

25.0 Port and Marine Zone

25.1 Zone Purpose

The purpose of the Port and Marine Zone is:

- 25.1.1 To provide for major port and marine activity related to shipping and other associated transport facilities and supply and storage.
- 25.1.2 To provide for use or development that supports and does not adversely impact on port and marine activities.

25.2 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Port and Shipping	
Utilities	If for minor utilities.
Permitted	
Bulky Goods Sales	If for boat sales, shipping supplies or other maritime purposes.
Business and Professional Services	If for marine, port, shipping and transport purposes.
Educational and Occasional Care	If for training in marine, port, shipping and transport purposes.
Emergency Services	
Equipment and Machinery Sales and Hire	If for marine, port, shipping and transport equipment.
General Retail and Hire	If for chandlers and other shipping and transport related goods.
Manufacturing and Processing	If associated with maritime purposes.
Passive Recreation	
Pleasure Boat Facility	
Research and Development	If associated with Port and Shipping or marine and transport purposes.

Use Class	Qualification
Service Industry	If for marine, port, shipping and transport purposes.
Storage	If for marine, port, shipping and transport purposes.
Transport Depot and Distribution	
Utilities	If not listed as No Permit Required.
Vehicle Fuel Sales and Service	
Discretionary	
Food Services	
Resource Processing	If for: (a) marine, port, shipping and transport purposes; or (b) aquaculture or fish processing.
Sports and Recreation	If for marine or aquatic based activities.
Storage	If not listed as Permitted.
Tourist Operation	
Vehicle Parking	
Visitor Accommodation	
Prohibited	
All other uses	

25.3 Use Standards

25.3.1 There are no Use Standards in this zone.

25.4 Development Standards for Buildings and Works

25.4.1 Building height

Objective:	To provide for a building height that: (a) is necessary for the operation of the use; and (b) does not cause unreasonable loss of amenity on adjoining properties.
Acceptable Solutions	Performance Criteria
A1 Building height, excluding for Port and Shipping, and structures such as towers, poles, gantries, cranes or similar, must be not more than 20m.	P1 Building height, excluding for Port and Shipping, and structures such as towers, poles, gantries, cranes or similar, must: (a) be necessary for the operation of the use; and (b) not cause unreasonable loss of amenity to adjoining properties, having regard to: (i) the bulk and form of the building; (ii) separation from existing use on adjoining sites; and (iii) any buffers created by natural or other features.

25.5 Development Standards for Subdivision

25.5.1 Lot design

Objective:	That each lot: (a) has an area and dimensions appropriate for use and development in the zone; and (b) is provided with appropriate access to a road.
Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, must: (a) be required for Port and Shipping; (b) have an area of not less than 1000m ² and be able to contain a minimum area of 15m x 20m clear of all of easements or other title restrictions that limit or restrict development; (c) be required for public use by the Crown, a council or a State authority; (d) be required for the provision of Utilities; or (e) be for the consolidation of a lot with another lot provided each lot is within the same zone.	P1 Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to: (a) the existing buildings and the location of intended buildings on the lot; (b) the topography of the site; (c) the presence of any natural hazards; and (d) the pattern of development existing on established properties in the area.

<p>A2</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have a frontage of not less than 6m.</p>	<p>P2</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway suitable for its intended use, having regard to:</p> <ul style="list-style-type: none"> (a) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; (b) the topography of the site; (c) the functionality and useability of the frontage; (d) the anticipated nature of vehicles likely to access the site; (e) the ability to manoeuvre vehicles on the site; (f) the ability for emergency services to access the site; and (g) the pattern of development existing on established properties in the area.
<p>A3</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.</p>	<p>P3</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the length of the access; (c) the distance between the lot or building area and the carriageway; (d) the nature of the road and the traffic; and (e) the anticipated nature of vehicles likely to access the site.

25.5.2 Services

<p>Objective:</p>	<p>That the subdivision of land provides services for the future use and development of the land.</p>
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must:</p> <ul style="list-style-type: none"> (a) be connected to a full water supply service if the frontage of the lot is within 30m of a full water supply service; or (b) be connected to a limited water supply service 	<p>P1</p> <p>No Performance Criterion.</p>

<p>if the frontage of the lot is within 30m of a connection to a limited water supply service, unless a regulated entity advises that the lot is unable to be connected to the relevant water supply service.</p>	
<p>A2 Each lot, or a lot proposed in a plan of subdivision, excluding those for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.</p>	<p>P2 Each lot, or a lot proposed in a plan of subdivision, excluding those for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.</p>
<p>A3 Each lot, or a lot proposed in a plan of subdivision, excluding those for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.</p>	<p>P3 Each lot, or a lot proposed in a plan of subdivision, excluding those for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to:</p> <ul style="list-style-type: none"> (a) the size of the lot; (b) topography of the site; (c) soil conditions; (d) any existing buildings on the site; (e) any area of the site covered by impervious surfaces; and (f) any watercourse on the land.