



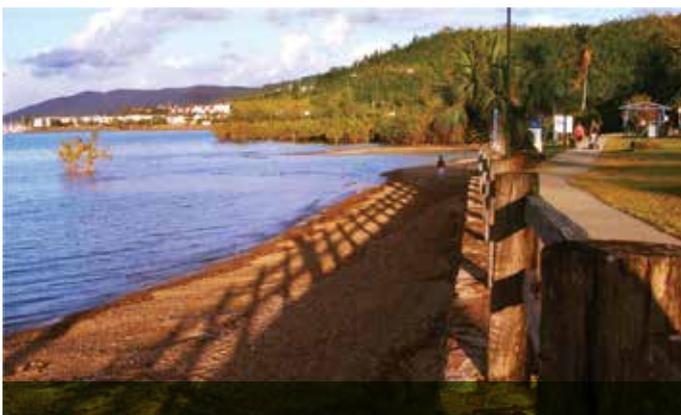
## TOWN OF WHITSUNDAY

### 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<sup>1</sup> – 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 CANNONVALE?

- A variety of accommodation types and styles have been allowed for to cater for the needs of a range of residents
- Rural land is being protected from urban development by allowing for more rural residential properties in existing pockets
- Existing development approvals have been reflected to support growth and development
- New land has been identified for residential development expansion



## TOWN OF WHITSUNDAY

### OVERVIEW

The Town of Whitsunday has a population of 10,177<sup>2</sup> and consists of suburbs from Jubilee Pocket through to Cannonvale, extending toward Proserpine. A range of accommodation, business and community activities are readily available to the local population, such as schools, medical centres and shopping centres. The corridor west of Cannonvale to Proserpine provides for a semi-rural lifestyle with a mix of rural residential and rural properties, where hobby farms are commonly established. Pockets of rural residential properties outside of dense urban areas allow for an easy transition into larger rural and farming properties. Jubilee Pocket offers a range of accommodation sizes and styles to support the thriving permanent residential community.

The Town of Whitsunday is predicted to require 8,700 jobs by 2036. To assist the Town of Whitsunday 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.

A variety of property sizes and styles will continue to be supported by the new planning scheme, ranging from typical residential properties to semi-rural and rural properties where development does not impact rural or environmentally significant land. To support the community, Cannonvale has been identified as having one of the region's major retail and commercial centres encouraging future growth and diversification in this locality. Jubilee Pocket is identified as a key area that will provide a place of residence for people working in Airlie Beach or the Whitsunday Islands.

<sup>2</sup>Australian Bureau of Statistics, 2011 – Cannonvale, Woodwark, Riordanvale, Strathdickie, Mount Marlow and Mount Julian Gazetted Localities

## WHERE DO I FIND THE NEW PLANNING SCHEME AND MAPPING?

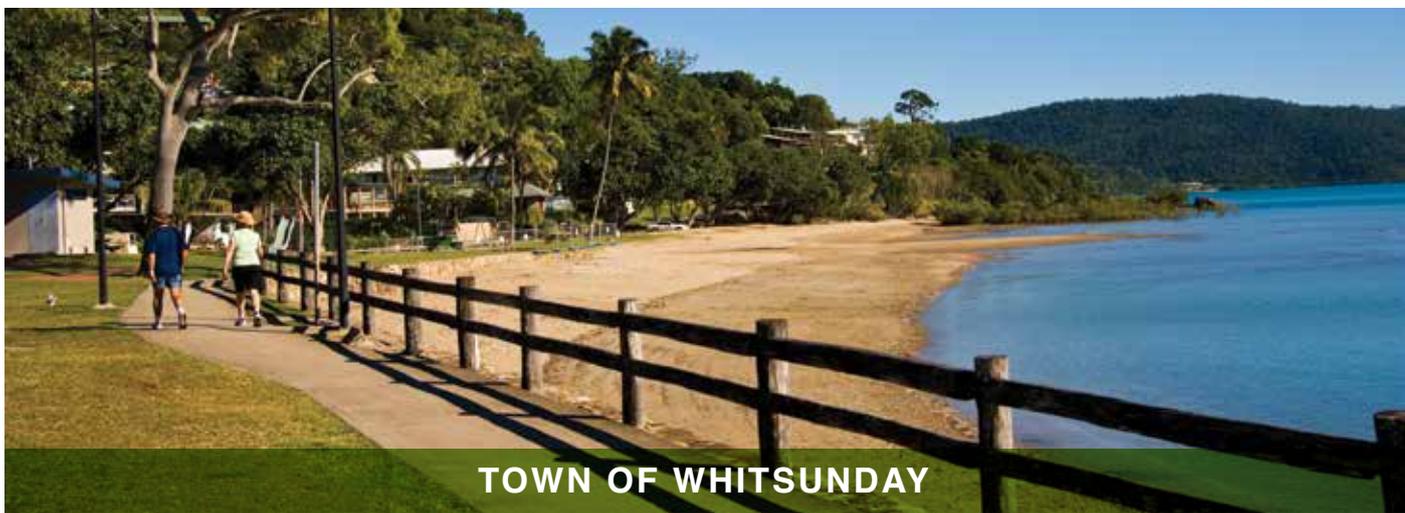
The new planning scheme and associated mapping can be found on Council's website at [www.whitsunday.qld.gov.au](http://www.whitsunday.qld.gov.au). For assistance or to obtain a copy please visit any of our Customer Service Centres or libraries. Alternatively, phone Council's Planning & Community Department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





## TOWN OF WHITSUNDAY

### 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?** Cannonvale Beach, area surrounding Whitsunday Shopping Centre and Cannon Valley to Proserpine and Jubilee Pocket extending south and southwest from Shute Harbour Road.

