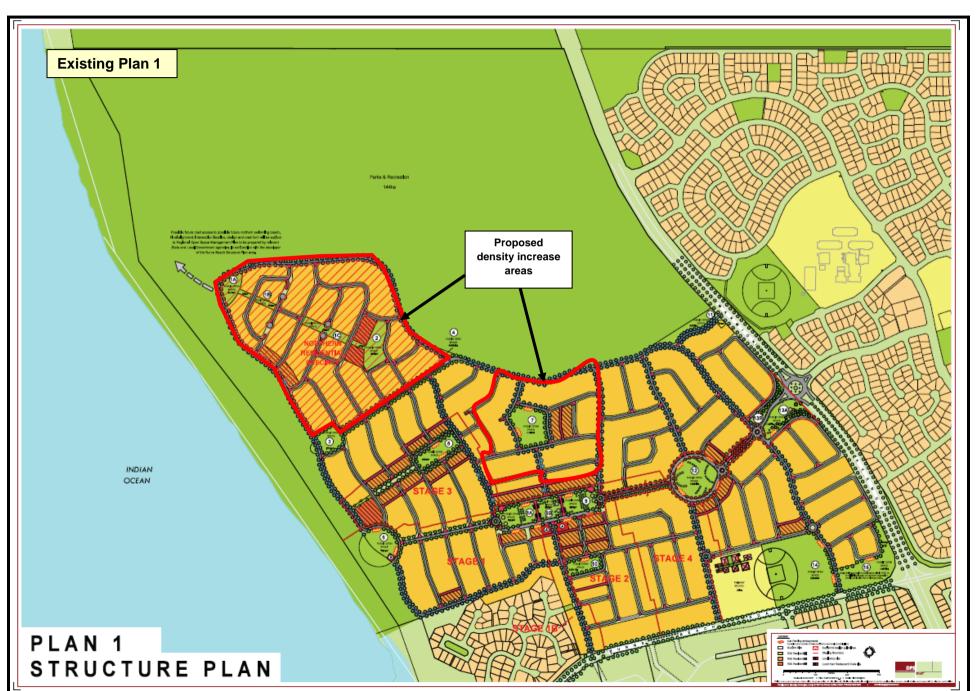
# **APPENDIX 4**

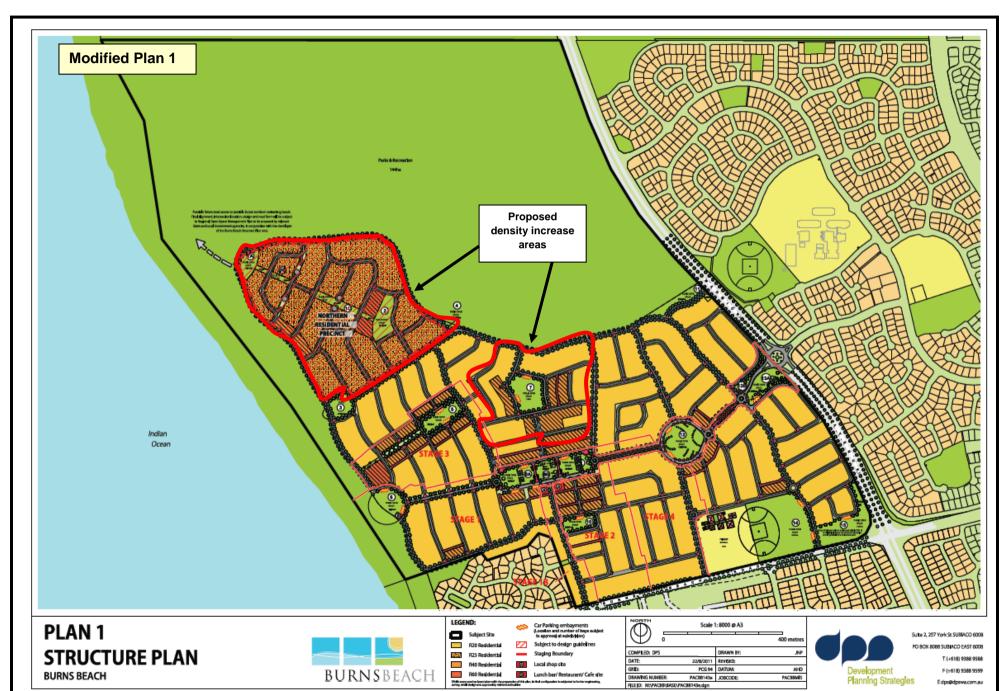
# **ATTACHMENT 1**

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## **ATTACHMENT 1**

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Statutory Planning Section (PART 1)

### 1. Amend the Burns Beach Structure Plan by:

- Rezoning the portions of Burns Beach estate as indicated on the Amend 'Plan 1 STRUCTURE PLAN' from 'R20 Residential' to 'R40' Residential'; and
- Rezoning the 'R20 Residential' zone to 'R25 Residential' within the 'Northern Residential Precinct'.
- 2. Amend the Structure Plan text by:
  - i. Modifying PART 1 Section '9.2 Land Use and General Provisions' from:

"Development of all lots within the Northern Residential Precinct shall be in accordance with the R20 re sidential density code, except where defined on the approved Structure Plan at R40 a nd R60, and d evelopment shall be assessed in accordance with the Residential Design Codes, District Planning Scheme, Council's policies, relevant Local Laws and the Building Codes of Australia, except where they have been varied in the following instances:

Land use permissibility and general provisions in the Northern Residential Precinct shall be the s ame as those within the R esidential zone under the Cit y's District Planning Scheme No 2. For lots within the Northern Residential Precinct with a R20 residential density code, the provisions of the Residential R20 Precinct apply."

### To read:

"Development of all lots within the Northern Residential Precinct shall be in accordance with the R25 re sidential density code, except where defined on the approved Structure Plan at R40 a nd R60, and d evelopment shall be assessed in accordance with the Residential Design Codes, District Planning Scheme, Council's policies, relevant Local Laws and the Building Codes of Australia, except where they have been varied in the following instances:

Land use permissibility and general provisions in the Northern Residential Precinct shall be the s ame as those within the R esidential zone under the Cit y's District Planning Scheme No 2. F or lots within the Northern Residential Precinct with a R25 residential density code, the provisions of Clause 5.2 shall apply."

ii. Modifying PART 2 – Section '10.4 – Northern Residential Precinct – Density' from:

"The bulk of the development in the Northern Residential Precinct will conform with the R20 Code. A number of smaller p ockets of R60 a nd R40 development are proposed surrounding the large park at the high point of the Precinct, and also adjacent to the coastal road. These have been shown on the Structure Plan (Plan 1) and in the below extract from the Structure Plan. The increased amenity value of the open space areas and coastal proximity provides the opportunity for increased density in these areas."

### To read:

"The bulk of the development in the Northern Residential Precinct will conform with the R25 Code. A number of smaller pockets of R60 and R40 development are proposed surrounding the large park at the high point of the Precinct, and also adjacent to the coastal road. These have been shown on the Structure Plan (Plan 1) and in the below extract from the Structure Plan. The increased amenity value of the open space areas and coastal proximity provides the opportunity for increased density in these areas."

