

Proserpine to Airlie Beach Structure Plan 2022

1 Purpose

The purpose of this Proserpine to Greater Airlie Beach Structure Plan 2022 (SP) is to confirm the future growth corridor of Greater Airlie Beach (GAB) by providing guidance to the community on future urban development areas. This SP particularly seeks to identify and protect infrastructure corridors to ensure orderly development can be accomplished.

Note: The purpose of this SP is not to allocate specific future land uses, only to protect infrastructure corridors necessary to service the mix of land uses anticipated to meet the needs of the community as the population grows.

2 Objectives

The key objectives of this SP are to:

- Identify the developable area of the GAB growth corridor given the constraints of the land and ensure development is resilient to hazards;
- Identify and protect linear corridors for active transport and biodiversity purposes;
- Identify and protect infrastructure corridors and inform infrastructure planning within the Local Government Infrastructure Plan (LGIP) (Whitsunday Planning Scheme [WPS] Part 4), including LGIP Mapping and Support Material (WPS Schedule 3).
- Provide guidance and a process for the division of land in the SP Area, without compromising the provision of necessary infrastructure in the future;
- Provide a wholistic infrastructure planning approach to the SP Area to inform landowners and developers of impacts and demonstrate that Council's direction is deliberate and measured; and
- Reduce the onus on applicants required to prepare a Structure Plan by providing a low-cost expediated process.

3 Application

This SP applies to any application within, or partly within, the SP Area that requires a Structure Plan to meet the Benchmarks for assessable development outlined in the Reconfiguring a Lot Code (WPS 9.4.6 - Table 9.4.7.3.1).

Where there is an inconsistency between provisions in the SP and the WPS, the WPS prevails to the extent of the inconsistency.

Where there is an inconsistency between an existing development approval and the SP, the SP prevails for the purposes of Development Assessment and assessment against this SP¹².

¹ Note: This is only applicable where the Whitsunday Planning Scheme Part 5 – Tables of Assessment requires an application to be assessed against the Reconfiguring a lot code and/or Emerging communities zone code, at the discretion of the assessment manager.

² Note: Existing approvals override the Structure plan. If a Development Application is submitted and is consistent with the approval, then the Structure Plan does not come in to play

4 Site and context assessment

This SP assesses the SP Area and its context, in accordance with the Planning Scheme Policy (WPS SC6.7.5), and is supported by maps containing the following features:

a) SP Area

The SP Area Map identifies the extent of the SP Area.

b) Land Use Zones

The SP Current Land Use Zone Map identifies the current land use zones, as defined by the WPS.

c) Topography

The SP Topography Map identifies the topographical features of the land in the SP Area.

d) Transport Network

The SP Transport Network Map identifies the existing collector and arterial street network, including future collector and arterial connections required to facilitate efficient movement and connectivity of the road network, public transport routes and public transport stops.

e) Relevant Development Approvals and Approved Land Uses

The SP Relevant Development Approvals Map identifies three approvals that may influence outcomes of the SP. The SP Current Land Use Zone Map identifies WPS land use zones which generally reflect the current or future intended use of the land.

f) Surroundings

The SP Surrounding Area Map identifies the location of nearby schools, shopping centres, employment generators and other community facilities.

g) Park, Pedestrian & Cycle Network

The SP Park, Pedestrian and Cycle Network Map identifies future linear corridors for active transport in the SP Area that are co-located with areas of land constrained by flood or environmental conservation to limit the impact on developable area. The map also identifies existing parks and investigation areas for future park locations.

h) Infrastructure

- The SP Transport Network Map identifies the existing and future collector and arterial transport network;
- the SP Park, Pedestrian and Cycle Network Map identifies existing and future park, pedestrian and cycle networks;
- the SP Water Network Map identifies that future water infrastructure will generally be co-located with the existing and future road network; and
- the SP Sewer Network Map identifies that future sewer infrastructure will generally be co-located with the existing and future road network.

Telecommunications and energy infrastructure are generally located within existing easements and road reserves. As these items are not Council assets they have not been mapped in this SP.

5 Identification of Constraints

Some land has constraints that will influence the location, form and density of development. Constraints, as identified in the Overlay Maps (WPS SC2.6), have been mapped and considered in the development of this SP. Hard constraints, such as flood prone (high and medium risk) and environmentally protected areas have been removed from the identified developable area. Refer to the SP Constraints Map.

6 SP Area Characteristics & Constraints and Allocation of Land Uses

This SP identifies the site characteristics and constraints. In some cases, it may be possible to develop all or part of constrained sites carefully and sensitively in accordance with the relevant WPS Local Plan, Overlay and Development Codes. Alternative approaches may be required to accommodate development. For example lower development yields or sensitive residential design may be appropriate to ensure the retention of land with environmental or hazard constraints. For other sites development may not be possible. The WPS Local Plan, Overlay and/or Development Codes will articulate whether development is possible, and if so, how it should occur.

Any development application within, or partly within, the SP Area must:

- a) demonstrate integration between this SP, surrounding uses (existing, proposed and future) and the proposed use/s identified in the development application;
- b) demonstrate that consideration has been given to the coordinated and integrated development of adjoining land uses; and
- c) demonstrate that the development does not prejudice development of any adjoining premises by shifting unreasonable costs of infrastructure onto adjoining premises, such as parks, stormwater management facilities, water, sewer, roads and/or bridges; or
- d) provide a Structure Plan in accordance with the Planning Scheme Policy (WPS SC6.7.5).

Note: Specific allocation of land uses, beyond the zones identified in the SP Current Land Use Zone Map, will require further investigation to support zone amendments to the Zone Maps (WPS SC2.4). As investigations are completed and endorsed by Council, they will be integrated into an update of this SP.

If a site is in a Residential zone or the Emerging Community zone, the application is to demonstrate that the allocation of land uses:

- a) is primarily for residential purposes and aligns with this SP;
- b) provides appropriate housing choices for all people and allows residents the opportunity to remain within their neighbourhoods during all stages of their life, with a range of housing choices provided throughout the area; and

Note: If in the Emerging Community zone, a Development Needs Assessment (WPS SC6.7.3) may be required to demonstrate compliance with b) above.

- c) does not impinge on the legitimate operation of existing uses and is suitably buffered from incompatible existing uses on the site or on adjacent land.

