



Policy 1: Additional Information Required for Code and Impact Assessable Applications within LAP Areas for East Coomera/ Yawalpah, Burleigh Ridge, Currumbin Hill and Guragunbah

Chapter 1 Purpose

To ensure that development proposals requiring code or impact assessment adequately address the issues necessary to demonstrate compliance with the intent and provisions of the East Coomera/ Yawalpah, Burleigh Ridge, Currumbin Hill and Guragunbah Local Area Plans (LAPs).

Chapter 2 East Coomera/ Yawalpah Conservation LAP

1.0 Information Required

Where appropriate (having regard to the nature and scale of the proposal and the potential for impact on existing environmental values), development proposals requiring Code or Impact Assessment shall include the following information, to the satisfaction of the Council, in addition to any information otherwise required:

- a) the extent of land included in each Environmental Management Unit (EMU);
- b) detailed environmental information outlining the potential effect of the proposal on local waterways and wetlands (including their water quality, bed and bank structure, ecology and human usage) resulting from the following:
 - stormwater drainage and disposal;
 - effluent discharges;
 - exposure of potential and actual acid sulfate soils;
 - alterations to the tidal regime and flooding processes;
 - alterations to drainage patterns;
 - clearing of vegetation;
 - use of fertilisers, pesticides and herbicides;
 - increased boating activity;
 - alterations to groundwater levels or quality; and
 - any other matter identified by Council or State Government;
- c) an assessment of compliance with the management objectives for the Moreton Bay Marine Park;
- d) detailed environmental information on terrestrial systems, including the following:
 - mapping of existing vegetation communities and any significant individual specimens, together with information on their condition and integrity;
 - the known or likely occurrence of any fauna of conservation significance, including its habitat associations and the measures necessary to ensure the sustainable management of viable populations;
 - the environmental impact of any proposed disturbance to areas of conservation significance, as the result of clearing or the provision of roads and services, including the effects on fauna habitat and corridor connectivity;
 - the proposed management strategy for areas included in EMUs 2, 3, 4 and 5;
 - details of any rehabilitation programs, including long term management proposals;
 - the impact of any on site activities on the conservation value of any valuable features;
 - the impact of any proposed buildings or other structures on the visual amenity of the area or on any existing public viewpoints;
 - details of all buildings proposed to be erected, including the nature and colour of external materials;
 - clear identification of trees proposed to be retained and removed;
 - details of compliance with Council's floodplain management requirements; and
 - any other matter identified by Council or State Government;



- e) an environmental management plan for the development, including a description of the techniques proposed to address the potential for impacts resulting from the construction and operational phases of the development;
- f) on moderate to steep slopes, development includes diagrams that illustrate conformity with **Figures 1 to 4**.

Chapter 3 Burleigh Ridge LAP and Currumbin Hill LAP

1.0 Information Required

Where appropriate (having regard to the nature and scale of the proposal and the potential for impact on existing environmental values), development proposals requiring Code or Impact Assessment shall include the following information, to the satisfaction of the Council, in addition to any information otherwise required:

- a) full details of the design of the proposed development must be provided, to enable a competent assessment of the impact of the proposal;
- b) a comprehensive proposal plan that enables assessment of compliance with requirements of this LAP. Usual requirements for plans, reports and studies, submitted with an application, are supplemented by further information, where necessary, giving careful attention to provision of information and solutions for:
 - existing vegetation;
 - existing drainage;
 - existing skyline profiles;
 - building height and any implications for efficient functioning of Gold Coast Airport; and
 - existing special features of the area;
- c) elevation plans provided indicate the final building design, external building materials and external colours;
- d) on moderate to steep slopes, development includes diagrams that illustrate conformity with **Figures 1 to 4**.

Chapter 4 Guragunbah LAP

1.0 Information Required

Where appropriate (having regard to the nature and scale of the proposal and the potential for impact on existing environmental values), development proposals, requiring Code or Impact Assessment, shall include the following information to the satisfaction of the Council, in addition to any information otherwise required:

2.0 Local Waterways and Wetlands

Detailed environmental information outlining the potential effect of the proposal on local waterways and wetlands (including their water quality, bed and bank structure, ecology and human usage), resulting from the following:

- stormwater drainage and disposal;
- effluent discharges;
- exposure of potential and actual acid sulfate soils;
- alterations to the tidal regime and flooding processes;
- alterations to drainage patterns;
- clearing of vegetation;
- use of fertilisers, pesticides and herbicides;
- increased boating activity; and
- alterations to groundwater levels or quality.



3.0 Terrestrial Systems

Detailed environmental information on terrestrial systems, including the following:

- mapping of existing vegetation communities and any significant individual specimens, together with information on their condition and integrity;
- the known or likely occurrence of any fauna of conservation significance, including its habitat associations and the measures necessary to ensure the sustainable management of viable populations;
- the environmental impact of any proposed disturbance to areas of conservation significance as a result of clearing or the provision of roads and services, including the effects on fauna habitat and corridor connectivity;
- details of any rehabilitation programs, including long term management proposals;
- the impact of any on site activities on the conservation value of any valuable features;
- the impact of any proposed buildings or other structures on the visual amenity of the area or on any existing public viewpoints;
- details of all buildings proposed to be erected, including the nature and colour of external materials;
- clear identification of trees proposed to be retained and removed;
- details of compliance with Council's floodplain management requirements; and
- an environmental management plan for the development, including a description of the techniques proposed to address the potential for impacts resulting from the construction and operational phases of the development.

