

## Contents of Part 3

<b>Part 3</b>	<b>Strategic framework .....</b>	<b>3:2</b>
<b>3.1</b>	<b>Preliminary .....</b>	<b>3:2</b>
<b>3.2</b>	<b>Strategic intent .....</b>	<b>3:3</b>
3.2.1	Liveable communities and housing .....	3:3
3.2.1.1	Strategic outcome .....	3:3
3.2.1.2	Land use strategies .....	3:3
3.2.2	Economic growth .....	3:4
3.2.2.1	Strategic outcome .....	3:4
3.2.2.2	Land use strategies .....	3:4
3.2.3	Environment and heritage .....	3:5
3.2.3.1	Strategic outcome .....	3:5
3.2.3.2	Land use strategies .....	3:5
3.2.4	Safety and resilience to hazards .....	3:6
3.2.4.1	Strategic outcome .....	3:6
3.2.4.2	Land use strategies .....	3:6
3.2.5	Infrastructure .....	3:6
3.2.5.1	Strategic outcome .....	3:6
3.2.5.2	Land use strategies .....	3:6

## Maps in Part 3

Strategic framework map

## Part 3 Strategic framework

### 3.1 Preliminary

- (1) The Strategic framework sets the policy direction for the Planning Scheme and forms the basis for ensuring appropriate development occurs in the Planning Scheme area for the life of the Planning Scheme.
- (2) Mapping for the Strategic framework is included in Schedule 2 (Mapping).
- (3) For the purpose of describing the policy direction for the Planning Scheme, the Strategic framework is structured in the following way:
  - (a) the Strategic intent;
  - (b) the following five themes that collectively represent the policy intent of the Planning Scheme:
    - (i) Liveable communities and housing;
    - (ii) Economic growth;
    - (iii) Environment and heritage;
    - (iv) Safety and resilience to hazards; and
    - (v) Infrastructure;
  - (c) the Strategic outcome proposed for development in the Planning Scheme area for each theme; and
  - (d) the Land use strategies for achieving these outcomes.
- (4) Although each theme has its own section, the Strategic framework in its entirety represents the policy intent of the Planning Scheme. Zones organise the Planning Scheme area in a way that facilitates the location of preferred or acceptable land uses.

## 3.2 Strategic intent

- (1) In 2036 and beyond, the Whitsundays is a prosperous, liveable and sustainable region where people live, work, play and invest. The region, extending over 23,862 square kilometres, will be built on the integration of the unique attributes and competitive advantages of Airlie Beach, Bowen, Collinsville, Proserpine and their surrounds as shown in Strategic framework map - SFM - 01:05 (Strategic framework maps).
- (2) The Region's major townships and communities have a strong and proud social identity, being sustainable and well supported through the provision of a variety of social and affordable housing lifestyle options and appropriate community and utility infrastructure. Risks to the community (including life and property) from hazardous activities and natural hazards are appropriately mitigated or avoided, ensuring disaster management response capabilities and capacities are supported.
- (3) The major townships of the Region operate as a network of centres, each maintaining relatively strong levels of growth supported by the ongoing strengthening and development of the key economic sectors of agriculture, mining and tourism and associated development and construction activities. The strength of these industry sectors will continue to be supported by maintaining and protecting the resources and values upon which these sectors rely, promoting business innovation and increasing accessibility to robust road, rail, port and aviation facilities.
- (4) The promotion and protection of the Region's cultural heritage and unique aquatic, coastal and inland environmental values continues as developmental and environmental pressures increase cumulatively. All matters of ecological, environmental and scenic value (including key urban gateways, views and vistas) are valued and preserved, ensuring the health and resilience of the regions overall biodiversity.

### 3.2.1 Liveable communities and housing

#### 3.2.1.1 Strategic outcome

- (1) The life-enriching (educational, health, cultural and recreational) capacities and resilience of the community and community infrastructure are enhanced or restored for present and future generations in a way which supports the region's settlement pattern and hierarchy of centres.

#### 3.2.1.2 Land use strategies

- (1) The settlement pattern of the Region ensures that urban uses are primarily located within the established urban areas of Airlie Beach, Bowen, Collinsville and Proserpine with greater densities focused around higher order Centre zones of each township and major public transport corridors. New residential expansion will occur in Cannon Valley (to the west of Airlie Beach), Mount Bramston and Mount Gordon (to the south of Bowen) and Moongunya Springs (to the north of Collinsville).
- (2) Limited Accommodation activities and low order Community and convenience Business activities are located within the settlements of Brisk Bay, Conway Beach, Dingo Beach, Gumlu, Guthalungra, Hideaway Bay, Shutehaven, Merinda, Mt Coolon and Wilson Beach.
- (3) The community of each major urban area will be supported by a hierarchy of centres. The highest order, Major centres are provided at Paluma Road/Galbraith Avenue (Cannonvale), Herbert Street (Bowen) and Main Street (Proserpine). Communities of the Region are further serviced by a series of lower order, smaller scale centres. Business activities are only located outside of centres if they cannot be practically

located within nominated centres due to their nature, scale, effects or necessary relationship to other activities or particular features, resources or infrastructure.

