

Whitsunday Regional Council Planning Scheme 2017 Major Amendment - Short-term Accommodation

This document contains extracts of the Planning Scheme relevant to the amendment. To view the full planning scheme document, please contact the Strategic Planning Team on 4945 0284 or email - info@whitsundayrc.qld.gov.au

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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 diverse, accessible and well-serviced housing options catering for all groups in the current and future demographic and socio-economic profile of the Region, including seniors and those on low to moderate incomes. Valuable residential land in key locations is safeguarded for the development of diverse housing typologies, supporting housing supply and affordability for local residents. Appropriate community and utility infrastructure will ensure sustainability and support a vibrant, equitable and interconnected community. ~~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.~~
- ~~(2)~~(3) 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)~~(4) 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)~~(5) 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) The low density residential areas of Cannonvale, Cannon Valley, Jubilee Pocket, the southern end of Mandalay, Proserpine and Bowen primarily serve as dormitory suburbs accommodating the majority of the Region's resident population. These areas will continue to provide low density residential housing, supplemented by a limited range of local convenience services and facilities.
- (3) Historic development approvals and past planning schemes have resulted in a presence of short-term accommodation alongside permanent residences in the Low density residential zone. Whilst this mix is recognised, the Low density residential zone is intended for local residents with new Short-term accommodation uses to only occur in localities traditionally used for holiday homes and designated as STA precincts within the planning scheme mapping.
- ~~(2)~~(4) 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, Hydeaway Bay, Shutehaven, Merinda, Mt Coolon and Wilson Beach.
- ~~(3)~~(5) 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)~~(6) 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)~~(7) A regionally significant health facility is located in Proserpine with supporting health facilities in Airlie Beach, Bowen, Cannonvale, Collinsville and Hamilton Island.
- ~~(6)~~(8) 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)~~(9) Rural residential areas will continue to occur on the fringes of urban areas and will generally not expand into adjacent rural areas.
- (10) 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.
- ~~(8)~~(11) All new major developments will be encouraged to incorporate a greater range of housing types and affordable housing products. This includes provision of housing for entry-level buyers, low-income households, and a variety of demographic groups, ensuring broader housing affordability, diversity and inclusivity.

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.

Table 5.5.888 Low density residential zone

Low density residential		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<i>Accommodation activities</i>		
Dwelling house	Accepted development	
Home based business	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Home based business code
	Otherwise code assessment	Home based business code Low density residential zone code Infrastructure code
Residential care facility	Code assessment	Residential care facility and retirement facility code Low density residential zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Retirement facility	Code assessment	Residential care facility and retirement facility code Low density residential zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Short-term accommodation	<p>Code assessment if for Short-term accommodation (Dwelling) where located within one of the following STA precincts:</p> <ul style="list-style-type: none"> Hydeaway Bay; or Dingo Beach; or Conway Beach; or Wilsons Beach; or Brisk Bay; or Queens Beach; or Horseshoe Bay; or Shute Harbour; or Airlie Beach; or North Mandalay. <p>Editor's note – STA precinct boundary mapping is designated within Schedule 2 – Mapping and is based on a variety of 2021 Census geography boundaries and refined to only include properties zoned Low density residential.</p>	<p>Short-term accommodation and multi-unit uses code</p> <p>Low density residential zone code</p> <p>Healthy waters code</p> <p>Infrastructure code</p> <p>Landscaping code</p> <p>Transport and parking code</p>
	Otherwise impact assessment	The Planning Scheme

Low density residential		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All other Accommodation activities	Impact assessment	The Planning Scheme
Business activities		
Sales office	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Sales office code
	Otherwise code assessment	Sales office code Low density residential zone code Healthy waters code Infrastructure code
Shop	Code assessment if for a corner store	Business activities code Low density residential zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
All other Business activities	Impact assessment	The Planning Scheme
Entertainment activities		
All Entertainment activities	Impact assessment	The Planning Scheme
Industry activities		
All Industry activities	Impact assessment	The Planning Scheme
Community activities		
Child care centre	Code assessment	Child care centre code Low density residential zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Community care centre	Code assessment	Low density residential zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Community use	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
Emergency services	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other Community activities	Impact assessment	The Planning Scheme
Recreation activities		
Park	Accepted development	

Low density residential		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All other Recreation activities	Impact assessment	The Planning Scheme
<i>Rural activities</i>		
All Rural activities	Impact assessment	The Planning Scheme
<i>Other activities</i>		
Utility installation	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other activities	Impact assessment	The Planning Scheme
<i>Undefined uses</i>		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme

Editor's note—The above levels of assessment apply unless otherwise prescribed within the Act or the Regulation.

