

SC6.6 Planning scheme policy for the Urangan Harbour Master Plan

SC6.6.1 Purpose

The purpose of this planning scheme policy is to:-

- provide a 30 year redevelopment vision to maximise land use opportunity in line with suitable land tenure of the Urangan Harbour and key surrounding areas;
- provide advice about achieving development and land use outcomes in the Urangan Harbour Master Plan sub-precincts as identified in **Figure 6.2.18.A** and **Figure 6.2.18.B** and **Table 6.2.18** of the Mixed Use Zone Code; and
- identify key attributes and design outcomes of the relevant sub-precincts of the Urangan Harbour.

SC6.6.2 Application

This planning scheme policy applies to assessable development located within the Mixed use zone **Precinct MU1 (Urangan Harbour)**, which requires assessment against the Mixed use zone code.

This planning scheme policy is to be read in conjunction with the Mixed use zone code and reference given to **Schedule 2 – Mixed use precinct 1 sub-precinct zone map**.

SC6.6.3 Sub-precincts land use intent

The following is general advice about satisfying the sub-precinct land use, design and amenity outcomes:-

| Column 1 Sub-precinct | Column 2 Design and Land Use Outcomes |
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| Sub-precinct 1 High Density Residential | <ul style="list-style-type: none"> - Promote high density residential development that will cater for both long and short term accommodation with boutique and resort style commercial uses, restaurants and bars at the ground level fronting the Esplanade. - Promote a strong linkage with the Urangan Harbour and create an interactive boulevard along the Esplanade to create an engaging and pedestrian friendly locality. |
| Sub-precinct 2 SOHO Opportunity | <ul style="list-style-type: none"> - SOHO refers to small office / home office where certain types of uses occur in residential areas adjacent to a key urban development area, employment node, retail precinct or tourism node. - This sub-precinct has been identified as a suitable SOHO opportunity locality that could support the commercial, retail, tourism and short term accommodation uses being promoted within the Urangan Harbour Master Plan sub-precincts. - The types of complementary SOHO opportunities could include beauty services, tour booking office, professional services, boutique dentist and medical services and small café/barista. - The intent of this sub-precinct is to maintain the dominant residential amenity within the locality, whilst encouraging small bespoke commercial enterprises on sites where fronting the Esplanade or Miller Street. - The residential use types encouraged in the sub-precinct include dwelling houses, multiple dwellings and retirement living. |
| Sub-precinct 3 Mixed Use Development | <ul style="list-style-type: none"> - Promote a range of uses that are complementary to the Urangan Harbour marina and tourism activities. - The types of uses encouraged within this sub-precinct includes |