Residential communities within the SP Area enjoy high amenity with ready access to a range of complementary business and employment opportunities and community uses and facilities. These include centres, education facilities, public transport, sport and recreation parks, health care facilities, youth clubs and emergency services (refer to SP Surrounding Area Map). These uses are centrally located and accessible to their respective catchments and wherever possible co-located in or near centres.

7 Compliance with the Structure plan

The development application, including land use allocation, movement network design and open space and park network provision, is to actively promote the purpose and overall outcomes of the applicable WPS zone code and the purpose and objectives of this SP.

The development application needs to demonstrate that the development complies with the requirements of all other relevant WPS Local Plan, Overlay and Development Codes and the LGIP.

The development application must consider the development and provide the appropriate degree of detail, including maps and reports, on the following:

- a) the approximate lot or dwelling yield for each part of the site (density);
- b) the location of each proposed land use, including where applicable, the extent of facilities proposed, such as community facilities, centres, employment and education facilities;
- c) the existing and proposed water and sewer infrastructure networks, including engineering detail;
- d) the location, size and type of parks, including corridor linkages;
- e) the existing and proposed pedestrian and cyclist paths;
- f) the existing and proposed road network, including level in the hierarchy;
- g) the existing and proposed public transport routes and stops; and
- h) the proposed staging of development.

The information provided must:

- a) be in accordance with the maps, identified in this SP Part 4;
- b) demonstrate that the purpose and infrastructure networks, identified in this SP, will not be compromised; or
- c) demonstrate that an alternative infrastructure network alignment:
 - i) will not compromise the purpose of this SP;
 - ii) will be the least cost-of-life solution providing an equal standard of service; and
 - iii) will not shift unreasonable costs of infrastructure onto adjoining premises.

When in map form, the information is to be provided at a maximum scale of 1:2,000 and includes a bar scale and north point.

Note: Unless identified in the LGIP, it is unlikely that future infrastructure identified in this SP will be required to be constructed to its full capacity, however a corridor of land suitable to meet full capacity will likely be required to support any application i.e. a collector road reserve width is required to satisfy the SP but a local road pavement is constructed to meet the current demand.

8 SP Assessment

The assessment manager, at its discretion, may require a Structure Plan, in accordance with the Planning Scheme Policy (WPS SC6.7.5), where any requirement of this SP is not met or for any other relevant reason.

The assessment manager, at its discretion, may determine that a development application meets the requirements of this SP, which sufficiently satisfies the requirements of the Planning Scheme Policy (WPS SC6.7.5).

