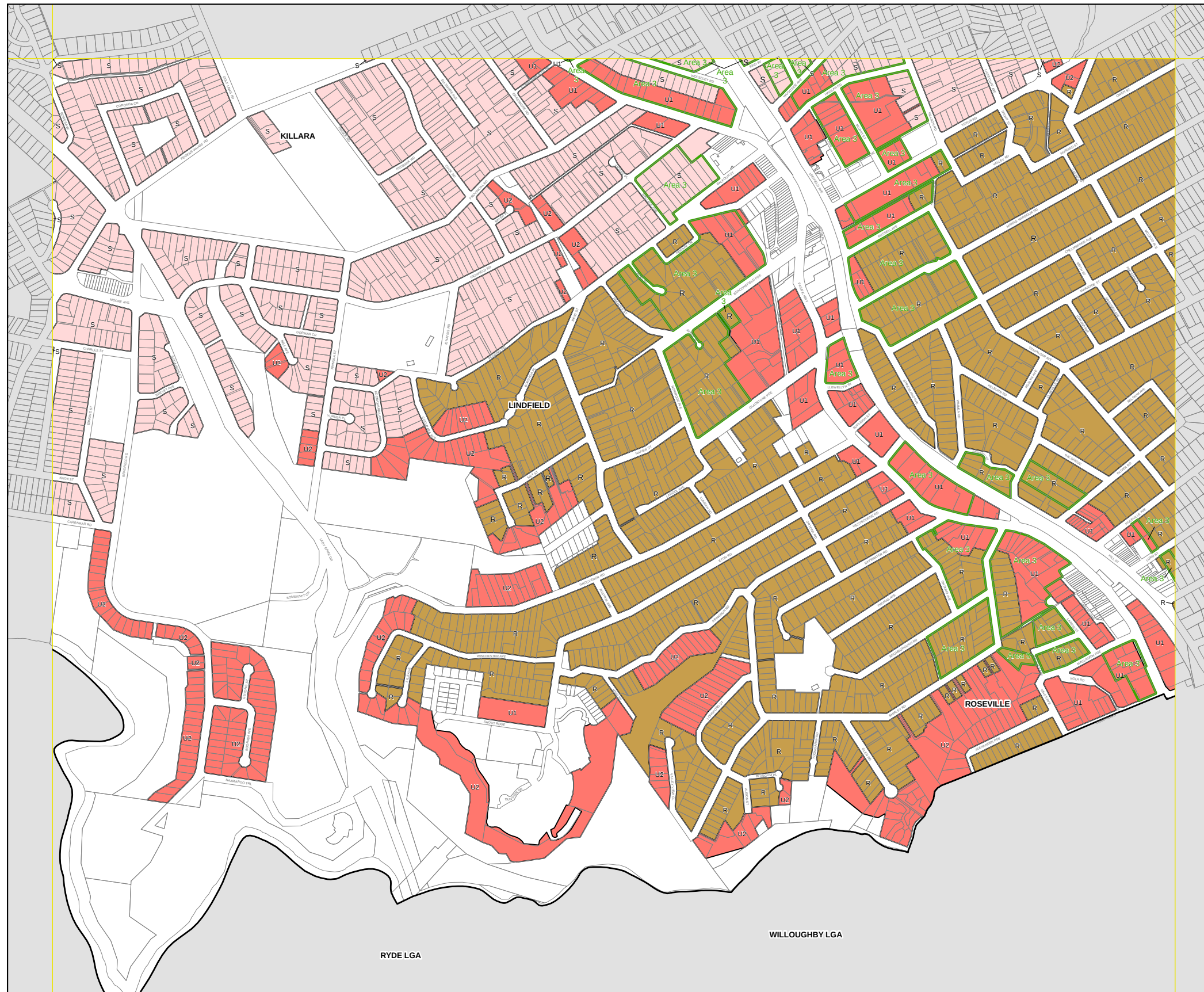
Cadastre 18/09/2025 © Spatial Services



0 200 400 Metres

Projection: GDA 1994
MGA Zone 56

Map Identification Number: 4500_COM_LSZ_015_010_20250918





Ku-ring-gai Local Environmental Plan 2015

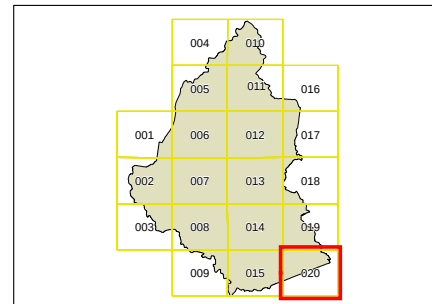
Lot Size Map-Sheet LSZ_020

Minimum Lot Size (sq m)

R	790
S	840
T	930
U1	1200
U2	1500
W	4300
X	5000
Y	10000
Z	30000
Area 1	
Area 2	
Area 3	

