



Citation and commencement

This Planning Scheme may be cited as the *Whitsunday Regional Council Planning Scheme 2017*.

A notice was published in the Government Gazette No. 58 on 30 June, 2017 for the Planning Scheme for the Whitsunday Regional Council.

The commencement date for the Planning Scheme was 3 July, 2017.

Amendments to the Planning Scheme are included at Appendix 2.

Community statement

The Whitsunday region is a local government area located in North Queensland, approximately 1,000km north of Brisbane and 600km south of Cairns. In March 2008, Whitsunday Regional Council was formed by the amalgamation of Bowen and Whitsunday Shires. The region is a key pillar in Queensland's economy, rich in tourism, agriculture, mining and construction.

From country to coast, the Whitsunday region supports a diverse range of lifestyles that incorporates the regions key economic sectors and tropical natural environment. Major towns Collinsville, Bowen, Proserpine and Airlie Beach each have their own identity that Council seeks to develop and diversify to build a successful, stronger and more resilient region over the next 20 years. The region is spoilt for opportunity by growing links to the Asian tourist market and development of economic catalysts such as Whitsunday International Airport, Airlie Beach developments and the development of the Abbot Point Growth Gateway Project boosting regional exports. The ongoing management of the regions pristine natural environments, fertile soils and water supplies will maintain strong agricultural production in the region.

Whitsunday Regional Council seeks to accommodate these opportunities through the enhancement of existing infrastructure, developing liveable communities and encouraging innovative practices that improve efficiency and sustainability. The region is anticipated to grow by over 20,000 people up to 2036 with over 9,000 more jobs being created. This growth will be accommodated in a compact urban form to reduce impacts on the regions pristine natural environments and fertile agricultural lands. Population growth will be focused around existing centres, encouraging new modern developments that enhance the local community, build a sense of place and develop vibrant liveable communities that are attractive to permanent residents and tourists alike. Development will supplement the special opportunities afforded to the Whitsunday Region in order to maximise the growth in Tourism, Agriculture, Mining and Construction sectors.

In 2036, the Whitsundays will have a thriving economy in a diverse range of sectors that offer resiliency to the region and capitalise on the areas' privileged location alongside tropical paradise, beautiful hinterlands, fertile soils and resource rich geology. The region will attract new families, cultures and millions of visitors who flock to experience the unique Whitsunday lifestyle. Whilst the region will grow and develop, the Whitsunday lifestyle unique to each township will remain.

Editor's note—The Community statement is extrinsic material to the planning scheme.

Strategic vision

The Whitsundays strategic vision is reflected in the *Whitsunday Regional Council Planning Scheme 2017*, which shows how we will effectively manage growth and land use in the region. This Planning Scheme is the planning framework that focuses upon capitalising upon the regions' opportunities in a sustainable manner using the following guiding principles identified within the strategic framework:

- liveable communities and housing;
- economic growth;
- environment and heritage;
- safety and resilience to hazards; and
- infrastructure;

The *Whitsunday Regional Council Planning Scheme 2017* and its strategic intent will guide growth in the region whilst maintaining a high quality of life for Whitsunday residents.

Editor's note—The Strategic vision is extrinsic material to the planning scheme.

Table of Contents

Part 1 About the Planning Scheme

1.1	Introduction	1:2
1.2	Planning Scheme components	1:3
1.3	Interpretation	1:5
1.3.1	Definitions	1:5
1.3.2	Standard drawings, maps, notes, editor’s notes and footnotes	1:5
1.3.3	Punctuation	1:6
1.3.4	Zones for roads, waterways and reclaimed land	1:6
1.4	Categories of development	1:6
1.5	Hierarchy of assessment benchmarks	1:7
1.6	Building work regulated under the Planning Scheme	1:7
1.7	Local government administrative matters	1:8

Part 2 State Planning Provisions

2.1	State Planning Policy	2:2
2.2	Regional Plan	2:4
2.3	Referral agency delegations	2:4
2.4	Standard Planning Scheme Provisions	2:4

Part 3 Strategic framework

3.1	Preliminary	3:2
3.2	Strategic intent	3:3
3.2.1	Liveable communities and housing	3:3
3.2.2	Economic growth	3:4
3.2.3	Environment and heritage	3:5
3.2.4	Safety and resilience to hazards.....	3:6
3.2.5	Infrastructure	3:6

Part 4 Local government infrastructure plan

4.1	Preliminary	4:2
4.2	Planning assumptions	4:3
4.2.1	Population and employment growth.....	4:5
4.2.2	Development	4:5
4.2.3	Infrastructure demand	4:6
4.3	Priority infrastructure area	4:6
4.4	Desired standards of service	4:6
4.4.1	Water supply network.....	4:7
4.4.2	Sewerage network.....	4:8

4.4.3	Stormwater network	4:9
4.4.4	Transport network	4:10
4.4.5	Public parks and land for community facilities network.....	4:11
4.5	Plans for trunk infrastructure.....	4:13
4.5.1	Plans for trunk infrastructure maps	4:13
4.5.2	Schedules of works	4:13

Part 5 Tables of assessment

5.1	Preliminary	5:3
5.2	Reading the tables	5:3
5.3	Levels of assessment.....	5:4
5.3.1	Process for determining the category of development and the category of assessment for assessable development.....	5:4
5.3.2	Determining the category of development and categories of assessment..	5:5
5.3.3	Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development	5:6
5.4	Regulated categories of development and categories of assessment prescribed by the <i>Planning Regulation 2017</i>	5:8
5.5	Categories of development and assessment – Material change of use	5:9
5.6	Categories of development and assessment – Reconfiguration of a lot.....	5:78
5.7	Categories of development and assessment – Building work	5:79
5.8	Categories of development and assessment – Operational work.....	5:80
5.9	Categories of development and assessment – Local plans	5:82
5.9.1	Airlie Beach local plan levels of assessment	5:82
5.9.2	Bowen local plan levels of assessment	5:91
5.9.3	Hamilton Island local plan levels of assessment	5:102
5.10	Categories of development and assessment – Overlays	5:111

