

PROSERPINE

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 STATS – 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 PROSERPINE?

- Whitsunday Coast Airport is envisioned to be an international passenger and export hub
- Additional land has been identified to accommodate future residential development
- Additional industrial areas have been identified to support agricultural, resources and construction industries



PROSERPINE OVERVIEW

Proserpine is located in the south eastern corner of the Whitsunday region, to the west of the Bruce Highway with a population of 3,390². This area represents one of the major administration centres of the Whitsunday region, providing key services, such as health, education, justice, local government and transport facilities. Proserpine also provides key infrastructure for the tourism centres of Airlie and the Whitsunday Islands to the east. Proserpine is surrounded by vast rural lands, with the local economy historically based on the sugarcane and cattle industries.

The Proserpine area is predicted to require 2,000 jobs by 2036. To assist Proserpine 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.

As a Major centre the Main Street is to become a well-connected and attractive destination through the revitalisation of existing buildings to encourage an increase in density of business and accommodation activities. To strengthen the community and opportunities for development new residential areas and low-medium density accommodation opportunities have been identified within close proximity to the Main Street. To further aid the development of Proserpine and support the agriculture, resource and construction industries additional industrial areas have been identified, including areas surrounding the Whitsunday Coast Airport to facilitate the future development of an international export hub and international passenger terminal.

¹ Australian Bureau of Statistics, 2011 – Proserpine 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.



Additional 53.7ha industrial land.



Additional 5ha residential land.



600

By 2036 the population is expected to increase by 600.



An extra 175 dwellings are expected to be developed by 2036



Whitsunday Coast Airport will increase tourism opportunities



PROSERPINE

OVERVIEW OF ZONES

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

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? Proserpine Main Street.

LOW-MEDIUM DENSITY RESIDENTIAL

WHAT IS IT? 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? South of Faust Street.

EMERGING COMMUNITY

WHAT IS IT? Emerging community identifies the most appropriate parcels of land for future accommodation activities as they provide extension to existing residential development with minimal site based constraints, such as flood.

WHERE IS IT? North of Faust Street and south of Renwick Road.

LOW IMPACT INDUSTRY, MEDIUM IMPACT INDUSTRY & SPECIAL INDUSTRY

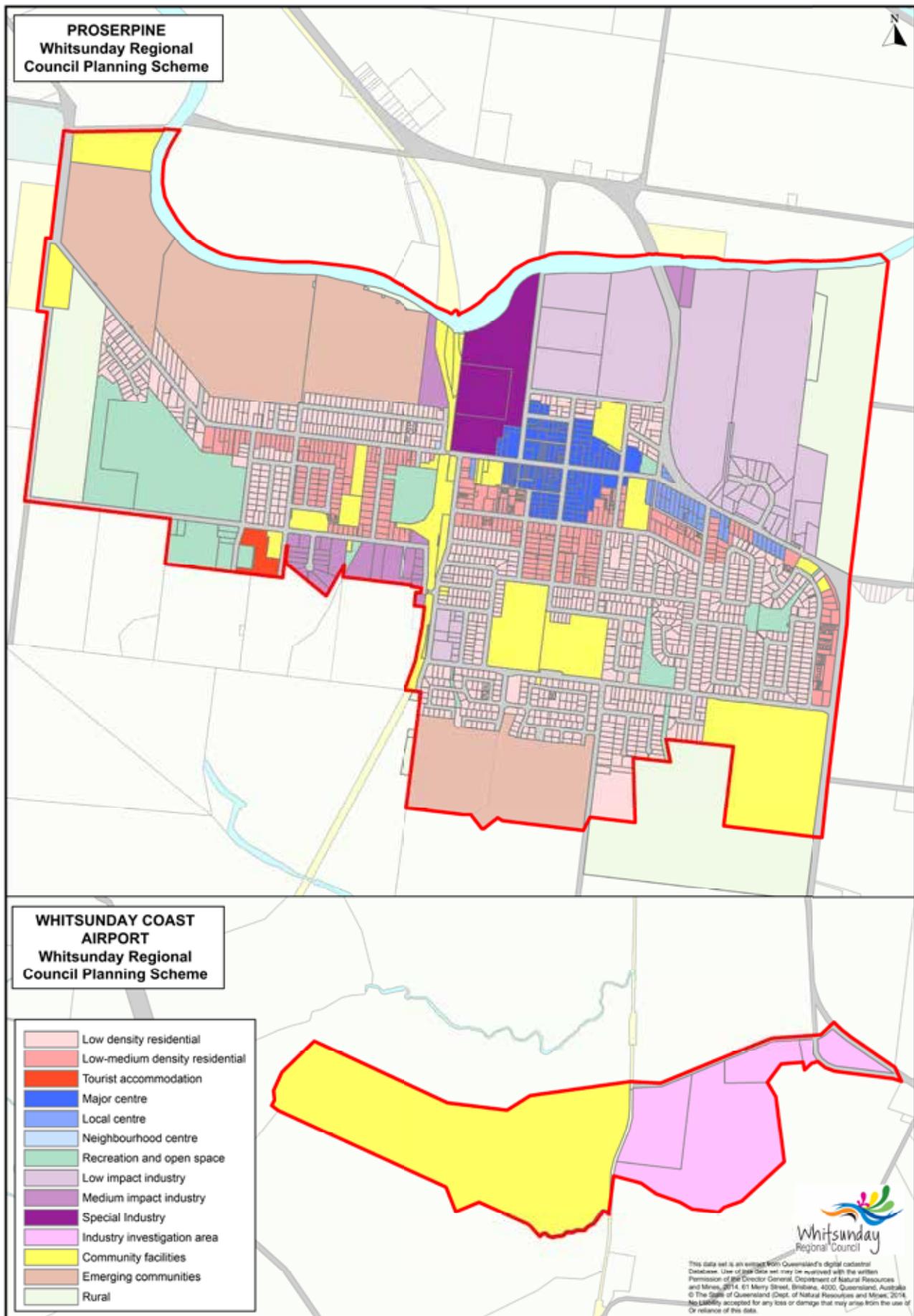
WHAT IS IT? Low impact industry activities are of a low intensity and have negligible impacts on sensitive land uses, such as motor vehicle repairs, computer repairs and dry cleaning. Medium impact industry activities are of a moderate intensity and have noticeable impacts on sensitive land uses, such 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 Anzac Road and north of Main Street and Taylor Street.

INDUSTRY INVESTIGATION

WHAT IS IT? Industry investigation identifies and protects 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? Whitsunday Coast Airport and surrounds.



CONTACT US AT WHITSUNDAY REGIONAL COUNCIL

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