

7.2.6 Nikenbah emerging community local plan code

7.2.6.1 Application

This code applies to assessable development:-

- (a) within the Nikenbah emerging community local plan area as shown on **Map ZM-001** and **Map ZM-003** in **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Nikenbah emerging community local plan code by the tables of assessment in **Part 5 (Tables of assessment)**.

Editor's note—the primary purpose of the Nikenbah emerging community local plan code is to provide a local structure planning framework for major development applications in the local plan area. This may include an application that is a variation request under Section 50 of the Act, or an application for reconfiguring a lot.

7.2.6.2 Context and setting

This section is extrinsic material in accordance with Section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Nikenbah emerging community local plan code.

The Nikenbah local plan area is situated on the south-western periphery of the Hervey Bay coastal urban area and takes in most lands contained in the Nikenbah development area as identified in the Wide Bay Burnett Regional Plan³.

The local plan area is approximately 445 hectares in area with boundaries generally defined by:-

- (a) the Ghost Hill ridgeline and existing residential subdivision in the north and east;
- (b) Chapel Road and Maggs Hill Road in the south;
- (c) the road reserves of Aalborg Road North, Maryborough-Hervey Bay Road and Scrub Hill Road in the west.

Extending along the southern side of the Ghost Hill ridgeline, the Nikenbah local plan area lies approximately 2.5km to the south of the Pialba town centre – the major regional activity centre for Hervey Bay.

The northern part of local plan area is characterised by its relatively elevated topography adjacent to the Ghost Hill ridgeline, providing for an expansive outlook to the south and west over the surrounding (predominantly rural) landscape. The balance of the local plan area generally slopes to the south towards Chapel Road and Maggs Hill Road and is characterised by undulating topography.

The Nikenbah local plan area is dissected by a number of minor waterways flowing north to south that ultimately drain into the lower Mary River system via Bunya Creek. There is no flood risk from main-river flooding within the local plan area due to its location in an upper catchment, with flood risk being confined to these localised waterways.

Having been historically used for rural production purposes, much of the Nikenbah local plan area has previously been cleared with only isolated patches of native vegetation remaining, mainly confined to steeper areas adjacent to the Ghost Hill ridgeline, along the waterways and in the vicinity of the Aalborg Road North road reserve (including Scrub Hill).

³ According to the Wide Bay Burnett Regional Plan, the Nikenbah development area has been identified as a locally significant residential and employment area.

The Nikenbah local plan area predominantly has a rural character and is currently used for cropping, grazing and rural living purposes. Some non-rural uses are located at the western margins of the local plan area including a service station, rural supplies store and a former drive-in site.

The Nikenbah waste transfer facility is located directly to the west of the local plan area between Aalborg Road North and Maryborough-Hervey Bay Road. Land immediately to the south of the local plan area comprises a substantial area identified as agricultural land classification class A and class B land and is actively being used for agricultural purposes (predominantly sugar cane cultivation).

Major roads in or adjacent to the local plan area include Maryborough-Hervey Bay Road (State-controlled), Main Street, Madsens Road, Chapel Road and Maggs Hill Road. The former Urangan Rail Line, which traverses the western part of local plan area, is intended to accommodate a rail trail pedestrian and cyclist link between Hervey Bay and Maryborough in the longer term.

As a predominantly rural area that has not previously been identified for urban development, the Nikenbah local plan area is not currently serviced by essential urban infrastructure networks, including water supply and sewerage. As a consequence, significant upgrading and augmentation of these infrastructure networks will be required to support and service urban development within the local plan area.