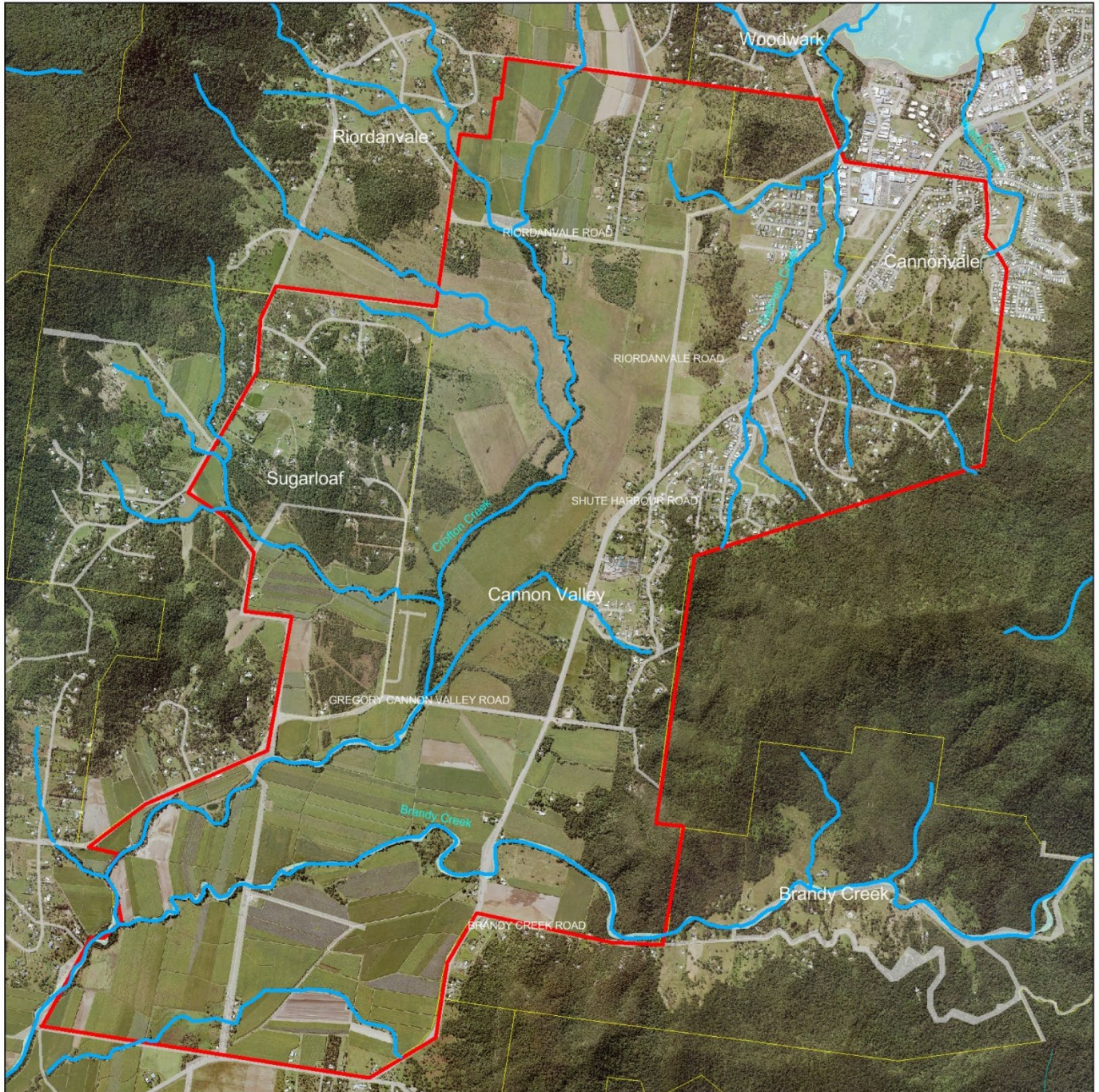
9 Effective Date

23 November 2022



10 Review Date

23 November 2024

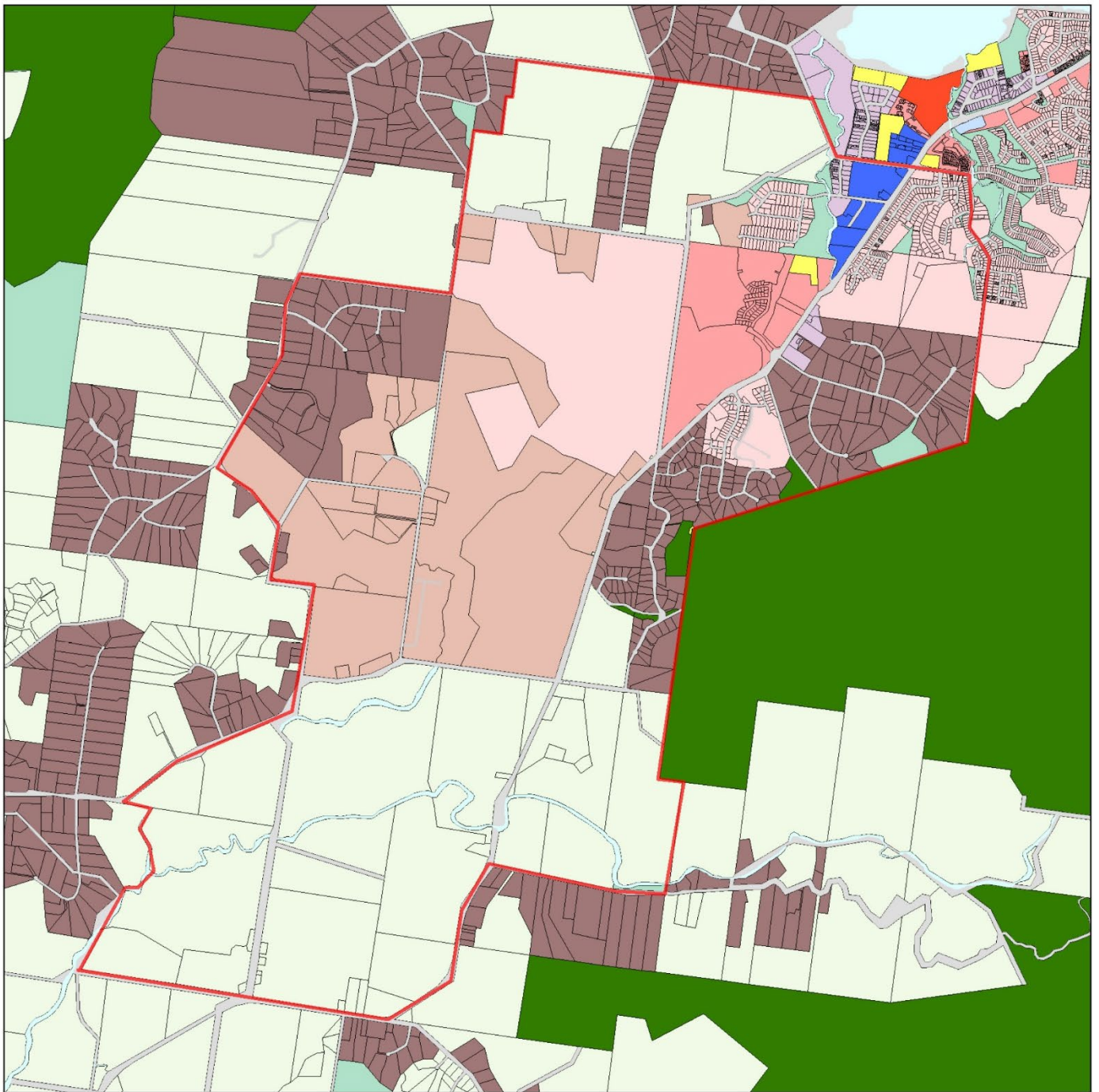
Structure Plan Area Map























Legend

-  Proserpine to Airlie Beach Structure Plan Area
-  Locality Boundaries
-  Waterways
-  Road Reserve

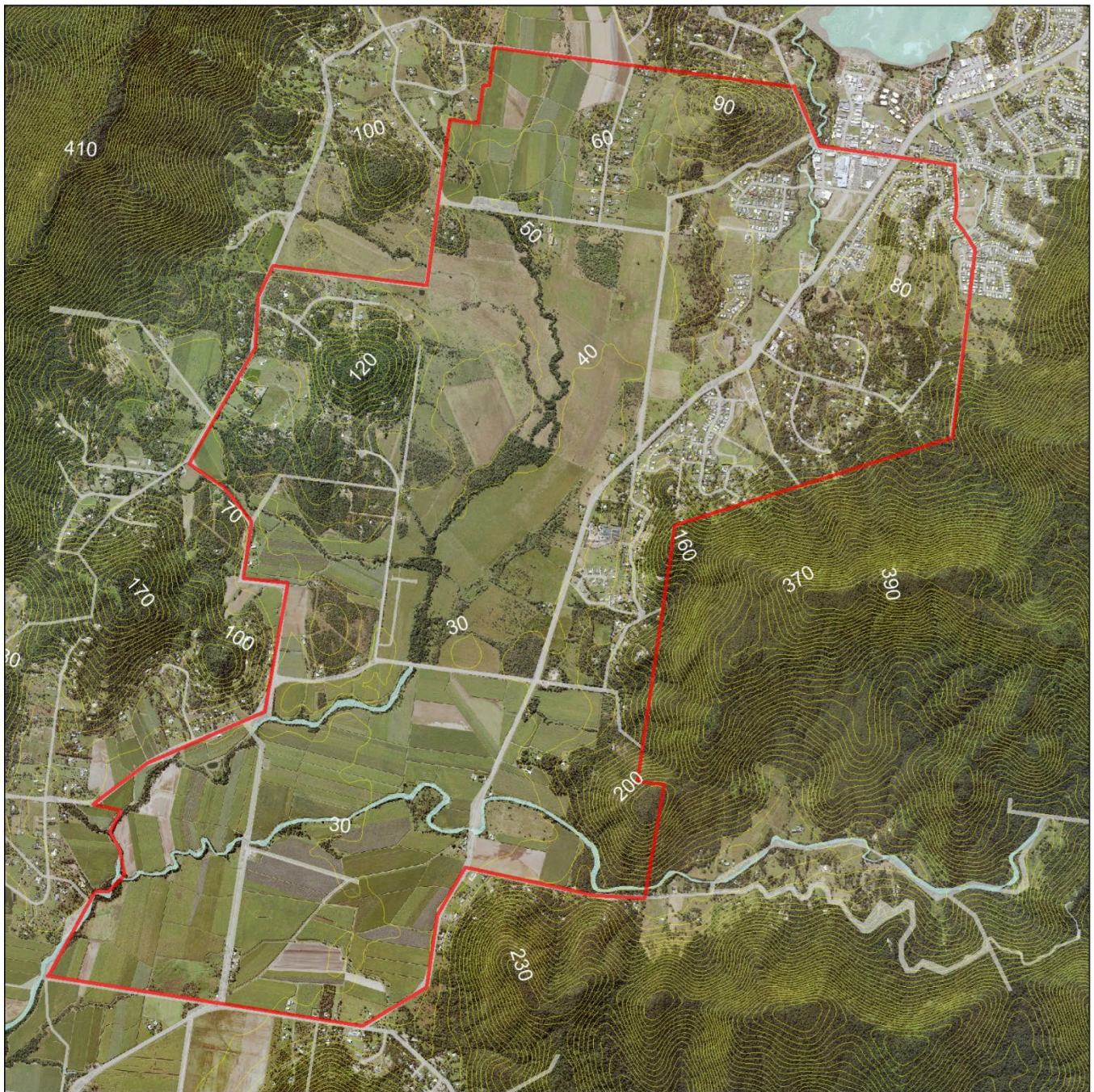
Structure Plan Current Land Use Zone Map



