Attachment B (Confidential)

Proposed updates to City Plan drafted content

Includes:

Attachment B(i): Proposed changes to Strategic framework.

Attachment B(ii): Proposed changes to Centre zone code.

Note: The following updates are based on City Plan v4, however include the proposed Major update 2 & 3 package changes in addition to changes proposed as part of this item. The combined Major update 2 & 3 package will integrate the following changes.
Attachment B(i): Proposed changes to Strategic framework.

1. It is recommended that Council resolves to update the Strategic framework as follows.

3.4.2 Element – Mixed use centres
3.4.2.1 Specific outcomes

(15) Burleigh Heads supports development that will increase the range and number of jobs and services. Development includes residential uses above ground-level commercial premises. Development in the village centre enhances the human scale and beach village character of Burleigh Heads and reinforces its traditional main street layout and laneway/arcade connections, vibrant and eclectic mix of uses and includes building heights up to 20–16 metres (4 storeys). Views to the foreshore area, headland and ridgeline are also maintained.

The village centre has a vibrant day and night time economy and temporary road and laneway closures support markets and festivals. Uses that activate its traditional main street and key laneway/arcades are encouraged.

3.5.4 Element – Tourist economy
3.5.4.1 Specific outcomes

(7) The southern Broadwater’s foreshore areas, including areas of The Spit south of Sea World, is developed and managed to support a diverse range of marine-based tourism and recreation, commercial fishing and event activities. To protect local character, low-rise to low-medium building height tourist accommodation, commercial, retail/business activities and marine industry uses activities do not exceed the Building height overlay map scale and intensity that protects local character.

(8) The Spit provides a high standard of low to low-medium building height rise resort tourist accommodation, tourist attractions and entertainment facilities within a recognised area of outstanding natural beauty, where the building height does not exceed that identified on the Building height overlay map.
Attachment B(ii): Proposed changes to Centre zone code.

1. It is recommended that Council resolves to update the Centre zone code as follows.

6.2.4 Centre zone code

6.2.4.2 Purpose

(2) The purpose of the code will be achieved through the following overall outcomes:

(d) Built form –

(vi) Additional built form outcomes for particular centres:

(B) in the Burleigh Heads district centre:

- development enhances the human scale and beach village character and reinforces its traditional main street layout and laneway/arcade connections, vibrant and eclectic mix of uses;
- includes building heights up to 20 metres (4 storeys); and
- views to the foreshore area, headland and ridgeline are also maintained.

Note: The deletion of the dot point relating to the specific building height reference has been replaced as part of Major update 2 which requires development to not exceed the building height identified on the Building height overlay map.