Cadastre

Cadastre 18/09/2025 © Spatial Services

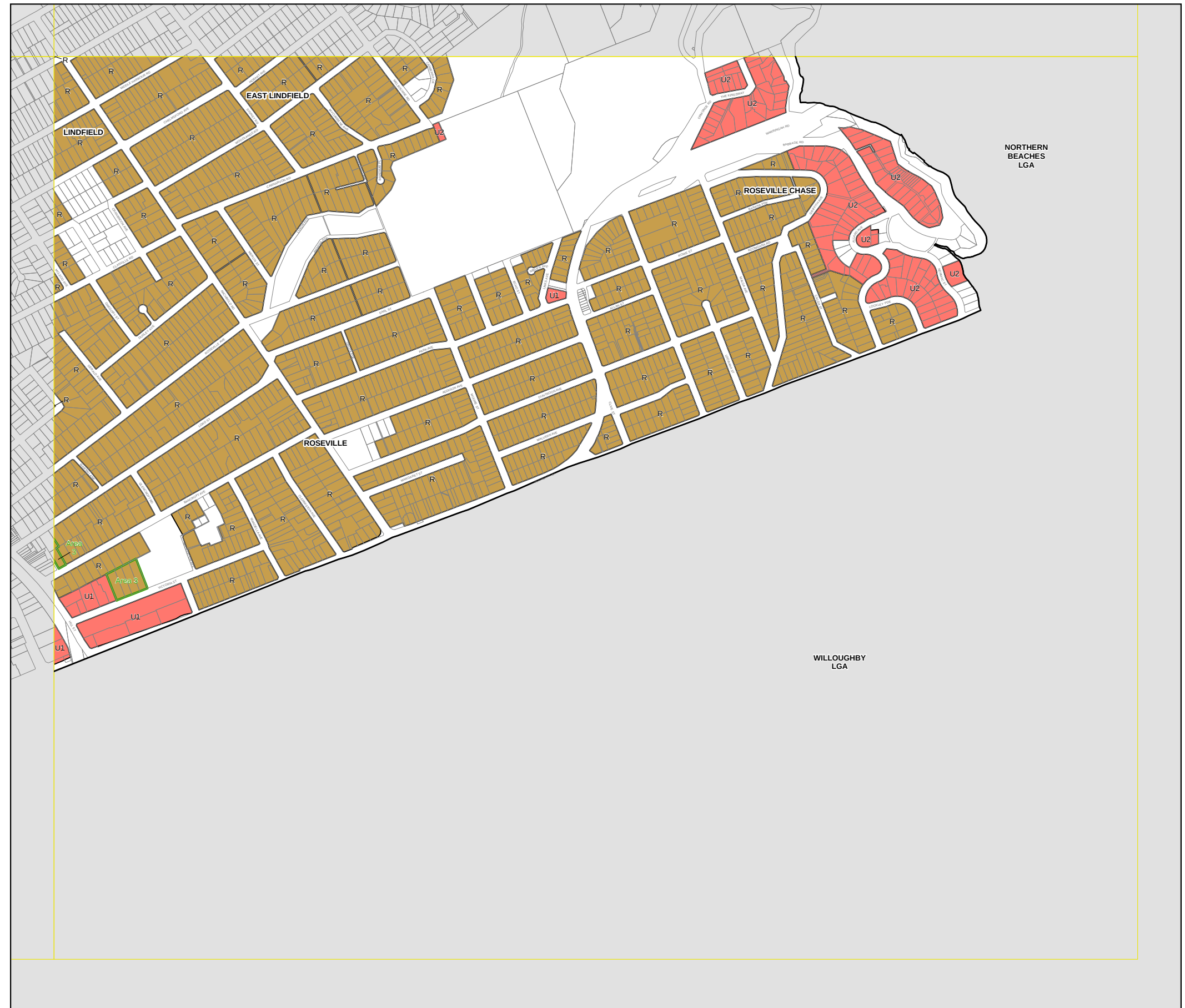


0 200 400 Metres

Scale: 1:10,000 @ A3

Projection: GDA 1994
MGA Zone 56

Map Identification Number: 4500_COM_LSZ_020_010_20250918





State Environmental Planning Policy Amendment (Ku-ring-gai Station Precincts) 2025

under the

Environmental Planning and Assessment Act 1979

Her Excellency the Governor, with the advice of the Executive Council, has made the following
State environmental planning policy under the *Environmental Planning and Assessment Act 1979*.

PAUL SCULLY, MP
Minister for Planning and Public Spaces

State Environmental Planning Policy Amendment (Ku-ring-gai Station Precincts) 2025 [NSW]

State Environmental Planning Policy Amendment (Ku-ring-gai Station Precincts) 2025

under the

Environmental Planning and Assessment Act 1979

1 Name of policy

This policy is *State Environmental Planning Policy Amendment (Ku-ring-gai Station Precincts) 2025*.

2 Commencement

This policy commences on the day on which it is published on the NSW legislation website.

3 Repeal of policy

This policy is repealed at the beginning of the day following the day on which this policy commences.

4 Maps

The maps adopted by the following environmental planning instruments are amended or replaced, as the case requires, by the maps approved by the Minister on the making of this policy—

- (a) *Ku-ring-gai Local Environmental Plan 2015*,
- (b) *State Environmental Planning Policy (Housing) 2021*.

State Environmental Planning Policy Amendment (Ku-ring-gai Station Precincts) 2025 [NSW]
Schedule 1 Amendment of Ku-ring-gai Local Environmental Plan 2015

Schedule 1 Amendment of Ku-ring-gai Local Environmental Plan 2015

[1] Clause 1.8A Savings provision relating to development applications

Insert at the end of the clause—

- (2) A development application made, but not finally determined, before the commencement of *State Environmental Planning Policy Amendment (Ku-ring-gai Station Precincts) 2025* must be determined as if the policy had not commenced.

[2] Clause 4.3 Height of buildings

Insert after subclause (2B)—

- (2C) Subclause (2A) does not apply to land identified as “Area 2” on the Height of Buildings Map.

[3] Clause 4.4 Floor space ratio

Insert after subclause (2F)—

- (2G) Subclause (2C) does not apply to land identified as “Area 6” on the Floor Space Ratio Map.

[4] Clause 6.6 Requirements for multi dwelling housing and residential flat buildings

Insert after subclause (2)—

- (2A) Subclause (2) does not apply to land identified as “Area 3” on the Lot Size Map.

[5] Clause 6.6(5)

Insert after clause 6.6(4)—

- (5) Development consent must not be granted for the erection of residential flat buildings on land identified as “Area 3” on the Lot Size Map unless—
- (a) the lot is at least 1,500m², and
 - (b) the lot is at least 24m long and 24m wide.

[6] Clause 6.7, heading

Omit “in Zones E1 and MU1”.

[7] Clause 6.7(1)

Omit “in Zone E1 Local Centre or Zone MU1 Mixed Use”.

Insert instead “on certain land in Ku-ring-gai”.

