

6.2.132 Waterfront and marine industry zone code



Photograph 6.2.132-1
Example of the Waterfront and marine industry zone located at Coomera. Photography by Remco Jansen.

6.2.132.1 Application

This code applies to assessing all development in the Waterfront and marine industry zone.

When using this code, reference should be made to **Section 5.3.2** and, where applicable, **Section 5.3.3**, in **Part 5**.

6.2.132.2 Purpose

- (1) The purpose of the waterfront and marine industry zone code is to provide for uses for which a location adjoining or near the waterfront or a marine environment is essential.

It may include non-industrial and business uses that support ~~the marine~~ industrial activities where they do not compromise the long-term use of the land for ~~industrial-marine industry~~ purposes.

- (2) The purpose of the code will be achieved through the following overall outcomes:

(a) Land uses –

- (i) support intensive boat building and related water based industries such as marine industry, research and technologies and warehouses;
- (ii) involving other low and medium impact industry uses may also be established ~~where not directly adjoining water and~~ if they do not compromise the long-term use of marine industry land for its intended purpose;
- (iii) include a limited range of complementary uses that directly relate to the primary marine-industry function of the zone such as a car wash, shops, food and drink outlets, service stations and manufacturer's shop;
- (iv) include a limited range of uses that support the zone may be considered providing they do not compromise the long term use of the zone for marine industry purposes such as, hardware and trade supplies, health care services, offices, educational establishments, places of worship, service industries, parking stations, port services and transport depots;

Comment [Amend-1]: Theme: Other land use changes – improving clarity, consistency and alignment within the City Plan;
Item 32 – Minor administrative and editorial improvements

Comment [MU3 - CP2]: Theme: Growth and diversification of employment - stimulating economic growth;
Item 19 – Industrial land uses

Comment [MU3 - CP3]: Theme: Growth and diversification of employment - stimulating economic growth;
Item 19 – Industrial land uses

Comment [MU3 - CP4]: Theme: Growth and diversification of employment - stimulating economic growth;
Item 19 – Industrial land uses

- (v) such as hotels, ~~large~~ food and drink outlets, short-term accommodation, resort complexes and tourist attractions that make best use of the unique water-based locations of the zone may be considered providing there are no conflicting and competing interests and the amenity impacts of the industrial uses can be mitigated;
- (vi) do not include special industry; and
- (vii) manage impacts to provide for an acceptable level of health and amenity to nearby residential and other sensitive land uses.

Comment [MU3 - CP5]: Theme: Growth and diversification of employment - stimulating economic growth;
Item 19 – Industrial land uses

(b) **Amenity –**

Development achieves a level of amenity reasonably expected in a waterfront and marine impact industry environment, having regard to:

- (i) the qualities of the locality;
- (i) built form, scale and visual amenity;
- (ii) noise, privacy, safety, glare, odour, light and vibration;
- (iii) contaminated substances, hazardous chemicals and emissions; and
- (iv) traffic, parking, servicing and hours of operation.

Comment [MU3 - CP6]: Theme: Built form and urban design – the importance of a well-designed city;
Item 9 – Built form improvements

(c) Character consists of –

- (i) large, unobtrusive buildings that are creatively designed to be functional and visually appealing from waterways and land;
- (ii) legible and attractive streetscapes with wide streets that provide easy site access; and
- (iii) extensive landscaping where adjoining sensitive land uses and transport corridors.

(de) Built form –

- (i) ~~is of a height that~~ allows for the efficient manufacturing, storing and repairing of vessels, while not significantly impacting on adjacent uses; ~~and~~
- (ii) allows for public access to the waterfront for recreation, access and transport in appropriate locations; ~~and~~
- (iii) has a building height and structure height that does not exceed that indicated on the Building height overlay map.

Comment [MU2 - CP7]: Theme: Height and density - creating a sustainable city shape;
Item 1&2 – Building height overlay map and new building height categories

Note: The designated height on the Building height overlay map may not be achievable when taking into consideration outcomes, such as, but not limited to aviation restrictions, setbacks and site cover.

Comment [CB8]: Theme: Height and density - creating a sustainable city shape;
Item 1&2 – Building height overlay map and new building height categories

(ee) Lot design –

- (i) allows land to be used for waterfront and marine industrial activities.

Comment [MU2 - CP9]: Theme: Height and density - creating a sustainable city shape;
Item 1&2 – Building height overlay map and new building height categories

6.2.132.3 Specific benchmarks for assessment

Part A applies to accepted development subject to requirements.

