

COLLINSVILLE & SCOTTVILLE

ABOUT THE NEW WHITSUNDAY REGIONAL COUNCIL PLANNING SCHEME

The new Whitsunday Regional Council Planning Scheme (the new 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 new 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 new 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 COLLINSVILLE AND SCOTTVILLE

- Rural residential areas have been allocated along Pelican Creek to the east of town.
- The power plant has been zoned Special industry to better reflect and support current and future activities.
- Additional industrial areas have been allocated to support the resource sector.

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



OVERVIEW

The urban settlement of Collinsville is located approximately 90km from Bowen, sitting on the northern end of the Bowen Basin; within 200km of the Galilee Basin. With a combined population of 1,900², the area of Collinsville consists of two key settlements; the district of Collinsville and the residential satellite suburb of Scottville. Currently the majority of business, entertainment, community and industrial uses are located within the district of Collinsville, with Scottville forming a residential suburb to the south. All land external to these sites is largely zoned for rural use.

The Collinsville and Scottville area is predicted to require 1,900 jobs by 2036. To assist Collinsville and Scottville in successfully creating employment and supporting the surrounding residential population, the new planning

scheme needs to provide the right regulatory requirements to assist this growth.

Collinsville and the Scottville communities traditionally rely upon the resource and agricultural industries. To support future growth in the resource sector industrial expansion has been identified and encouraged between the townships and the mines to the south. Mining accommodation camps will only be supported to house workers during the construction phase of projects whereas operational workers will be encouraged to reside in existing residential areas of Collinsville and Scottville. Residential development is primarily located within the existing urban area to the north of Collinsville. There are opportunities for rural residential property development to the south of Collinsville along Pelican Creek.

¹ Australian Bureau of Statistics, 2011 – Collinsville and Scottville Gazetted Locality

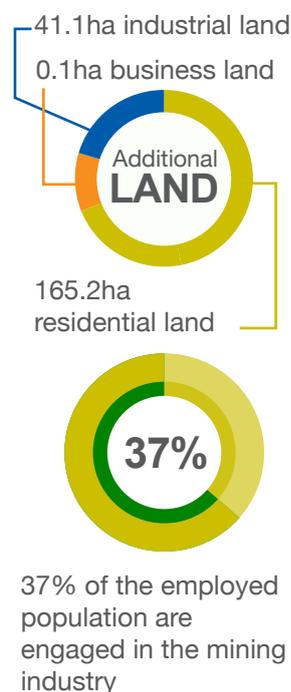
WHERE DO I FIND THE NEW PLANNING SCHEME AND MAPPING?

The new 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, email or at Council's website. 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, with our staff on a one-to-one basis, what is involved in the development of a new planning scheme.



300

By 2036 the population is expected to increase by 300



An extra 217 dwellings are expected to be developed by 2036



Up to 1000 temporary workers support the Galilee Basin



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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 new planning scheme. For full details please refer to the new 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? Collinsville and Scottville.

RURAL RESIDENTIAL

WHAT IS IT? Rural residential provides for residential development on large lots at a minimum size of 4,000m². Rural residential properties are low density and semi-rural in nature.

WHERE IS IT? East of Collinsville (along Pelican Creek).

LOCAL CENTRE

WHAT IS IT? A Local centre provides a limited range of uses to service the community by providing business activities. It is a moderately sized centre that is highly accessible and well connected to the community whilst enhancing the existing character of the area.

WHERE IS IT? Collinsville along Sonoma Street, Stanley Street and Blake Street.