7.2.6.3 Purpose and overall outcomes

- (1) The purpose of the Nikenbah emerging community local plan code is to provide for the logical, orderly, efficient and sustainable development of the Nikenbah area in a manner that facilitates the creation of a complete and vibrant community comprising of interconnected residential neighbourhoods and supporting employment opportunities, local services, community facilities and open space.
- (2) The purpose of the Nikenbah emerging community local plan code will be achieved through the following overall outcomes:-
 - (a) the Nikenbah emerging community local plan area is progressively developed as a relatively self-contained urban development area located predominantly on the southern side of the Ghost Hill ridgeline, but with strong linkages and associations north to Hervey Bay's existing coastal urban area;
 - (b) urban development in the local plan area is limited to land identified for urban purposes so as to protect ecologically important areas, avoid highly constrained land, protect landscape character and scenic amenity values and provide for the efficient provision of infrastructure and services;
 - (c) the local plan area is developed as a series of interconnected residential neighbourhoods which provide safe and pleasant living environments;
 - (d) a wide range of housing types are established within the local plan area to satisfy current and future predicted housing needs;
 - (e) a transition to a lower scale and intensity of residential development occurs towards the Ghost Hill ridgeline in response to scenic amenity, landscape character and topographic considerations. The elevated parts of the local plan area may be prone to landslide hazard due to the prevailing topography and therefore development will need to be located and designed to avoid or mitigate adverse impacts from this potential risk;
 - (f) a well-located district activity centre is established within the local plan area to serve the shopping, local business and community facility needs of the local community and create a focal point for community activity and interaction;

- (g) a smaller, local activity centre that is complementary to the district activity centre, is also established within the local plan area to meet the immediate convenience retail needs of residents in the area;
- (h) medium density housing is primarily focused around the activity centres to maximise convenience for residents and to optimise the vitality of these centres;
- (i) residents of the local plan area enjoy high levels of accessibility to the district activity centre and to the higher order services and facilities offered at Pialba principal activity centre and the Urraween medical and community facilities hub via upgraded road connections, improved public transport and an extensive network of pedestrian and bicycle paths;
- (j) a discrete industry and employment area is progressively developed in the western part of the local plan area to provide local economic and employment growth opportunities, with a focus on low impact and service industry uses that do not have significant adverse impacts upon surrounding sensitive land uses;
- (k) that part of the local plan area generally north of Scrub Hill, between Maryborough-Hervey Bay Road and the former Urangan rail line, provides opportunities for a range of uses with a recreation and lifestyle focus (including retail, tourism and recreational activities), community activities, as well as supporting opportunities for short term accommodation and other residential activities, where compatible with surrounding land uses;
- (l) significant environmental and landscape features within the local plan area are protected and enhanced, including areas adjacent to the Ghost Hill ridgeline, the defined waterways, major water bodies and existing vegetation patches;
- (m) development provides for an integrated network of environmental and recreational open space within the Nikenbah local plan area that:-
 - (i) complements existing open space areas adjacent to the local plan area;
 - (ii) functions as a "green collar" set beneath the Ghost Hill ridgeline as viewed from the south;
 - (iii) provides opportunities for lookout parks within the more elevated parts of the area, interconnected by a recreational trail network;
 - (iv) provides "green fingers" of open space along the existing waterways that drain through the area;
- (n) the environmental open space network provides for low impact recreational experiences in addition to serving habitat, wildlife movement and landscape protection functions;
- (o) local parks and recreation facilities are provided within the local plan area to promote active and healthy living;
- (p) a high level of integration is achieved between the open space networks and the pedestrian and bicycle path network;
- (q) development enhances the provision and functioning of the rail trail pedestrian and cyclist link by providing an appropriate interface and physical connections to this active transport corridor;
- (r) appropriate physical separation, landscape buffering and/or acoustic attenuation is provided within the local plan area to minimise land use conflicts, maintain residential amenity and protect landscape character values, including:-

- (i) maintaining the productive use of agricultural land classification class A and class B land located immediately to the south;
 - (ii) separation and buffering of sensitive land uses to existing and potential future industry and employment areas to the west, including the Nikenbah waste transfer facility; and
 - (iii) the interface to Maryborough-Hervey Bay Road; and
- (s) the provision of new and upgraded infrastructure within the local plan area, including roads, pedestrian and bicycle paths, open space, community facilities and urban utilities, supports and enables the sequential and orderly growth of the local plan area.

Note—owing to current infrastructure shortfalls, major infrastructure investment will be required to enable the Nikenbah local plan area to be comprehensively developed for urban purposes. As a consequence, infrastructure agreements and/or other appropriate infrastructure funding or delivery measures will be required to provide for the upgrading of infrastructure networks over time.

