1 That the report/attachment be deemed a confidential document and be treated as such in accordance with sections 171 (3) and 200 (5) of the Local Government Act 2009 and that the document remain confidential unless Council decides otherwise by resolution.

2 That as part of a future City Plan major update, the following Investigation Areas be removed from Strategic Framework Map 1 – designated urban areas with the zone reviewed (where relevant) to reflect the following recommendations:

<table>
<thead>
<tr>
<th>Investigation Area</th>
<th>Recommendation</th>
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</table>
| a. Mudgeeraba (Bonogin Road)    | i. Review zoning of 20 Bonogin Road to consider community use on the site (Place of worship);  
                                     ii. Review best fit zoning of 24 Bonogin Road after approved multiple dwelling development is completed; and  
                                     iii. Retain Rural residential zoning for remainder of Investigation Area. |
| b. Gilston (Pyrus Court)        | Retain Rural residential zone.                                                |
| c. Carrara (Whitian Drive)      | Include in Low density residential (Large lot precinct).                      |
| d. Coomera (Amity Road)         | Include in best fit zones to reflect commenced uses and community infrastructure designation for a new school. |

3 That the Upper Coomera (Courtney Drive) Investigation Area be recommended for inclusion in a future City Plan update to:

a remove rural residential subdivision opportunity; and

b enable a development application for urban development of this Investigation Area to be lodged and considered prior to a City Plan update for the detailed planning being completed, where:

i development complies with a Council approved comprehensive plan of development for the entire Investigation Area (either Council led detailed planning or a collaborative developer led approach); and

ii the developer pays the full cost to service the out-of-sequence development, including provision of open space recreation areas.

4 That the Upper Coomera (Courtney Drive) Investigation Area be subject to a detailed planning investigation to inform a future City Plan update, including infrastructure modelling/costing to confirm acceptable servicing costs.

5 That in consultation with the local Councillor, the Planning & Environment Directorate be authorised to carry out targeted community engagement with
land owners for the detailed planning of the Upper Coomera (Courtney Drive) Investigation Area.

6 That further investigation into urban development opportunities and infrastructure costing for Mudgeeraba North, Parkwood and Oxenford Investigation Areas is carried out in the 2016-17 financial year.

7 That the benefits of carrying out detailed planning for urban development opportunities of Highland Park and Gaven North Investigation Areas in the 2017/2018 financial year, subject to funding, be reconsidered with additional information from detailed planning for medium density opportunities in the Mudgeeraba and Parkwood Investigation Areas.

8 That as part of a future City Plan update a precinct plan is prepared for the 396 Stanmore Road Yatala Investigation Area to guide future employment generating activities in a manner that protects important environmental values and nearby rural residential amenity.

9 That in consultation with local Councillors, land owners included within the thirteen Investigation Areas, inside the South East Queensland Regional Plan 2009-2031 Urban Footprint, be communicated Council's recommendations for the timing of detailed planning for Investigation Areas (or for their removal).

COMMITTEE RECOMMENDATION CP17.0524.007

1 That the report and attachments be deemed non-confidential except for those parts deemed by the Chief Executive Officer to remain confidential in accordance with sections 171 (3) and 200 (5) of the Local Government Act 2009.

2 That the Draft Upper Coomera Concept Plan is endorsed for targeted community engagement with land owners in the Courtney Drive, Upper Coomera Investigation Area.

3 That proposed content for a City Plan major update to implement the Draft Upper Coomera Concept Plan is brought back for consideration by Council, with a review of the feedback from community engagement.

4 That the Director Planning and Environment write to the State Government Department of Infrastructure, Local Government and Planning for early identification of State interests.