6.2.8 Low density residential zone code

6.2.8.1 Application

This code applies to assessable development:

- (a) within the Low density residential zone as identified on the zoning maps contained within Schedule 2 (Mapping); and
- (b) identified as requiring assessment against the Low density residential zone code by the tables of assessment in Part 5 (Tables of assessment).

6.2.8.2 Purpose and overall outcomes

- (1) The purpose of the Low density residential zone code is to provide for a variety of low density dwelling types; and
 - (b) community uses, and small-scale services, facilities and infrastructure, to support local residents.
 - ~~(1) predominantly dwelling houses supported by community uses and small-scale services and facilities that cater for local residents.~~
- (2) The purpose of the Low density residential zone code in the local government area is to provide for predominantly low density, low-rise Accommodation activities on a range of lot sizes. Whilst primarily intended to accommodate dwelling houses, limited other Accommodation activities may also be established in the zone where compatible with the prevailing residential character and amenity.
- (3) The purpose of the Low density residential zone code will be achieved through the following overall outcomes:
 - (a) development provides for a variety of low density housing types, to accommodate local residents primarily in the form of dwelling houses that promote variety in housing size and choice;
 - (b) limited other Accommodation activities, such as community residences, residential care facilities and retirement facilities, may be established in the zone, where such uses are compatible with the prevailing scale and residential amenity and character of surrounding development;
 - (c) Short-term accommodation (Dwelling) uses are confined to the following STA precincts only¹²:
 - i. Hydeaway Bay
 - ii. Dingo Beach
 - iii. Conway Beach
 - iv. Wilson's Beach
 - v. Brisk Bay
 - vi. Queens Beach
 - vii. Horseshoe Bay
 - viii. Shute Harbour
 - ix. Airlie Beach
 - x. North Mandalay
 - ~~(b)~~ Short-term accommodation (Dwelling) is not intended in other areas of the zone.
 - ~~(e)~~(d) home based businesses that are compatible with local residential amenity may be established in the zone;

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¹² Editors note - STA precinct boundary mapping is designated within Schedule 2 – Mapping and is based on a variety of 2021 Census geography boundaries and refined to only include properties zoned Low density residential.

~~(e)~~ ^(e) development may provide for limited Business, Community and Other activities, including sales offices, shops (limited to corner stores), community uses, emergency services and utility installations, which:

- (i) directly support the day to day needs of the immediate residential community;
- (ii) are a small-scale and low intensity;
- (iii) are compatible with the local residential character and amenity of the area;
- (iv) wherever possible, are co-located with similar activities within the zone;
- (v) are accessible to the population they serve and are located on the major road network rather than local residential streets; and
- (vi) do not have a significant detrimental impact on the amenity of surrounding residents, having regard to hours of operation, generation of odours, noise, waste products, dust, traffic, electrical interference, lighting and visual impacts;

~~(f)~~ ^(f) development occurring in residential neighbourhoods takes place in a planned, orderly manner that promotes certainty and maintains a high level of residential amenity for existing residents, in terms of the type, design and density of development that may occur over time;

~~(g)~~ ^(g) development in the zone provides for an attractive, open and low density form of urban residential living that promotes a sense of character and community inclusion;

~~(h)~~ ^(h) development provides for a range of lot sizes;

~~(i)~~ ⁽ⁱ⁾ to maintain the low density character and residential amenity of the zone, development has a low-rise built form;

~~(j)~~ ^(j) the scale, density and layout of development facilitates an efficient land use pattern that:

- (i) is well connected to other parts of the urban fabric and planned future development;
- (ii) supports walkable neighbourhoods that are well connected to employment nodes, centres, open space and recreation areas, community services and educational opportunities; and
- (iii) encourages public transport accessibility and use;

~~(k)~~ ^(k) development is designed and located in a manner which makes a positive contribution to the streetscape and is sympathetic to the intended scale and character of surrounding development;

~~(l)~~ ^(l) development incorporates a high level of residential amenity, personal health and safety and protection for property;

~~(m)~~ ^(m) communities are supported by interconnected open space networks and local centres incorporating attractive, comfortable, safe and convenient public spaces;