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| | <p>short and long term accommodation, backpackers, retail, small scale commercial uses and function facilities.</p> <ul style="list-style-type: none"> - The Mixed Use Development sub-precinct is also located on key entry sites into the Urangan Harbour from the Esplanade therefore the built form and landscaping is to be of a high standard to create an attractive entry statement. - The Mixed Use Development sub-precincts intent is to encourage high quality accommodation uses with supporting retail, hospitality and commercial activities that create a sense of place upon arrival into the Urangan Harbour area and support the marina. |
| Sub-precinct 4 Community and Club Facilities | <ul style="list-style-type: none"> - Accommodate marine based public services such as volunteer Marine Rescue, Coastguard, Police/Customs/Border Protection, sailing clubs and training facilities. - The intent of this sub-precinct is to co-locate similar public service and community based organisations to share common facilities and training areas and create a focal point within the Urangan Harbour area for maritime public services. |
| Sub-precinct 5 Marine Facilities (Wet Marina) | <ul style="list-style-type: none"> - To continue providing recreational, commercial and live-on boat moorings and berths and dredge spoil disposal operations. - The commercial moorings and berths will accommodate a range of commercial activities including tourism, fishing, boat charter, barge and short-term berths. - Any expansion of the marina or relocation or construction of an additional seawall will avoid or mitigate impacts on areas of ecological significance including the values of the Great Sandy Marina Park and protected and endangered species and their habitat such as Dugong and Sea Turtles. |
| Sub-precinct 6 Retail, Hospitality and Tourism | <ul style="list-style-type: none"> - Seeks to encourage a range of commercial, retail and tourism uses within the sub-precinct ranging from restaurants and cafes, clubs and licensed premises, take away and fish monger stores, convenience store, retail shopping, booking offices, marine tourism (i.e. aquarium) and function facilities. - The intent of this sub-precinct is to encourage commercial and tourism activities that complement the marina activities and the surrounding short-term accommodation uses whilst also providing an engaging tourism marina attraction for the Fraser Coast. |
| Sub-precinct 7 Marine Facilities (Dry Marina) | <ul style="list-style-type: none"> - Provide the operational and industrial services essential for a marina. This includes mechanical / electrical services, boat builders, sail makers and marine trimmers, travel lift, fuelling facilities, dry storage (boat yard, etc) and commercial fish receivables. These uses and services are essential for the daily operations and maintenance of the marina, moored boats and commercial vessels and will be accommodated collectively at the southern end of the marina to provide opportunity to share services, facilities and ease of access to the services for the boats. |
| Sub-precinct 8 Open Space and Recreation (Car Trailer Parking) | <ul style="list-style-type: none"> - To create passive recreational areas as well as sufficient car and trailer parking facilities with direct access to the recreational boat ramps proposed for this sub-precinct. - The open space areas will also provide amenities such as toilets and change facilities, pontoons, fish cleaning and wash down areas and there will also be bike and pedestrian networks linking the open space sub-precinct to other areas within the Urangan Harbour. |
| Sub-precinct 9 Open Space and Recreation | <ul style="list-style-type: none"> - To create passive recreational areas that provides beautiful green space settings throughout the Urangan Harbour, and also provide for views and vistas through the harbour out towards Fraser Island. - The open space areas will also provide amenities such as toilets and change facilities, playgrounds and BBQ facilities and there will also be bike and pedestrian networks linking the open space and recreation sub-precinct to other areas within the Urangan Harbour. |
| Sub-precinct 10 | <ul style="list-style-type: none"> - Key Recreation Area A is intended to be a “high profile park” that |

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| Key Recreation Areas A & B | <p>will provide for market and festival activities, beautifully landscaped parklands and also contribute to the Boat Harbour Drive entry statement into the Urangan Harbour.</p> <ul style="list-style-type: none"> - Key Recreation Area B is intended to be a major recreational swimming area for surrounding residents and visitors staying within the Urangan Harbour precinct. Amenities and facilities will be provided for as well as a maintained park area for picnic and BBQ facilities. - These two key recreation areas will be linked to the Urangan Harbour by pedestrian and bicycle networks and a boardwalk extended from the “swimming area” to the marina. |
| Sub-precinct 11 Special Tourism Opportunities | <ul style="list-style-type: none"> - Identifies part of the existing dredge material disposal and rehandling facility as a potential resort and commercial opportunity providing a unique location and visitor experience with vistas of Fraser Island and the Great Sandy Strait. - Building design and height will need to demonstrate iconic characteristics and sustainability due to the location and view lines from sub-precincts 3, 6 and 9. - This Special Investigations sub-precinct will need to demonstrate that the characteristics of the site are suitable for development, particularly considering potential contamination of the dredge spoil and that the reclaimed land is structurally suitable for the development. - The operational demands for the existing dredge material disposal and rehandling facility are to be maintained in accordance with the dredge management plan for the Urangan Harbour including the future planned expansion. If the dredge disposal facility is to be relocated, the new facility will: <ul style="list-style-type: none"> o meet the operational demands for future dredging operations; and o avoid or mitigate impacts on areas of ecological significance including the values of the Great Sandy Marine Park and protected and endangered species and their habitat such as Dugong and Sea Turtles; and o avoid or mitigate impacts on fisheries and commercial fishers. |
| Sub-precinct 12 Wet Marina Investigation Area | <ul style="list-style-type: none"> - Identifies a potential opportunity to extend the wet marina beyond the existing harbour wall to allow for fixed pontoon style moorings for short term visitation by larger vessels currently unable to navigate the Urangan Harbour. - This area will be subject to investigations into demand, design, climatic exposure, management, impacts on the environment and provision of services including sewerage pump out and vehicular access to this precinct. - Any expansion of the wet marina in this precinct will: <ul style="list-style-type: none"> o avoid or mitigate impacts on areas of ecological significance including the values of the Great Sandy Marine Park and protected and endangered species and their habitat such as Dugong and Sea Turtles. o avoid or mitigate impacts on fisheries and commercial fishers. |