7.2.6.4 Assessment benchmarks

Table 7.2.6.4.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
<i>Settlement pattern and structure</i>			
PO1	Development in the Nikenbah emerging community local plan area:- <ul style="list-style-type: none"> (a) avoids ecologically important areas and areas subject to significant natural hazards; (b) sensitively responds to landscape character and scenic amenity values, with a particular focus on the more elevated parts of the area adjacent to the Ghost Hill ridgeline and Scrub Hill; (c) provides for the local plan area to be developed as a series of high quality integrated residential neighbourhoods offering a diverse mix of generally low to medium density accommodation ranging from dwelling houses on conventional sized urban lots to multiple dwellings in various configurations; (d) provides for the most intensive residential development to occur in the area surrounding the planned district and local activity centres in the local plan area; (e) occurs in a logical sequence that ensures the timely and efficient use of land and provision of infrastructure; (f) provides for the establishment of an integrated movement network including streets and bicycle and pedestrian paths in a configuration that promotes the use of pedestrian, cycle and public transport modes; (g) provides and reinforces movement network linkages north to Hervey Bay's existing coastal urban area and provides for east-west major road connectivity through the central part of the local plan area; (h) provides for the establishment of a highly permeable internal local road network which provides for local traffic circulation and servicing; and (i) incorporates a high standard of urban 	AO1	In partial fulfilment only of PO1— Development is generally in accordance with the land use structure, preferred land use areas and movement networks for the local plan area identified on Figure 7.2.6A (Nikenbah emerging community local plan elements) . Note—the boundaries of the preferred land use areas shown on Figure 7.2.6A are indicative only based on the consideration of development opportunities and constraints at the local plan area-wide scale. The exact boundaries of the respective preferred land use areas are intended to be determined through more detailed ground truthing and site-specific assessment of environmental and other physical constraints (including buffering) undertaken as part of the development application and assessment process.

Performance outcomes		Acceptable outcomes	
	design and landscaping that creates attractive sub-tropical buildings, streets and spaces.		
Neighbourhood design principles			
PO2	Development creates residential neighbourhoods which have:- (a) a layout which is responsive to the site attributes and landscape context; (b) legible local street, pedestrian, bicycle and open space networks focussing on walkability and street connectivity; (c) a strong local identity; (d) local public open spaces that are unique to each neighbourhood; and (e) community facilities at locations that are highly accessible and easily identifiable.	AO2	No acceptable outcome provided.
PO3	Development provides for a diversity of housing options including a mix of housing types, lot sizes and densities in order to:- (a) provide greater housing and lifestyle choice; (b) allow for greater self-containment within neighbourhoods; (c) meet the changing needs of the community over time; and (d) support community development.	AO3	No acceptable outcome provided.
PO4	Development does not create gated or introverted communities that:- (a) compromise the connectivity of road, public transport and bicycle and pedestrian infrastructure networks; or (b) result in perimeter fences that prevent surveillance of and integration with adjoining urban and non-urban open space and other public spaces.	AO4	No acceptable outcome provided.
Building height and scale			
PO5	Development provides for buildings and structures to have a height and scale which:- (a) is compatible with the existing, or future desired character of, adjacent development; (b) is appropriate to the scale and function of the use; and (c) minimises detrimental impacts including overshadowing and excessive scale.	AO5	The height of buildings and structures above ground level does not exceed:- (a) 11.0m in the District activity centre, Community facilities area and Medium density residential area; and (b) 8.5m elsewhere in the local plan area.
Intent for preferred land use areas			
Hillslope residential area			
PO6	Development provides for a Hillslope residential area that:- (a) accommodates low density residential activities, predominantly in the form of dwelling houses on large lots; (b) functions as a density transition area to an open space corridor set beneath the Ghost Hill ridgeline; (c) establishes a subdivision pattern and development form that harmonises with the natural landform and maximises retention of existing vegetation; (d) incorporates development envelopes for created lots that sensitively respond to landscape character, scenic amenity values and site constraints; and (e) preserves opportunities for recreational trails and lookout parks in the more elevated parts of the local plan area.	AO6	No acceptable outcome provided. Note—it is anticipated that an average residential density generally less than 5 dwellings per hectare will be achieved in the Hillslope residential area, in response to scenic amenity, landscape character and topographic considerations.