Legend

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

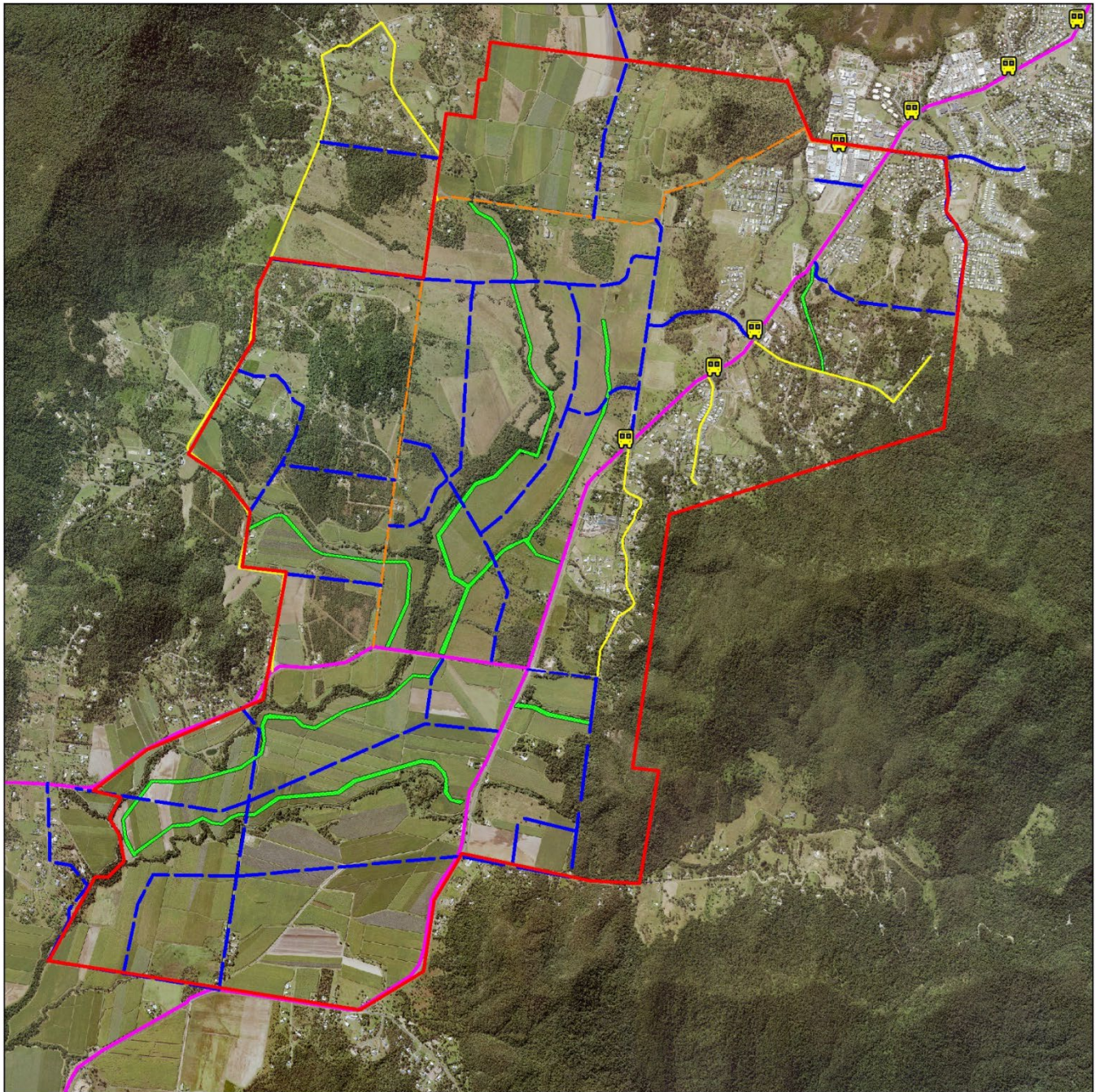
Structure Plan Topography Map



Legend

-  Proserpine to Airlie Beach Structure Plan Area
-  10m Contour Line
-  Road Reserve

