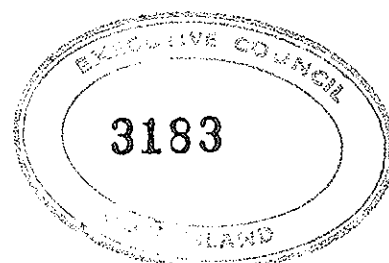


PIONEER SHIRE COUNCIL

ADDENDUM REPORT TO THE STRATEGIC PLAN  
PART B

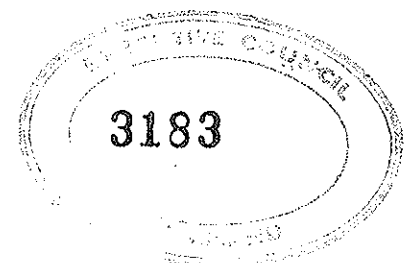


JUNE, 1988

ADDENDUM REPORT TO THE STRATEGIC PLAN - PART B

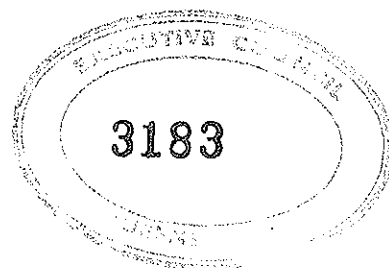
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## 1.0 INTRODUCTION

There are three main aims of this amendment to the Strategic Plan for the Shire of Pioneer. These are:-

- (a) To acknowledge the emergence of three new primary urban centres being Blacks Beach, Eimeo and Planella;
- (b) To study the patterns of urban growth and population projection throughout the Pioneer Shire;
- (c) To plan for the systematic growth and future land use of the Shire. This includes the provision of infrastructure for urban development and tourist development whilst re-asserting the significance of the preservation of canegrowing land.



## 2.0 REVIEW OF THE STATE OF SHIRE PLANNING

The recently completed annual loanworks programme for the year 1988/1989 and five year forward borrowing programme 1987/88 - 1991/92 are important documents designed to provide the financial framework by which the planning objectives of Council may be achieved.

Whilst the decline in building activity throughout the Shire is acknowledged in the loanworks programme reports so too is the perceived acceleration of growth in tourism development. It is therefore established that the future consideration of works programmes must not only concentrate on population growth and demographic trends but also major tourism developments.

The following review of the demographic characteristics of Pioneer Shire of the period 1966-1986 makes detailed evaluations of natural increase in population and migration trends from other places, and predicts the estimated population for the Shire for the year 2001.

Since the inception of the Strategic Plan for the whole of the Shire of Pioneer in 1983, development and planning and provision of infrastructure throughout the Shire has been in accordance with the various objectives as stated in Part A of the Strategic Plan. With the benefit of knowledge gained by Council throughout the last five years with regard to the type and scale of urban and tourist and entertainment facilities development occurring in the Shire, this information will be incorporated into the Amendment to the Strategic Plan in order to focus on specific locations for inclusion as Primary Urban Centres.



### 3.0 REVIEW OF THE DEMOGRAPHIC CHARACTERISTICS OF PIONEER SHIRE

#### 3.1 Demographic Analysis of Census Data

A study of the Australian Bureau of Statistics Census of Population figures 1986 indicates the relative youthfulness of the Pioneer Shire's population, particularly those residing in the statistical area designated Part A of Pioneer Shire which forms part of the growing urban area of Mackay. As indicated in Table 3.1, however, Part B of Pioneer Shire has a much lower percentage of young people. This factor bears consideration when addressing infrastructure requirements, in particular schools and colleges.