[8] Clause 6.7(2)

Omit “Zone MU1 Mixed Use”.

Insert instead “on land identified as “Active Street Frontages” on the Active Street Frontages Map”.

[9] Clause 6.13 Lindfield Village Hub

Omit the clause.

[10] Part 6 Additional local provisions

Insert at the end of the part, with appropriate clause numbering—

Development in Gordon Town Centre

- (1) This clause applies to land identified as “Area 3” on the Key Sites Map.
- (2) A building on land to which this clause applies may have a height of up to 109m.
- (3) The floor space ratio of buildings on a site on land to which this clause applies may be up to 7.5:1.
- (4) Subclauses (2) and (3) do not apply unless the consent authority is satisfied that—
 - (a) the site area of the development will be at least 7,700m², and
 - (b) the buildings resulting from the development will have a minimum amount of gross floor area used for the purposes of non-residential development that is calculated using a floor space ratio of 1:1, and
 - (c) the development will include—
 - (i) at least 3,000m² of floor area used for the purposes of community facilities or public administration buildings, or
 - (ii) floor area, equal to at least 2% of the gross floor area used for the purposes of residential accommodation, used for the purposes of affordable housing.
- (5) In this clause—

non-residential development means development other than—

 - (a) development for the purposes of residential accommodation, other than residential care facilities, and
 - (b) development for the purposes of car parks.

Development at 924 Pacific Highway, Gordon

- (1) This clause applies to land identified as “non-residential floor space” on the Non-Residential Floor Space Ratio Map.
- (2) Development consent must not be granted for development on land to which this clause applies unless the consent authority is satisfied that the development includes a minimum amount of gross floor area used for the purposes of non-residential development that is calculated using a floor space ratio of 1:1.
- (3) In this clause—

non-residential development means development other than—

 - (a) development for the purposes of residential accommodation, other than residential care facilities, and
 - (b) development for the purposes of car parks.

[11] Schedule 1 Additional permitted uses

Omit clauses 10, 57, 65 and 72.

[12] Dictionary

Insert in alphabetical order—

State Environmental Planning Policy Amendment (Ku-ring-gai Station Precincts) 2025 [NSW]
Schedule 1 Amendment of Ku-ring-gai Local Environmental Plan 2015

Active Street Frontages Map means the Ku-ring-gai Local Environmental Plan 2015 Active Street Frontages Map.

Non-Residential Floor Space Ratio Map means the Ku-ring-gai Local Environmental Plan 2015 Non-Residential Floor Space Ratio Map.

State Environmental Planning Policy Amendment (Ku-ring-gai Station Precincts) 2025 [NSW]
Schedule 2 Amendment of State Environmental Planning Policy (Housing) 2021

Schedule 2 Amendment of State Environmental Planning Policy (Housing) 2021

[1] Section 163 Definitions

Insert in alphabetical order—

Low and Mid Rise Housing Exclusion Map means the State Environmental Planning Policy (Housing) 2021 Low and Mid Rise Housing Exclusion Map.

[2] Section 164 Land to which chapter applies

Omit “Schedule 12.” from section 164(1)(k). Insert instead—

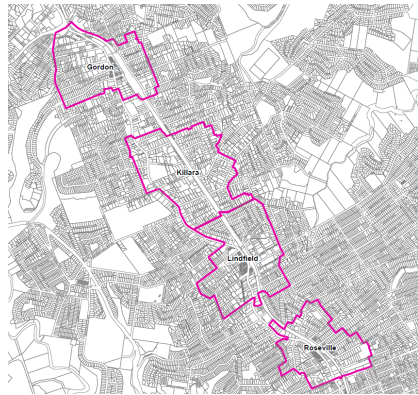
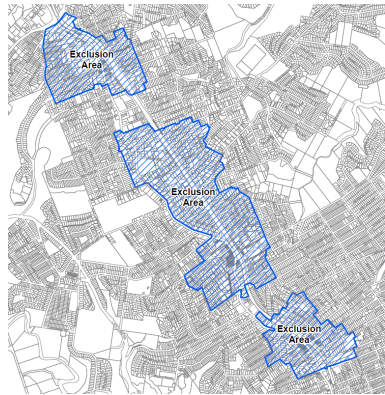
Schedule 12,

- (l) land identified as “Accelerated TOD Precinct” on the Accelerated Transport Oriented Development Precincts Rezoning Areas Map,
- (m) land identified as “exclusion area” on the Low and Mid Rise Housing Exclusion Map.

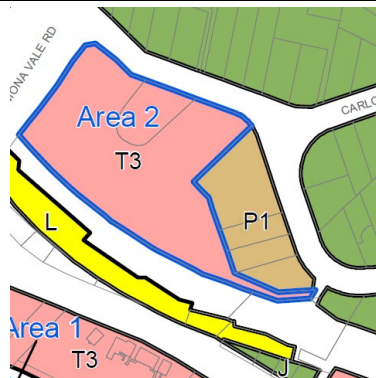
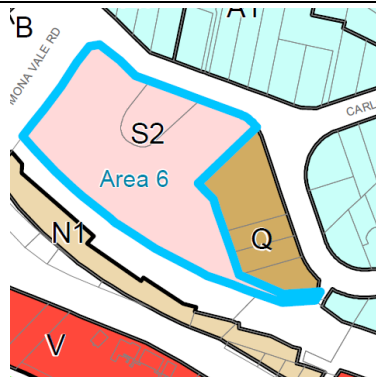
[3] Section 164(2)

Omit the subsection.