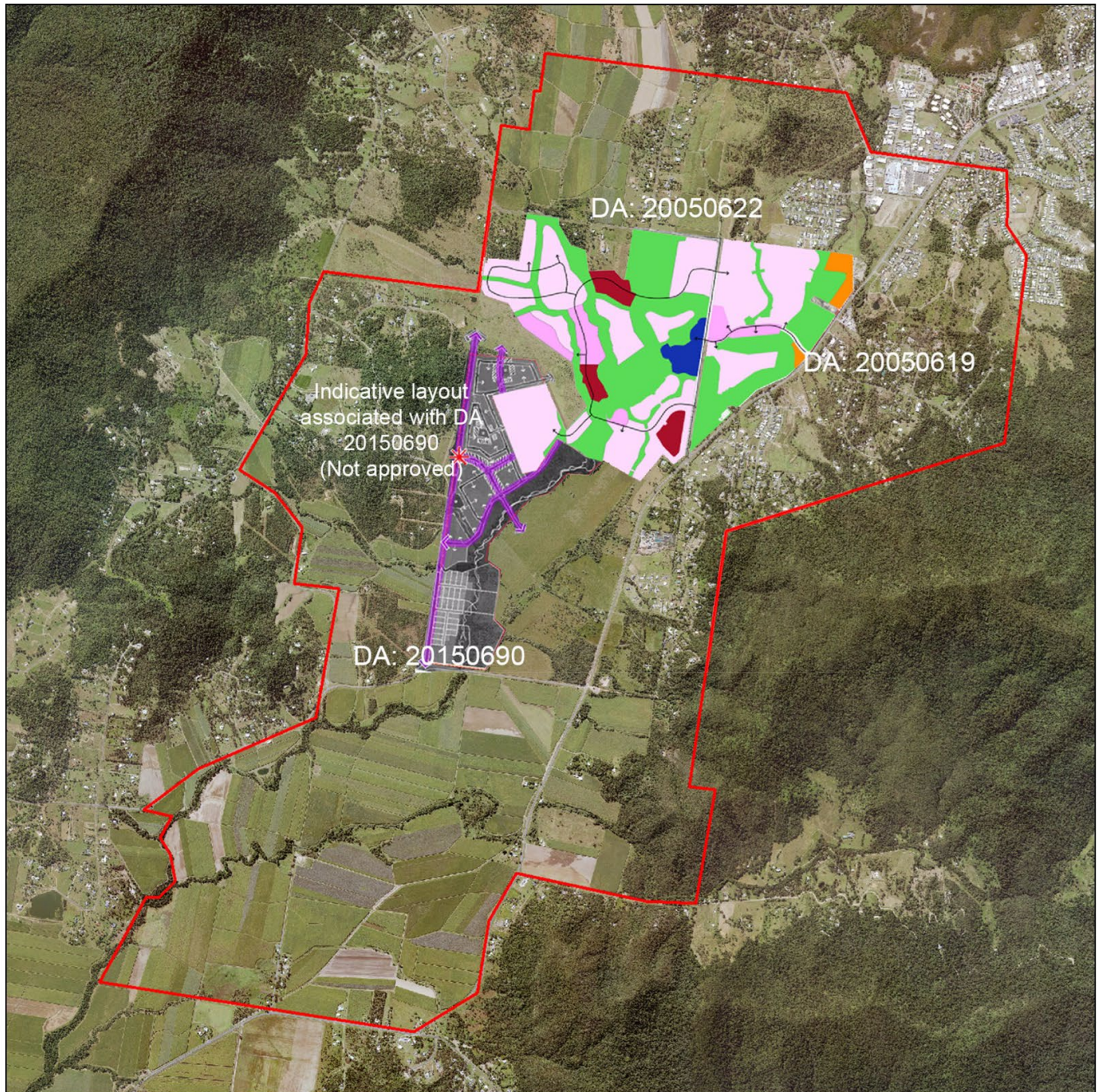
Structure Plan Transport Network Map



Legend

- | | | | |
|---|--|---|-----------------------------|
|  | Proserpine to Airlie Beach Structure Plan Area |  | Future Sub-arterial Road |
|  | Future Linear Active Transport Corridors |  | Future Urban Collector |
|  | Arterial Road |  | Future Industrial Collector |
|  | Urban Collector |  | Future Rural Collector |
|  | Industrial Collector | | |
|  | Rural Collector | | |
|  | Bus stops | | |