TABLE 3.1

## PIONEER SHIRE COUNCIL

## AGE/SEX STRUCTURE - 1976, 1981 AND 1986 CENSUS

## NUMBER OF PERSONS

AGE	1976				1981				1986			
	PIONEER PART A		PIONEER PART B		PIONEER PART A		PIONEER PART B		PIONEER PART A		PIONEER PART B	
	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE
0-4	1,171	1,075	427	421	1,317	1,208	429	378	1,314	1,221	469	451
5-14	2,168	2,072	880	834	2,708	2,509	1,007	981	2,646	2,457	871	815
15-19	791	789	359	322	1,057	1,036	397	347	1,144	1,150	406	369
20-24	766	842	338	302	1,087	1,125	420	368	948	1,100	479	383
25-34	1,778	1,716	582	505	2,302	2,274	673	643	2,272	2,437	849	737
35-44	1,191	1,016	462	424	1,661	1,514	616	552	1,987	2,030	659	617
45-54	848	770	417	335	1,020	959	483	404	1,215	1,075	539	484
55-59	324	315	145	147	441	459	196	154	494	422	236	200
60-64	285	307	162	115	337	369	143	131	432	461	208	148
65+	530	522	290	195	734	770	284	239	778	943	337	301
TOTAL	9,852	9,424	4,062	3,600	12,664	12,223	4,648	4,197	13,230	13,296	5,053	4,505

From a study of Table 3.2 it is seen that the population of Pioneer Shire has aged to a degree since the 1976 Census. At the 1976 Census 50.3% of the population was aged 24 years and under whereas this figure declined to 45% of the population in this age group in the 1986 Census.

TABLE 3.2  
PIONEER SHIRE COUNCIL  
AGE/SEX STRUCTURE - 1976, 1981 AND 1986 CENSUS  
PERCENTAGE OF TOTAL POPULATION

AGE	1976				1981				1986			
	PIONEER PART A		PIONEER PART B		PIONEER PART A		PIONEER PART B		PIONEER PART A		PIONEER PART B	
	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE
0-4	6.1	5.6	5.6	5.5	5.3	4.9	4.9	4.3	5.0	4.6	4.9	4.7
5-14	11.3	10.7	11.5	10.9	10.7	10.1	11.4	11.1	10.0	9.3	9.1	8.5
15-19	4.0	4.1	4.7	4.1	4.2	4.2	4.6	4.0	4.3	4.3	4.2	3.9
20-24	4.0	4.4	4.4	3.9	4.4	4.5	4.7	4.2	3.5	4.1	5.0	4.0
25-34	9.2	8.9	7.5	6.6	9.2	9.2	7.6	7.2	8.6	9.2	8.9	7.7
35-44	6.2	5.3	6.0	5.6	6.7	6.1	6.9	6.3	7.5	7.7	6.9	6.5
45-54	4.4	4.0	5.5	4.4	4.1	3.9	5.4	4.5	4.6	4.1	5.6	5.1
55-59	1.7	1.6	1.9	1.9	1.8	1.8	2.2	1.7	1.9	1.6	2.5	2.1
60-64	1.5	1.6	2.1	1.5	1.4	1.5	1.6	1.5	1.6	1.7	2.2	1.5
65+	2.8	2.6	3.8	2.6	2.9	3.1	3.2	2.7	2.9	3.5	3.6	3.1
TOTAL	51.2	48.8	53.0	47.0	50.7	49.3	52.5	47.5	49.9	50.1	52.9	47.1

### 3.2 Accommodation and Dwellings

A comparison of the numbers and types of structure of occupied dwellings for 1981 and 1986 Census data for the whole of the Shire is illustrated in Table 3.3 below.





TABLE 3.3  
STRUCTURE OF OCCUPIED PRIVATE DWELLINGS  
COMPARISON OF 1981 AND 1986 CENSUS DATA - PIONEER SHIRE

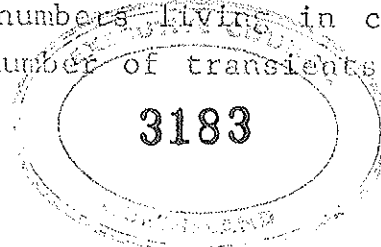
TYPE OF STRUCTURE	1981		1986	
	NO.	PROP. %	NO.	PROP. %
Separate House	8,130	89.42	9,742	86.00
Semi-Detached House	134	1.47	97	0.86
Row/Terrace House	8	0.09	17	0.15
Other Medium Density	455	5.00	677	5.97
Flats Over 3 Storeys	5	0.05	37	0.32
Caravan, Houseboat etc.	108	1.19	594	5.22
Improvised Dwelling	33	0.37	27	0.23
Other/Not Stated	219	2.41	142	1.25
TOTAL	9,092	100.0	11,333	100.0

Included in the overall 24.64% increase in the total number of occupied private dwellings between 1981 and 1986 there are some trends which compel attention.