- ~~(n)~~(n) development provides for pedestrian and bicycle movement networks that maximise connectivity, permeability and ease of movement within emerging community areas and to existing urban areas;
- ~~(o)~~(o) vehicle movement networks are provided that facilitate convenient connections to centres and Community activities;
- ~~(p)~~(p) development demonstrates an appropriate level of transport infrastructure is available and that development will not unreasonably interfere with the safe and efficient operation of the surrounding road network¹³;
- ~~(q)~~(q) development sensitively responds to scenic values and landscape character elements, particularly prominent ridgelines, foreshores, coastal landforms, significant landmarks, prominent stands of vegetation and rural and coastal views and vistas;
- ~~(r)~~(r) development avoids or mitigates any adverse impacts on areas of cultural heritage significance or environmental significance (including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation) through sensitive location, design, operation and management;
- ~~(s)~~(s) development is provided with the full range of urban services to support the needs of the community, including parks, reticulated water, sewerage, stormwater drainage, sealed roads, pathways, electricity and telecommunications infrastructure;
- ~~(t)~~(t) development is located and designed to maximise the efficient extension and safe operation of infrastructure; and
- ~~(u)~~(u) the safety and efficiency of existing and future infrastructure (including road, rail, pipelines, telecommunications and transmission infrastructure) is protected and the amenity and safety of development is not adversely affected by proximity to such infrastructure.

¹³ Development within the Low density residential zone may be requested to provide a Traffic impact assessment report in accordance with PSP SC6.7 (Growth management).

9.3.17 Short-term accommodation and multi-unit uses code

9.3.17.1 Application

This code applies to assessable development identified as requiring assessment against the Short-term accommodation and multi-unit uses code by the tables of assessment in Part 5 (Tables of assessment).

9.3.17.2 Purpose and overall outcomes

- (1) The purpose of the Short-term accommodation and multi-unit uses code is to ensure Short-term accommodation and multi-unit uses are of a high-quality design, and appropriately integrate with local character, environment and amenity.
- (2) The purpose of the Short-term accommodation and multi-unit uses code will be achieved through the following overall outcomes:

(a) Short-term accommodation is located in appropriate areas, providing suitable options for visitors.

(b) development minimises residential amenity impacts on the surrounding area;

~~(a)~~ (c) development is visually attractive addresses the street and integrates with surrounding development;

~~development minimises residential amenity impacts on the surrounding area;~~

~~(b)~~ (d) development incorporates high quality landscaping and well designed, useable communal and private open space areas, that provide visual relief to the built form;

~~(c)~~ (e) development provides a high standard of privacy and amenity for residents; and

~~(d)~~ (f) infrastructure and services are provided, commensurate with the scale of the use and its location.

9.3.17.3 Assessment benchmarks

Table 9.3.17.3.1 Benchmarks for assessable development

Performance Outcomes		Acceptable Outcomes	
Short-term accommodation (Dwelling) - Location			
PO1	<u>Short-term accommodation (Dwelling) within a Low-density residential zone is located in areas traditionally used for holiday homes and compatible with the character of the area as to maintain a high level of residential amenity.</u>	AO1.1	<u>If within the Low density residential zone, Short-term accommodation (Dwelling) is limited to operate within the following STA precincts:</u> <ul style="list-style-type: none"><u>Hydeaway Bay; or</u><u>Dingo Beach; or</u><u>Conway Beach; or</u><u>Wilsons Beach; or</u><u>Brisk Bay; or</u><u>Queens Beach; or</u><u>Horseshoe Bay; or</u><u>Shute Harbour; or</u><u>Airlie Beach; or</u>

Performance Outcomes		Acceptable Outcomes	
			<ul style="list-style-type: none">• North Mandalay. Editor's note - STA precinct boundary mapping is designated within Schedule 2 – Mapping and is based on a variety of 2021 Census geography boundaries and refined to only include properties zoned Low density residential.
PO1 PO2	Short-term accommodation (Dwelling) must manage residential amenity, including: (a) adequate waste storage; and (b) contact details of the property manager must be visible from the front of the premises.	AO1.1 AO	If within an Urban area, where 3 or more bedrooms are used: (a) provides two recycling bins and one general waste bin; (b) provides adequate space for storing all rubbish bins in an area that is screened from frontages by a solid fence or vegetation at least 1.2m in height.
		AO1.2 AO	A 0.3m ² sign, visible from the street includes contact details of a local property manager including a phone number, available twenty-four (24) hours a day, seven (7) days per week.
Site layout and relationship of buildings to site features for a multi-unit use			
PO2 PO3	The multi-unit use is located on a site, which has an area and dimensions capable of accommodating a well-designed and integrated multi-unit development, incorporating: (a) vehicle access, parking and manoeuvring areas; (b) communal and private open space areas; and (c) any necessary buffering to incompatible uses or sensitive environments.	AO2.1 AO	The multi-unit use is located on a lot having a minimum area of: (a) 800m ² ; or (b) 600m ² if within Airlie Beach Local Plan Precinct A or B (Main Street).
Relationship of buildings to streets, public spaces and private open space for a multi-unit use			
PO3 PO4	The multi-unit use is sited and designed to: (a) provide a visibly clear pedestrian entrance to and from the building; and (b) minimise the potential for pedestrian and vehicular conflict.	AO3.1 AO	The building is sited and designed, such that: (a) the main pedestrian entrance to the building, or group of buildings, is located on the primary street frontage; (b) pedestrian access to the entrance of the building(s) or individual dwellings is easily discerned; and (c) vehicular access to the site is separate from the pedestrian access.
PO4 PO5	The multi-unit use is sited and designed to: (a) address and provide a semi-active frontage to the street, adjacent parkland or other public areas;	AO4.1 AO	The building is sited and designed, such that: (a) street and parkland frontages of the site comprise semi-active uses/spaces, such as