SC6.6.4 Urangan Harbour Master Plan overall design intent

The Urangan Harbour Master Plan is an ultimate, long-term plan that combines land use redevelopment opportunity, infrastructure establishment and improvements and design objectives whilst facilitating the free holding of State government tenure for potential investors and businesses seeking to develop within the Urangan Harbour Master Plan area during a 30 year timeframe.

The Urangan Harbour Master Plan identifies all developable land in the master plan area as well as identifying possible complementary land uses abutting the State managed boat harbour boundary, for completeness and improved integration with the surrounding community.

The Urangan Harbour Master Plan seeks to promote and encourage key development opportunities to help set the Urangan Harbour apart from other harbours. The key development opportunities envisaged for the master plan area include a Casino, Tourist Attraction and Cruise Ship Terminal.

SC6.6.5 Sub-precinct Outcomes

SC6.6.5.1 Sub-precinct 1 – High Density

Precinct Intent

- (1) Sub-precinct 1 will accommodate predominately residential development providing for both long and short term accommodation that supports the Urangan Harbour.
- (2) High density development will provide for commercial uses are the ground level where fronting the Esplanade to promote an interactive boulevard and provide a direct linkage to the surrounding commercial areas of the Urangan Harbour.
- (3) The building heights reflect **Figure 6.2.18.B** in the Mixed Use Zone Code.
- (4) Development in Sub-precinct 1 will ensure urban design and land uses:
 - (a) have regard to the new connection from the Esplanade to Jetty Street; and
 - (b) provide for a new upgraded intersection at Boat Harbour Drive and the Esplanade.
- (5) Preferred land uses:
 - Bar – where forming part of a residential building and at ground level;
 - Child care centre;
 - Food and drink outlet – where forming part of a residential building and at ground level;
 - Function facility;
 - Health care services;
 - Hotel;
 - Indoor sport and recreation;
 - Multiple dwelling;
 - Office – where forming part of a residential building and at ground level;
 - Rooming accommodation;
 - Resort complex;
 - Short-term accommodation;
 - Shop – where forming part of a residential building and at ground level;
 - Shopping centre – where forming part of a residential building and at ground level; and
 - Theatre.

SC6.6.5.2 Sub-precinct 2 – SOHO Opportunity

- (1) Sub-precinct 2 will provide opportunity for small office / home office uses that are compatible with the predominant residential amenity and complementary to the Urangan Harbour short term accommodation, commercial and tourism activities.

- (2) The types of complementary SOHO opportunities could include beauty services, tour booking office, professional services, boutique dentist and medical services and small café/barista.
- (3) The intent of this sub-precinct is to maintain the dominant residential amenity within the locality, whilst encouraging small bespoke commercial enterprises on sites where fronting the Esplanade or Miller Street.
- (4) The building heights reflect **Figure 6.2.18.B** in the Mixed Use Zone Code.
- (5) Preferred land uses:
 - Bar;
 - Child care centre;
 - Community residence;
 - Dwelling houses;
 - Dual occupancy;
 - Food and drink outlet – where located within an existing building;
 - Health care services;
 - Home based business;
 - Multiple dwellings;
 - Office – where located within an existing building;
 - Relocatable home park;
 - Residential care facility;
 - Retirement facility;
 - Rooming accommodation;
 - Shop – where located within an existing building;
 - Short term accommodation; and
 - Tourist park.

