



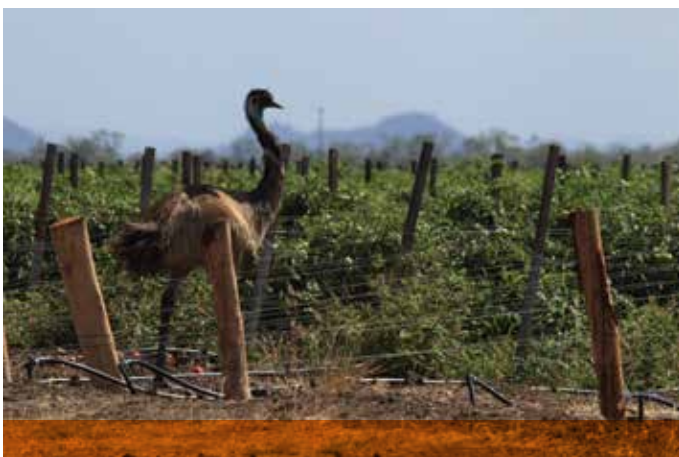
BOWEN

ABOUT THE DRAFT WHITSUNDAY REGIONAL COUNCIL PLANNING SCHEME

The draft Whitsunday Regional Council Planning Scheme (the draft planning scheme) provides a consistent approach to the management of land across the local government area and has been prepared in accordance with the *Sustainable Planning Act 2009*. The draft planning scheme for the whole region is needed to address a number of growth factors in the Whitsunday region including increases in population, growth in the tourism industry, international investment, the proposed

Port of Abbot Point expansion and development of the Whitsunday Coast Airport to international status.

Council uses a planning scheme like an instruction manual, to guide and identify how land should be used and what type of new development is supported by Council. The draft planning scheme will replace the *Bowen Shire Planning Scheme 2006 (BPS)* and *Whitsunday Shire Planning Scheme 2009 (WPS)*.



QUICK STATS¹ – WHITSUNDAY REGION

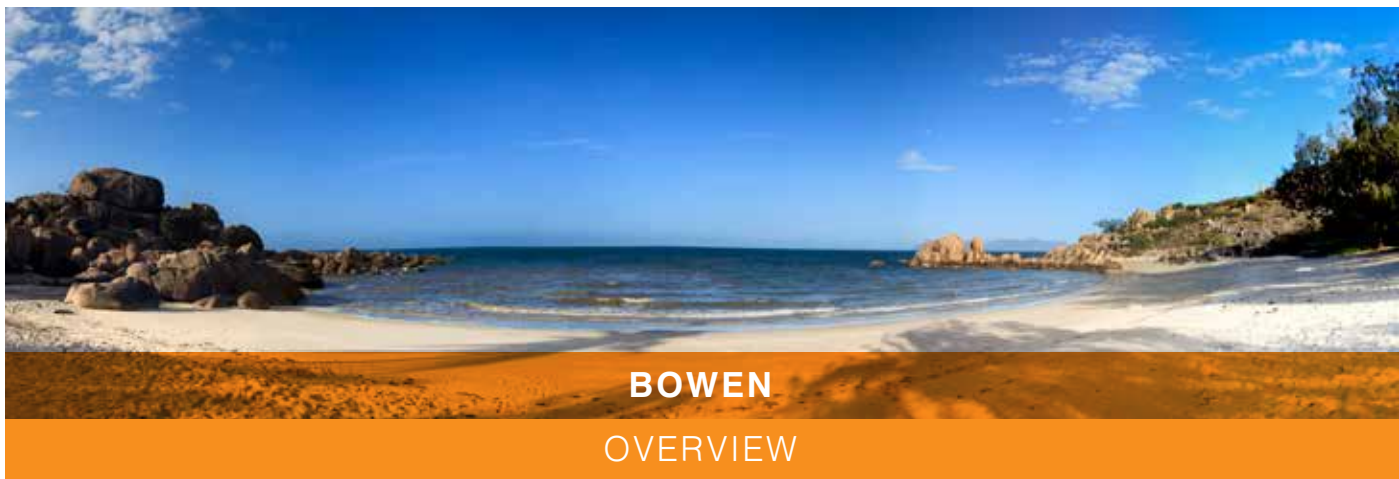
- Since 2006 the region's residential population has increased by 1.3 percent per annum
- The population is expected to increase from 33,070 to potentially more than 55,000 by 2036
- By 2036 an additional 9,000 jobs are required to support the expected population growth



WHAT'S NEW FOR BOWEN?