Performance Outcomes		Acceptable Outcomes	
	<ul style="list-style-type: none"> (b) promote casual surveillance of public and semi-public spaces; (c) contribute to a residential character; and (d) achieve a high level of amenity for dwellings within the site. 		<p>habitable rooms, indoor and outdoor common recreation areas and landscaped areas, to facilitate casual surveillance; and</p> <ul style="list-style-type: none"> (b) the number of dwellings, rooming units, windows and balconies of habitable rooms that address adjoining streets, communal recreation areas and open spaces is optimised.
PO5 PO6	The multi-unit use is designed to ensure that car parking areas, services or any mechanical plant does not visually dominate the site or surrounding area.	AO5.1 AO	Services and any mechanical plant, including individual air conditioning equipment for dwellings or rooming units, are visually integrated into the design and finish of the building or are effectively screened from view.
Building mass and composition			
PO6 PO7	The multi-unit use is sited and designed in a manner, which: <ul style="list-style-type: none"> (a) minimises building mass and scale; (b) provides visual interest through building articulation and architectural design features; and (c) allows sufficient area at ground level for communal open space, site facilities, resident and visitor parking, landscaping and maintenance of a residential streetscape. 	AO6.1 AO	Buildings do not exceed 60% total site coverage.
		AO6.2 AO	<p>The building incorporates most or all of the following design features:</p> <ul style="list-style-type: none"> (a) vertical and horizontal articulation, such that no unbroken elevation is longer than 15m; (b) variations in plan shape, such as curves, steps, recesses, projections or splays; (c) variations in the treatment and patterning of windows, sun protection and shading devices, or other elements of a façade treatment at a finer scale than the overall building structure; (d) balconies, verandahs or terraces; or (e) planting, particularly on podiums, terraces and low level roof decks.
PO7 PO8	The multi-unit use is sited and designed to: <ul style="list-style-type: none"> (a) provide amenity for users of the premises whilst preserving the privacy and amenity of nearby properties; (b) provide adequate separation distance from adjoining uses; 	AO7.1 AO	Buildings and structures comply with the minimum boundary setbacks in Table 9.3.17.3.2 Minimum boundary setbacks for multi-unit uses.
		AO7.2 AO	<p>The building has a top level and roof form that is shaped to:</p> <ul style="list-style-type: none"> (a) reduce the bulk of the building; (b) provide a visually attractive skyline silhouette; and

Performance Outcomes		Acceptable Outcomes	
	<p>(c) preserve any existing vegetation that will buffer the proposed building;</p> <p>(d) allow for landscaping to be provided between buildings and street frontages and between neighbouring buildings; and</p> <p>(e) maintain the visual continuity and pattern of buildings and landscape elements within the street.</p>		<p>(c) screen mechanical plant and equipment from view.</p>
Privacy and amenity for a multi-unit use			
PO8 PO9	Where a mixed use development, residential amenity is managed through design and operation, considering likely impacts of non-accommodation uses on or adjoining the premises.	AO8.1 AO	No acceptable outcome.
PO9 PO10	The multi-unit use ensures that dwellings, rooming units, private open spaces and adjoining Accommodation activities are provided with a reasonable level of privacy and amenity.	AO9.1 AO	Non-habitable room windows of a dwelling or rooming unit are not located opposite the non-habitable room windows of another dwelling or rooming unit, unless views are controlled by screening devices, distance, landscaping or design of the opening.
		AO9.2 AO	Where habitable room windows look directly at habitable room windows in an adjacent dwelling or rooming unit within 2m at the ground level or 9m at levels above the ground level, privacy is protected by: <p>(a) window sill heights being a minimum of 1.5m above floor level;</p> <p>(b) fixed opaque glazing being applied to any part of a window below 1.5m above floor level;</p> <p>(c) fixed external screens; or</p> <p>(d) if at ground level, screen fencing to a minimum height of 2m.</p>
		AO9.3 AO	For development up to, and including, 3 storeys in height, the outlook from private, communal and public areas is screened, where direct view is available into the private open space of an existing dwelling.
PO10 PO11	The multi-unit use utilises appropriate lighting for the security of residents, whilst not	AO10.1 A	Glare conditions or excessive light spill into dwellings, rooming units, adjacent sites and public