ALL CENTRES

COUNCIL ADOPTED (5 June 2025)		DPHI AMENDED (issued 10 November 2025)	
Council’s TOD Alternative		NSW Government Draft LEP Maps	
All Centres			
Council’s TOD Alternative applied a boundary to each centre intended to exclude the Low- and Mid-Rise SEPP		Low- and Mid-Rise Housing Exclusion Map Applied to all TOD Centres	

GORDON

COUNCIL ADOPTED (5 June 2025)		DPHI AMENDED (issued 10 November 2025)	
Council’s TOD Alternative		NSW Government Draft LEP Maps	
No. 1-7 Carlotta Avenue, Gordon, and no.1A Carlotta Avenue, Gordon			
Height of Building Map Not Applied (KLEP 2015 applies HOB – 17.5m)		Height of Building Map Applied HOB – 29m (T3) Area 2 – Clause 4.3 (2C)	
Floor Space Ratio Map Not applied (KLEP 2015 applies FSR 1.3:1)		Floor Space Ratio Map Applied FSR – 1.8:1 (S2) Area 6 – Clause 4.4 (2G)	

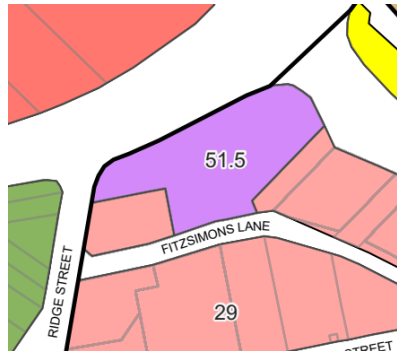
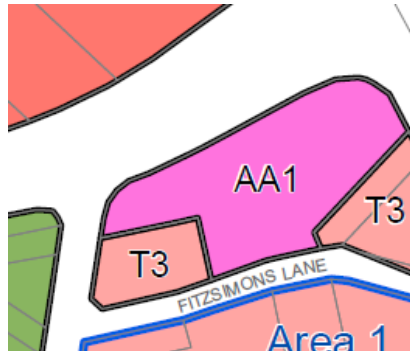
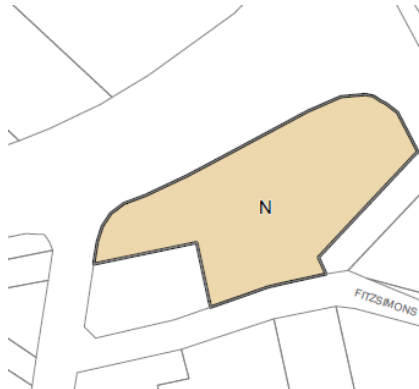
SUMMARY OF DPHI AMENDMENTS MADE TO COUNCIL'S ADOPTED TOD ALTERNATIVE

2

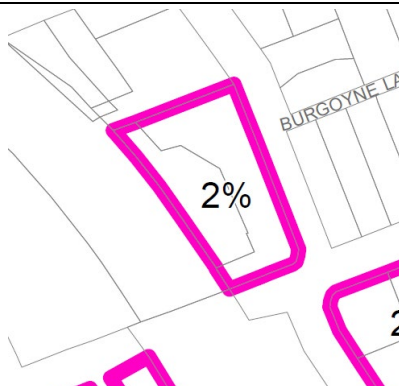
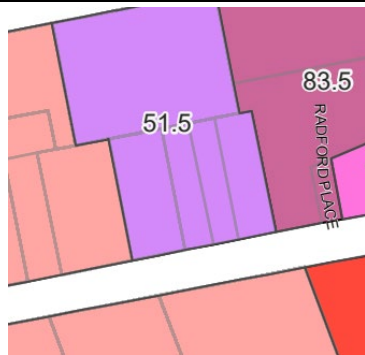
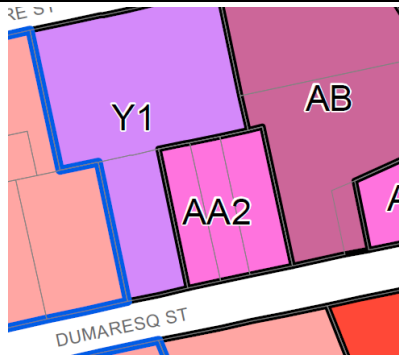
GORDON

COUNCIL ADOPTED (5 June 2025)		DPHI AMENDED (issued 10 November 2025)	
Lot Size Map Not applied (KLEP 2015 applies)		Lot Size Map Applied Area 3 – Clause 6.6 (2A)	
Affordable Housing Map Rate not applied		Affordable Housing Map Applied Affordable Housing Contribution Rate - 3%	

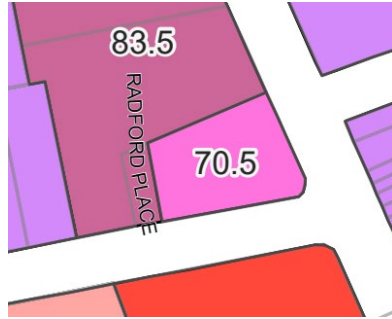
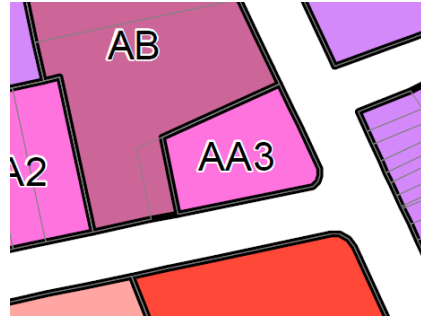
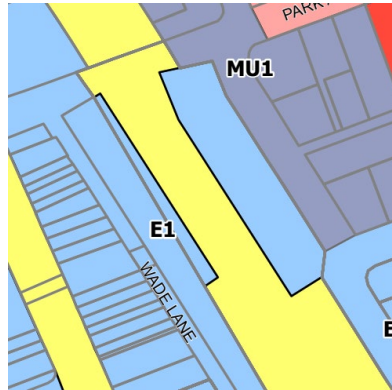
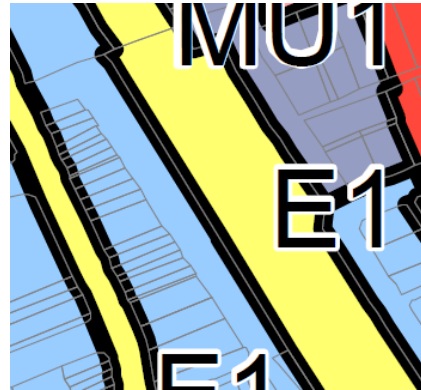
GORDON