Structure Plan Relevant Development Approvals Map



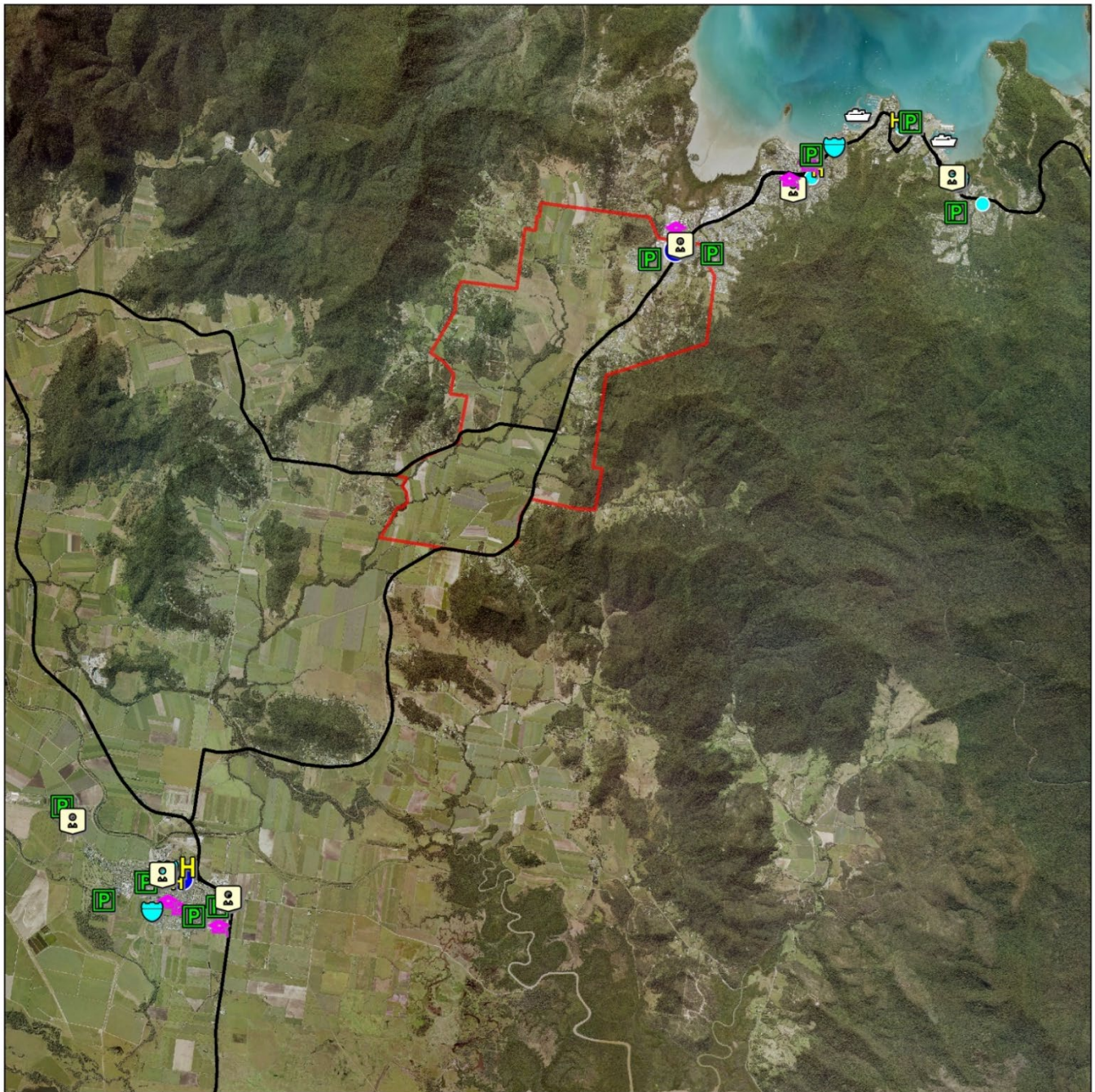
Legend

- Proserpine to Airlie Beach Structure Plan Area
- Road corridors
- Low density residential
- Low-medium density residential
- Medium density residential
- Village centre
- Mixed use
- Open space












Application number: 20050622 and 20050619 (DA1 & DA2)
 Whitsunday Green Master Plan (283ha), composed of DA1 and DA2, including a golfcourse, golf resort, village centre, retirement facility, residential and mixed use areas.

Application number: 20150690
 (Corner of Cannon Valley Road and Riordanvale Road)
 Reconfiguring of a lot, 1 into 28 Rural residential lots, 1 Balance lot & 1 Entry statement lot.

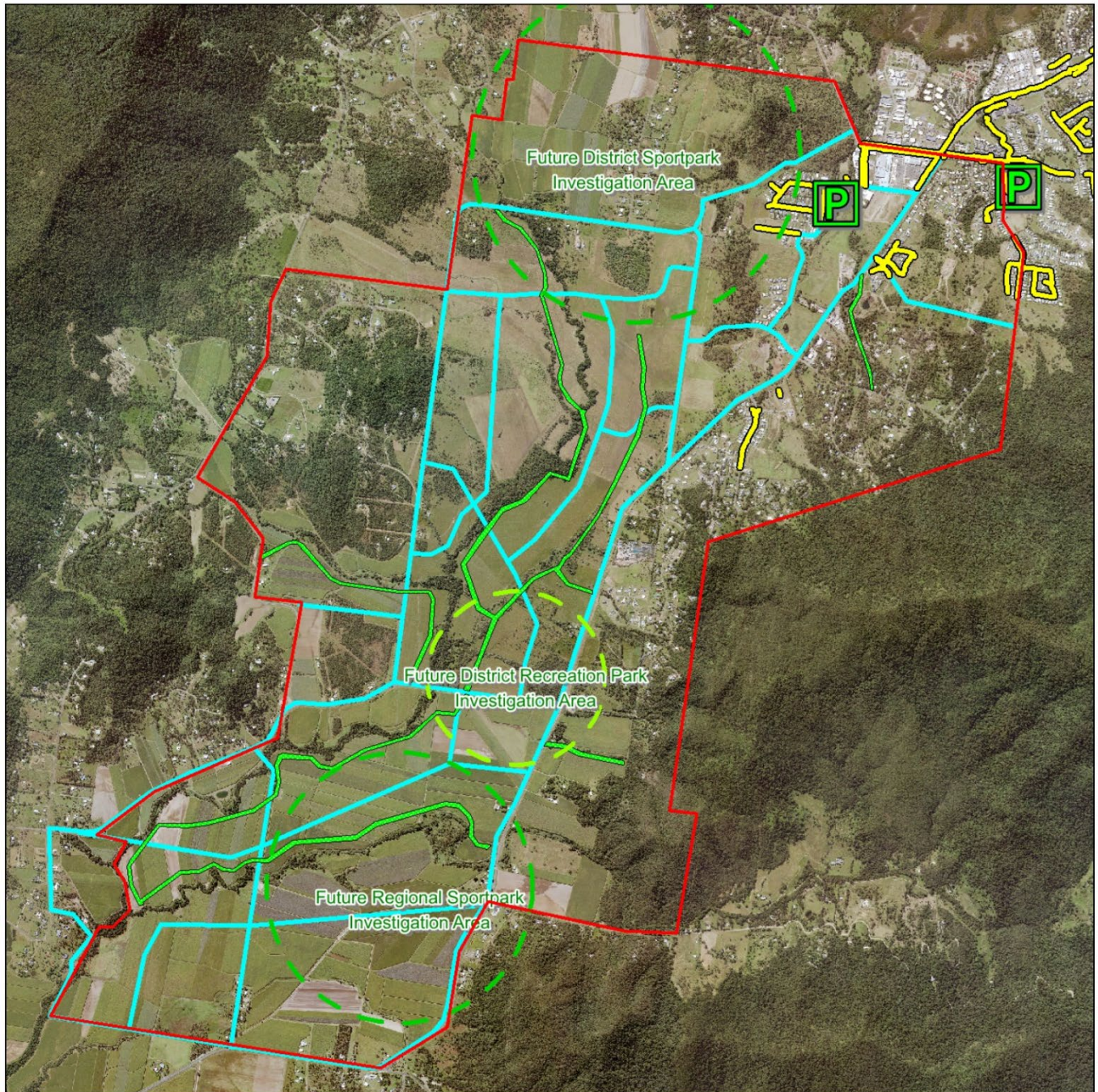
Structure Plan Surrounding Area Map



Legend

- | | | | |
|---|--|---|-----------------|
|  | Proserpine to Airlie Beach Structure Plan Area |  | Marinas |
|  | Major Roads |  | Airports |
|  | Health Facilities |  | Major Centre |
|  | Community Facilities |  | District Centre |
|  | Parks and Sportparks | | |
|  | Emergency Services | | |
|  | Education Facilities | | |

