

# Part F

## Specific Area Plans

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### **F2.0 Margate Marina Specific Area Plan**

#### **F2.1 Purpose of Specific Area Plan**

F2.1.1 The purpose of this provision is to ensure that:

- (a) Development results in an integrated mixed use comprising of:
  - Marina oriented commercial uses;
  - An Australian International Marine Technology Park & associated accommodation facilities;
  - Convention/conference/reception/restaurant facilities;
  - Serviced and residential apartments;
  - Small scale waterfront boardwalk with commercial shopfronts.
- (b) New development is limited to 2-3 storey building heights, steps back from the water frontage and demonstrates gradual transition and change to maintain visual links with the water frontage.
- (c) Public recreation areas are provided and focussed around the wharf, the bay and central residential area.
- (d) Waterfront public places are created that provide a focal point for community activity which connects the residential/business and commercial areas.
- (e) Pedestrian amenity is protected through urban design principles that encourage and facilitate pedestrian movement.
- (f) The landscape is respectful and complementary to the existing natural landscape.

#### **F2.2 Application of Specific Area Plan**

F2.2.1 The specific area plan applies to the area of land designated as Margate Marina Specific Area Plan on the Planning Scheme Maps and Figure F2.1.

## F2.3 Use Table

### F2.3.1 Land based precinct

<b>No Permit Required</b>	
<b>Use Class</b>	<b>Qualification</b>
Educational and occasional care	Only if home-based child care in accordance with a licence under the <i>Child Care Act 2001</i>
Utilities	Only if minor utilities
<b>Permitted</b>	
<b>Use Class</b>	<b>Qualification</b>
Business and professional services	Only if servicing the mixed use of the Margate Marina precinct
Community meeting and entertainment	Only if a convention or art and craft centre
Food services	Except if a take away food premises with a drive through facility
Natural and cultural values management	
Residential	Only if above ground floor level
<b>Discretionary</b>	
<b>Use Class</b>	<b>Qualification</b>
Educational and occasional care	Only if used for educational purposes associated with the Marina or Marine technology use
General retail and hire	Only if not displacing an existing residential use. Only if associated with the Marina, or predominantly servicing the needs of the Margate Marina precinct. Except if a supermarket. Except if an adult sex product shop.
Hotel industry	Except if adult entertainment venue.
Passive recreation	
Pleasure boat facility	

Residential	Except if permitted.
Research and development	Only if associated with the Marina and marine technology uses.
Storage	Only if boat storage within the Marine Works area in Figure F2.2.
Tourist operation	Only if a visitor centre for the Marina.
Utilities	Except if permitted.
Vehicle parking	Only if associated with the Marina, or predominantly servicing the needs of the Margate Marina precinct.
Visitor accommodation	Except if camping and caravan park or overnight camping areas.
<b>Prohibited</b>	
<b>Use Class</b>	<b>Qualification</b>
All other uses	

#### F2.3.2 Water based precinct

<b>No Permit Required</b>	
<b>Use Class</b>	<b>Qualification</b>
Utilities	Only if minor utilities.
<b>Permitted</b>	
<b>Use Class</b>	<b>Qualification</b>
Passive recreation	
<b>Discretionary</b>	
<b>Use Class</b>	<b>Qualification</b>
Food services	Only if provided from a docked boat.
Pleasure boat facility	
Port and shipping	Only if associated with an existing facility.
Research and development	

Utilities	Except if permitted.
<b>Prohibited</b>	
<b>Use Class</b>	<b>Qualification</b>
All other uses	

## F2.4 Use Standards

### F2.4.1 Location of use

Objective:	
To ensure use on land within the area to which the Margate Marina Specific Area applies is consistent with the Margate Marina Masterplan	
Acceptable Solutions	Performance Criteria
<b>A1</b> Use must be in accordance with Figure F2.2.	<b>P1</b> Applications for use may be approved where it is demonstrated that the development principles and design strategies outlined in Section 3 & 4 of the Margate Marina Master Plan are achieved.

