





























Scarborough Boat Harbour

Revised Draft Master Plan

June 2024 (Accessible Version)

LEGEND

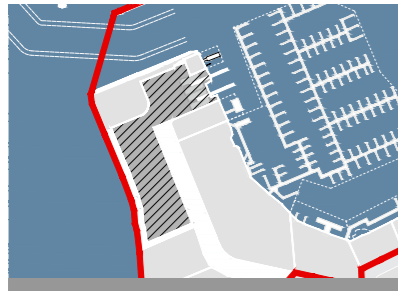
-  Harbour boundary
-  Precinct 1A and 7: Public boat ramp, car park and overflow parking
-  Precinct 2A and 2B: Commercial marine activities
-  Precinct 3: Commercial marine activities - low impact
-  Precinct 4: Entertainment activities
-  Precinct 5: Trawler facility
-  Precinct 6: Mixed marine activities - low impact
-  Precinct 8: Non-motorised craft
-  Precinct 9A and 9B: Marina activities - low impact
-  Precinct 10A and 10B: Marine-related tourism and commercial activities - low impact
-  Precinct 11A: Open space (mangrove conservation)
-  Precinct 11B and 11C: Open space
-  Open space (Moreton Bay City Council parks - Thurecht Park and Jamieson Park)
-  Government marine services
-  Low-scale vegetation buffer
-  Existing beach
-  Key active transport connections (existing)
-  Key active transport connections (proposed)
-  Key road connections (existing)
-  Key road connections (proposed)
-  Wet leases (existing and proposed)
-  Public boat ramp (existing)
-  Public boat ramp (proposed)
-  Public car park (existing)
-  Public car park (proposed)
-  Public pontoon (proposed)
-  Bus stops
-  Harbour entry statement and wayfinding point



Scarborough Boat Harbour

Revised Indicative Land Use Activities

June 2024 (Accessible Version)



Precinct 1A

Public boat ramp and car park

Maintain and enhance existing public boat ramp and car-trailer unit parking facility including:

- Improved pedestrian connectivity, street/landscaping and activating the foreshore to Precinct 11B
- Improved safety, efficiency and accessibility of the parking facility (improve traffic circulation, infrastructure interventions to deter hooning activities)
- Improved public facilities – accessible public toilets
- Investigate additional boat launching capacity in this location (adjacent to existing boat ramps) to cater to existing and future demand.



Precinct 1B

Overflow parking

Provide an overflow parking facility including:

- Shared parking facility to cater for single vehicles and car-trailer units
- Landscaping and low scale vegetation buffer to adjoining residential and mangrove conservation areas
- Investigate alternative car-park design solutions to avoid hard-stand and integrate landscaping where possible (for example, grasscrete).



Precinct 2A and 2B

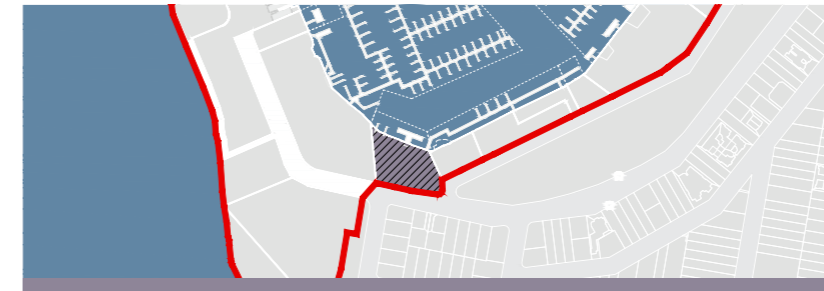
Commercial marine activities

Maintain and enhance existing marine activities, offering a broad range of traditional marine industry activity with associated wet leases.

Indicative land-use activities include:

- Recreational boat moorings and berths
- Mechanical, electrical services, marine engineering workshop
- Boat repair – sanding, painting, welding
- Boat maintenance
- Sail makers, marine trimmers, boat detailing, upholstery
- Travel lift
- Slip yard
- Fueling facilities and fuel storage
- Dry storage
- Dock boatyards
- Dry storage
- General storage
- Chandlery
- Bait, tackle and ice supplies

- Convenience food and beverage
- Toilets, laundrette, showers
- Rubbish collection, sewage disposal, biosecurity facilities
- Administration office
- Parking.



Precinct 3

Commercial marine activities - low impact

Maintain and enhance existing low impact marine activities, impact and scale marine or commercial uses requiring a public interface. Provides a logical land use intensity transition to public open spaces and residential areas.