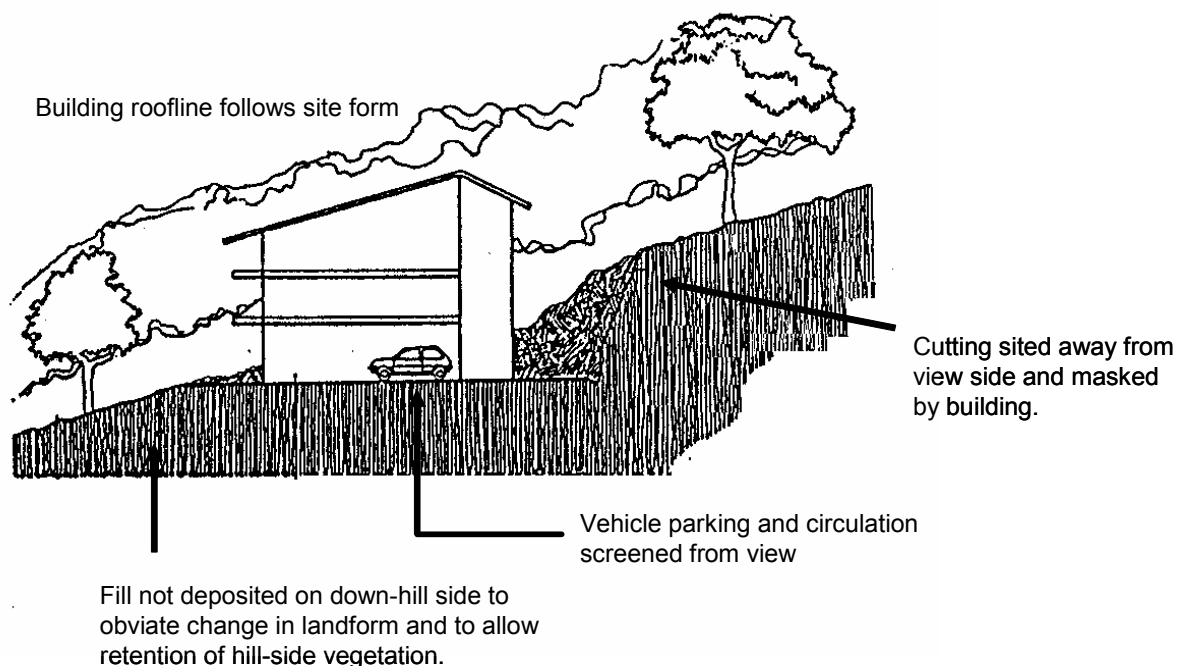


Figure 1: Preferred Development Form (Moderate Slope)