SC6.6.5.3 Sub-precinct 3 – Mixed Use Development

- (1) Development in Sub-precinct 3 will form a large part of the Urangan Harbour master plan area. Overall, Sub-precinct 3 will provide for mixed use residential, retail and commercial development as well as parking areas and providing access to key view corridors to Fraser Island and the Great Sandy Strait.
- (2) Development in sub-precinct 3 will enhance opportunities to connect to the marina and is likely to provide early development opportunities which will support further development in the area. Throughout the sub-precinct a variety of residential solutions will be supported which will allow for increased density in proximity to the marina in sub-precinct 5.
- (3) Development in Sub-precinct 3 will support residential development and the creation of the mixed use node. Residential uses are appropriate throughout the precinct where not in conflict with other desired outcomes. Retail and commercial uses should seek to locate within the mixed use node at ground level to activate street frontages.
- (4) The building heights reflect **Figure 6.2.18.B** in the Mixed Use Zone Code.
- (5) Development in Sub-precinct 3 will ensure residential and mixed use design and land uses:
 - (a) support the creation of the mixed use development sub-precinct where active commercial or retail uses are focused, providing convenience retail, tourist and commercial uses (such as shops and professional offices well as other non-retail functions such as childcare, cafes and restaurants) to serve the local catchment of residents and visitors;

- (b) activate public space and deliver the highest density of development and activities in the sub-precinct in order to benefit from access to and outlook onto the marina area and Fraser Island;
 - (c) deliver a key arrival and departure point within the master plan area, providing sufficient and comfortable areas for interaction and circulation;
 - (d) contribute to an articulated streetscape with active frontages in the mixed use development sub-precinct along key pedestrian and street connections and fronting key focal points, which provide continuous awnings along footpaths and support zero setbacks of building facades along the Esplanade, Miller and Jetty Streets and Buccaneer Drive;
 - (e) ensure active frontages are built up to or near public space edges, are visually and physically permeable and do not incorporate blank walls, plant rooms, parking areas or other back of house facilities;
 - (f) support office and residential uses above ground floor retail development in the mixed use development sub-precinct;
 - (g) provide to 5,000m² GFA of neighbourhood centre scale active retail uses serving mainly the convenience shopping needs of the local catchment;
- (6) Development will contribute to establishing a street and movement network which complements uses in the mixed use development sub-precinct and promotes pedestrian connection with the waterfront and marina. Development in Sub-precinct 3 will contribute to a street and movement network which:
- (a) supports Miller street acting as a key road within the Mixed use development sub-precinct as the main entrance to the Urangan Harbour and linking development to the external road network and acting as a focus for access and connectivity within the Master Plan area, including activated frontages with appropriate access to parking areas;
 - (b) establishes a new road which links to Jetty Street; and
 - (c) has regard to the need for adequate car parking within the sub-precinct to meet the needs of the marina.
- (7) Preferred land uses:
- Bar;
 - Child care centre;
 - Club;
 - Community use;
 - Emergency services;
 - Food and drink outlet (where located at ground level);
 - Function facility;
 - Health care services;
 - Hotel;
 - Indoor sport and recreation;
 - Multiple dwelling;
 - Nightclub entertainment facility;
 - Office;
 - Port services;
 - Resort complex;
 - Rooming accommodation;
 - Service industry;
 - Shop – where located within a mixed use building and at ground level;
 - Shopping centre – where located within a mixed use building and at ground level;

- Short term accommodation;
- Theatre;
- Tourist attraction; and
- Tourist park.