Low impact and scale uses will:

- Not have significant noise or air emissions
- Have hours of operation compatible with the surrounding context
- Have articulated building forms and scale responsive to the surrounding context

Indicative land-use activities include:

- Recreational and commercial boat moorings and berths
- Seafood processing
- Mechanical, electrical services, marine engineering workshop
- Boat repair – sanding, painting, welding
- Boat maintenance

- Sail makers, marine trimmers, boat detailing, upholstery
- Travel lift
- Slip yard
- Fueling facilities and fuel storage
 - Dock boatyards
 - Dry storage
 - General storage
- Chandlery
- Bait, tackle and ice supplies
- Convenience food and beverage
- Toilets, laundrette, showers
- Rubbish collection, sewage disposal, biosecurity facilities
- Administration office
- Parking.



Precinct 4a, 4b and 4c

Entertainment activities

Maintain and enhance existing waterfront maritime hospitality precinct.

Indicative land-use activities include:

- Cafes/coffee carts
- Restaurants/Bistro/Licensed premises
- Micro-brewery
- Fish monger
- Function facilities
- Commercial boat moorings and berths
- Parking.

Scarborough Boat Harbour

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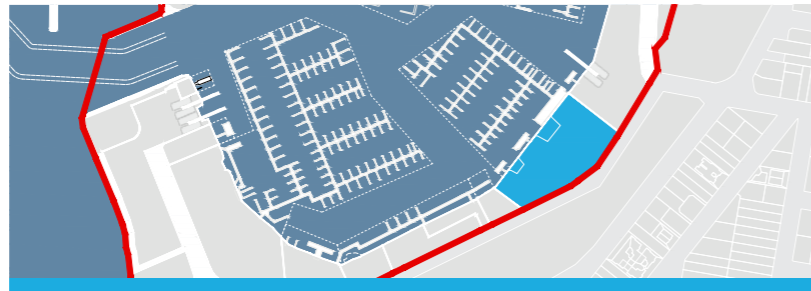


Precinct 5

Trawler facilities

Maintain and enhance existing trawler facility and access including:

- Investigate safety and efficiency of access to the trawler facility, and potential to enable direct to public seafood sales
- Investigate future trawler facility enhancements and upgrades
- Investigate alternative management options for the facility.



Precinct 6

Mixed marine activities - low impact

Maintain and enhance existing marina related uses.

Precinct that suits a range of low impact and scale marine or commercial uses requiring a public interface or community focus.

Low impact and scale uses will:

- Not have significant noise or air emissions
- Have hours of operation compatible with the surrounding context
- Have articulated building forms and scale responsive to the surrounding context

Indicative land-use activities include:

- Recreational boat moorings and berths
- Boat club
- Community-based groups
- Mechanical, electrical services, marine engineering workshop
- Boat repair and maintenance

- Sail makers, marine trimmers, boat detailing, upholstery
- Travel lift
- Slip yard
- Fueling facilities and fuel storage
- Dry storage
 - Dock boatyards
 - Dry storage
 - General storage
- Chandlery
- Bait, tackle and ice supplies
- Convenience food and beverage
- Toilets, laundrette, showers
- Rubbish collection, sewage disposal, biosecurity facilities
- Administration office
- Parking.

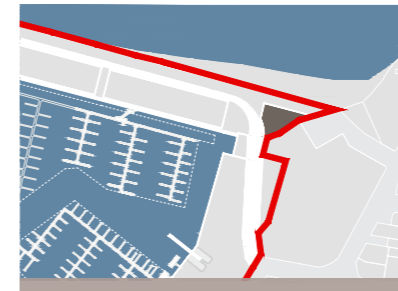


Precinct 7

Public boat ramp and car park

Reconfigure and enhance existing public boat ramp and car-trailer unit parking facility including:

- Reconfiguring public boat ramps to enable new access road from Bird O'Passage Parade to the northern arm
- Improved pedestrian connectivity, street/landscaping and to the precincts on the northern arm
- Improved safety, efficiency and accessibility of the parking facility (improve traffic circulation, infrastructure interventions to deter hooning activities)
- Investigate new public pontoon (adjacent to reconfigured boat ramps) to cater to existing and future demand.



