7.2.14.3 Nudgee Beach neighbourhood plan code

7.2.14.3.1 Application

1. This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work in the Nudgee Beach neighbourhood plan area if:
2. assessable development where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for a neighbourhood plan (section 5.9); or
3. impact assessable development.
4. Land in the Nudgee Beach neighbourhood plan area is identified on the NPM-014.3 Nudgee Beach neighbourhood plan map.
5. When using the code reference should be made to section 1.5, section 5.3.2 and section 5.3.3

Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

Note—This neighbourhood plan includes a table of assessment with variations to categories of development and assessment. Refer to Table 5.9.52.A, Table 5.9.52.B, Table 5.9.52.C and Table 5.9.52.D.

7.2.14.3.2 Purpose

1. The purpose of the Nudgee Beach neighbourhood plan code is to provide finer grained planning at a local level for the Nudgee Beach neighbourhood plan area.
2. The purpose of the Nudgee Beach neighbourhood plan code will be achieved through overall outcomes.
3. The overall outcomes for the neighbourhood plan area are:
4. The environmental and urban values and attributes of Nudgee Beach are maintained so as to preserve the low-intensity village nature of the township and to reduce the impacts of urban development on the adjacent wetlands. These values and attributes include:
5. the Boondall Wetlands, which are part of the internationally recognised Moreton Bay Marine Park;
6. the wetlands, which provides significant feeding grounds for migratory wading birds as well as other species;
7. the existing urban development, which reflects the original seaside townships that were popular in the late 1800s;
8. several historic sites within the neighbourhood plan area, including the former Nudgee Beach State School, Aboriginal sites, the Foreshore Park and the Boondall Wetlands;
9. Nudgee Beach, which due to its segregation from other urban development, offers a unique urban environment, reflecting both its historical and environmental context.
10. The integrity and health of the Boondall Wetlands is the primary consideration in all development instances, and a development has negligible impacts on the surrounding wetlands.
11. Recreation space is retained as a significant feature of Nudgee Beach and remains a destination for residents Brisbane-wide including both the public parks and the Boondall Wetlands. Recreation uses do not compromise the ecological integrity of surrounding uses.
12. The urban area of the suburb does not extend beyond the current built area.
13. New development reflects the low density, low-intensity residential and bayside character of Nudgee Beach. Multiple dwellings are not located at Nudgee Beach and land consolidation does not occur.
14. Riparian buffers are maintained along the waterways adjacent to the urban areas.
15. The Environmental Education Centre will remain a viable community purpose, providing specialised education facilities to Education Queensland and public education to the wider community about the Boondall Wetlands and Moreton Bay Marine Park.
16. The land zoned for conservation is to remain free from development. This land primarily contains tidal wetlands and offers important grounds for migratory wading birds and estuarine animals. This land lies wholly within the Boondall Wetlands and, as such, will be maintained in accordance with the Boondall Wetlands management requirements. The land zoned for conservation may continue to offer recreation opportunities for environmental enthusiasts, birdwatchers and kayakers. It will also continue to offer education opportunities in conjunction with the Environmental Education Centre.
17. Development is of a height, scale and form which is consistent with the amenity and character, community expectations and infrastructure assumptions intended for the relevant precinct, sub-precinct or site and is only developed at a greater height, scale and form where there is both a community need and an economic need for the development.

7.2.14.3.3 Performance outcomes and acceptable outcomes

Table 7.2.14.3.3.A—Performance outcomes and acceptable outcomes

|  |  |
| --- | --- |
| Performance outcomes | Acceptable outcomes |
| General | |
| PO1  Development is of a height, scale and form that achieves the intended outcome for the precinct, improves the amenity of the neighbourhood plan area, contributes to a cohesive streetscape and built form character and is:   1. consistent with anticipated density and assumed infrastructure demand; 2. aligned to community expectations about the number of storeys to be built; 3. proportionate to and commensurate with the utility of the site area and frontage width; 4. designed to avoid a significant and undue adverse amenity impact to adjoining development; 5. sited to enable existing and future buildings to be well separated from each other and to avoid affecting the development potential of an adjoining site.   Note—Development that exceeds the intended number of storeys or building height can place disproportionate pressure on the transport network, public space or community facilities in particular.  Note—Development that is over-scaled for its site can result in an undesirable dominance of vehicle access, parking and manoeuvring areas that significantly reduce streetscape character and amenity. | AO1  Development complies with the number of storeys and building height specified in the Table 7.2.14.3.3.B.  Note—Neighbourhood plans will mostly specify the maximum number of storeys where zone outcomes have been varied in relation to building height. Some neighbourhood plans may also specify height in metres. Development must comply with both parameters where the maximum number of storeys and height in metres are specified. |
| PO2  Development complements and enhances the existing quiet low density residential and bayside landscape character of the locality and building design is appropriate, particularly with respect to setbacks, water sensitive design principles and retention of vegetation. | AO2  No acceptable outcome is prescribed. |
| PO3  Development does not compromise the efficiency or capacity of Nudgee Beach’s infrastructure, including sewerage, potable water supply and drainage.  Note—It must be demonstrated that the physical infrastructure required and provided with new development does not compromise services to existing and future users. | AO3  No acceptable outcome is prescribed. |

Table 7.2.14.3.3.B—Maximum building height

|  |  |
| --- | --- |
| Development | Building height (m) |
| Any development in the neighbourhood plan | 9.5 |

Note—Raised floor levels for the purposes of flood immunity must not result in an increase in the 9.5m building height above ground level.