- (4) Primary and/or secondary schools are co-located with existing facilities in Bowen, Cannonvale, Collinsville, Gumlu, Hamilton Island, Hayman Island and Proserpine, with new facilities in Cannon Valley and Mount Gordon and higher order educational facilities, such as a secondary boarding school and a tertiary educational facility located within the established urban area of Proserpine.
- (5) A regionally significant health facility is located in Proserpine with supporting health facilities in Airlie Beach, Bowen, Cannonvale, Collinsville and Hamilton Island.
- (6) Urban uses are only located away from identified urban areas if they cannot be practically located within the existing settlement pattern due to their nature, scale, effects or necessary relationship to other activities or particular features, resources or infrastructure.
- (7) Rural residential areas will continue to occur on the fringes of urban areas and will generally not expand into adjacent rural areas.
- (8) Non-resident workers accommodation is only utilised for the workforce associated with the construction phase of a project. This form of accommodation activity is not to be utilised for workers associated with the operational phase of a project. Accommodation activities for an operational workforce are to be integrated into existing urban areas.

### **3.2.2 Economic growth**

#### **3.2.2.1 Strategic outcome**

- (1) The economic resilience, wealth creating and employment generating capacities of the Region's key sectors are protected and enhanced for present and future generations.

#### **3.2.2.2 Land use strategies**

- (1) Agricultural land (including stock routes) and existing Rural activities are protected and diversified with Rural activities being intensified in areas to the west of Collinsville, along the Bowen River, west and south-west of Proserpine and between Gumlu and Bowen. Land based marine aquaculture is promoted within Aquaculture Development Areas and protected from incompatible development. The long-term viability of this agricultural land is enhanced through sustainable land management practices, the use of new technology and the improvement and expansion of supporting infrastructure, such as water storage and irrigation infrastructure.
- (2) Rural activities are located outside the existing and proposed urban and environmental areas with only Business and Industry activities that support or supplement the primary Rural activity being located within rural areas. Development in rural areas does not create unacceptable biosecurity risks, such as the spread of pest and weed species, to current or future potential agriculture within our Region.
- (3) The integrity and functionality of the mining and extractive resource industry, including within the Abbot Point and Galilee Basin State Development Areas, are maintained and protected to reduce potential conflict with incompatible uses.
- (4) Major industrial expansion is appropriately accommodated where the scale, intensity and nature of the Industry activity can be adequately supported. New expansion will predominantly occur within the Abbot Point State Development Area, around the Delta intersection, between Collinsville and the mines to the south, east of Proserpine and within the vicinity of the Whitsunday Coast Airport.

- (5) Bulk loading and supporting multi-commodity port facilities are established at the Port of Abbot Point. High impact industry is primarily located adjacent to Port of Abbot Point within the Abbot Point State Development Area, particularly where Industry activities value-add to commodities being exported or imported through the Port of Abbot Point.
- (6) Marine industry servicing the fishing and recreational boating fleet of Central and North Queensland is primarily located within the Bowen Boat Harbour with limited facilities of a smaller nature and scale located at Coral Sea Marina and Port of Airlie. A public passenger ferry facility servicing the Whitsunday Islands is primarily located at the Port of Airlie with supplementary facilities at Coral Sea Marina and Shute Harbour. Commercial vessels supporting the tourism industry predominately operate from Coral Sea Marina and Port of Airlie, with opportunity for expansion within Shute Harbour. A freight (barge) facility servicing the Whitsunday Islands is primarily located at Shute Harbour.
- (7) Tourism development is located within the established island resorts on Daydream, Hayman, Hook, Long, Dent and South Molle Islands. A new major regional function facility is located within Airlie Beach. New or expanded tourist accommodation and ancillary Business activities are located at Airlie Beach, Bowen Front Beach, Bowen Marina, Funnel Bay, Hamilton Island, Horseshoe Bay, Murray Bay, Rose Bay, Stone Island and Shute Harbour with Nature-based tourism at the northernmost point of Cape Gloucester, Lake Proserpine surrounds and in rural areas where appropriate. Tourism development is only located away from these areas if their nature, scale and effects are minor and they have a necessary relationship to other activities or areas of high natural amenity. Tourism development supports drive tourism routes and focuses tourism support and services in existing towns to provide economic diversity, choice and enhanced visitor experience.

### **3.2.3 Environment and heritage**

#### **3.2.3.1 Strategic outcome**

- (1) The cultural heritage of the Region, including the Ngaro, Gia, Juru, Jangga, Birriah peoples and early European settlements, is preserved and treasured. Ecological systems, including air, soil, water, flora and fauna habitats are conserved or enhanced through development to ensure sustainability for future generations.