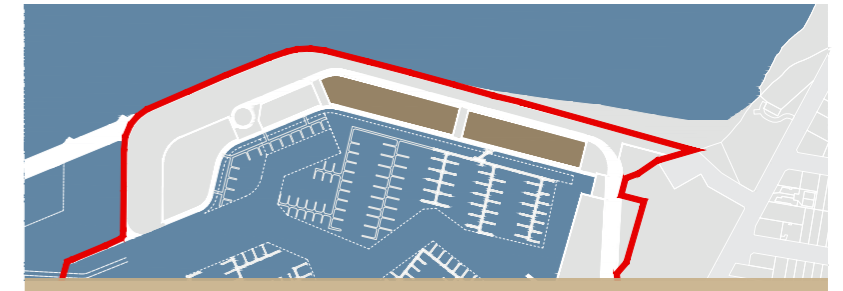
Precinct 8

Non-motorised craft

Provide new precinct that improves access to beach and for paddle/non-motorised craft launching, integrating with surrounding open space areas.

Indicative land-use activities include:

- Small scale kiosks for paddle craft hire
- Other sailing/paddle craft opportunity (other community functions)
- Administration office
- Storage
- Paddle craft wash down facility.



Precinct 9A and 9B

Marine activities - low impact

Maintain and enhance existing marina including:

- Additional marina berthing capacity and marina related services
- Opportunity for greater land-side marina offering, including hospitality venues to improve public access and community focus
- Improved pedestrian connectivity, street/landscaping and activation along the foreshore.

Precinct that suits a range of low impact and scale marine or commercial uses requiring a public interface or community focus

Low impact and scale uses will:

- Not have significant noise or air emissions
- Have hours of operation compatible with the surrounding context
- Have articulated building forms and scale responsive to the surrounding context.

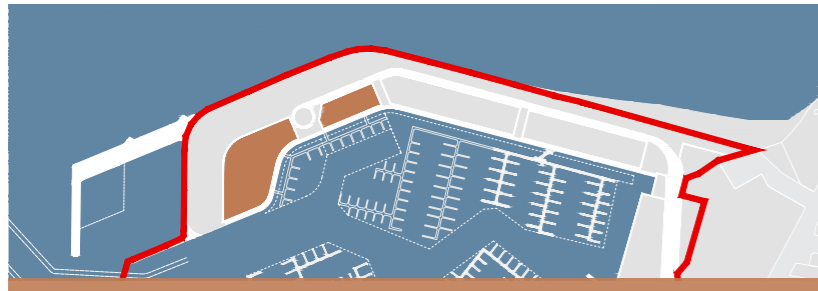
Indicative land-use activities include:

- Recreational boat moorings and berthing
- Boat club
- Parking facilities
- Marina facilities (admin, toilets, laundrette, shower)
- Ancillary services (sewer pump, fuel services)
- Food and beverage/hospitality venue
- Dry storage – dock boatyards,
- Sailing/paddle craft opportunity (other community functions)
- Minor repair and boat maintenance
- Small scale function room/facilities
- Parking.

Scarborough Boat Harbour

Revised Indicative Land Use Activities

June 2024 (Accessible Version)



Precinct 10a and 10B

Maritime related tourism and commercial activities – low impact

Waterfront precincts that provide opportunities for marine related recreation and leisure activities such as food and beverage businesses and low scale commercial maritime tourism operators. A dedicated wet lease allows for commercial mooring and berthing for tourism and commercial vessels as well as recreational short term and day use berths.

Indicative land-use activities include:

- Commercial moorings and berths
 - Tourism
 - Ferry services
 - Fishing
 - Charter services
 - Boat hire
 - Short term and day use berths

- Small scale marine education
- Booking offices:
 - Information
 - Event management
- Small scale hospitality (cafes, coffee carts)
- Parking.



Precinct 11a, 11b and 11c

Open space

Southern mangrove conservation:

Maintain, enhance and buffer mangrove habitat area

Southern:

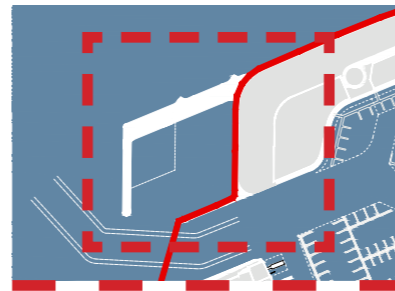
Maintain and enhance existing open space including:

- Improved pedestrian connectivity, street/landscaping and activating the foreshore.

Northern arm:

Provide new open space including:

- Improved pedestrian connectivity, street/landscaping and activating the foreshore
- Enhanced public amenities including seating and public toilets
- Opportunity for maritime related short-term events and activations.



Options investigation area

Potential new breakwater and new harbour for:

- Extending public access along the breakwater
- Manage dredge-spoil in water
- Staging and pick-up/drop off for vessels to cater for long term future demand if required (no land side infrastructure proposed)
- Short term marine events area.