- Additional land to cater for growth and development has been identified in areas such as Mount Gordon and Mount Bramston
- New land has been identified for residential development expansion that is complimentary of Bowen's geographical nature
- The Port of Abbot Point is being supported through the identification of land for future industrial investigation
- Updated flood hazard mapping informed by new studies specific to Bowen has been developed

¹ Urban Growth Study & Whitsunday Region Economic Analysis: Economic and Population Study.



Bowen is the business, service and administrative hub for the northern portion of the Whitsunday region with a population of 10,260². There are a range of business, recreation, entertainment and industry activities located in close proximity to the urban centre. Key community facilities and services include a public hospital, aged care facilities, tertiary, secondary and primary education facilities and sport and recreation facilities.

The Bowen area, including Abbot Point, is predicted to require 5,400 jobs by 2036. To assist Bowen in successfully creating employment and supporting the surrounding residential population, the draft planning scheme will provide the right regulatory requirements to assist this growth.

Bowen's local economy is based on a nationally

significant horticulture industry, commercial fishing, aquaculture and a major salt processing facility. Emerging economic opportunities are linked to the Abbot Point State Development Area (APSDA) and the Port of Abbot Point that involves export of bulk commodities, large-scale industrial development, freight and logistics. With the seasonality of Bowen's horticultural industry and the nature of the mining workforce this urban settlement attracts a large proportion of transient workers.

Expansion of Bowen is shaped by its coastal location, impacts of flooding and storm tide inundation and proximity to highly productive agricultural lands. The impacts of flooding and storm tide inundation, as well as the projected effects of climate change, have been considered when planning for both existing developed areas and future expansion areas.

² Australian Bureau of Statistics, 2011 – Bowen Gazetted Locality

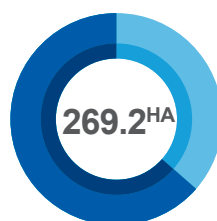
WHERE DO I FIND THE NEW PLANNING SCHEME AND MAPPING?

The draft planning scheme and associated mapping can be found on Council's website at www.whitsunday.qld.gov.au. For assistance or to obtain a copy please visit any of our Customer Service Centres or libraries. Alternatively, phone Council's Planning & Community Department on (07) 4945 0263.

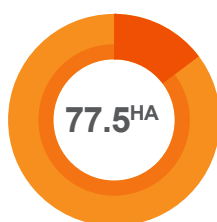
HAVE YOUR SAY

Whitsunday Regional Council believes that better planning is achieved through community engagement. We are seeking your input to ensure that any community issues are recognised and incorporated into project planning and considered in the development of the new planning scheme. We would appreciate your feedback on the new planning scheme and any issues you would like considered. You can provide feedback by mail or email. For help on how to enter a submission please contact the Planning & Community Department or refer to the "New Planning Scheme Make a Submission" fact sheet.

Community workshops will be held during the formal public consultation period. The workshops will provide you with an opportunity to discuss and understand what is involved in the development of a new planning scheme, with our staff on a one-to-one basis.



Additional 269.2ha residential land



Additional 77.5ha industrial land



An extra 1,269 dwellings are expected to be developed by 2036

2600

By 2036 the population is expected to increase by 2,600



Industry investigation has been allocated in the vicinity of the Port of Abbot Point



OVERVIEW OF ZONES

Zones are allocated to each parcel of land to identify its intended use. This is a general overview of the zones in the draft planning scheme. For full details please refer to the draft planning scheme.

LOW DENSITY RESIDENTIAL & LOW-MEDIUM DENSITY RESIDENTIAL

WHAT IS IT? Low density residential encourages permanent residential living by maintaining existing residential amenity and natural character, such as a single detached dwelling house. Low-medium density residential allows for a subtle increase in density through a variety of dwelling configurations, such as a dwelling house, dual occupancy and multiple dwelling.

WHERE IS IT? Bowen, Queens Beach, south Bowen (Mount Bramston and Mount Gordon) and Merinda.

MAJOR CENTRE

WHAT IS IT? A Major centre provides the largest range of uses to service the community by allowing for an increased number of business, entertainment and recreation activities. It is a large scale centre that is highly accessible and well connected to the community. It maintains the area's existing character whilst supporting the diversification and growth of the area.

WHERE IS IT? Herbert Street and surrounds.