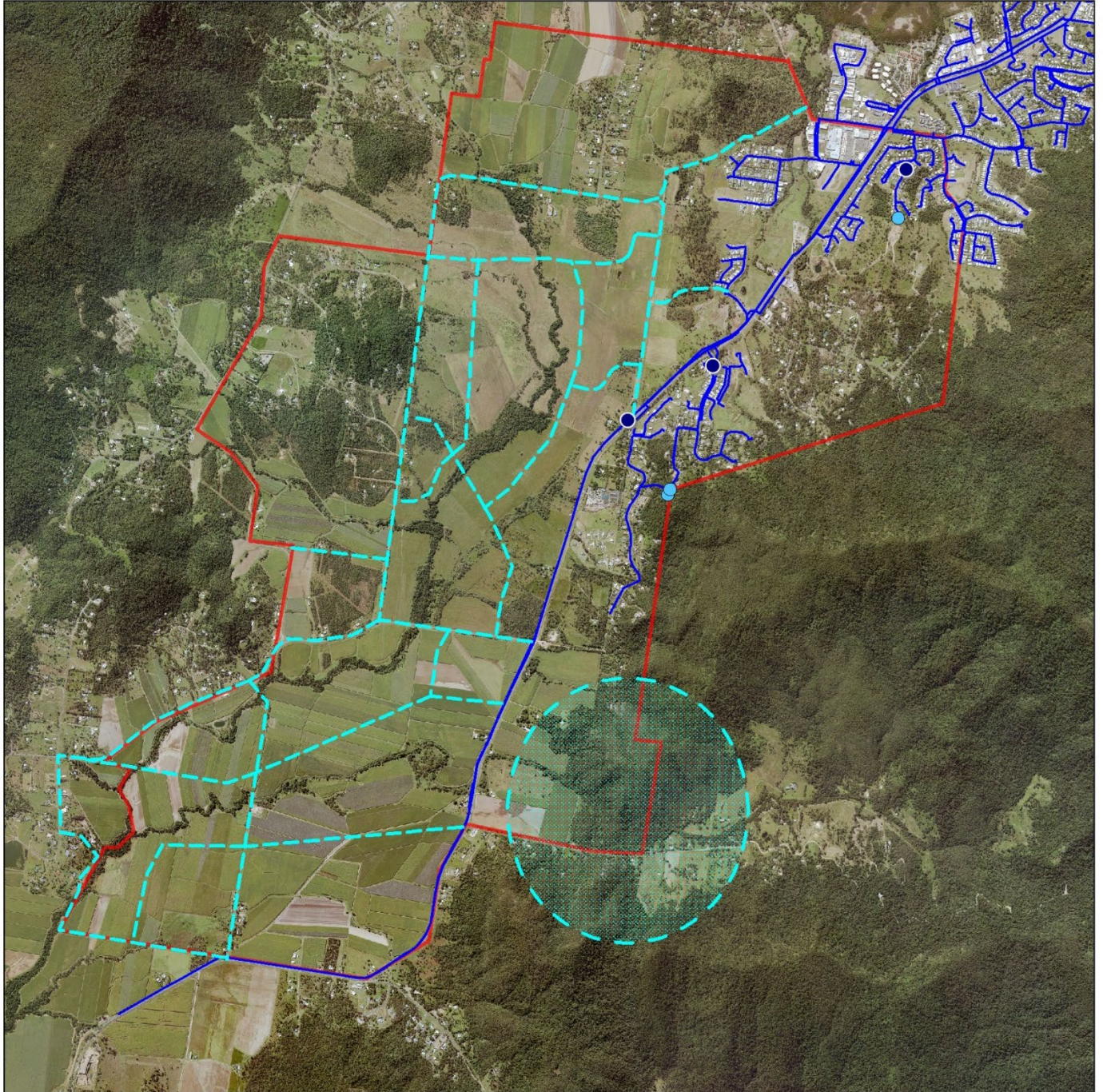
Structure Plan Park, Pedestrian and Cycle Network Map









Legend

-  Proserpine to Airlie Beach Structure Plan Area
-  Existing Shared Pathways
-  Future Shared Pathways
-  Future Linear Active Transport Corridors
-  Existing District Recreation Parks
-  Future Recreation Parks Investigation Areas
-  Future Sportparks Investigation Areas