- i) The number of medium density structures has increased by 49.9% over the 5 year cursal period;
- ii) The number of caravans and houseboats being utilised as dwellings has increased by a remarkable 450% over the five year period.

It should be noted the number base is small even though the growth trends are high.

These factors may have been brought about by higher rentals and mortgage payments, which if true is in accord with a well demonstrated Australia wide phenomenon. Thus the smaller dwellings and caravans are apparently a more achievable alternative for many households. The large increase in numbers living in caravans and houseboats also suggests a greater number of transients are living in the Pioneer Shire.



The trend of residential building approvals throughout Pioneer Shire has been a decline from a peak situation in 1983-84. The figures which have been divided into two designations being primary urban centres and secondary urban centres, are indicated in the following Table 3.4. As indicated by the information issued by the Australian Bureau of Statistics, figures for the current financial year indicate a potentially improved situation with 129 residential building approvals for the whole of the Shire to the end of February 1988.

TABLE 3.4  
RESIDENTIAL BUILDING APPROVALS BY COLLECTOR DISTRICT

LOCATION	1982/83	1983/84	1984/85	1985/86	1986/87	1987/88
A. Primary Urban Centres						
Andergrove/Beaconsfield	104	167	79	60	54	
Blacks Beach/Planella	58	155	65	14	9	
Bucasia/Shoal Point	28	34	12	23	6	
Eimeo	7	9	1	36	3	
Glenella	108	40	24	25	3	
North Mackay	54	57	21	13	22	
Slade Point	38	39	19	10	7	
Walkerston	16	11	1	5	8	
Sub-Total	413	512	222	186	112	
B. Secondary Urban Centres						
Bakers Creek	3	1	1	3	1	
Ball Bay	8	14	9	5	3	
Calen	-	-	1	1	-	
Dunrock/McEwen's Beach	8	13	5	5	2	
Eton	-	5	4	-	-	
Kolijo	1	1	1	1	2	
Midge Point/Bloomsbury	2	15	8	7	5	
Mount Ossa	2	4	5	2	-	
Seaforth	-	6	1	2	4	
St. Helen's Beach	8	-	1	4	-	
Sub-Total	32	59	36	30	17	
TOTAL A & B	445	571	258	216	129	129*

\* 129 up to 29/2/1988



### 3.3 Population Projections

In order to calculate a reliable projection for growth of population for the whole of the Pioneer Shire it is necessary to analyse three separate factions of the population being:-

- (i) Population within Primary Urban Centres;
- (ii) Population within Secondary Urban Centres;
- (iii) Rural Population.

The above exercise will also provide figures which will indicate whether the designation of additional urban neighbourhoods in the Northern Beaches area may be justified.

Tables 3.5 to 3.8 indicate the intercensal growth of the primary urban centres incorporating Andergrove - Beaconsfield, Blacks Beach - Planella, Bucasia - Shoal Point, Eimeo, Glenella, North Mackay, Slade Point and Walkerston, between 1981 and 1986. The overall growth in population for these centres was 19.32% at an average annual growth of 3.86%. The total 1986 Census count for these centres was 23,731 which represents 65.77% of the Shire's population.

The secondary urban centres which include Bakers Creek, Ball Bay, Bloomsbury, Calen, Eton, Kolijo, McEwen's Beach, Midge Point, Mount Ossa, Seaforth and St. Helen's Beach, in the same period experienced a negative growth of 14.22% at an average decline of 2.84% per annum. Kolijo, Midge Point and Mount Ossa were the only centres of this group to achieve growth. The total 1986 Census count for these secondary centres was 3,849 which represents 10.67% of the Shire's population. The population of these centres are indicated on Table 3.9.

The primary and secondary urban centres as nominated therefore constitute 76.44% of the Pioneer Shire's population, the remaining 23.56% being attributed to the rural sector. In 1981 the proportion of the Shire's population residing in the primary urban centres was 58.96%, the secondary urban centres constituted 13.30% and the rural sector 27.74%.