COUNCIL ADOPTED (5 June 2025)		DPHI AMENDED (issued 10 November 2025)	
No. 924 Pacific Highway, Gordon			
Height of Building Map HOB – 51.5m		Height of Building Map HOB – 61m (AA1)	
Non-Residential Floor Space Map Not applied		Non-Residential Floor Space Map Applied Non-Residential Floor Space Ratio – 1:1	

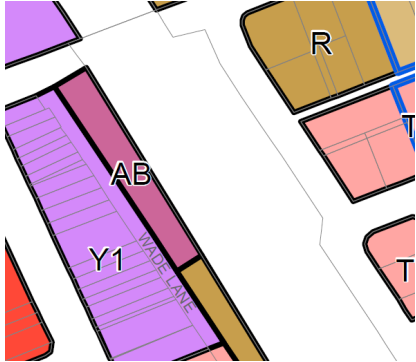
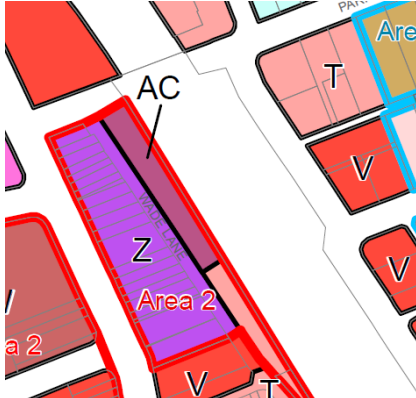
GORDON

COUNCIL ADOPTED (5 June 2025)		DPHI AMENDED (issued 10 November 2025)	
No. 2A and no.4 Park Avenue, Gordon			
Affordable Housing Map Not Applied		Affordable Housing Map Applied Affordable Housing Contribution Rate – 2%	
Nos. 9, 15 and 17 Dumaresq Street, Gordon			
Height of Building Map HOB – 51.5m		Height of Building Map HOB – 64.5m (AA2)	

GORDON

COUNCIL ADOPTED (5 June 2025)		DPHI AMENDED (issued 10 November 2025)	
No. 810 Pacific Highway, Gordon			
Height of Building Map HOB – 70.5		Height of Building Map HOB – 73.5m (AA3)	
No. 25 Henry Street (part) and part of rail corridor land, Gordon			
Land Zoning Map LZN – E1		Land Zoning Map LZN – SP2 (as per KLEP 2015)	

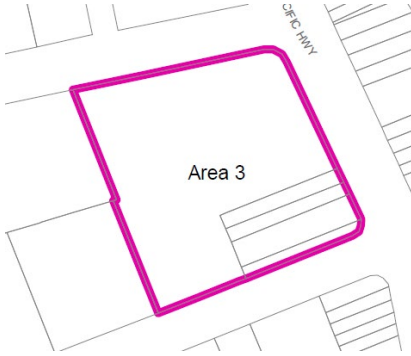
GORDON

COUNCIL ADOPTED (5 June 2025)		DPHI AMENDED (issued 10 November 2025)	
Height of Building Map HOB – 83.5m, 51.5m		Height of Building Map HOB not applied (as per KLEP 2015)	
Floor Space Ratio Map FSR – 8:1 & 5:1		Floor Space Ratio Map FSR not applied (as per KLEP 2015)	

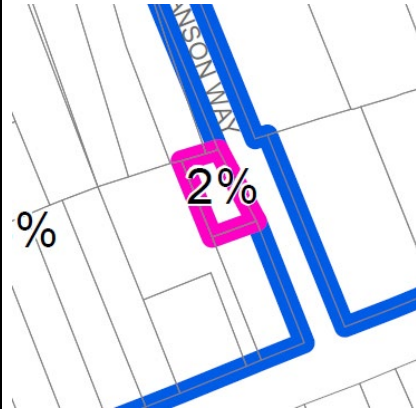
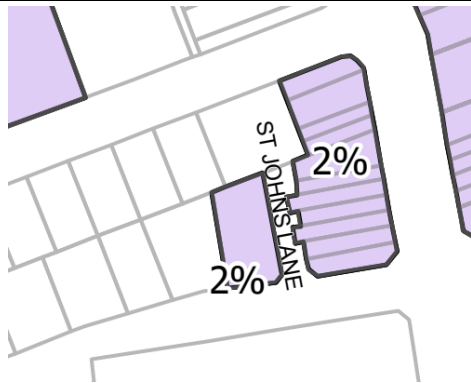
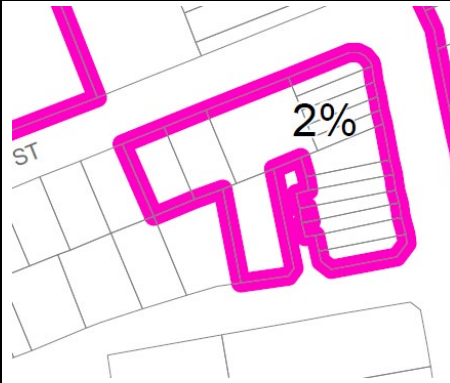
GORDON

COUNCIL ADOPTED (5 June 2025)		DPHI AMENDED (issued 10 November 2025)	
Active Frontages Map Active frontage applied to eastern side of Werona Avenue		Active Frontages Map Not applied	
No. 1 Wade Lane, Gordon (Council owned carpark)			
Affordable Housing Map Not applied		Affordable Housing Map Contribution Rate of 2% applied	