Performance Outcomes		Acceptable Outcomes	
	impacting on the amenity of surrounding residents.		spaces is avoided or minimised through measures, such as: (a) the use of building design and architectural elements or landscape treatments to block or reduce excessive light spill to locations where it would cause a nuisance; and (b) the alignment of driveways and servicing areas to minimise vehicle headlight impacts on residential accommodation and private open space.
		AO10.2A	All access points, footpaths, car parks, building entrances and foyers are provided with adequate illumination.
		AO10.3A	All external lighting complies with AS4282 Control of the obtrusive effects of outdoor lighting and does not exceed 8 lux measured at any lot boundary and at any level.
Open space and landscaping			
PO11	The multi-unit use provides communal and private open space and landscaping, such that residents have sufficient area to engage in communal activities, enjoy private and semi-private spaces, and accommodate visitors.	AO11.1A	At least 30% of the site area is provided as communal and private open space.
PO1		AO11.2A	Each ground floor dwelling or rooming unit has a courtyard or similar private open space area, directly accessible from the main living area and complying with the following minimum areas and dimensions respectively: (a) 10m ² and 2.5m for a studio or rooming unit; (b) 18m ² and 2.5m for a 1 bedroom unit; and (c) 20m ² and 3.0m for a 2 or more bedroom unit.
		AO11.3A	Each dwelling or rooming unit above ground floor level has a balcony or similar private open space area directly accessible from the living area and complying with the following minimum areas and dimensions respectively: (a) 4.5m ² and 1.7m for a studio or rooming unit; (b) 5.5m ² and 2.1m for a 1 bedroom unit; and (c) 8m ² and 2.5m for a 2 or more bedroom unit.

Performance Outcomes		Acceptable Outcomes	
		AO11.4A	Where not adjoining a park or similar public open space, a minimum 2m high solid screen fence is provided and maintained along the full length of any side or rear boundary.
		AO11.5A	Communal open space is provided on-site and complies with the following minimum areas and dimensions: (a) minimum width of 4m; and (b) area equal to 15% of total area of the site.
PO12	PO1 The scale and external finishes of buildings: (a) complements the rural and/or natural character of the area and integrates with the surrounding natural landscape; and (b) incorporates colours and finishes that allow buildings to blend in with the natural and rural landscape.	AO12.1A	The architectural style and materials used for any new building: (a) use muted earth or environmental tones that blend with the rural and natural environment; and (b) use low reflective roofing and building materials. Note – Appropriate colours will depend on the existing native vegetation and backdrop. A colour palette may be requested by Council to ensure built form integration.
Site facilities and waste management			
PO13	PO1 Adequate communal clothes drying facilities are provided where dwellings or rooming units are not provided with individual drying facilities.	AO13.1A	Where dwellings or rooming units are not provided with individual clothes drying facilities, one or more outdoor communal clothes drying areas are provided in an accessible location, equipped with robust clothes lines.
PO14	PO1 Refuse disposal and recycling areas are located in convenient and unobtrusive positions and are capable of being serviced by the Council's refuse collection contractor. Note - Developments must comply with Council's Trade Waste Policy.	AO14.1A	Refuse disposal and recycling areas are of an appropriate size and preferably use collective bins instead of multiple individual bins. Note - There should be sufficient space to accommodate the equivalent of two 240L bins (for waste and recycling) per dwelling per week contained in the communal bins.
		AO14.2A	Refuse disposal and recycling areas are: (a) provided on-site; (b) screened by a solid fence or wall having a minimum height of 1.2m; (c) are not directly visible from the street; (d) are imperviously sealed, bunded and roofed;

Performance Outcomes		Acceptable Outcomes	
			<p>(e) contain a hose down area draining to the reticulated sewerage system;</p> <p>(f) are fitted with a strainer basket type drain outlet or other appropriate pre-treatment device; and</p> <p>(g) drain into the reticulated sewerage system.</p>
		AQ14.3A	Backwash discharge from commercial swimming pools, spas and decorative ponds must be connected to the reticulated sewer system or otherwise approved by Council.
Additional requirements for rooming accommodation or short-term accommodation			
PO15PO1	The rooming accommodation or short-term accommodation use is provided with sufficient facilities to accommodate the needs of temporary residents and staff.	AQ15.1A	Facilities including, but not limited to, kitchens, dining rooms, laundries and common rooms are provided for the use of temporary residents and staff.