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TABLE 3.5

## PIONEER SHIRE - PRIMARY URBAN CENTRES

## AGE-SEX STRUCTURE OF THE POPULATION

## AT COLLECTOR'S DISTRICT LEVEL

## ANDERGROVE - BEACONSFIELD

## BLACK'S BEACH - PLANELLA

AGE GROUP	1981 CENSUS				1986 CENSUS				1981 CENSUS				1986 CENSUS			
	M	F	TOTAL	% *	M	F	TOTAL	% *	M	F	TOTAL	% *	M	F	TOTAL	% *
0-4	235	186	421	13.9	346	305	651	12.2	81	62	143	12.6	90	69	159	11.5
5-14	338	350	688	22.8	588	569	1,157	21.8	134	130	264	23.2	146	141	287	20.7
15-19	98	98	196	6.5	182	216	398	7.5	22	36	58	5.1	42	39	81	5.8
20-24	110	157	267	8.8	198	246	444	8.4	50	61	111	9.7	29	38	67	4.8
25-29	174	197	371	12.3	260	358	618	11.6	65	71	136	11.9	64	75	139	10.0
30-39	295	276	571	18.9	557	529	1,086	20.5	119	94	213	18.7	133	150	283	20.4
40-49	137	93	230	7.6	257	228	485	9.1	45	33	78	6.8	72	46	118	8.5
50-59	67	72	139	4.6	125	102	227	4.3	34	39	73	6.4	55	49	104	7.5
60-64	19	17	36	1.2	38	50	88	1.7	10	12	22	1.9	19	23	42	3.0
65-69	20	20	40	1.3	30	26	56	1.0	14	12	26	2.3	10	8	18	1.3
70-74	13	17	30	1.0	26	22	48	0.9	3	4	7	0.6	11	20	31	2.2
75+	17	15	32	1.0	18	33	51	1.0	5	3	8	0.7	27	33	60	4.3
TOTAL POPULATION	1,523	1,498	3,021	100.0	2,625	2,684	5,309	100.0	582	557	1,139	100.0	698	691	1,389	100.0

\* Percentage of total persons in the population

TABLE 3.6

## PIONEER SHIRE - PRIMARY URBAN CENTRES

## AGE-SEX STRUCTURE OF THE POPULATION

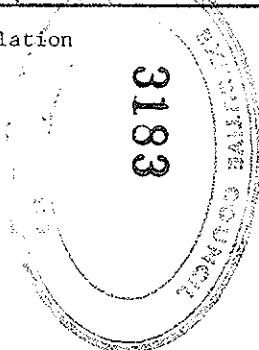
## AT COLLECTOR'S DISTRICT LEVEL

BUCASIA - SHOAL POINT

EIMEO

AGE GROUP	1981 CENSUS				1986 CENSUS				1981 CENSUS				1986 CENSUS			
	M	F	TOTAL	% *	M	F	TOTAL	% *	M	F	TOTAL	% *	M	F	TOTAL	% *
0-4	62	66	128	8.4	73	56	129	8.0	17	18	35	9.3	23	20	43	11.6
5-14	154	172	326	21.2	156	128	284	17.5	27	43	70	18.5	25	23	48	13.0
15-19	46	39	85	5.5	46	60	106	6.6	10	18	28	7.4	12	12	24	6.5
20-24	55	64	119	7.8	65	61	126	7.8	22	16	38	10.1	11	20	31	8.4
25-29	63	70	133	8.7	69	76	145	9.0	19	22	41	10.8	22	28	50	13.6
30-39	158	144	302	19.8	146	146	292	18.0	40	39	79	20.9	39	37	76	20.5
40-49	74	65	139	9.1	109	94	203	12.5	21	18	39	10.3	19	20	39	10.5
50-59	55	62	117	7.7	67	74	141	8.7	10	9	19	5.0	13	11	24	6.5
60-64	24	37	61	4.0	36	41	77	4.8	6	4	10	2.6	6	6	12	3.2
65-69	25	36	61	4.0	25	23	48	3.0	3	4	7	1.9	7	2	9	2.4
70-74	18	10	28	1.8	16	26	42	2.6	5	2	7	1.9	2	6	8	2.2
75+	17	13	30	2.0	12	13	25	1.5	-	5	5	1.3	4	2	6	1.6
TOTAL POPULATION	751	778	1,529	100.0	820	798	1,618	100.0	180	198	378	100.0	183	187	370	100.0