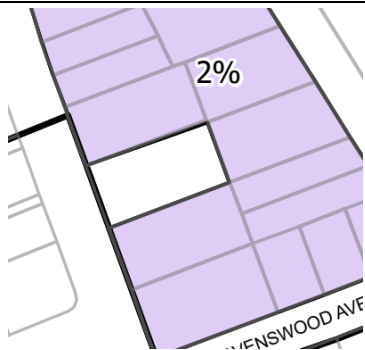
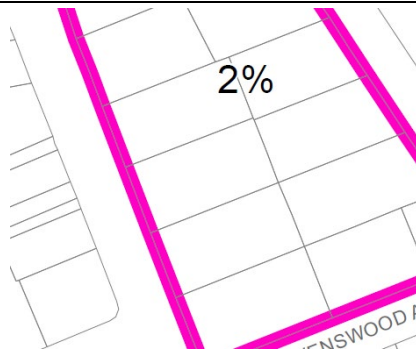
GORDON

COUNCIL ADOPTED (5 June 2025)		DPHI AMENDED (issued 10 November 2025)	
Nos. 784, 786-788, 788A, 790, and No.802-808 Pacific Highway, Gordon (the Gordon Centre)			
Key Sites Map Part 6 Additional local provisions clause - HOB - 93m FSR – 6.5:1 Minimum site area – 9,000sqm		Key Sites Map Part 6 Additional local provisions clause - HOB – 109m FSR – 7.5:1 Minimum site area – 7,700sqm	

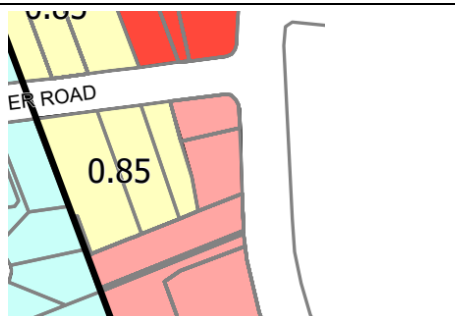
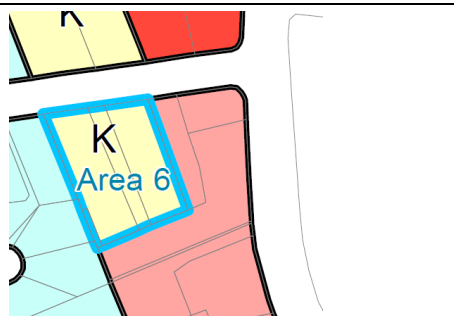
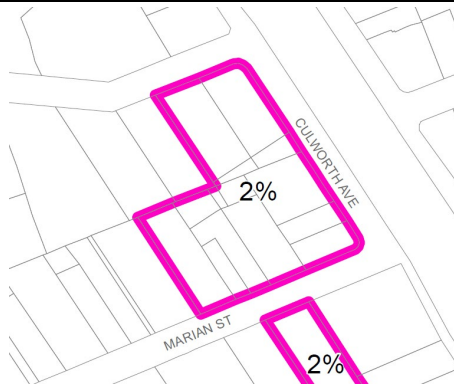
GORDON

COUNCIL ADOPTED (5 June 2025)		DPHI AMENDED (issued 10 November 2025)	
No. 33 Moree Street, Gordon (Council owned land)			
Affordable Housing Map Not applied		Affordable Housing Map Contribution Rate of 2% applied	
Nos. 2, 4, and 4A Moree Street, Gordon (Council owned land)			
Affordable Housing Map Not applied		Affordable Housing Map Contribution Rate of 2% applied	

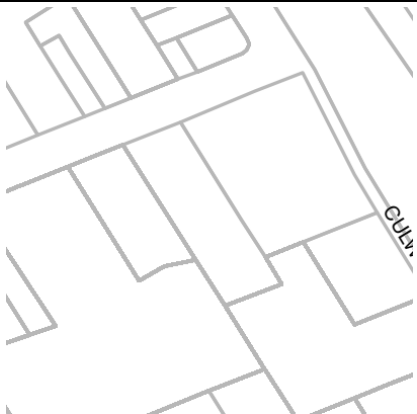
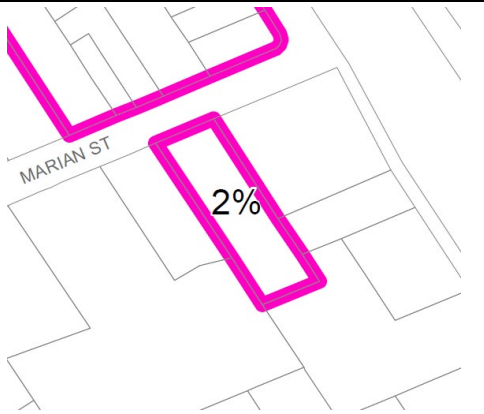
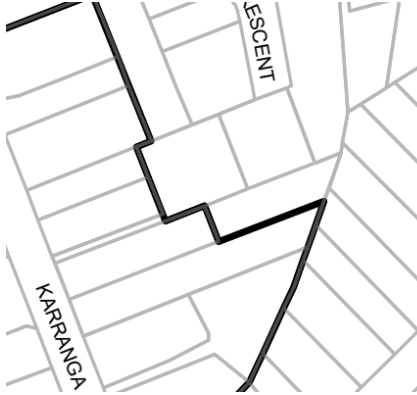
GORDON

COUNCIL ADOPTED (5 June 2025)		DPHI AMENDED (issued 10 November 2025)	
No. 707 Pacific Highway, Gordon (Council owned land)			
Affordable Housing Map Not applied		Affordable Housing Map Contribution Rate of 2% applied	