#### **3.2.3.2 Land use strategies**

- (1) The key ecological values of the Great Barrier Reef, Brigalow Belt, Central Queensland Coast and Einasleigh Uplands and the fauna and flora they support are protected. The protection of key endangered species such as the Black-throated Finch (White-rumped subspecies), Leatherback Turtle, Loggerhead Turtle, Olive Ridley Turtle and Proserpine Rock-wallaby and the habitat on which they rely continues to be enhanced as development and environmental pressures increase.
- (2) The core landscape values within the Region are protected and, if practical, enhanced with connectivity between matters of environmental significance where possible. The core landscape values include the urban gateways to Airlie Beach, Bowen, Collinsville, Proserpine and the Whitsunday Coast Airport, as well as the significant visual backdrops as viewed from major scenic routes of the Bowen Development Road, Bruce Highway, Lascelles Avenue, Shute Harbour Road and the boating routes along the coastline and throughout the Whitsunday Islands.
- (3) Development, within Ngaro Country around the Town of Whitsunday and Islands, Gia Country around Proserpine and Gloucester surrounds, Juru Country around Bowen and Gumlu surrounds, Jangga Country around Mount Coolon surrounds and Birriah Country around Collinsville surrounds is designed sympathetically in response to

cultural traditions and protected areas and, where possible, development incorporates local Aboriginal art and storytelling.

- (4) Places and objects of Aboriginal cultural significance, such as sites for story telling or other cultural activities, scarred trees, stone extraction sites, ceremonial sites, fireplaces, ochre, axe grinding grooves, rock art, fish traps, graves, old growth vegetation, including culturally significant flora and fauna, shell middens, artefact scatters and traditional foods are appropriately preserved for current and future generations to maintain important connections to Country, lore and ancestry.
- (5) All places of cultural significance that reflect historic traditions, culture and early settlement forms are appropriately preserved and promoted to enhance community identity and maintain important connections to the past for the benefit of current and future generations.
- (6) Future urban development is planned and managed to avoid or mitigate adverse impacts on MSES and MNES.

### **3.2.4 Safety and resilience to hazards**

#### **3.2.4.1 Strategic outcome**

- (1) The safety of the community, property and infrastructure is protected and enhanced for present and future generations and the community's resilience to hazards is enhanced.

#### **3.2.4.2 Land use strategies**

- (1) Risks to people, property, essential service uses and vulnerable uses are minimised in areas within or adjacent to natural hazard areas by avoiding the risk, where the risk cannot be avoided or where it is not possible to be avoided, then mitigating the risk or removing the hazard.
- (2) Community health and safety, sensitive land uses and the natural environment are appropriately planned and managed to avoid or mitigate potential adverse impacts of emissions (air, noise and odour) and hazardous activities, whilst ensuring the long-term viability of such activities (Industry and Recreation activities).
- (3) Low lying areas across the Whitsunday Council area contain ASS that, if exposed, can result in damage to buildings, assets, infrastructure and the local environment. Where disturbance is unavoidable, the disturbance should be minimised to prevent the mobilisation and release of acid, iron and other contaminants.

### **3.2.5 Infrastructure**

#### **3.2.5.1 Strategic outcome**

- (1) The service-supporting capacities of infrastructure are coordinated, efficient and orderly. Infrastructure provision and operation are financially sustainable.

#### **3.2.5.2 Land use strategies**

- (1) An international airport (runway and terminal), remote mine operations centre, air freight and supporting education and Industry activities are located within the vicinity of the Whitsunday Coast Airport, with a secondary regional airport (runway and terminal) at Hamilton Island. Smaller scale and supplementary facilities are provided at Bowen, Collinsville, Flametree and Mount Coolon Airports.



- (2) Existing road and rail corridors are protected and operate efficiently. New road connections are established from Cannonvale to Gregory-Cannon Valley Road as a parallel network to Shute Harbour Road, from Collinsville to Proserpine and between Abbot Point State Development Area and the North-West Minerals Province. New railway connections are established from Abbot Point State Development Area to the North Bowen Basin, the Galilee Basin State Development Area and the North-West Minerals Province.
- (3) Significant power generation facilities are established and expanded near Collinsville (base-load power station) and the Burdekin Falls Dam (hydro-electric) connecting to the north-south transmission lines which traverse the Region. Large scale Renewable energy facilities are promoted in rural areas around existing and future major electrical infrastructure in the Region, where they do not affect quality agricultural land for present and future productivity. Small scale renewable energy facilities are only located in rural areas where functioning as ancillary power generation to support a primary use. Existing transmission corridors are protected and new corridors are provided from the Collinsville Power Station to the Galilee Basin and the North-West Minerals Province. Gas pipeline(s) are established from gas fields in the Bowen Basin to the Collinsville Power Station and, where practical, new development aligns with existing or future linear corridors.
- (4) The water resource catchments of the Bowen River Weir, Burdekin Falls Dam, Peter Faust Dam (Lake Proserpine) and the potential water resource catchments of the Andromache River and Urannah Creek are protected for future use. Water pipelines are established from Lake Dalrymple and the Burdekin River to Bowen and Abbot Point State Development Area, and from the Bowen River catchment to the Galilee Basin State Development Area.