\* Percentage of Population



1304/A/4.88

TABLE 3.7

## PIONEER SHIRE - PRIMARY URBAN CENTRES

## AGE-SEX STRUCTURE OF THE POPULATION

## AT COLLECTOR'S DISTRICT LEVEL

GLENELLA

NORTH MACKAY

AGE GROUP	1981 CENSUS				1986 CENSUS				1981 CENSUS				1986 CENSUS			
	M	F	TOTAL	% *	M	F	TOTAL	% *	M	F	TOTAL	% *	M	F	TOTAL	% *
0-4	78	61	139	11.6	26	44	70	8.2	338	338	676	8.2	412	404	816	8.5
5-14	97	98	195	16.2	75	79	154	18.0	863	774	1,637	19.8	857	760	1,617	16.8
15-19	51	44	95	7.9	45	43	88	10.3	413	397	810	9.8	439	443	882	9.2
20-24	65	84	149	12.4	18	24	42	4.9	372	336	708	8.6	386	424	810	8.4
25-29	72	62	134	11.1	27	27	54	6.3	308	276	584	7.0	384	379	763	8.0
30-39	104	92	196	16.4	76	78	154	18.0	598	646	1,244	15.0	693	726	1,419	14.8
40-49	49	43	92	7.8	59	54	113	13.3	460	440	900	10.9	585	584	1,169	12.2
50-59	40	44	84	7.0	39	24	63	7.4	375	384	759	9.2	427	423	850	8.9
60-64	12	14	24	2.0	10	16	26	3.1	146	160	306	3.7	211	211	422	4.4
65-69	14	13	27	2.2	11	10	21	2.6	127	126	253	3.0	148	163	311	3.2
70-74	8	12	20	1.7	7	10	17	2.0	90	101	191	2.3	106	129	335	2.4
75+	22	23	45	3.7	23	27	50	5.9	93	113	206	2.5	111	192	303	3.2
TOTAL POPULATION	612	590	1,202	100.0	416	436	852	100.0	4,183	4,091	8,274	100.0	4,759	4,838	9,597	100.0

\* Percentage of Population

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TABLE 3.8

## PIONEER SHIRE - PRIMARY URBAN CENTRES

## AGE-SEX STRUCTURE OF THE POPULATION

## AT COLLECTOR'S DISTRICT LEVEL

## SLADE POINT

## WALKERSTON

AGE GROUP	1981 CENSUS				1986 CENSUS				1981 CENSUS				1986 CENSUS			
	M	F	TOTAL	% *	M	F	TOTAL	% *	M	F	TOTAL	% *	M	F	TOTAL	% *
0-4	172	170	342	11.2	150	146	296	9.0	76	69	145	11.3	75	55	130	10.0
5-14	412	349	761	24.8	340	355	695	21.1	136	112	248	19.4	136	132	268	20.6
15-19	140	122	262	8.5	179	158	337	10.2	45	52	97	7.6	53	55	108	8.3
20-24	87	115	202	6.6	118	130	248	7.5	69	66	135	10.6	35	53	88	6.8
25-29	141	176	317	10.3	128	168	296	9.0	70	60	130	10.2	52	61	113	8.7
30-39	280	276	556	18.2	243	285	528	16.0	95	85	180	14.1	115	98	213	16.3
40-49	138	132	270	8.8	236	228	464	14.2	60	50	110	8.6	61	66	127	9.7
50-59	81	75	156	5.2	102	82	184	5.6	50	44	94	7.3	52	45	97	7.4
60-64	29	34	63	2.0	39	48	87	2.6	15	25	40	3.1	21	24	45	3.5
65-69	25	24	49	1.6	32	33	65	2.0	18	19	37	2.9	22	30	52	4.0
70-74	24	23	47	1.5	16	23	39	1.2	18	15	33	2.6	8	13	21	1.6
75+	12	29	41	1.3	19	35	54	1.6	15	15	30	2.3	18	23	41	3.1
TOTAL POPULATION	1,541	1,525	3,066	100.0	1,602	1,691	3,293	100.0	667	612	1,279	100.0	648	655	1,303	100.0