LOW IMPACT INDUSTRY, MEDIUM IMPACT INDUSTRY & SPECIAL INDUSTRY

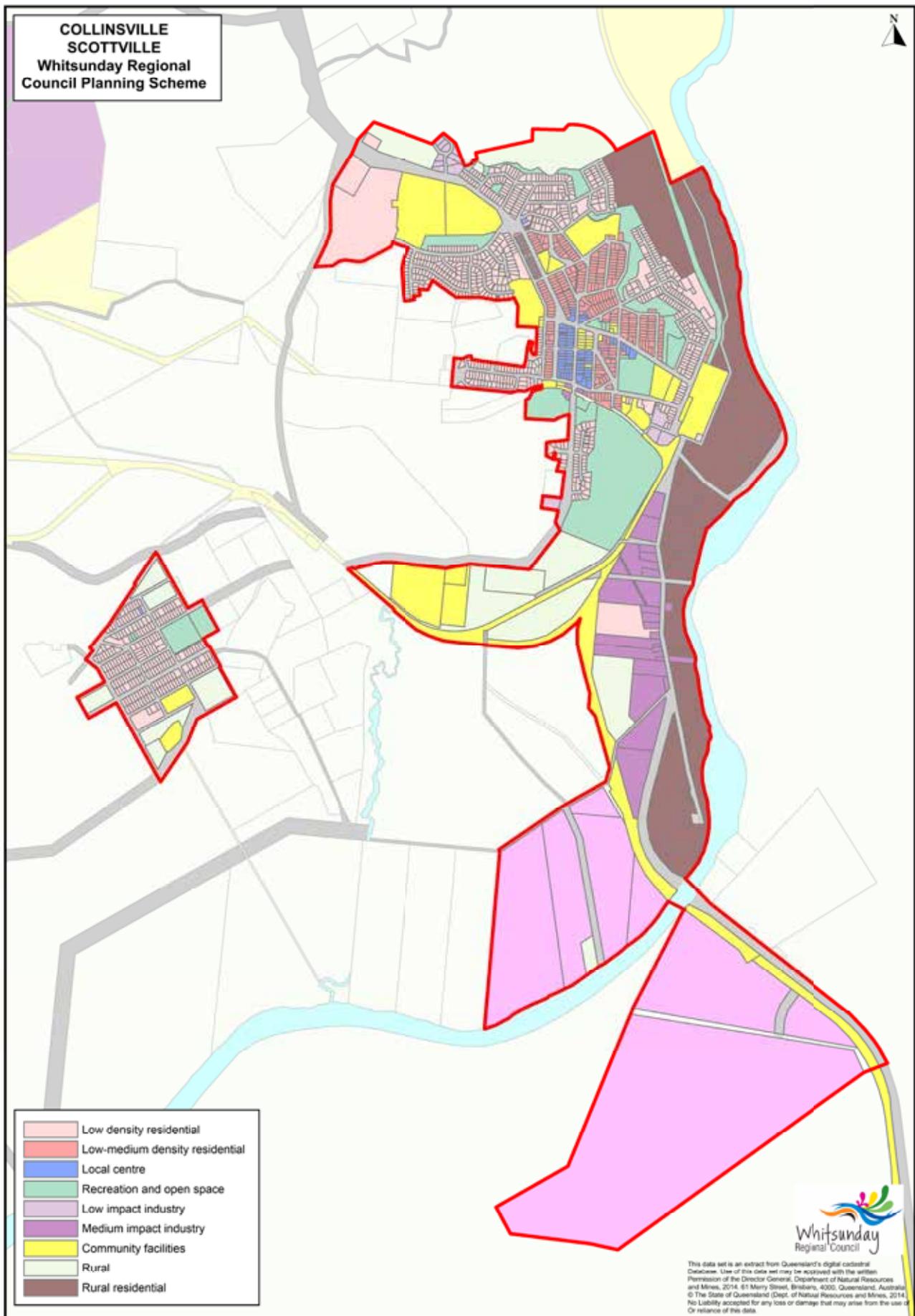
WHAT IS IT? Low impact industry activities are of a low intensity and have negligible impacts on sensitive land uses, such as motor vehicle repairs, computer repairs and dry cleaning. Medium impact industry activities are of a moderate intensity and have noticeable impacts on sensitive land uses, such as spray painting, and repairing boats. Special industry activities are of a high intensity and have potential to have large impacts on sensitive land uses, such as a power station, coke works and sugar mill.

WHERE IS IT? South of Collinsville (along Pelican Creek) and Collinsville Power Plant.

INDUSTRY INVESTIGATION

WHAT IS IT? Industry investigation identifies and protects land that may be suitable for future industry activities. Further detailed planning, investigations and studies are required to determine the suitability of land for industrial use.

WHERE IS IT? South of Collinsville (along Pelican Creek) and Collinsville airport.



CONTACT US AT WHITSUNDAY REGIONAL COUNCIL

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