SC6.6.5.4 Sub-precinct 4 – Community & Club Facilities

- (1) Sub-precinct 4 will include development that provides community and government services that support the marina activities. This will include sailing clubs, State Government departments such as Fisheries, Marine Rescue, Coastguard, Police/Customs/Boarder Protection and training facilities.
- (2) Development occurring in sub-precinct 4 will need to have regard to:
 - (a) access requirements of water based vessels to ensure the operational component of the community facilities are accommodated for; and
 - (b) suitable co-location of the various community uses are provided where possible.
- (3) Preferred land uses:
 - Community use;
 - Emergency services;
 - Landing;
 - Office – where located in an existing building;
 - Port services; and
 - Service industry.

SC6.6.5.5 Sub-precinct 5 – Marine Facilities (Wet Marina)

- (1) Sub-precinct 5 will include development and works undertaken in the wet marina. This will include the opportunity for an expansion to the existing marina and relocation of the existing sea wall to allow for the additional moorings.
- (2) A promenade and over the water boardwalk will be provided to increase pedestrian access to the wet marina and provide a direct link with sub-precinct 6 from surrounding areas.
- (3) Development occurring in areas of water will need to have regard to:
 - (a) avoiding conflict between recreational and commercial boating activity and ensuring the safety of all boating movements;
 - (b) access requirements of water based vessels including need for widening or provision of new channels;
 - (c) requirements for capital and or maintenance dredging associated with development;
 - (d) the treatment and or disposal of dredge spoil;
 - (e) appropriate protection, mitigation or environmental offsets associated with impacts to areas or species of ecological significance;
 - (f) dredging and channel access requirements associated with development to be undertaken in Sub-precinct 5, including extending the existing marina to accommodate existing and future boating activities both private and commercial.

- (4) Preferred land uses:
- Aquaculture;
 - Community use;
 - Emergency services;
 - Landing;
 - Low impact industry;
 - Marine industry;
 - Medium impact industry;
 - outdoor sport and recreation;
 - Port services;
 - Service industry;
 - Service station (for marina purposes);
 - Utility installation; and
 - Warehouse.

SC6.6.5.6 Sub-precinct 6 – Retail, Hospitality & Tourism

- (1) Development in Sub-precinct 6 is the main focal point of the Urangan Harbour master plan area. Overall, Sub-precinct 6 will provide for retail, hospitality, commercial and tourism development as well as areas of public open space providing key view corridors to Fraser Island and the Great Sandy Strait.
- (2) Development in sub-precinct 6 will enhance opportunities for the wet marina by encouraging tourism and hospitality uses that support the marina based activities including commercial vessels.
- (3) The building heights reflect **Figure 6.2.18.B** in the Mixed Use Zone Code.
- (4) Development in Sub-precinct 6 will ensure retail, hospitality and tourism design and land uses that:
- (a) provide for public access to the marina in Precinct 5;
 - (b) support the creation of development where active commercial and retail uses are focused, providing convenience retail, tourist and commercial uses (such as shops and professional offices well as other non-retail functions such as cafes and restaurants) to serve the local catchment of residents and visitors;
 - (c) contribute to an articulated streetscape with active frontages to ensure a strong interface with the mixed use development sub-precinct 3 along key pedestrian and street connections, which support zero setbacks of building facades;
 - (d) ensure active frontages are visually and physically permeable and do not incorporate blank walls, plant rooms, parking areas or rows of fire escapes;
- (5) Development will contribute to establishing a new street and movement network at the southern end of sub-precinct 6 which complements uses in sub-precincts 3, 6 and 8.
- (6) Preferred land uses:
- Bar;
 - Child care centre;
 - Club;
 - Emergency services;
 - Function facility;
 - Food and drink outlet;
 - Hotel;
 - Indoor sport and recreation;

- Landing;
- Multiple dwelling;
- Nightclub entertainment facility;
- Office;
- Port services;
- Resort complex;
- Rooming accommodation;
- Service industry;
- Shop;
- Shopping centre;
- Short term accommodation;
- Theatre; and
- Tourist attraction.

