

Nudgee Beach Neighbourhood Plan

1. Introduction

This Neighbourhood Plan is a local plan under the City Plan and contains specific additional local planning requirements. Where it conflicts with other requirements of the City Plan, this Neighbourhood Plan prevails. In using this Neighbourhood Plan, reference should also be made to Section 1.1—Using a Local Plan at the front of this chapter.

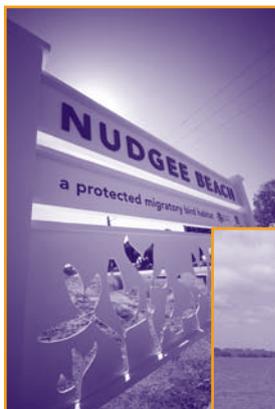
1.1 Values

Nudgee Beach has a variety of environmental and urban values which are to be retained. The Boondall Wetlands are part of the internationally recognised Moreton Bay Marine Park. The wetlands provide significant feeding grounds for migratory wading birds as well as other species. The existing urban development is reflective of the original seaside townships which were popular in the late 1800s. There are several historic sites within the Neighbourhood Planning area, including the former Nudgee Beach State School, aboriginal sites, the Foreshore Park and the Boondall Wetlands. Due to its segregation from other urban development, Nudgee Beach offers a unique urban environment, reflective of both its historical and environmental context. These attributes are to be maintained so as to preserve the low intensity bayside village nature of the township and to reduce the impacts of urban development on the adjacent wetlands.

2. Development Principles

2.1 Integrity and health of the Boondall Wetlands is the primary consideration in all development instances. Appropriate development will have negligible impacts on the surrounding wetlands.

- 2.2 The urban area of the suburb is not to extend beyond the current built area.
- 2.3 Recreation space is to be retained as a significant feature of Nudgee Beach. This includes both the public parks and Boondall Wetlands.
- 2.4 New development will reflect the low density, low intensity residential and bayside character of Nudgee Beach.
- 2.5 Development approved in this Neighbourhood Plan area will be required to comply with desired standards of service for infrastructure systems (sewerage and treatment, potable water supply, waterways, transport and community purposes).
- 2.6 The existing Environmental Education Centre remains active, encouraging public education about the Boondall Wetlands and Moreton Bay Marine Park.
- 2.7 Water sensitive urban design principles are incorporated where possible.
- 2.8 Riparian buffers are maintained along the waterways adjacent to the urban area.
- 2.9 Nudgee Beach retains the wide variety of recreation activities currently offered including fishing, dog walking, cycling, watersports and bird watching.
- 2.10 Multi-unit development will not be supported in Nudgee Beach.



2.11 Acid Sulfate Soils are managed appropriately in accordance with the existing local and State Government controls.

3. Precinct Intent

Refer to *Map A—Precincts*.

3.1 Low Density Residential

This precinct is characterised by a mix of detached, low density residential development. The precinct mostly reflects the existing Low Density Residential Area classification covering the majority of Nudgee Beach’s urban area. There are a number of instances where properties combine more than one lot. In addition, there are several properties able to be subdivided for residential purposes. Council recognises these existing development opportunities and the ability of the suburb to accommodate a slight increase in population. It is considered that this is the extent to which any further development can occur in the area. Multi–units are not desired within the precinct and land consolidation is not favoured for this purpose.

3.2 Education/Community

The two existing Community Uses within Nudgee Beach are to remain unchanged. It is envisaged that the existing Wastewater Treatment Plant will be upgraded in the future. This facility may provide the opportunity to use recycled water in Nudgee Beach. The Environmental Education Centre will remain a viable community use, providing specialised education facilities to Education Queensland and the wider community.

3.3 Park/Recreation

Nudgee Beach has several well patronised parks. These parks offer a variety of recreation opportunities including a boat ramp, dog–off–leash area, children’s play equipment, BBQ facilities, shelter and public toilets. The existing facilities are to remain and new facilities are to be investigated for implementation where applicable. Recreation within the area is not to compromise the ecological integrity of the surrounding uses. It is envisaged that the recreation spaces will remain a destination for residents Brisbane–wide.

3.4 Conservation

The Conservation Precinct contains land which is to remain free from any development. This land primarily contains tidal wetlands and offers important grounds for migratory wading birds and estuarine animals. The precinct lies wholly within the Boondall Wetlands and, as such, will be maintained in accordance with the Boondall Wetlands management requirements. This area 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.

4. Level of assessment

To ensure that environmental and amenity impacts are not increased and to assist in retaining the current character of the Nudgee Beach settlement, reconfiguring a lot other than by rearrangement of boundaries, Houses over 8.5m in height, and Multi–unit Dwellings, are unlikely to be approved. In all other cases, the general levels of assessment in Chapter 3 and associated provisions of the City Plan apply.