Performance outcomes		Acceptable outcomes	
	Note— Figure 7.2.6A (Nikenbah emerging community local plan elements) identifies the indicative location and extent of the Hillslope residential area.		
Low density residential area			
PO7	Development provides for Low density residential areas that accommodate low density residential activities, predominantly in the form of dwelling houses on conventional sized lots, with an average residential density in the order of 7 to 12 dwellings per hectare. Note— Figure 7.2.6A (Nikenbah emerging community local plan elements) identifies the indicative location and extent of the Low density residential areas. These areas include existing low density residential development within the local plan area as well as land adjoining existing low density residential neighbourhoods outside the local plan area.	AO7	No acceptable outcome provided.
PO8	Development in the Low density residential area south of Samarai Drive:- (a) establishes a subdivision pattern and development form that harmonises with the natural landform and maximises retention of existing vegetation, supplemented by appropriate street tree planting; (b) provides an appropriate interface (e.g. road reserve as opposed to residential lots) to the adjoining open space corridor set beneath the south-western side of the Ghost Hill ridgeline; and (c) provides road and pathway connections to existing residential neighbourhoods adjoining the local plan area.	AO8	No acceptable outcome provided.
Mixed density residential area			
PO9	Development provides for a Mixed density residential area that:- (a) accommodates low and mixed density residential activities; and (b) comprises the predominant neighbourhood type within the local plan area. Note— Figure 7.2.6A (Nikenbah emerging community local plan elements) identifies the indicative location and extent of the Mixed density residential area.	AO9	No acceptable outcome provided.
PO10	Development in the Mixed density residential area:- (a) provides for a diverse mix of generally low to medium density housing forms such as dwelling houses (on conventional and small sized lots), dual occupancies and other multi-unit residential uses; (b) achieves an average residential density in the order of 12 to 15 dwellings per hectare; and (c) provides for complementary ancillary activities such as local parks and community facilities.	AO10	No acceptable outcome provided.
Medium density residential area			
PO11	Development provides for Medium density residential areas that:-	AO11	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
	<p>(a) establish high quality, medium density residential neighbourhoods;</p> <p>(b) have high levels of accessibility (i.e. predominantly within the primary walking catchments) to the planned activity centres within the local plan area; and</p> <p>(c) are readily accessible to, and are capable of being well-served by, public transport, bicycle and pedestrian routes.</p> <p>Note—Figure 7.2.6A (Nikenbah emerging community local plan elements) identifies the indicative location and extent of the Medium density residential area.</p>		
PO12	<p>Development in the Medium density residential area:-</p> <p>(a) provides for predominantly multi-unit residential activities, such as dual occupancies, townhouses, villa houses, apartments and the like;</p> <p>(b) achieves an average residential density in the order of 25 to 40 equivalent dwellings per hectare; and</p> <p>(c) provides for complementary ancillary activities such as local parks and community facilities.</p>	AO12	No acceptable outcome provided.
Industry and employment area			
PO13	<p>Development provides for an Industry and employment area that:-</p> <p>(a) is located in the vicinity of the Nikenbah transfer station; and</p> <p>(b) accommodates a range of low impact industry and service industry uses.</p> <p>Note—Figure 7.2.6A (Nikenbah emerging community local plan elements) identifies the indicative location and extent of the Industry and employment area.</p>	AO13	No acceptable outcome provided.
PO14	<p>Development in the Industry and employment area:-</p> <p>(a) is undertaken in a sequential manner with an interconnected and legible local road network;</p> <p>(b) does not interfere with the amenity of surrounding sensitive land uses; and</p> <p>(c) provides an appropriate landscaped buffer and separation area to the rail trail pedestrian and cyclist link.</p>	AO14	No acceptable outcome provided.
Community facilities area			
PO15	<p>Development provides for a Community facilities area that is well-located relative to the planned District activity centre to form the main community gathering and focal point for the local plan area.</p> <p>Note—Figure 7.2.6A (Nikenbah emerging community local plan elements) identifies the indicative location and extent of the Community facilities area associated with the planned District activity centre as well as the other Community facilities areas within the local plan area.</p>	AO15	No acceptable outcome provided.
PO16	<p>Development in the Community facilities area associated with the planned District activity centre:-</p> <p>(a) accommodates a range of local and district level community facilities;</p>	AO16	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
	<p>(b) comprises a mix of other compatible uses including sport and recreation activities and special purposes in multi-purpose buildings; and</p> <p>(c) includes public spaces that are designed to promote healthy, active living and community interaction, capitalising on its location and setting adjacent to the existing major waterbody and associated drainage corridor.</p>		
PO17	<p>Development does not compromise the continued operation, viability and integrity of existing community facilities and infrastructure within the local plan area.</p> <p>Note—existing community facilities within the local plan area include a local utility (water reservoir) on the southern side of Regency Avenue, the Danish Cemetery in Aalborg Road North and telecommunications facilities in the vicinity of Scrub Hill.</p>	AO17	No acceptable outcome provided.
Environmental and drainage purposes area			