\* Percentage of Population

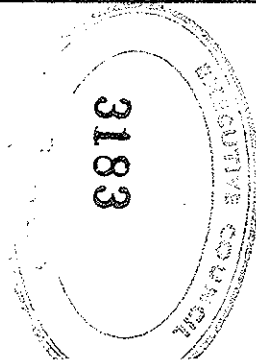


TABLE 3.9  
 PIONEER SHIRE - SECONDARY URBAN CENTRES  
 STRUCTURE OF THE POPULATION  
 AT COLLECTOR'S DISTRICT

LOCATION	1981 CENSUS			1986 CENSUS		
	M	F	TOTAL	M	F	TOTAL
Baker's Creek	373	309	682	326	293	619
Ball Bay	325	331	656	329	292	621
Bloomsbury	142	118	260	88	68	156
Calen	129	119	248	119	97	216
Eton	184	124	308	155	137	292
Kolijo	166	148	314	178	166	344
McEwen's Beach	359	330	689	180	160	340
Midge Point	144	124	268	172	170	342
Mount Ossa	207	172	379	197	188	385
Sea Forth	190	176	366	134	119	253
St. Helen's Beach	169	148	317	153	128	281
TOTAL	2,388	2,099	4,487	2,031	1,818	3,849

It is therefore established that the population contained within the rural areas of Pioneer Shire has declined by 9.1% between 1981 and 1986. It is considered that the majority of this decline would be gained through migration to the urban centres of the Shire. It has also been established that there are two separate trends evident in population growth throughout the Pioneer Shire between 1981 and 1986. These are:

- a) A steady average annual growth of 3.86% in the primary urban centres;
- b) An average annual decline of 2.15% of the population residing in the secondary urban centres and rural areas.

The average annual growth rate for the primary urban centres can be further segregated by focussing on the Northern Beaches area. From the 1981 Census information the number of persons living in the Northern Beaches area of the Shire comprising Blacks Beach,

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Planella, Eimeo, Bucasia and Shoal Point was 3,047 which represented 9% of the Shire's population. This proportion rose slightly to 9.4% (3,377 persons) at the 1986 Census. The population growth rate for the Northern Beaches area during the last intercensal period therefore was 10.83% or an average of 2.17% per annum.

Whilst this rate is considerably higher than the intercensal growth rate for the whole of Pioneer Shire which was 7%, it would be expected that this rate of growth will increase significantly as the progression of the Northern Beaches Sewerage Scheme continues. A figure of 3% growth in population per annum is thought likely for the Northern Beaches area to the year 1996 and this growth rate would be likely to increase to 5% from 1996 to the year 2001 from a consideration of what has occurred at the existing neighbourhood centres elsewhere in the Shire.

The projections for the overall population of Pioneer Shire are therefore based on a varying rate of growth per annum throughout the primary urban centres, and a continuing decline in the population residing in the secondary urban centres and rural areas of the Shire. These are indicated in Table 3.10 and the overall projection for the whole of the Pioneer Shire is represented graphically on Diagram A.



TABLE 3.10  
EXPECTED POPULATION PROJECTION - PIONEER SHIRE

LOCALITY	CENSUS POPULATION 1986	GROWTH RATE PER ANNUM	PROJECTED POPULATION 1991	GROWTH RATE PER ANNUM	PROJECTED POPULATION 1996	GROWTH RATE PER ANNUM	PROJECTED POPULATION 2001
PRIMARY URBAN CENTRES							
Andergrove/ Beaconsfield	5,309	+5%	6,776 /	+4%	8,244	+3%	9,557
North Mackay	9,597	+5%	12,249	+4%	14,903	+3%	17,277
Northern Beaches	3,377	+3%	3,915	+3%	4,539	+5%	5,793
Remainder	5,448	+3%	6,316 ✓	+3%	7,322	+2.5%	8,284
Sub-Total	23,731		29,256		35,008		40,911
SECONDARY URBAN CENTRES							
Sub-Total	3,849	-2.5%	3,391 ✓	-1.5%	3,144	Static	3,144
RURAL AREAS							
Sub-Total	8,504	-1.8%	7,766 ✓	-1%	7,386	Static	7,386
TOTAL	36,084		40,413 ✓		45,538		51,441

