

## 6.2.12 Waterfront and marine industry zone code

### 6.2.12.1 Application

- (1) This code applies to assessable development:-
  - (a) within the Waterfront and marine industry zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
  - (b) identified as requiring assessment against the Waterfront and marine industry zone code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) All provisions in this code are assessment benchmarks for applicable assessable development.

### 6.2.12.2 Purpose and overall outcomes

- (1) The purpose of the Waterfront and marine industry zone code is to provide a dedicated area for the establishment of waterfront and *marine industry* activities as well as a limited range of non-industrial activities that are complementary to and support waterfront and *marine industry*.

In particular, the Waterfront and marine industry zone code is to provide support to the local seafood processing industry and those components of the local tourism industry that rely upon access to marine services and infrastructure or the scenic qualities of the waterfront.

- (2) The purpose of the Waterfront and marine industry zone code will be achieved through the following overall outcomes:-
  - (a) the waterfront and marine industry zone is predominantly used for *marine industry* activities, including marine and maritime service providers and marine vessel maintenance operations, in conjunction with *medium impact industry* activities involving seafood processing;
  - (b) other activities including *caretaker's accommodation, food and drink outlets* and certain community and tourist activities may also be established in the zone where they require access to a navigable waterway or provide support or complementary services to *marine industry* activities or the seafood processing industry;
  - (c) existing and planned *marine industry* uses are protected from the intrusion of uses that do not require a waterfront location or which are incompatible with the primary use of premises for *marine industry* or seafood processing;
  - (d) industrial activities and other activities established in the zone make a positive contribution to the image of the Sunshine Coast by incorporating a high quality of built form and landscape design in keeping with the expectations of a modern, safe, and attractive industrial environment;
  - (e) development is located, designed and operated to be responsive to the Sunshine Coast's sub-tropical climate and minimises the consumption of energy and water;
  - (f) development ensures that uses and works for *marine industry* activities or other activities are located, designed and managed to maintain public health and safety and minimise adverse impacts on the natural environment, non-industrial land and sensitive uses;
  - (g) development avoids as far as practicable, or where avoidance is not practicable, minimises and otherwise mitigates, adverse impacts on *ecologically important areas*, including *waterways, wetlands*, coastal areas, habitats and *vegetation* through location, design, operation and management;
  - (h) development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including flooding, *steep land*, landslide hazard and bushfire hazard, where applicable;
  - (i) development is provided with the full range of urban services to support the needs of the community, including *parks*, roads and transport corridors, pedestrian and cycle paths,

reticulated water, sewerage, stormwater drainage and electricity and telecommunication infrastructure;

- (j) development is located and designed to maximise the efficient extension and safe operation of *infrastructure*;
- (k) development does not adversely impact on the continued operation, viability and maintenance of existing *infrastructure* or compromise the future provision of planned *infrastructure*; and
- (l) development provides for the following:-
  - (i) a use listed as a consistent use in column 1 of **Table 6.2.12.2.1 (Consistent uses and potentially consistent uses in the Waterfront and marine industry zone)** to occur in the Waterfront and marine industry zone; and
  - (ii) a use listed as a potentially consistent use in column 2 of **Table 6.2.12.2.1** to occur in the Waterfront and marine industry zone only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, nature, scale and intensity.

Note—a use not listed in **Table 6.2.12.2.1** is an inconsistent use and is not intended to occur in the Waterfront and marine industry zone.

**Table 6.2.12.2.1 Consistent uses and potentially consistent uses in the Waterfront and marine industry zone**

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
<b>Residential activities</b>	
<i>Caretaker's accommodation</i>	None
<b>Business activities</b>	
(a) <i>Food and drink outlet</i> (where not involving a <i>drive-through facility</i> or <i>high volume convenience restaurant</i> )	(a) <i>Sales office</i> (b) <i>Shop</i>
(b) <i>Service station</i> (where for fuelling marine craft)	
<b>Industrial activities</b>	
(a) <i>Marine industry</i>	None
(b) <i>Medium impact industry</i> (where involving seafood processing)	
<b>Community activities</b>	
(a) <i>Community use</i>	None
(b) <i>Emergency services</i>	
<b>Sport and recreation activities</b>	
<i>Park</i>	None
<b>Other activities</b>	
(a) <i>Port services</i>	None
(b) <i>Telecommunications facility</i> (where other than a freestanding tower)	
(c) <i>Utility installation</i> (where a <i>local utility</i> )	