Attachment A (Confidential)

Proposed updates to City Plan

It is recommended that Council resolves as follows:

1. Update City Plan to include a new Low-medium density residential zone and apply it to:
   a) all properties in the Medium density residential zone with a residential density designation between RD1 and RD5, and a building height below 16 metres;
   b) all properties in the Low density residential zone with designated residential densities of RD3 (1 dwelling per 250m²) and RD4 (1 dwelling per 200m²); and
   c) properties in Coomera and Pimpama currently zoned Medium density residential where lots have already been subdivided and retain the current zoning of those large undeveloped lots in Coomera and Pimpama.

2. Update the Strategic framework to reflect the low-medium building height and residential density outcomes anticipated in the Low-medium residential density zone and exclude the application of the building height '50% test' for development located in the Low-medium density residential zone as detailed in Attachment B.

3. Update City Plan to include the Low-medium density residential zone code detailed in Attachment B.

4. Update the Tables of assessment, as detailed in Attachment B, to include categories of development and assessment for the Low-medium density residential zone, as follows:
   a) Material change of use – as per the current Medium density residential zone categories of development and assessment in version 4 of City Plan, except for business activities which reflect the categories of development and assessment in the Low density residential zone;
   b) Reconfiguring a lot - as per the current Medium density residential zone in version 4 of City Plan except:
      i. the code assessment minimum lot size for development where the prescribed residential density is RD4 or RD5 is be a minimum 250m²; and
      ii. the code assessment triggers relating to land divided by way of a lease, creating an access easement, creating a community title subdivision or subdivision for volumetric lots be included as per the Low density residential zone requirements; and
   c) Operational work – as per the Low and Medium density residential zones.

5. Update Schedule 1 - Administrative definitions as included in Attachment B to include:
   a) Terrace housing development - “Development involving a row of individual Dwelling houses on individual freehold allotments (where each allotment has an area of 300m² or less), constructed as part of an integrated development and where high-density development easements apply to adjoining lots within the development.”
   b) Soho housing – “Development involving a Dwelling house and a Home based business, in a single building, constructed at the same time, where the business activity is orientated towards and visible from the primary street frontage.”

6. Undertake any consequential updates to reflect these changes.