INDUSTRY INVESTIGATION

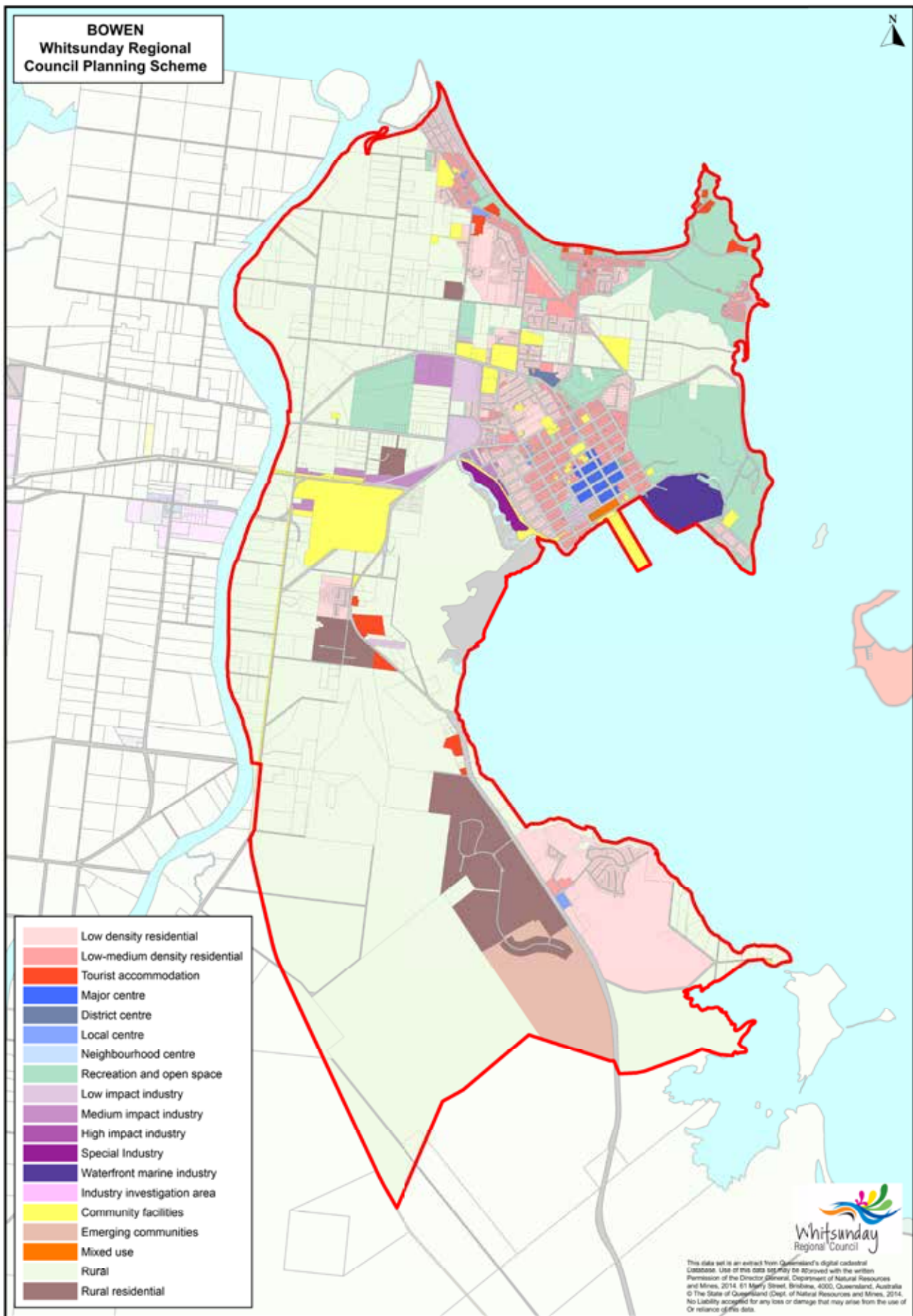
WHAT IS IT? The purpose of the Industry investigation is to identify and protect land that may be suitable for Industry activities. Further detailed planning, investigations and studies are required to determine the suitability of land for industrial use.

WHERE IS IT? Merinda and Abbot Point.

WATERFRONT MARINE INDUSTRY

WHAT IS IT? The purpose of the Waterfront and marine industry is to encourage uses such as boat building, marine industry and marine equipment manufacturing where it is important to be near water. Other non-industrial and business uses supporting Waterfront and marine industry uses are also encouraged.

WHERE IS IT? Bowen Marina.



CONTACT US AT WHITSUNDAY REGIONAL COUNCIL

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