PO18	<p>Development provides for an Environmental and drainage purposes area that:-</p> <p>(a) provides for the protection, buffering and reconnection of native vegetation, waterways and other ecologically important areas to create an interconnected environmental and recreational open space network for the local plan area;</p> <p>(b) provides for the protection of the Ghost Hill ridgeline's scenic amenity value as a prominent landscape feature;</p> <p>(c) is characterised by a "green collar" of open space set beneath the Ghost Hill ridgeline as viewed from the south and "green fingers" of open space running down from the ridgeline along the defined waterways within the local plan area;</p> <p>(d) protects areas of steep land below the Ghost Hill ridgeline that are potentially prone to landslide risk from inappropriate urban development;</p> <p>(e) provides for recreational opportunities including walking trails that interconnect with a series of lookout parks at elevated viewpoints;</p> <p>(f) provides for the conveyance of major stormwater flows through the local plan area; and</p> <p>(g) meets contemporary best practice standards for sustainability and fauna sensitive design.</p> <p>Notes—Figure 7.2.6A (Nikenbah emerging community local plan elements) identifies the indicative location and extent of the Environmental and drainage purposes area.</p> <p>Figure 7.2.6A also identifies the indicative location of Outlook/viewpoints that may form the basis of an interconnected recreational trail and lookout park network set within the Environmental and drainage purposes area.</p>	AO18	No acceptable outcome provided.
PO19	Development for urban purposes in the Environmental and drainage purposes area is avoided other than for works associated with:-	AO19	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
	(a) essential network infrastructure; (b) water quality improvement measures; and (c) recreational trails and outlook parks; provided that adverse environmental impacts of these works can be avoided or mitigated.		
PO20	Development provides appropriate tenure arrangements in the Environmental and drainage purposes area to enable the ongoing protection and management of the environmental open space network without unreasonable costs being imposed upon Council or the community.	AO20	No acceptable outcome provided. Note—the Environmental and drainage purposes area may comprise various types of reserves (Examples—environmental, recreational and drainage reserves) and land tenures depending on the primary function of the particular area. The responsibility for the ongoing management of the Environmental and drainage purposes area and the most appropriate tenure will be determined at the site specific level as part of the development application process.
Major urban open space area			
PO21	Development provides for a Major open space area that:- (a) caters for a range of sport and recreation functions required to primarily service the needs of residents in the local plan area; and (b) is well-located relative to areas of community activity and residential catchments. Note— Figure 7.2.6A (Nikenbah emerging community local plan elements) identifies the indicative location and extent of the Major open space area. Note—local parks are not identified on Figure 7.2.6A but may be required to be provided as part of the development application process.	AO21	No acceptable outcome provided.
Mixed use area			
PO22	Development in the Mixed use area (incorporating the former drive-in site) provides for the establishment of an activity and lifestyle hub that incorporates:- (a) a variety of recreation and tourism uses that sensitively respond to the environmental and scenic values of the surrounding area; (b) a mix of residential uses (including dwelling houses, short term accommodation, residential care facilities and retirement facilities) that are compatible with surrounding preferred land use areas; (c) a range of community activities, including community uses and educational establishments; and (d) small scale retail services and facilities that are ancillary to and support the daily functioning of the community tourism, recreation, and lifestyle uses within the Mixed use area. Note— Figure 7.2.6A (Nikenbah emerging community local plan elements) identifies the indicative location and extent of the Mixed use area.	AO22	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
Activity centre elements			
Local activity centre			
PO23	<p>Development provides for a Local activity centre that:-</p> <ul style="list-style-type: none"> (a) is well-located relative to medium density residential areas and accessibility from higher order transport routes; (b) accommodates a limited range of small scale business and community activities that support basic convenience needs; (c) does not accommodate uses at a scale or intensity that would otherwise be expected in the District activity centre area (i.e. full-line supermarkets); and (d) provides for the local activity centre to have a maximum retail and commercial gross leasable floor area in the order of 1,000m². <p>Note—Figure 7.2.6A (Nikenbah emerging community local plan elements) identifies the indicative location of the Local activity centre.</p>	AO23	No acceptable outcome provided.
District activity centre			
PO24	<p>Development provides for a District activity centre that:-</p> <ul style="list-style-type: none"> (a) is conveniently located in the vicinity of the existing major waterbody and associated drainage corridor to the west of Main Street; (b) has frontage and high levels of accessibility to the higher order road network; and (c) primarily services the needs of residents of the local plan area and neighbourhoods in the vicinity of the local plan area. <p>Note—Figure 7.2.6A (Nikenbah emerging community local plan elements) identifies the indicative location of the District activity centre.</p>	AO24	No acceptable outcome provided.
PO25	<p>Development in the District activity centre:-</p> <ul style="list-style-type: none"> (a) ensures that the district activity centre has a configuration and involves a range of uses that create an active and vibrant centre for the local plan area; (b) ensures that a shopping centre incorporates retail elements that are outwardly focused and provides for active street frontages; (c) achieves a highly articulated built form to major road frontages; (d) provides for the district activity centre to have a maximum retail and commercial gross leasable floor area in the order of 5,000m²; (e) provides a high level of amenity, capitalising on its location and setting in the vicinity of the existing major waterbody and associated drainage corridor; and (f) provides for sheltered and comfortable spaces for pedestrians with footpaths, walkways and other public spaces adequately sheltered from excessive sunlight and inclement weather. 	AO25	No acceptable outcome provided.
Other elements			