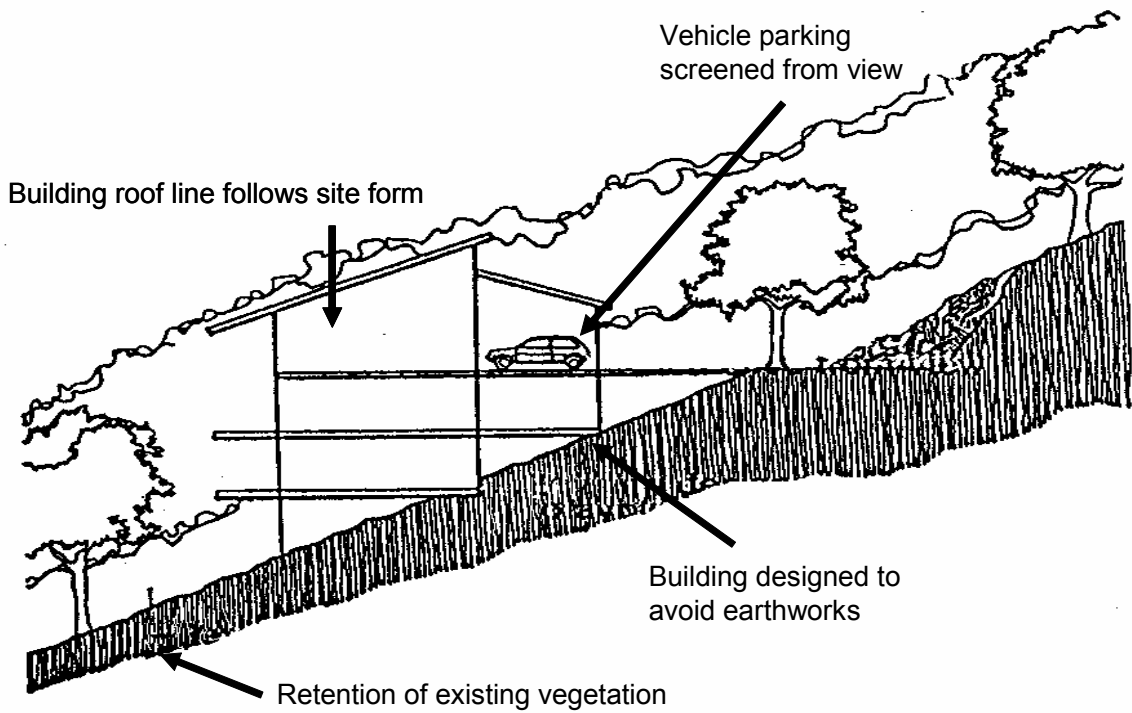


Figure 2: Preferred Development Form (Steep Slope)

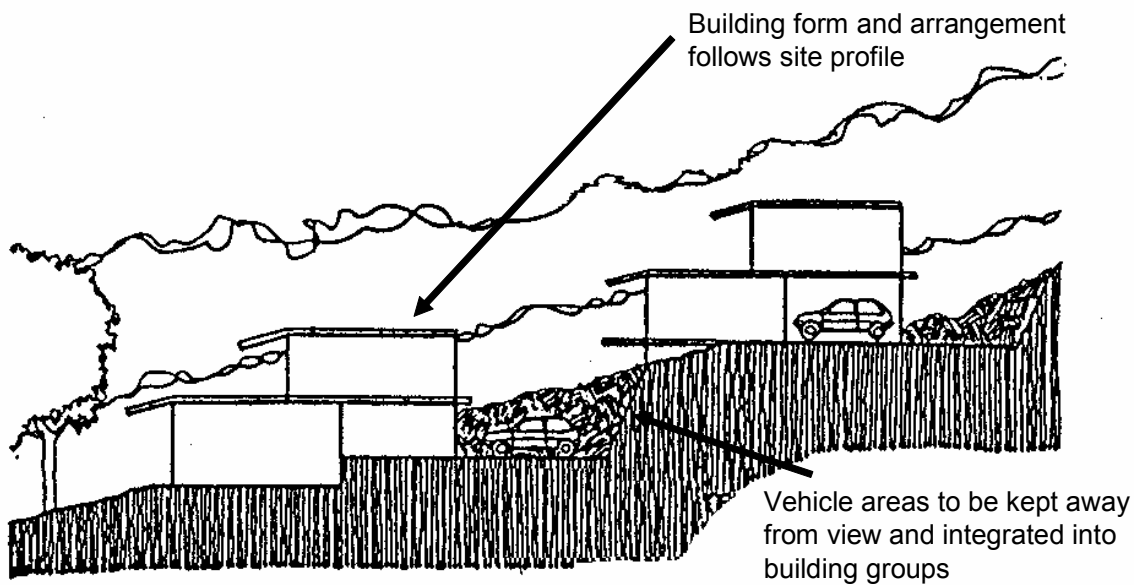
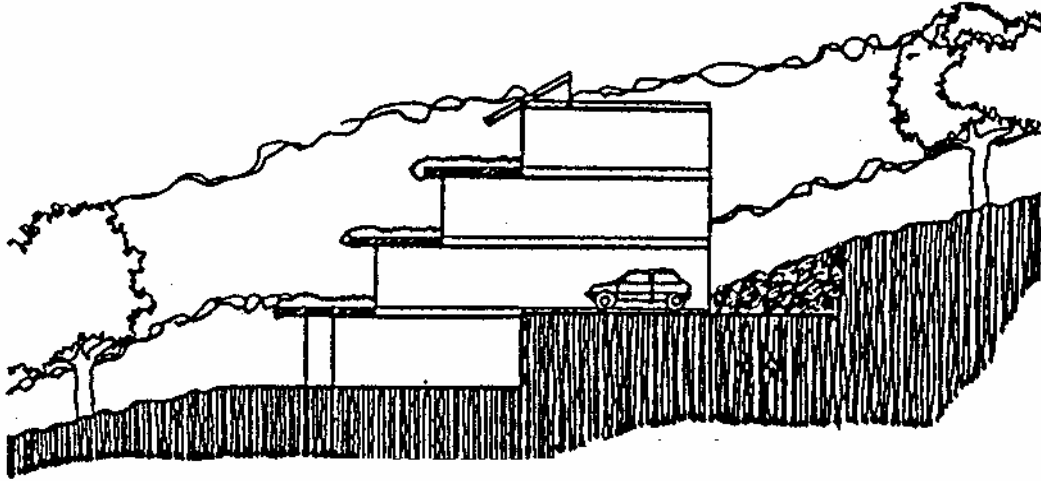


Figure 3: Preferred Development Form (Unit Development)



Terracing of building used to achieve sympathy with landform and to reduce visual impact.



Provision of planter boxes along terraces and balconies to soften the building edge exposed to view.

Figure 4: Preferred Development Form (Unit Development)