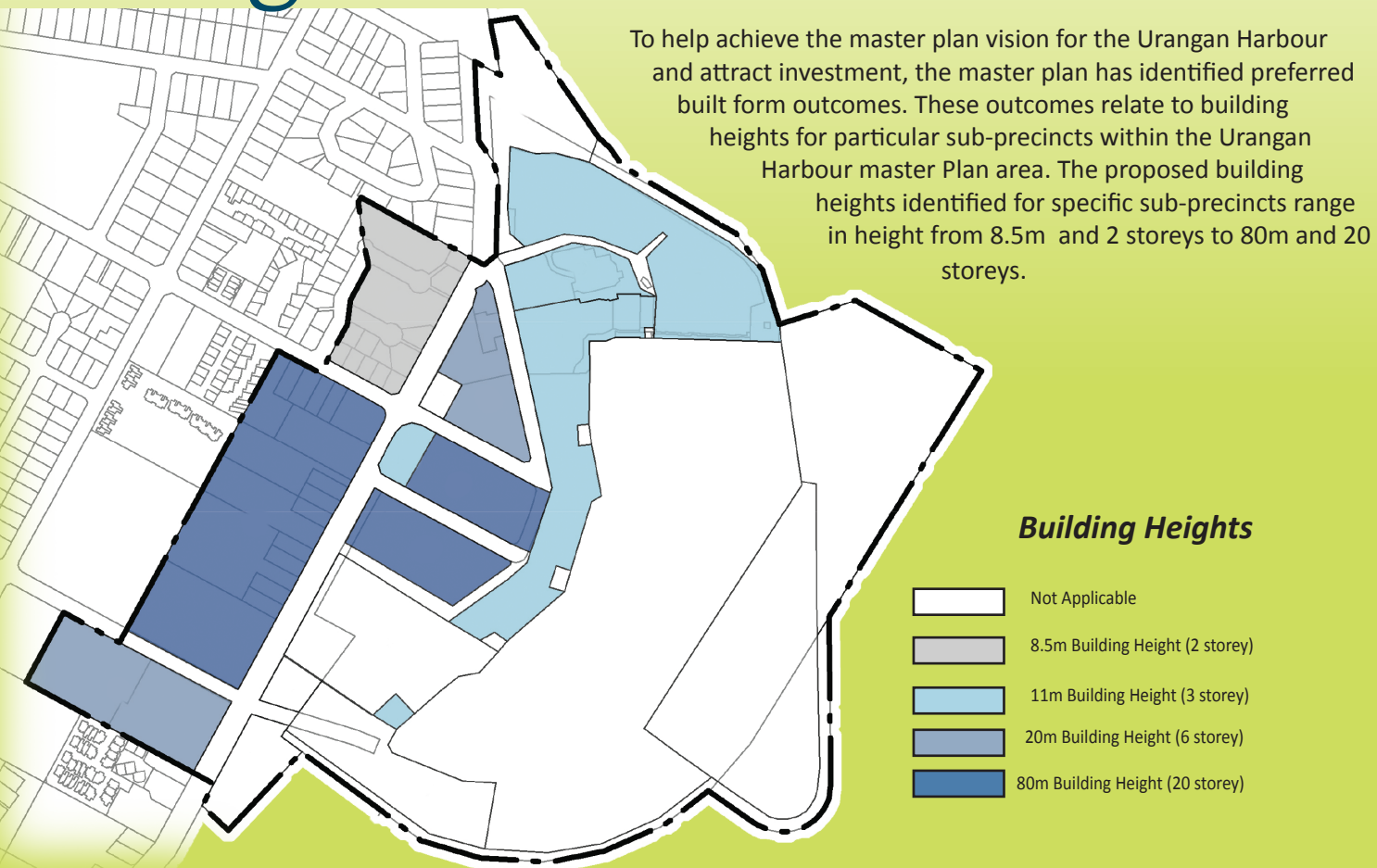





uranganharbour masterplan

The master plan envisions an array of facilities, infrastructure and amenities, tourism, retail and dining experiences. It is a vision for key development; a well used, working harbour to stand the test of time.

proposed building heights



Please refer to the figure above showing the proposed building heights allocation for the Urangan Harbour Master Plan.

a potential jewel in Hervey Bay's crown



The Urangan Harbour is poised to become an icon of Hervey Bay. Already a significant tourism, boating and fishing industry hub for the Fraser Coast, the Urangan Harbour master plan has been prepared to outline future land use intent and redevelopment opportunities to ensure the Harbour continues to play an important role as a key location for economic growth.