Part 6 Zones

6.1	Preliminary	6:3
6.2	Zone codes	6:5
6.2.1	Community facilities zone code	6:5
6.2.2	District centre zone code	6:7
6.2.3	Emerging community zone code	6:10
6.2.4	Environmental management and conservation zone code.....	6:13
6.2.5	High impact industry zone code.....	6:15
6.2.6	Industry investigation zone code	6:17
6.2.7	Local centre zone code.....	6:20
6.2.8	Low density residential zone code	6:22
6.2.9	Low impact industry zone code.....	6:25

6.2.10	Low-medium residential density zone code	6:27
6.2.11	Major centre zone code	6:30
6.2.12	Medium impact industry zone code	6:32
6.2.13	Mixed use zone code	6:34
6.2.14	Neighbourhood centre zone code	6:36
6.2.15	Recreation and open space zone code	6:38
6.2.16	Rural zone code	6:40
6.2.17	Rural residential zone code	6:42
6.2.18	Special industry zone code	6:44
6.2.19	Tourist accommodation zone code	6:46
6.2.20	Waterfront and marine industry zone code	6:48

Part 7 Local plans

7.1	Preliminary	7:2
7.2	Local plan codes	7:3
7.2.1	Airlie Beach Local Plan	7:3
7.2.2	Bowen Local Plan	7:16
7.2.3	Hamilton Island local plan code	7:23

Part 8 Overlays

8.1	Preliminary	8:4
8.2	Overlay codes	8:6
8.2.1	Acid sulfate soils overlay code	8:6
8.2.2	Agricultural land overlay code	8:7
8.2.3	Airport environs overlay code	8:9
8.2.4	Biodiversity, waterways and wetlands overlay code	8:14
8.2.5	Building heights overlay code	8:23
8.2.6	Bushfire hazard overlay code	8:28
8.2.7	Coastal hazard overlay code	8:40
8.2.8	Extractive resources overlay code	8:50
8.2.9	Flood hazard overlay code	8:53
8.2.10	Heritage overlay code	8:61
8.2.11	Infrastructure overlay code	8:64
8.2.12	Landslide hazard overlay code	8:70

Part 9 Development codes

9.1	Preliminary	9:5
9.2	Development that cannot be made assessable in accordance with Schedule 6 of the <i>Planning Regulation 2017</i>	9:7
9.3	Use codes	9:7

9.3.1	Business activities code	9:7
9.3.2	Caretaker’s accommodation code	9:15
9.3.3	Child care centre code	9:17
9.3.4	Dual occupancy code.....	9:20
9.3.5	Dwelling house code	9:23
9.3.6	Extractive industry code.....	9:26
9.3.7	Home based business code.....	9:30
9.3.8	Industry activities code.....	9:35
9.3.9	Market code	9:41
9.3.10	Relocatable home park and tourist park code	9:43
9.3.11	Renewable energy facilities code.....	9:49
9.3.12	Residential care facility and retirement facility code	9:54
9.3.13	Rural activities code	9:60
9.3.14	Rural tourism code.....	9:64
9.3.15	Sales office code.....	9:69
9.3.16	Service station code.....	9:71
9.3.17	Short-term accommodation and multi-unit uses code	9:75
9.3.18	Telecommunications facility code	9:82
9.4	Other development codes	9:84
9.4.1	Advertising devices code	9:84
9.4.2	Construction management code.....	9:96
9.4.3	Excavation and filling code	9:104
9.4.4	Healthy waters Code	9:106
9.4.5	Infrastructure code	9:111
9.4.6	Landscaping code.....	9:116
9.4.7	Reconfiguring a lot code	9:124
9.4.8	Transport and parking code	9:132
Part 10	Other plans	10:1
Schedule 1	Definitions	SC1:1
SC1.1	Use definitions	SC1:2
SC1.2	Administrative terms	SC1:31
Schedule 2	Mapping	SC2:2
Schedule 3	Local government infrastructure plan mapping and tables	SC3:1
SC3.1	Planning assumption tables.....	SC3:2
SC3.2	Schedules of works.....	SC3:16
SC3.3	Local government infrastructure plan maps.....	SC3:23
Schedule 4	Notations required under the <i>Planning Act 2016</i>	SC4:1

SC4.1	Notation of decisions affecting the Planning Scheme under section 89 of the <i>Planning Act 2016</i>	SC4:2
SC4.2	Notation of resolution(s) under Chapter 4, Part 2, Division 2 of the <i>Planning Act 2016</i>	SC4:7
SC4.3	Notation of registration for urban encroachment provisions under section 267 of the <i>Planning Act 2016</i>	SC4:7
Schedule 5	Designation of premises for development	SC5:1
Schedule 6	Planning scheme policies	SC6:1
SC6.1	Planning scheme policy index.....	SC6:6
SC6.2	Environmental features planning scheme policy	SC6:9
SC6.3	Heritage planning scheme policy	SC6:31
SC 6.4	Landscaping planning scheme policy	SC6:37
SC6.5	Natural hazards planning scheme policy	SC6:54
SC6.6	Third party advice or comment planning scheme policy.....	SC6:64
SC 6.7	Growth management planning scheme policy	SC6:66
SC 6.8	WRC Development manual planning scheme policy.....	SC6:79
SC6.9	Waste management policy.....	SC6:80
Appendix 1	Index and glossary of abbreviations and acronyms	AP1:1
Appendix 2	Table of amendments	AP2:1