SC6.6.5.7 Sub-precinct 7 – Marine Facilities (Dry Marina)

- (1) Sub-precinct 7 will include development and works undertaken in the dry marina being maintenance and operational services and industry to service the wet marine (sub-precinct 5). This will include the expansion to the existing marina and relocation of the existing sea wall which will provide for the majority of this sub-precinct.
- (2) Sub-precinct 7 will be sleeved by an improved and realigned extension of Boat Harbour Drive to support vehicular access requirements of sub-precinct 7.
- (3) Development occurring in sub-precinct 7 must have regard to:
 - (a) Operational and maintenance needs of sub-precinct 5;
 - (b) access requirements of water based vessels including need for a new slipway; and
 - (c) appropriate protection, mitigation or environmental offsets associated with impacts to areas or species of ecological significance.
- (4) Preferred land uses:
 - Car wash;
 - Emergency services;
 - Landing;
 - Low impact industry;
 - Marine industry;
 - Medium impact industry;
 - Office;
 - Outdoor sales;
 - Parking station;
 - Port services;
 - Research and technology industry;
 - Service industry;
 - Service station (for marina purposes);
 - Shop;
 - Utility installation; and
 - Warehouse.

SC6.6.5.8 Sub-precinct 8 – Open Space & Recreation (Car Trailer Parking)

- (1) Development in sub-precinct 8 will create passive recreational areas as well as sufficient car and trailer parking facilities with direct access to the recreational boat ramps proposed for this sub-precinct.

- (2) Sub-precinct 8 will provide amenities such as toilets and change facilities, pontoons, recreational boat ramps and fish cleaning and wash down areas to enhance the recreation activities available within the sub-precinct.
- (3) Sub-precinct 8 will provide for bike and pedestrian networks linking sub-precinct 8 to other sub-precincts within the Urangan Harbour Master Plan area.
- (4) Development in Sub-precinct 8 will ensure design and land uses:
 - (a) support the recreational activities intended for the sub-precinct where embellished open space area are focused, providing suitable public amenities for users of the sub-precinct;
 - (b) provide adequate public car and trailer parking facilities that enable sufficient and safe access to the recreational boat ramps; and
 - (c) deliver the highest quality of development and activities in the sub-precinct to complement the outlook onto the marina area and across to Fraser Island.
- (5) Preferred land uses:
 - Community use;
 - Food and drink outlet;
 - Landing;
 - Market;
 - Park;
 - Parking station;
 - Port services;
 - Shop; and
 - Utility installation.

SC6.6.5.9 Sub-precinct 9 – Open Space & Recreation

- (1) Development in sub-precinct 9 will create passive recreational areas that will provide beautiful green space settings throughout the Urangan Harbour Master Plan area, and also provide for views and vistas through the harbour out towards Fraser Island.
- (2) Sub-precinct 9 will provide amenities such as toilets and change facilities, BBQ facilities and playgrounds along with pontoons and fish cleaning areas to enhance the recreation activities available within the sub-precinct.
- (3) Sub-precinct 9 will accommodate bike and pedestrian networks linking to other sub-precincts within the Urangan Harbour Master Plan area.
- (4) Development in Sub-precinct 9 will ensure design and land uses:
 - (a) support the recreational activities intended for the sub-precinct where embellished open space areas are focused, providing suitable public amenities for users of the sub-precinct; and
 - (b) deliver the highest quality of development and activities in the sub-precinct to complement the outlook onto the marina area and across to Fraser Island.
- (5) Preferred land uses:
 - Community use;
 - Food and drink outlet;
 - Landing;
 - Market;

- Park;
- Port services; and
- Utility installation.