Table 9.3.17.3.2 Minimum boundary setbacks for multi-unit uses

Building height	Boundary type	Minimum setback
Up to 8.5	Side	2m
	Front (primary)	6m
	Front (secondary)	3m
	Rear	2m
8.5m up to 11m	Side	4m
	Front (primary)	6m
	Front (secondary)	4m
	Rear	6m
11m to 16m	Side	4m
	Front (primary)	6m
	Front (secondary)	4m
	Rear	6m
16m up to 21m	Side	6m
	Front (primary)	6m
	Front (secondary)	6m
	Rear	6m
21m and above	Side	8m
	Front (primary)	6m
	Front (secondary)	6m
	Rear	8m

Schedule 1 Definitions

SC1.1 Use definitions

- a) Use definitions have a particular meaning for the purpose of the Planning Scheme.
- b) Any use not listed in Table SC1.1.2 (Use definitions) column 1 is an undefined use.
Note—development comprising a combination of defined uses is not considered to be an undefined use.
- c) A use listed in Table SC1.1.2 (Use definitions) column 1 has the meaning set out beside that term in column 2.
- d) The use definitions listed here are the definitions used in this Planning Scheme.
- e) Column 3 of Table SC1.1.2 (Use definitions) identifies examples of the types of activities that are consistent with the use identified in column 1.
- f) Column 4 of Table SC1.1.2 (Use definitions) identifies examples of activities that are not consistent with the use identified in column 1.
- g) Columns 3 and 4 of Table SC1.1.2 (Use definitions) are not exhaustive lists.
- h) Uses listed in Table SC1.1.2 (Use definitions) columns 3 and 4 that are not listed in column 1 do not form part of the definition.
- i) All use definitions are derived from the Planning Regulations 2017, where any discrepancy occurs the Planning Regulation 2017 use definition prevails.

Table SC 1.1.1 Index of use definitions

Adult store	Health care services	Port services
Agricultural supplies store	High impact industry	Relocatable home park
Air service	Home based business	Renewable energy facility
Animal husbandry	Hospital	Research and technology industry
Animal keeping	Hotel	Residential care facility
Aquaculture	Indoor sport and recreation	Resort complex
Bar	Intensive animal industry	Retirement facility
Battery storage facility	Intensive horticulture	Roadside stall
Brothel	Landing	Rooming accommodation
Bulk landscape supplies	Low impact industry	Rural industry
Caretaker's accommodation	Major electricity infrastructure	Rural workers' accommodation
Car wash	Major sport, recreation and entertainment facility	Sales office
Cemetery	Marine industry	Service industry
Child care centre	Market	Service station
Club	Medium impact industry	Shop
Community care centre	Motor sport facility	Shopping centre
Community residence	Multiple dwelling	Short-term accommodation
Community use	Nature-based tourism	Showroom
Crematorium		Special industry

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	with other non-industrial uses.	cleaning, hand engraving, jewellery making, laundromat, locksmith, picture framing, shoe repairs, tailor	impact, high impact industry, special industry
Service station	Premises used for the sale of fuel including, for example, petrol, liquid petroleum gas, automotive distillate and alternative fuels. Where ancillary the use may include a food and drink outlet, shop, trailer hire, or maintaining, repairing, servicing or washing vehicles.		Car wash
Shop	Premises used for the display, sale or hire of goods or the provision of personal services or betting to the public.	Betting agency, corner store, department store, discount variety store, hair dressing salon, liquor store, supermarket	Adult store, food and drink outlet, showroom, market
Shopping centre	Premises used for an integrated shopping complex consisting mainly of shops.		
Short-term accommodation	Premises used to provide accommodation of less than 3 consecutive months to tourists or travellers. Where ancillary the use may include a manager's residence, office, or recreation facilities for the exclusive use of guests.	Motel, backpacker's accommodation, cabins, serviced apartments, hotel , farm stay	Hostel, rooming accommodation, tourist park hotel, nature-based tourism, resort complex or tourist park.
Showroom	Premises used the sale of goods that are of in a related product line, and a size, shape or weight that requires a large area for handling, display or storage, and	Bulky goods sales, motor vehicles sales showroom, bulk stationary supplies, bulk home supplies	Food and drink outlet, shop, outdoor sales

SC1.2 Administrative terms

- (1) Administrative terms and definitions assist with the interpretation of the Planning Scheme but do not have a meaning in relation to a use.
- (2) An administrative term listed in Table SC1.2.2 (Administrative definitions) column 1 has the meaning set out beside that administrative term in column 2.
- (3) The administrative terms and definitions listed here are the terms and definitions for the purpose of the Planning Scheme.