Part B applies to assessable development.

PART A – ACCEPTED DEVELOPMENT SUBJECT TO REQUIREMENTS

Table 6.2.132-1: Waterfront and marine industry zone code – for accepted development subject to requirements

Required outcomes	
Height	RO1 Building height and structure height does not exceed that shown on the Building height overlay map. Building height does not exceed 15m. AND Structures do not exceed a height of 15m.

Comment [CB10]: Theme: Height and density - creating a sustainable city shape;
Item 1&2 – Building height overlay map and new building height categories

Advisory note

Accepted development identified in the assessment tables as subject to requirements must comply with all the nominated requirements in this and other applicable codes.

PART B – ASSESSABLE DEVELOPMENT BENCHMARKS

Table 6.2.132-2: Waterfront and marine industry zone code – for assessable development

Performance outcomes	Acceptable outcomes
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Site cover

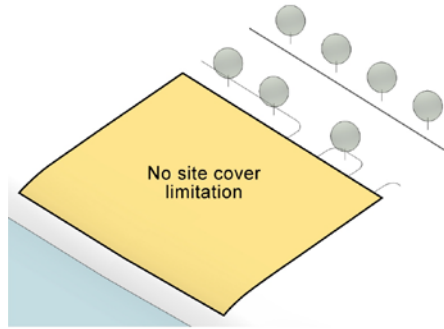


Figure 6.2.132-1
Illustration showing Waterfront and marine industry zone site cover outcomes

Height

PO1

Building height –and structure height does not exceed that shown on the **Building height overlay map**. Development is of a height that:
(a) is consistent with the surrounding industrial built form;
(b) allows for the effective operation of the use; and
(c) does not significantly impact on the amenity of adjacent residential uses.

AO1

No acceptable outcome provided. Building height does not exceed 15m.
AND
Structures do not exceed a height of 15m.

Comment [CB11]: Theme: Height and density - creating a sustainable city shape; Item 1&2 – Building height overlay map and new building height categories

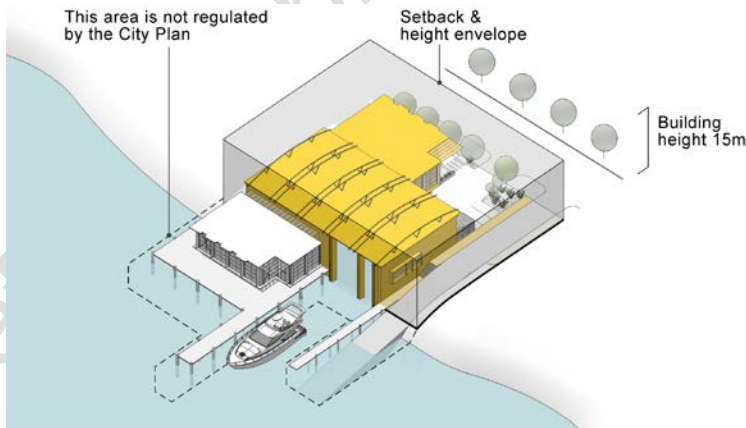


Figure 6.2.132-2
Illustration showing Waterfront and marine industry zone setback and height outcomes

Performance outcomes	Acceptable outcomes
Amenity	
<p>PO2 Development achieves a level of amenity reasonably expected in a waterfront and marine industry environment, having regard to:</p> <ul style="list-style-type: none"> (a) the qualities of the locality; (b) built form, scale and visual amenity; (c) noise, privacy, safety, glare, odour, light and vibration; (d) contaminated substances, hazardous chemicals and emissions; and (e) traffic, parking, servicing and hours of operation. 	<p>AO2 No acceptable outcome provided.</p>
Lot design (for subdivision only)	
<p>PO3 Lots are of a size that support waterfront and marine based industrial activity and configured to operate efficiently and effectively.</p>	<p>AO3.1 Minimum lot size is 1,000m², exclusive of any access strip or access easement of rear lots.</p>
	<p>AO3.2 Minimum road frontage and average lot width is 25m. OR For rear lots, the average lot width is 25m.</p>
Waterfront access	
<p>PO4 Development facilitates public access to the waterfront for recreation, access and transport in appropriate locations.</p>	<p>AO4 No acceptable outcome is provided.</p>

Comment [MU3 - CP12]: Theme: Built form and urban design – the importance of a well-designed city; Item 9 – Built form improvements