4.1 Low density Residential Precinct

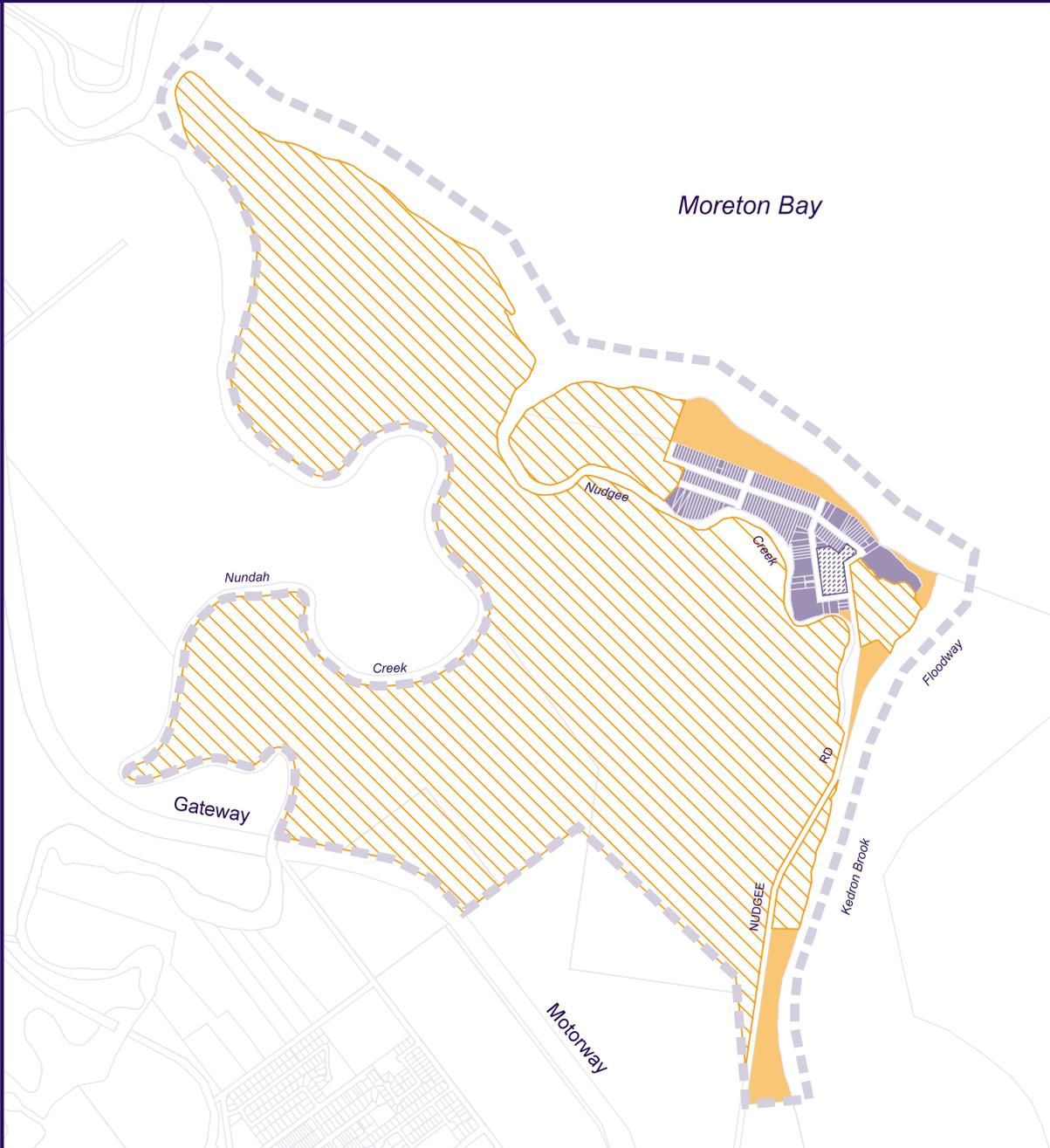
Impact Assessment	Applicable Codes
Generally inappropriate	
1. House where exceeding 8.5m in height above Ground level	
2. Multi–unit Dwelling	
3. Reconfiguring a lot other than by rearrangement of boundaries	

5. Nudgee Beach Neighbourhood Plan Development Code

This Code provides additional and/or alternative Performance Criteria and Acceptable Solutions to the Codes in Chapter 5 and takes precedence over the Codes in Chapter 5. The purpose of this Code is to ensure that development in Nudgee Beach is consistent with the Development Principles and Precinct Intents of this Neighbourhood Plan.

Performance Criteria	Acceptable Solutions
<p>P1 The proposal is compatible with the Values, Development Principles and Precinct Intent of this Neighbourhood Plan. Development complements and enhances the existing quiet low density residential and bayside landscape character of the locality. This is achieved through compliant, appropriate and responsive building design, particularly with regards to setbacks, incorporation of water sensitive design principles and retention of vegetation</p>	<p>A1 No Acceptable Solution is prescribed</p>
<p>P2 All buildings are constructed at an appropriate scale to maintain the current character of the Nudgee Beach settlement</p>	<p>A2 Buildings are less than 8.5m in height above Ground level</p> <p><i>Note: Building height is measured as described in Acceptable Solution A2 of the House Code. Raised floor levels for the purposes of flood immunity must not result in an increase in the 8.5m building height above Ground level</i></p>
<p>P3 Development does not compromise the efficiency or capacity of Nudgee Beach's infrastructure, including sewerage, potable water supply and drainage</p> <p><i>It must be demonstrated that the physical infrastructure required and provided with new development does not compromise services to existing and future users</i></p>	<p>A3 No acceptable Solution is prescribed</p>

Map A: Precincts



-  Neighbourhood Plan boundary
-  Low Density Residential Precinct
-  Conservation Precinct
-  Park/Recreation Precinct
-  Community Precinct