Table SC 1.2.1 Index of administrative definitions

Access handle	Demand unit	Non-tidal artificial waterways
Active uses	Development footprint	Obstacle limitation surfaces
Adjoining premises	Display home	Outermost projection
Advertising device	Domestic outbuilding	Planning assumptions
Affordable housing	Dune crest height	Plot ratio
Agricultural land	Dwelling	Projection area(s)
Annual exceedance probability (AEP)	Engineering work	Rear lot
Area of environmental significance	Essential service uses	Relevant Overlay
Average building height (ABH)	Flood hazard area	Residential amenity
Average width	Future State transport corridor	Secondary dwelling
Base date	Gross floor area	Semi-public space
Basement	Gross leasable area	Sensitive use
Battery storage device	Ground level	Service catchment
Boundary clearance	Hazardous chemical facility uses	Setback
Building height	Hazardous material	Short-term accommodation (Dwelling)
Bushfire prone area	Hazardous material in bulk	Significant attributes
Centre zones	Heritage place	Site
Coastal dependant development	Household	Site cover
Coastal hazard area	Industrial zones	Social housing
Coastal protection work	Isolated areas	Solar panel farm
Communal open space	Landslide hazard	Storey
Communal space	Landscaping works	Stream order
Community infrastructure	Local resident	Temporary development
Corner store	Minor building work	Total use area
Country living	Minor electricity infrastructure	Transit oriented development
Defined flood event (DFE)	Minor marine development	Ultimate development
Defined flood level (DFL)	Multi-unit uses	Urban area
Defined storm tide event (DSTE)	Net developable area	Urban purposes
	Netserv plan	Urban services
	Non-resident workers	Vulnerable uses

Column 1 Term	Column 2 Definition
Industrial zones	Industrial zones is an Area classification for the purposes of the Local government infrastructure plan only and includes the following zones: <ul style="list-style-type: none"> • High impact industry; • Medium impact industry; • Low impact industry; • Special industry; • Waterfront and marine industry; and • Industry investigation.
Isolated areas	An area that is: <p>(a) isolated solely by floodwaters; or</p> <p>(b) isolated by a combination of floodwaters and impassable terrain.</p> <p>(Source – State Planning Policy July 2017)</p>
Landslide hazard	An area that is: <p>(c) identified as slope greater than, or equal to 15% on Overlay map - LH - 01:29 (Landslide hazard overlay); or</p> <p>(d) if not identified on the Landslide hazard overlay map, an area of land with a slope greater than, or equal to 15%.</p>
Landscaping works	Planning, design and implementation of all hardscape and softscape treatment of the surface of the land in all areas external to a building envelope. This may include both public and private open space areas and road reserve areas for the purposes of amenity and function.
Local resident	An individual who resides or lives in a particular suburb on a regular, semi-permanent or permanent basis. Often this is considered their primary place of residence.
Minor building work	building work that increases the gross floor area of a building by no more than the lesser of the following— <p>(a) 50m²;</p> <p>(b) an area equal to 5% of the gross floor area of the building.</p> <p>(Source—Planning Regulation 2017)</p>
Minor electricity infrastructure	Development for a supply network or for private electricity works that form an extension of, or provide service connections to, properties from the network, if the network operates at standard voltages up to and including 66kV, other than development for— <p>(a) a new zone substation or bulk supply substation; or</p> <p>(b) the augmentation of a zone substation or bulk supply substation that significantly increases the input or output standard voltage.</p> <p>(Source—Planning Regulation 2017)</p>
Minor marine development	An alteration, addition or extension to an existing maritime development where the floor area, including balconies, is less than five per cent of the building or 50m ² , whichever is the lesser.
Multi-unit uses	A premise that contains three or more separate, short-term or long-term residences on the premises.