#### RURAL RESIDENTIAL

**WHAT IS IT?** Rural residential provides for residential development on large lots at a minimum size of 4,000m<sup>2</sup>. Rural residential properties are low density and semi-rural in nature.

**WHERE IS IT?** Area between Cannon Valley and Proserpine and Jubilee Pocket bordering Conway national Park and State Forest.

#### TOURIST ACCOMMODATION

**WHAT IS IT?** Tourist accommodation encourages uses such as short term accommodation, tourist park and resort complex to meet the needs of the tourism industry. They are typically of small scale and easily accessible.

**WHERE IS IT?** Area surrounding Whitsunday Shopping Centre and Jubilee Pocket south of Shute Harbour Road.

#### 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.

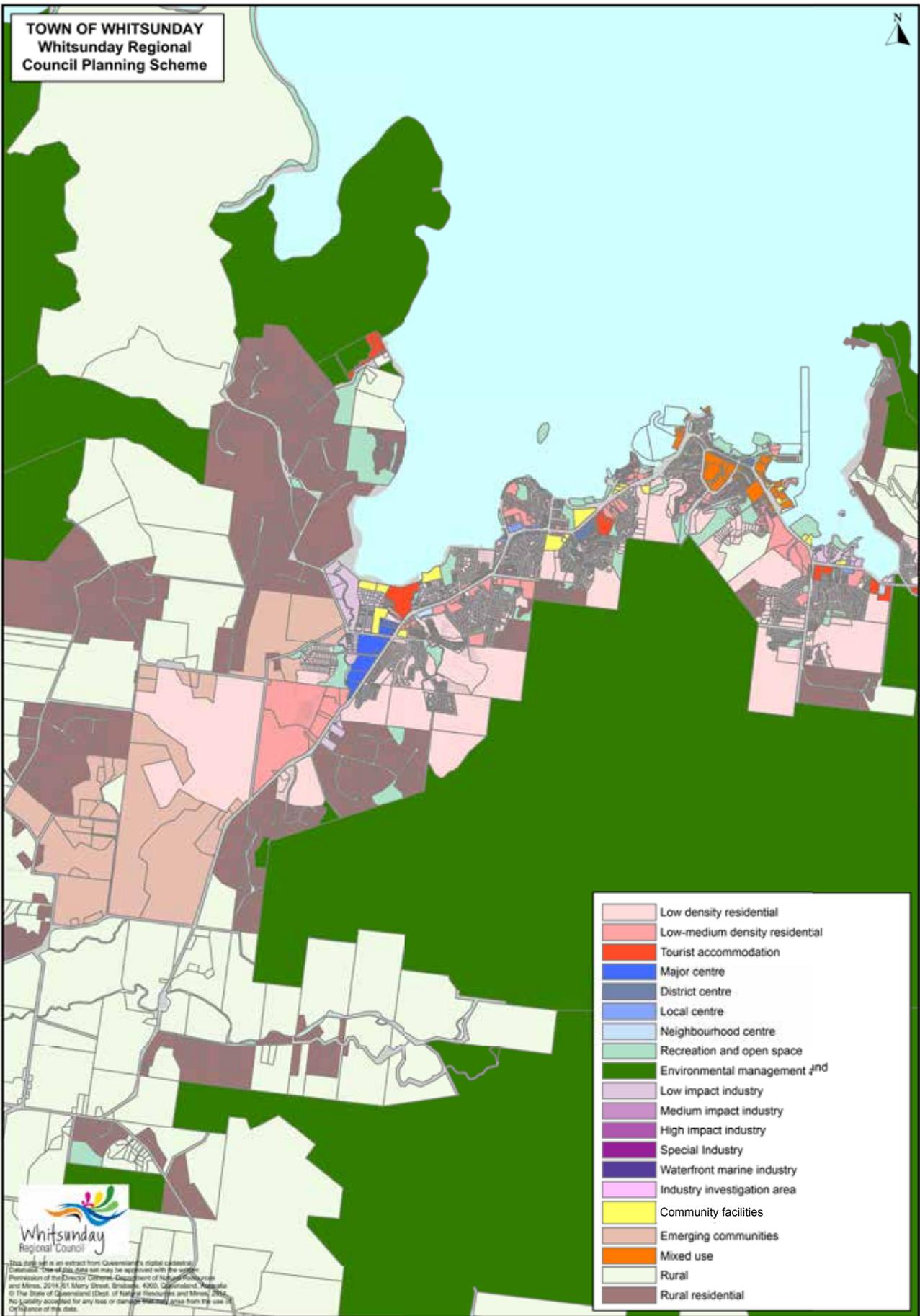
**WHERE IS IT?** Whitsunday Plaza.

#### LOW IMPACT 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.

**WHERE IS IT?** William Murray Drive, Commerce Close, Carlo Drive and Jubilee Pocket north of Shute Harbour Road.

**TOWN OF WHITSUNDAY**  
Whitsunday Regional  
Council Planning Scheme



- Low density residential
- Low-medium density residential
- Tourist accommodation
- Major centre
- District centre
- Local centre
- Neighbourhood centre
- Recreation and open space
- Environmental management and
- Low impact industry
- Medium impact industry
- High impact industry
- Special Industry
- Waterfront marine industry
- Industry investigation area
- Community facilities
- Emerging communities
- Mixed use
- Rural
- Rural residential



This data set is an extract from Queensland's digital cadastral (land title) data. The data set may be improved with the cooperation of the Queensland Department of Natural Resources and Mines, 2014/15 Mary Street, Brisbane, 4000, Queensland, Australia. © The State of Queensland (Dept. of Natural Resources and Mines) 2014. No liability accepted for any loss or damage whatsoever arising from the use of, or reliance on, this data.

**CONTACT US AT WHITSUNDAY REGIONAL COUNCIL**

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