

Proposed Amendment 2:

The planning proposal seeks to amend Clause 82 and 83 under Byron LEP 1988 as follows:

82 Minimum lot sizes for dual occupancy, multi dwelling housing and residential flat buildings

- (1) The objective of this clause is to achieve planned residential density in certain zones.
- (2) Despite clause 81, development consent may be granted to development on a lot in a zone shown in Column 2 of the Table to this clause for a purpose shown in Column 1 of the Table opposite that zone, only if the area of the lot is equal to or greater than the area specified for that purpose and shown in Column 3 of the Table.

Column 1	Column 2	Column 3
Dual occupancy (attached)	R2 Low Density Residential	300 600 square metres
	R3 Medium Density Residential	300 square metres
Dual occupancy (detached)	R2 Low Density Residential	400 700 square metres
	R3 Medium Density Residential	400 square metres
Multi dwelling housing	R2 Low Density Residential	450 1,000 square metres
	R3 Medium Density Residential	450 square metres
Residential flat building	R3 Medium Density Residential	1,000 square metres

83 Exceptions to minimum subdivision lot sizes for certain residential development

- (1) The objective of this clause is to encourage housing diversity without adversely impacting on residential amenity.
- (2) This clause applies to development on land in the following zones:
 - (a) Zone R2 Low Density Residential,
 - (b) Zone R3 Medium Density Residential.
- (3) Development consent may be granted for a single development application for development to which this clause applies that is both of the following:
 - (c) the subdivision of land into 3 or more lots,
 - (d) the erection of a dwelling house, an attached dwelling or a semi-detached dwelling on each lot resulting from the subdivision, if the size of each lot is equal to or greater than:
 - (i) for the erection of a dwelling house — ~~200~~ 300 square metres for R2 and 200 square metres for R3;
 - (ii) for the erection of an attached dwelling — ~~150~~ 250 square metres for R2 and 150 square metres for R3;
 - (iii) for the erection of a semi-detached dwelling — ~~150~~ 250 square metres for R2 and 150 square metres for R3.