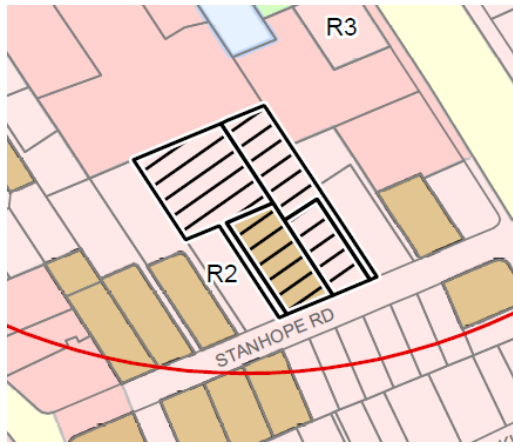
KILLARA

ADOPTED (5 June 2025)		AMENDED (issued 10 November 2025)	
Council's TOD Alternative		NSW Government Draft LEP Maps	
No. 2 Spencer Road, Killara			
Floor Space Ratio Map FSR – 0.85:1		Floor Space Ratio Map FSR – 2:1 (T)	
Nos. 2-4 Lorne Avenue, Nos.20-26 Culworth Avenue, No.18 Culworth Avenue and Nos.1, 5, and 11-15 Marian Street, Killara			
Affordable Housing Map Not applied		Affordable Housing Map Contribution Rate of 2% applied	

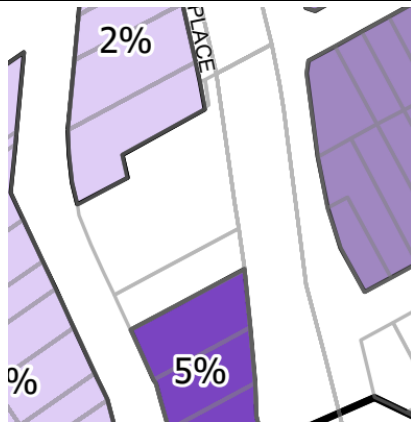
KILLARA

No. 2 Marian Street, Killara (Council owned land)			
Affordable Housing Map Not applied		Affordable Housing Map Contribution Rate of 2% applied	
Nos. 21, 23A Karranga Avenue, and no.9 Tasman Crescent, Killara			
Council's TOD Alternative applied a boundary to each centre intended to exclude the Low- and Mid-Rise SEPP		Low- and Mid-Rise Housing Exclusion Map Boundary extended to be consistent with land ownership	

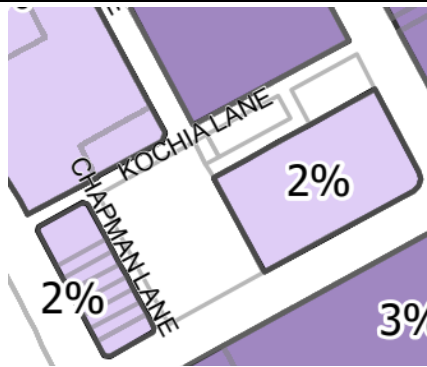
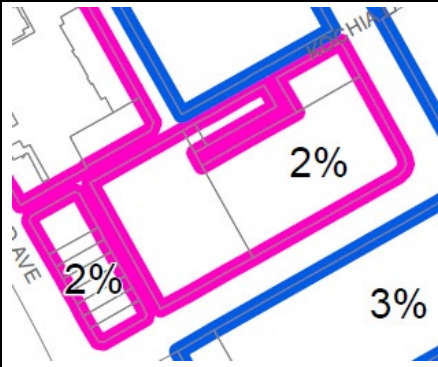
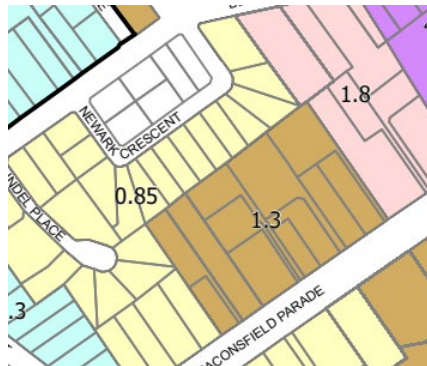
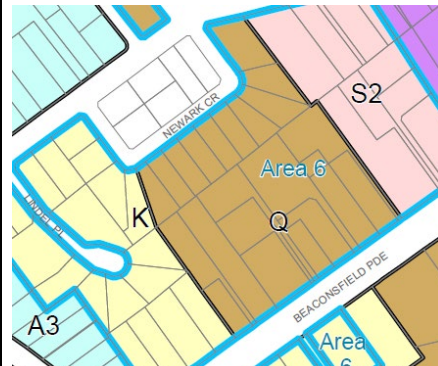
KILLARA

No. 12 Stanhope Road, Killara			
Transport Oriented Development Sites Map – Housing SEPP Not included		Transport Oriented Development Sites Map – Housing SEPP Included	

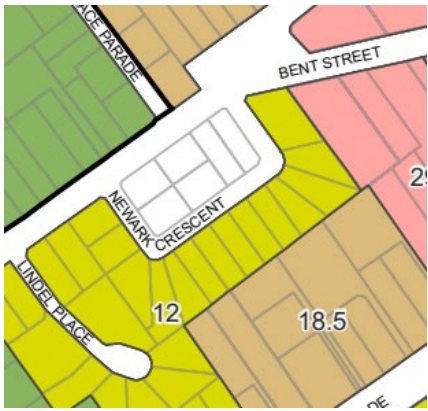
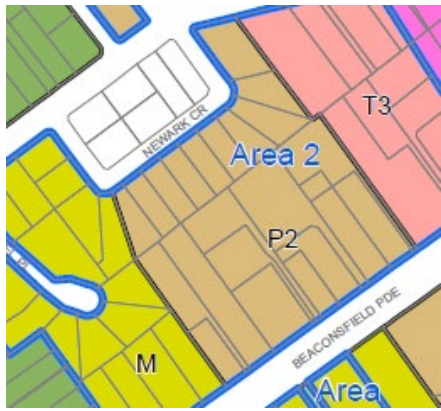
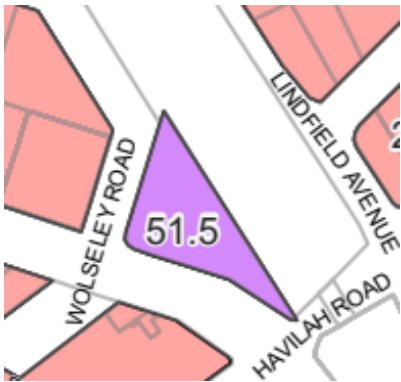
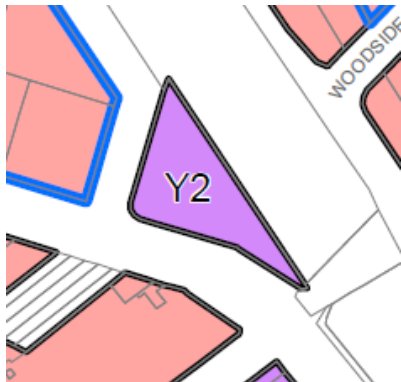
LINDFIELD