Column 1 Term	Column 2 Definition
Projection area(s)	A part of the local government area for which the local government has carried out demand growth projection. (Source—Planning Regulation 2017)
Rear lot	A lot that has access to a road only by means of an access handle that forms part of the lot.
Relevant Overlay	<p>(a) an overlay, or part of an overlay, that is about— (i) bush fire hazards, coastal hazards, flood hazards or landslide hazards; or (ii) safety hazards arising from historic mining activities, including, for example, mining subsidence and mining contamination; or (b) an overlay, or part of an overlay, that includes an overlay code and is about— (i) development of a local heritage place; or (ii) development in a place with traditional building character; or (iii) the protection of areas of natural, environmental or ecological significance, including the protection of the biodiversity, significant animals and plants, wetlands and waterways of such areas; or (iv) development within an area identified on a map titled 'ANEF' on the State Planning Policy Interactive Mapping System.</p> <p>This administrative term is in relation to Section 9.2 Development that cannot be made assessable in accordance with Schedule 6 of the Planning Regulation 2017</p> <p>(Source – Planning Regulation 2017)</p>
Residential amenity	<p>Residential amenity is the combined public and private qualities and characteristics of an area that contribute to a resident's living condition, health and wellbeing and overall enjoyment of their dwelling and neighbourhood. Elements which impact residential amenity include:</p> <p>(a) noise and vibration from different sources including machinery and equipment (but not temporary construction noise), traffic and transport, business activities, resident and guest use of neighbouring dwellings and outdoor areas;</p> <p>(b) presence of non-local residents and their ability to negatively impact on the neighbourhood's character, sense of place and community that comes from having consistent neighbours.</p> <p>(c) loss of privacy and overlooking into indoor and outdoor private spaces; or</p> <p>(d) light spill from public light sources and surrounding properties affecting sleep.</p>
Secondary dwelling	Means a dwelling on a lot that is used in conjunction with, but subordinate to, another dwelling on the lot, whether or not the dwelling is:

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Contents of Schedule 2

Schedule 2 Mapping

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[SC2.7 Low density residential zone – Short-term Accommodation Precincts](#)

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Tables of Schedule 2

Table SC 2.1.1 Map index

Schedule 2 Mapping

SC2.1 Map index

The table below lists any strategic framework, zoning, local plan and overlay maps applicable to the planning scheme area

Editor's note—Mapping for the LGIP is contained in Schedule 3 (LGIP mapping and supporting material).

Editor's note – All Whitsunday Planning Scheme mapping is on Council's website www.whitsundayrc.qld.gov.au under 'Planning' 'Online Mapping System'.

Table SC 2.1.1 Map index

Map number(s)	Map title	Gazettal date
Overview map		
WRC	Local government planning scheme area and context	
Strategic framework maps		
SFM	Strategic framework map	
Zone maps		
ZM	Zoning map	
Local plan maps		
ABLPT	Airlie Beach Local Plan Transport Map	
ALLPP	Airlie Beach Local Plan Boundary and Precinct Map	
BLPBP	Bowen Local Plan Boundary and Precinct Map	
HILPP	Hamilton island local plan: Precinct Plan	
Overlay maps		
ASS	Acid sulfate soil overlay	
AL	Agriculture land overlay	
AE	Airport environs overlay	
BWW	Biodiversity, waterways and wetlands overlay	
BH	Building heights overlay	
BH	Bushfire hazard overlay	
CP1	Coastal hazard overlay: Storm tide inundation & Maritime development	
CP2	Coastal hazard overlay: Erosion prone areas, permanent inundation and coastal management district	
ER	Extractive resources overlay	
FH	Flood hazard overlay	
HER	Heritage overlay	
INF1	Infrastructure overlay: Transport infrastructure	
INF2	Infrastructure overlay: Utility infrastructure	
LH	Landslide hazard overlay	
Low density residential zone – Short-term Accommodation Precincts		
	Airlie Beach - STA Precinct Boundary	
	Brisk Bay - STA Precinct Boundary	
	Conway & Wilson Beach - STA Precinct Boundary	
	Dingo Beach & Hideaway Bay - STA Precinct Boundary	
	Horseshoe Bay - STA Precinct Boundary	
	Mandalay - STA Precinct Boundary	

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Whitsunday Regional Council Planning Scheme – Schedule 2 – ~~October-December 2023~~⁴ (~~V4.7~~^{V4.7} Amendment
Package A – during SIR)

Map number(s)	Map title	Gazettal date
	Queens Beach - STA Precinct Boundary	
	Shute Harbour - STA Precinct Boundary	

SC2.7 **SC2.7 Low density residential zone – Short-term Accommodation Precincts**

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