Performance outcomes		Acceptable outcomes	
Acoustic and scenic amenity buffer			
PO26	<p>Development provides for an Acoustic and scenic amenity buffer to be established and maintained adjacent to Maryborough-Hervey Bay Road that:-</p> <ul style="list-style-type: none"> (a) protects the visual amenity of this road corridor and enhances the gateway entry experience into Hervey Bay from the south; (b) protects the amenity and wellbeing of prospective residents within the local plan area; and (c) avoids acoustic attenuation or property boundary fencing visually dominating the interface to this road. <p>Note—Figure 7.2.6A (Nikenbah emerging community local plan elements) identifies the indicative location and extent of the Acoustic and scenic amenity buffer.</p>	AO26	No acceptable outcome provided.
Agricultural land buffer			
PO27	<p>Development provides for an Agricultural land buffer to be established and maintained along the southern boundary of the local plan area so as to:-</p> <ul style="list-style-type: none"> (a) maintain the productive use of agricultural land classification class A and class B land located immediately to the south; (b) minimise land use conflicts between rural activities and sensitive land uses within the local plan area; and (c) protect the amenity and wellbeing of prospective residents within the local plan area. <p>Note—Figure 7.2.6A (Nikenbah emerging community local plan elements) identifies the indicative location and extent of the Agricultural land buffer.</p>	AO27	<p>An agricultural land buffer is provided along the southern boundary of the local plan area in accordance with an assessment report prepared by an appropriately qualified consultant that demonstrates compliance with the performance outcome.</p> <p>Note—the resultant Agricultural land buffer may be utilised for a range of potential uses including recreational, ecological, landscape protection and stormwater management purposes, provided that these uses are compatible with, and do not compromise, the buffering functions.</p>
Provision of Infrastructure and services			
Infrastructure networks generally			
PO28	Development provides for the orderly and efficient provision of planned infrastructure to and within the local plan area.	AO28	No acceptable outcome provided.
PO29	Development provides for a broad grid or modified grid subdivision pattern that builds upon the existing road network.	AO29	<p>No acceptable outcome provided.</p> <p>Note—due to the topographical constraints of the local plan area, all major intersections with the existing main roads that traverse the local plan area (Madsens Road and Main Street) will require comprehensive traffic modelling and engineering analysis to ensure optimal safety and efficiency outcomes.</p>
PO30	Development facilitates and does not delay or compromise the efficient and effective provision of infrastructure.	AO30	No acceptable outcome provided.
PO31	<p>Development provides for infrastructure which:-</p> <ul style="list-style-type: none"> (a) adequately services the development and meets the requirements of the intended use; (b) optimises reliability of supply; (c) integrates with the existing and planned infrastructure networks within and external to the local plan area; 	AO31	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
	<ul style="list-style-type: none"> (d) protects and enhances the function of the infrastructure networks; and (e) is located and designed to function effectively during and immediately after natural hazard events, as appropriate to the level of risk. 		
Requirements for stormwater infrastructure			
PO32	<p>Development ensures that the stormwater infrastructure network:-</p> <ul style="list-style-type: none"> (a) prioritises water sensitive urban design approaches whilst also balancing the need to maximise the developable area, achieve compact, walkable communities and minimise maintenance requirements; (b) incorporates site responsive solutions, including the retention and integration of natural drainage corridors, existing major waterbodies and the minimisation of large scale earthworks; (c) integrates stormwater management into the overall urban design, including road layout, street design and open space to maximise amenity whilst achieving functionality; (d) provides for the removal of the full range of pollutants using a treatment train approach; (e) provides for stormwater to be treated to an acceptable level prior to discharge into natural streams or creek systems; and (f) ensures that any proposed constructed wetland is self-sustaining. 	AO32	No acceptable outcome provided.