ADOPTED (5 June 2025)		AMENDED (issued 10 November 2025)	
Council’s TOD Alternative		NSW Government Draft LEP Maps	
No. 259 and no. 265-271 Pacific Highway, Lindfield (Council owned land)			
Affordable Housing Map Rate not applied		Affordable Housing Map Affordable Housing Contribution Rate - 2%	

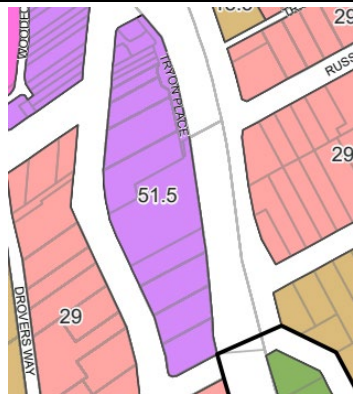
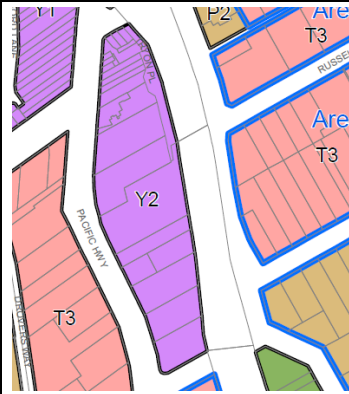
LINDFIELD

ADOPTED (5 June 2025)		AMENDED (issued 10 November 2025)	
No.8 Tryon Road and no.5 Kochia Lane, Lindfield (Council owned land)			
Affordable Housing Map Rate not applied		Affordable Housing Map Affordable Housing Contribution Rate - 2% applied	
No. 22 Bent St and nos. 2, 4, 6, 8, 10, 12, 14, 16 & 18 Newark Crescent, Lindfield			
Floor Space Ratio Map FSR – 0.85:1		Floor Space Ratio Map FSR – 1.3:1	

LINDFIELD

ADOPTED (5 June 2025)		AMENDED (issued 10 November 2025)	
Height of Building Map HOB – 12m		Height of Building Map HOB – 18.5m	
No. 345 Pacific Highway, Lindfield			
Height of Building Map HOB – 51.5m		Height of Building Map HOB – 54m (Y2)	

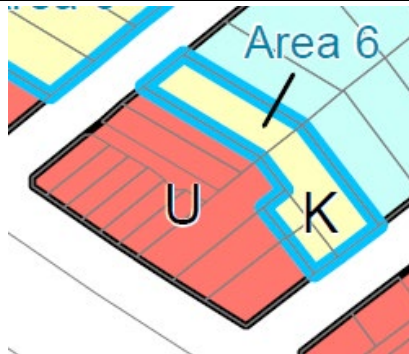
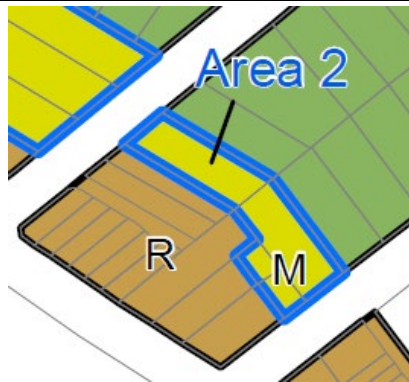
LINDFIELD

ADOPTED (5 June 2025)		AMENDED (issued 10 November 2025)	
Nos. 239, 251, 257, 259, 265-271, 283, 295-303, 305-309, 313, 317, 321, 323, 329 Pacific Highway and Nos. 1-5 Tryon Place, Lindfield			
Height of Building Map HOB – 51.5m		Height of Building Map HOB – 54m (Y2)	
No. 1 Valley Road, Lindfield			
Transport Oriented Development Sites Map – Housing SEPP Not included		Transport Oriented Development Sites Map – Housing SEPP Included	

LINDFIELD

ADOPTED (5 June 2025)		AMENDED (issued 10 November 2025)	
No. 9 Middle Harbour Road, Lindfield			
Transport Oriented Development Sites Map – Housing SEPP Not included		Transport Oriented Development Sites Map – Housing SEPP Included	

ROSEVILLE

ADOPTED (5 June 2025)		AMENDED (issued 10 November 2025)	
Council's TOD Alternative		NSW Government Draft LEP Maps	
No. 5 Oliver Rd and 4 Roseville Ave, Roseville			
Floor Space Ratio Map FSR – Area 6 (refer to clause 4.4 (2G)) – not applied		Floor Space Ratio Map FSR – Area 6 (refer to clause 4.4 (2G)) – applied	
Height of Building Map HOB – Area 2 (refer to clause 4.3 (2C)) – not applied		Height of Building Map HOB – Area 2 (refer to clause 4.3 (2C)) – applied	

SUMMARY OF DPHI AMENDMENTS MADE TO COUNCIL'S ADOPTED TOD ALTERNATIVE

20

ROSEVILLE

No. 29 Roseville Avenue, Roseville			
Transport Oriented Development Sites Map – Housing SEPP Not included		Transport Oriented Development Sites Map – Housing SEPP Included	