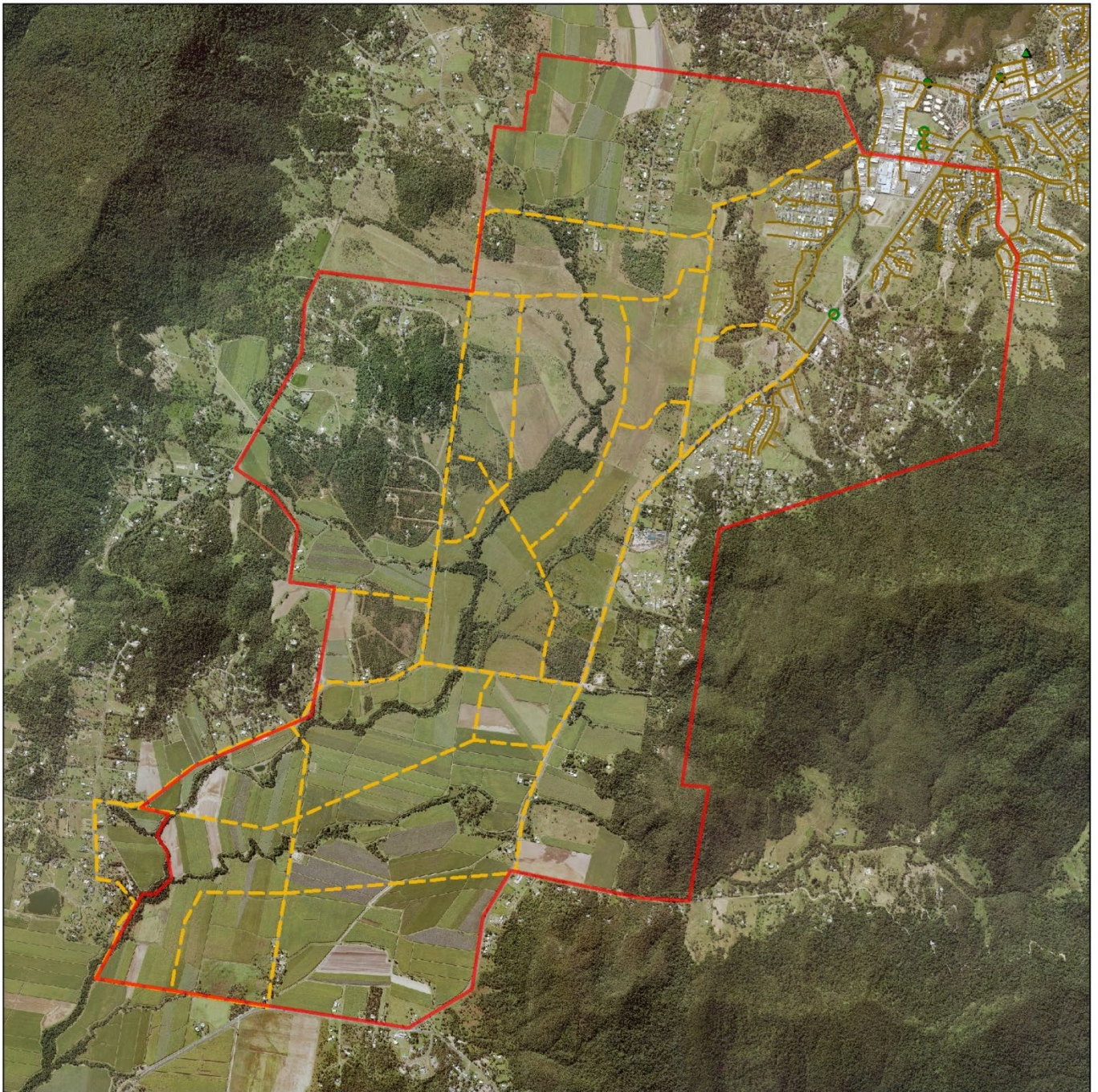
Structure Plan Water Network Map









Legend

-  Proserpine to Airlie Beach Structure Plan Area
-  Existing Water Pumps
-  Existing Water Mains
-  Future Water Mains
-  Existing Reservoirs
-  Future Reservoir Investigation Area

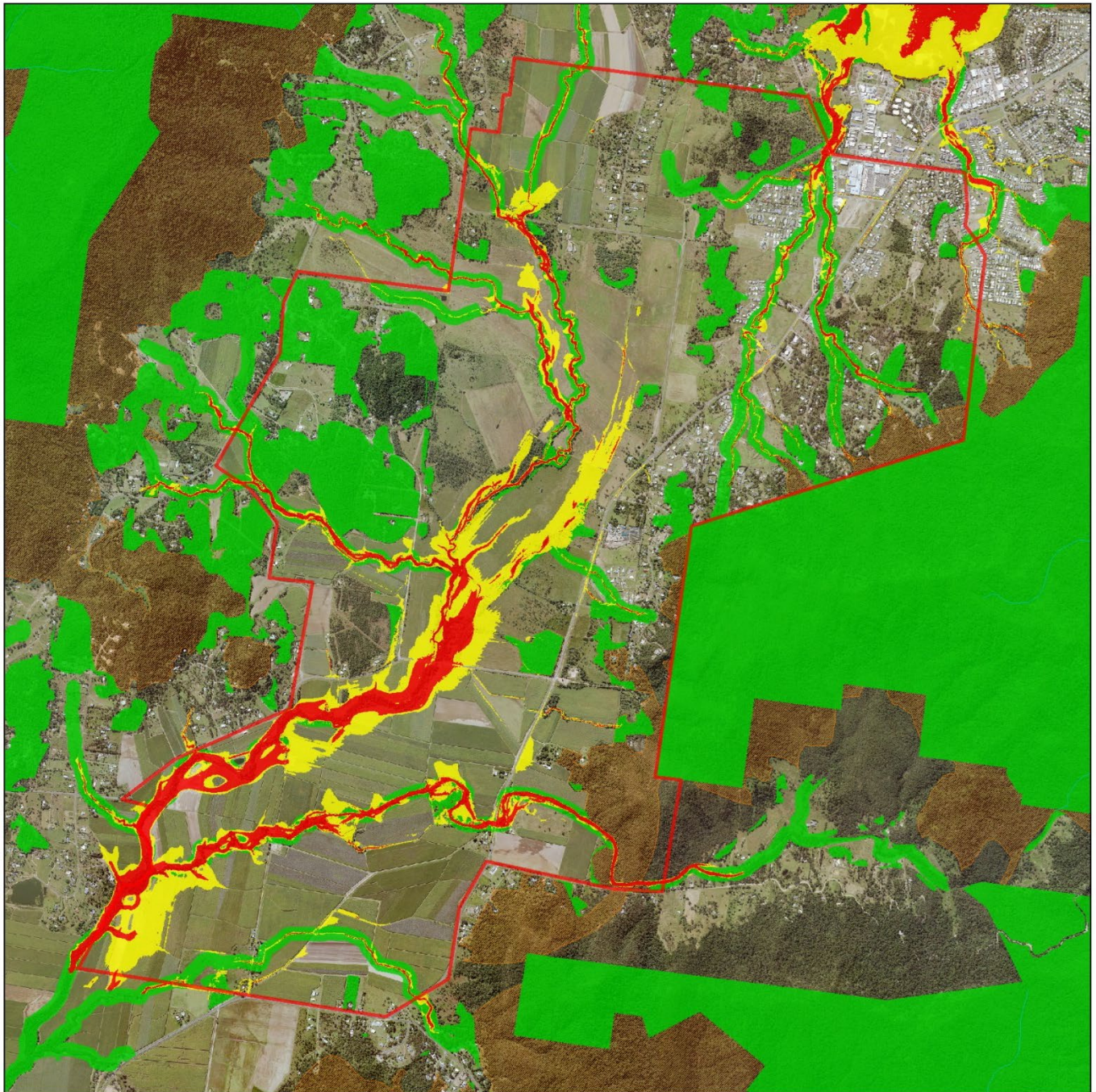
Structure Plan Sewer Network Map



Legend

-  Proserpine to Airlie Beach Structure Plan Area
-  Existing Sewer Mains
-  Existing Sewer Pumps
-  Existing Private Sewer Pumps
-  Existing Waste Water Treatment Plant
-  Future Sewer Mains

Structure Plan Constraints Map



Legend

-  Proserpine to Airlie Beach Structure Plan Area
-  Environmentally Significant Vegetation (MSES)
-  Wildlife Habitat
-  High Risk Flood Areas
-  Medium Risk Flood Areas

Note - Low Risk Flood areas not identified as flooding risk doesn't significantly impact on development potential.