Figure 7.2.6A Nikenbah emerging community local plan elements

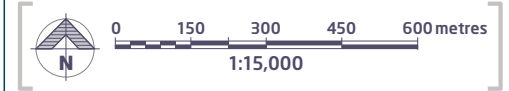


LEGEND

- BOUNDARIES**
- LOCAL PLAN AREA BOUNDARY
 - CADASTRAL BOUNDARY
- PREFERRED LAND USE AREAS (note 1)**
- Residential**
- HILLSLOPE RESIDENTIAL AREA
 - LOW DENSITY RESIDENTIAL AREA
 - MIXED DENSITY RESIDENTIAL AREA
 - MEDIUM DENSITY RESIDENTIAL AREA
- Industry and Employment**
- INDUSTRY AND EMPLOYMENT AREA
- Community**
- COMMUNITY FACILITIES AREA
- Open Space and Environmental Elements (excludes local parks)**
- ENVIRONMENTAL AND DRAINAGE PURPOSES AREA (note 2)
 - MAJOR URBAN OPEN SPACE AREA
- Other**
- MIXED USE AREA
- ACTIVITY CENTRE ELEMENTS**
- LOCAL ACTIVITY CENTRE
 - DISTRICT ACTIVITY CENTRE
- TRANSPORT ELEMENTS**
- MAJOR ROAD (Existing or Upgraded)
 - MAJOR ROAD (Proposed)
 - OTHER ROAD (Proposed)
 - RAIL TRAIL PEDESTRIAN AND CYCLIST LINK
- OTHER ELEMENTS**
- GHOST HILL RIDGELINE
 - MAJOR WATERBODY
 - OUTLOOK/VIEWPOINT
 - ACOUSTIC AND SCENIC AMENITY BUFFER
 - AGRICULTURAL LAND BUFFER

NOTE 1
The boundaries of the preferred land use areas presented on the local plan elements figure are indicative only, based on the consideration of development opportunities and constraints at the local plan area-wide scale. The exact location and spatial extent of the respective land use areas will be determined through more detailed ground truthing and site-specific assessment of environmental and other physical constraints (including buffering) undertaken as part of the development application and assessment process.

NOTE 2
It is intended that the Environmental and Drainage Purposes Area will comprise various types of reserves (e.g. environmental, recreational and drainage) and land tenures depending on the primary function of the particular area. The responsibility for the ongoing management of the Environmental and Drainage Purposes Areas and the most appropriate tenure will be determined through the development application and assessment process.



Nikenbah Emerging
Community Local
Plan Elements

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