The Urangan Harbour Master Plan is a 30 year vision which seeks to guide development opportunities within the harbour precinct to ensure sustainable commercial viability and create a vibrant and engaging precinct for residents and visitors to enjoy.

The master plan seeks to deliver a working harbour that will become a key destination for the Fraser Coast as well as provide the necessary facilities, infrastructure and amenities to support the local industries that rely on the Harbour, whilst also offering significant tourism, retail and dining experiences.

This promotes and encourages key development opportunities to help set the Urangan Harbour apart from other harbours.

- 1

HIGH DENSITY RESIDENTIAL SUB-PRECINCT 1
To promote high density residential development that will cater for both long term and short term accommodation with boutique and resort style commercial uses, restaurants and bars at the ground level fronting the Esplanade.
- 2

SOHO OPPORTUNITY SUB-PRECINCT 2
Refers to small office/home office where commercial uses occur in residential areas adjacent to a key urban development or employment area, retail precinct or tourism precinct.
- 3

MIXED USE DEVELOPMENT SUB-PRECINCT 3
To 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 short-term and long-term accommodation, backpackers, retail, small scale commercial uses and function facilities.
- 4

COMMUNITY & CLUB FACILITIES SUB-PRECINCT 4
To accommodate marine based public services such as volunteer Marine Rescue, Coastguard, Police/Customs/Boarder 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.
- 5

MARINE FACILITIES (WET MARINA) SUB-PRECINCT 5
To provide recreational, commercial and live-on boat moorings and berths and dredge spoil disposal operations. The commercial moorings and berth will seek to accommodate a range of commercial activities including tourism, fishing, boat charter, barge and short-term berths.
- 6

RETAIL, HOSPITALITY & TOURISM SUB-PRECINCT 6
The primary commercial focus area of the Urangan Harbour and therefore 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.
- 7

MARINE FACILITIES (DRY MARINA) SUB-PRECINCT 7
To 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.
- 8

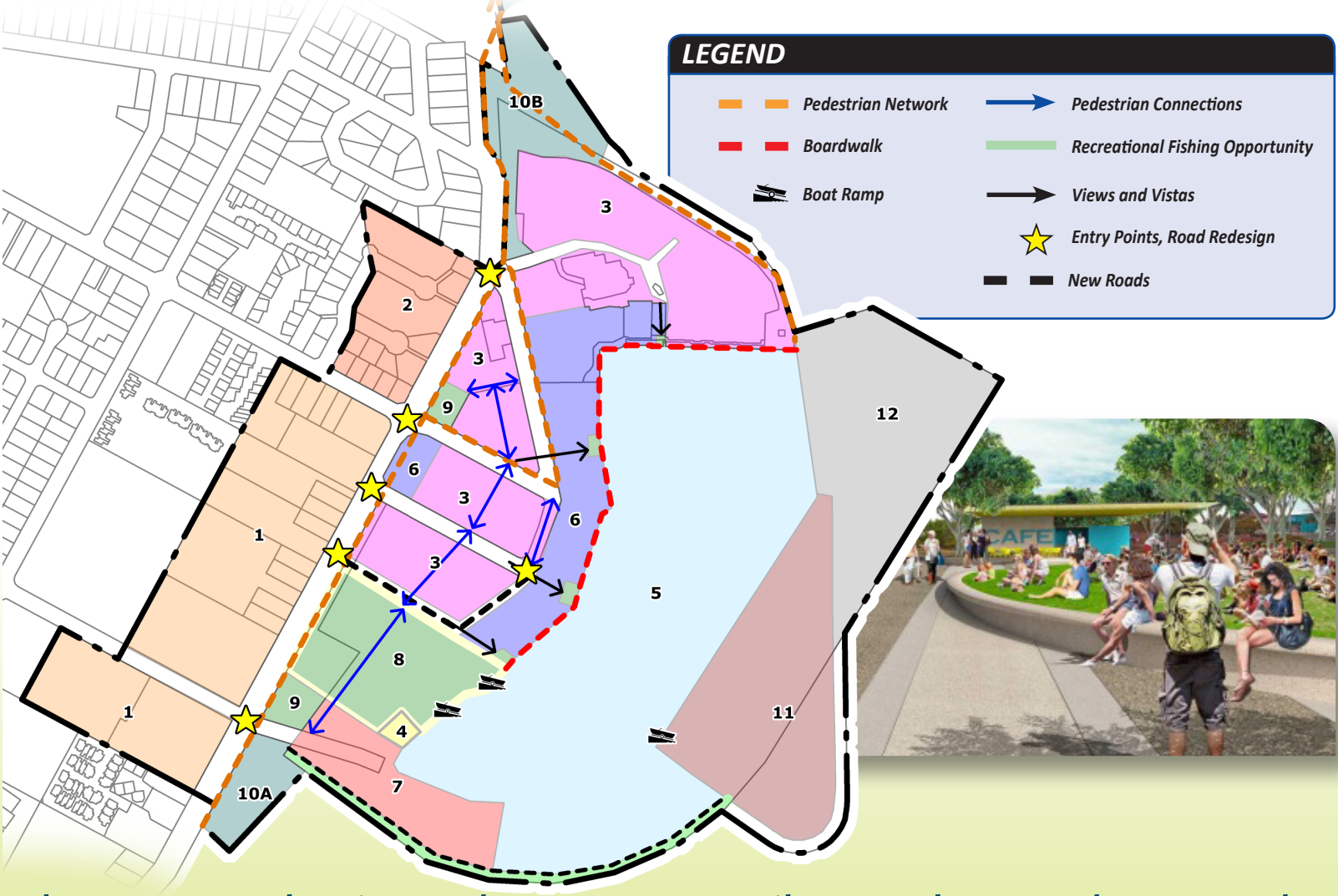
OPEN SPACE & RECREATION (CAR TRAILER PARKING) SUB-PRECINCT 8
To create passive recreational areas as well as sufficient car and trailer parking facilities with direct access to the recreational boat ramps proposed for this sub-precinct. The open space areas will also provide amenities such as toilets and change facilities, pontoons and 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.
- 9