SC6.6.5.10 Sub-precinct 10 – Key Recreation Sites

- (1) Development in sub-precinct 10 will create special recreational areas that will provide key recreation opportunities to complement the Urangan Harbour Master Plan area.
- (2) **Key Recreation Area A** will be a “high profile park” that will provide for market and festival activities, beautifully landscaped parklands and also contribute to the Boat Harbour Drive entry statement into the Urangan Harbour Master Plan area.
- (3) **Key Recreation Area B** will be a major recreational swimming area for surrounding residents and visitors of the Urangan Harbour Master Plan area. Amenities and facilities will be provided for along with a maintained park area for picnic and BBQ facilities.
- (4) Both Key Recreation Areas in sub-precinct 10 will provide amenities such as toilets and change facilities, BBQ facilities and playgrounds to enhance the recreation activities available within the sub-precinct.
- (5) The two key recreation areas in sub-precinct 10 will be linked to the Urangan Harbour by pedestrian and bicycle networks and a boardwalk extended from the **Key Recreation Area B** to the marina in Sub-precinct 5.
- (6) Development in Sub-precinct 10 will ensure design and land uses:
 - (a) support the recreational activities intended for the sub-precinct where embellished open space areas are focused, providing suitable public amenities for users of the sub-precinct; and
 - (b) deliver the highest quality of development and activities in the sub-precinct to complement the outlook onto the marina area and across to Fraser Island.
- (7) Preferred land uses:
 - Community use;
 - Landing;
 - Park; and
 - Utility installation.

SC6.6.5.11 Sub-precinct 11 – Special Tourism Opportunities

- (1) Sub-precinct 11 is a special tourism opportunities investigation sub-precinct which identifies part of the existing dredge material disposal and rehandling facility as a potential resort and commercial opportunity providing a unique location and visitor experience with vistas of Fraser Island and the Great Sandy Strait subject to tenure, operational and design requirements.
- (2) Building design and height would need to demonstrate iconic characteristics and sustainability due to the location and view lines from sub-precincts 3, 6 and 9.
- (3) Sub-precinct 11 will need to demonstrate that the operational demands for the existing dredge material disposal and rehandling facility are maintained in accordance with the dredge management plan for the Urangan Harbour including the future planned expansion of sub-precinct 5.

- (4) Development in Sub-precinct 11 will ensure design and land uses:
- a. support the creation of a tourism development sub-precinct where active commercial or retail uses are focused, providing tourist and commercial uses (such as shops and non-retail functions such as cafes and restaurants) to complement short-term accommodation facilities envisaged for the investigation sub-precinct; and
 - b. deliver the highest quality of development and activities in the sub-precinct to complement the outlook onto the marina area and Fraser Island.
- (5) Preferred land uses:
- Bar;
 - Food and drink outlet (where located at ground level);
 - Function facility;
 - Hotel;
 - Landing;
 - Nightclub entertainment facility;
 - Office;
 - Park;
 - Resort complex;
 - Shop – where located within a mixed use building and at ground level;
 - Short term accommodation; and
 - Theatre.

SC6.6.5.12 Sub-precinct 12 – Wet Marina Investigations Area

- (1) Sub-precinct 12 identifies a potential opportunity to extend the wet marina beyond the existing harbour wall to allow for fixed pontoon style moorings for short term visitation by larger vessels including a cruise ship terminal and luxury yachts that are currently unable to navigate the Urangan Harbour.
- (2) Development within sub-precinct 12 will be subject to investigations into demand, design, climatic exposure, management, services including sewerage pump out and vehicular access to this precinct
- (3) Development occurring in sub-precinct 12 must have regard to:
- (a) avoiding conflict and ensuring safety of all boating movements into and out of the main section of the marina (sub-precinct 5);
 - (b) access requirements of water based vessels; and
 - (c) appropriate protection, mitigation or environmental offsets associated with impacts to areas or species of ecological significance.
- (4) Preferred land uses:
- Landing