## F2.5 Development Standards

### F2.5.1 Location of development

Objective:	
To ensure development on land within the area to which the Margate Marina Specific Area Plan applies is consistent with the Margate Marina Masterplan.	
Acceptable Solutions	Performance Criteria
<b>A1</b> Development must be in accordance with Figure F2.2.	<b>P1</b> Applications for development may be approved where it is demonstrated that the development principles and design strategies outlined in Section 3 & 4 of the Margate Marina Master Plan are achieved.

### F2.5.2 Building height

Objective:	
To ensure that building height contributes positively to the Margate Marina Precinct and does not result in unreasonable impact on residential amenity.	
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Building height must be no more than: 10m.</p>	<p><b>P1</b></p> <p>Building height must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) Be consistent with the principles and design strategies outlined in Section 3 &amp; 4 of the Margate Marina Master Plan;</li> <li>(b) Be compatible with the scale of nearby buildings;</li> <li>(c) Not unreasonably overshadow adjacent public space;</li> <li>(d) Allow for a transition in height between adjoining buildings, where appropriate; and</li> <li>(e) Be no more than 12m.</li> </ul>

### F2.5.3 Residential amenity

Objective:	
To ensure that buildings for residential use provide reasonable levels of residential amenity and safety	
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>A dwelling must have at least one habitable room window (other than a bedroom) facing between 30 degrees west of north and 30 degrees east of north.</p>	<p><b>P1</b></p> <p>A dwelling must be sited and designed to optimise sunlight to at least one habitable room (other than a bedroom).</p>
<p><b>A2</b></p> <p>The potential for direct overlooking from windows of habitable rooms with a finished surface or floor level more than 1m above natural ground level on one lot to the windows of habitable rooms, balconies, decks and roof gardens on adjacent lots must be avoided or</p>	<p><b>P2</b></p> <p>The potential for direct overlooking from windows of habitable rooms with a finished surface or floor level more than 1m above natural ground level on one lot to the windows of habitable rooms, balconies, decks and roof gardens on adjacent lots must be avoided or</p>

<p>minimised by complying with any of the following:</p> <p>(a) Have a side boundary setback no less than 3m;</p> <p>(b) Be offset no less than 1.5m from the windows of habitable rooms on adjacent lots where on the same horizontal plane;</p> <p>(c) Have a window sill height no less than 1.5m.</p>	<p>minimised through their separation and off-set or by use of solid or translucent screening.</p>
<p><b>A3</b></p> <p>Outdoor living space must be provided for a dwelling that complies with all of the following:</p> <p>(a) Be no less than 10m<sup>2</sup>;</p> <p>(b) Have a width no less than 2m.</p>	<p><b>P3</b></p> <p>Outdoor living space must be provided for a dwelling with dimensions sufficient for the projected requirements of the occupants.</p>

#### F2.5.4 Visual impact

Objective:	
To ensure development on land within the area to which the Margate Marina Specific Area applies is consistent with the design principles set out in the Margate Marina Master Plan.	
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Exterior building surfaces must be coloured using subtle colour strategies with a light reflectance value not greater than 40 percent.</p>	<p><b>P1</b></p> <p>Exterior building surfaces must:</p> <p>(a) avoid adverse impacts on the visual amenity of neighbouring land; and</p> <p>(b) not detract from the contribution the site makes to the landscape, views and vistas.</p>

#### F2.5.5 Signage

Objective:	
To ensure signage does not detract from the foreshore locality within the area to which the Margate Marina Specific Area Plan applies.	
Acceptable Solutions	Performance Criteria

<p><b>A1</b></p> <p>Signage must not be illuminated.</p>	<p><b>P1</b></p> <p>Illumination of signage may be approved where :</p> <ul style="list-style-type: none"> <li>(a) it is demonstrated to be consistent with the scale of development; and</li> <li>(b) minimises visual impact from the water; and</li> <li>(c) does not result in detrimental impact or loss of amenity to adjoining development.</li> </ul>
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F2.5.6 Landscaping and open space