OPEN SPACE & RECREATION SUB-PRECINCT 9
To create passive recreational areas that not only provide beautiful green space settings throughout the Urangan Harbour, but also provide for views and vistas through the harbour out towards Fraser Island.
- 10

KEY RECREATION AREAS A & B SUB-PRECINCT 10
Key Recreation Area A is intended to 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. Key Recreation Area B is intended to be a major recreational swimming area for surrounding residents and visitors staying within the Urangan Harbour precinct.
- 11

SPECIAL TOURISM OPPORTUNITIES SUB-PRECINCT 11
A potential resort and commercial opportunity providing a unique location and visitor experience with vistas of Fraser Island and the Great Sandy Strait.
- 12

WET MARINA INVESTIGATIONS AREA SUB-PRECINCT 12
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 Boat Harbour.



the key objectives of the master plan include...

- Establishment of an iconic tourism destination for the Fraser Coast to attract domestic, interstate and international visitors;
- Promote apartment living residential opportunities;
- Highlight key redevelopment opportunities to attract investors and provide a clear direction on what type of development is delivered;
- Provide clarity on the urban design and place-making objectives to enhance resident and visitor experiences to the Urangan Harbour;
- Improve the commercial viability of the marina and the associated businesses ranging from food and beverage services, retail, tourism and the marine and fishing industries; and
- Provide for a co-located community facility hub for government and non-profit organisations that utilise the marina.

The master plan intends to create a vibrant place and ensure that it remains a working harbour.

The master plan comprises of 12 sub-precincts that identify key land use intentions as well as infrastructure, traffic and place-making strategies to ensure the overall development outcomes can be achieved.

It is proposed that the existing sea wall be relocated out to the edge of the seabed lease area to increase the wet marina and allow for the creation of a new, larger, area for industry and marine-focused commercial uses.

It is also proposed that the existing car trailer parking area be relocated to better align with open space and recreation in the southern section of the master plan area. This would allow for further mixed use development to become available in the new land use configuration.



OTHER KEY FEATURES

Other key features that will be encouraged through the Urangan Harbour master plan include recreational boat ramps to service particular open space areas, pontoons for recreational jetty fishing, a boardwalk providing pedestrian access to the Marina facilities from particular open space areas and accommodation facilities.