Attachment A (Confidential)

Proposed updates to City Plan maps

It is recommended that Council resolves as follows:

1. Amend the building height to 12m on the Building height overlay map for all properties identified in Major update 2 & 3 with the following characteristics:
   a. in the Medium density residential zone or the Low-medium density residential zone; and
   b. with a building height designation of 15m.

2. Amend the mapping of the two areas within the Medium density residential zone which have a designated building height of 19m as per Figures 1 – 4 below.

3. Reinstate the building height to 3 storeys and 15m on the Building height overlay map for all properties located in The Spit Master Plan area with a 3 storey and 15m building height designation in version 4 of City Plan.

4. Amend the building height to 16m on the Building height overlay map for the Burleigh Heads District Centre.

5. Update the City Plan to align with these changes as detailed in Attachment B.

Figure 1 – Proposed zone changes for Area 1

[Diagram showing current version and proposed updates for Area 1]
Figure 2 – Proposed building height changes for Area 1

Figure 3 – Proposed residential density changes for Area 1
Figure 4 – Proposed residential density change for Area 2