<p>Objective:</p>	
<p>To ensure native vegetation is retained where possible and the site is landscaped with appropriate public access in accordance with the recommendations of the Margate Marina Master Plan.</p>	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p><b>A1</b></p> <p>A landscape plan must be prepared by a suitably qualified person and submitted for each stage of development in accordance with the landscaping options set out in the Margate Marina Master Plan and must demonstrate as a minimum:</p> <ul style="list-style-type: none"> <li>(a) the extent of native vegetation to be retained;</li> <li>(b) the screening of buildings and works; and</li> <li>(c) details of plantings with locally occurring species.</li> </ul>	<p><b>P1</b></p> <p>No performance criteria.</p>
<p><b>A2</b></p> <p>Areas to facilitate public access and open space must be provided in each stage of the development in accordance with Figure F2.2.</p>	<p><b>P2</b></p> <p>Alternative public access and open space locations may be approved where a development is considered in accordance with Clause F2.5.1(P1) provided the extent of the public access and open space area is relatively consistent with the area required by Figure F2.2.</p>

F2.5.7 Subdivision

Objective:	
To ensure subdivision results in lots being created that are capable of being developed consistent with the Margate Marina Master Plan.	
Acceptable Solutions	Performance Criteria
Subdivision must demonstrate that each lot is capable of being developed in accordance with Clause F2.5.1(A1).	Subdivision may be approved where it is demonstrated that each lot is capable of being developed in accordance with Clause F2.5.1(P1).

Figure F2.1 Margate Marina Specific Area Plan

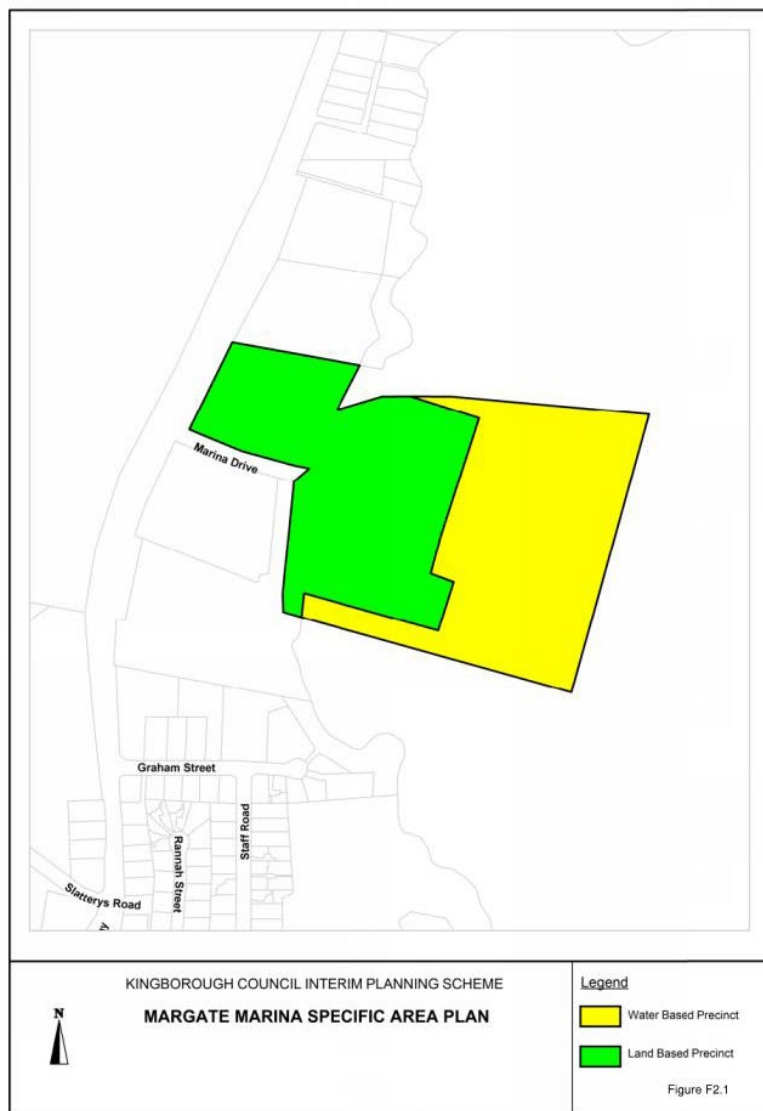




Figure F2.2 Margate Marina Master Plan



Map F2 Margate Marina Specific Area Plan – LISTmap

Open the full map extent (link to the [interactive map](#))