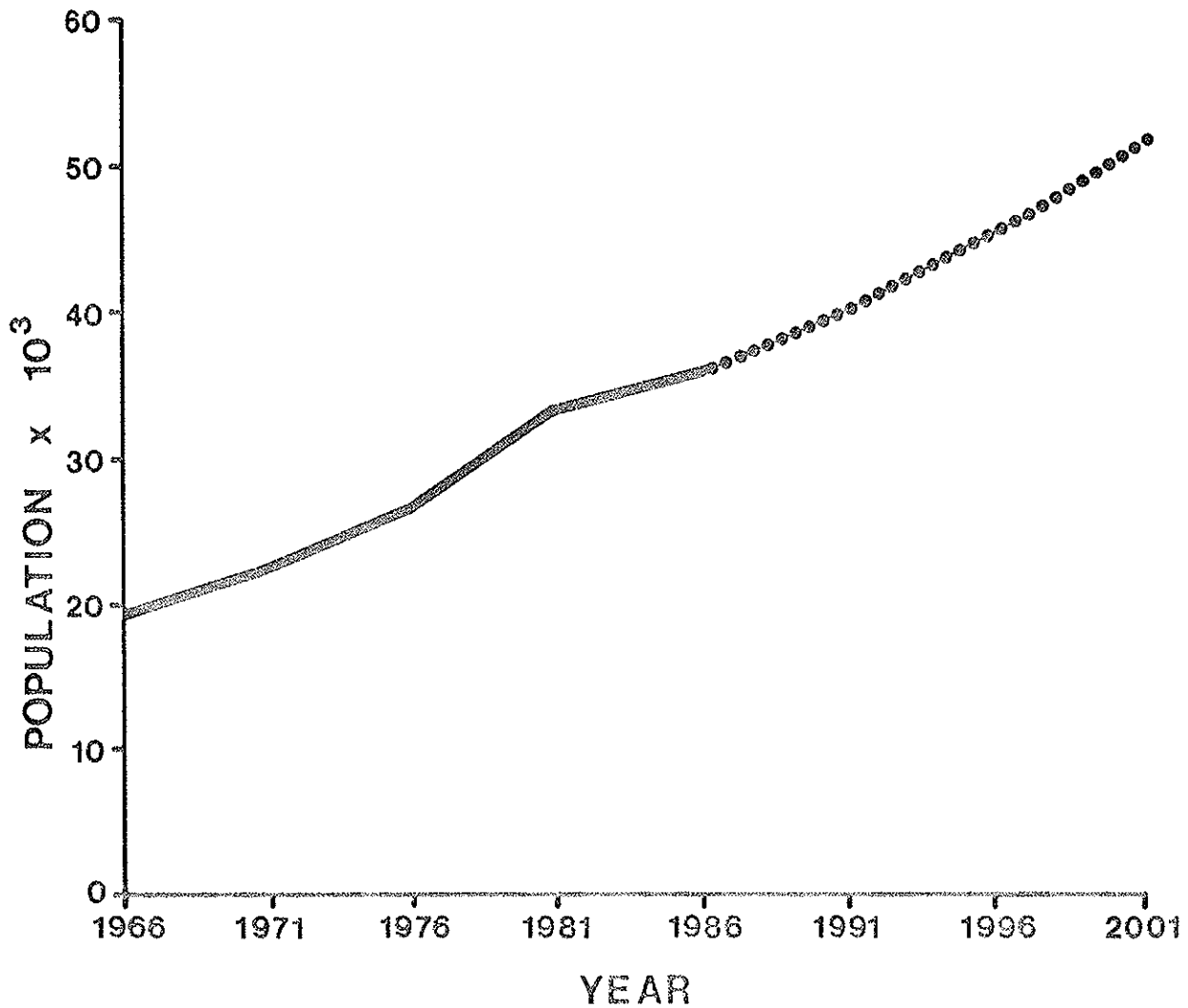
The projected population growth rate for the whole of the Pioneer Shire from 1986 to the year 2001 is as follows:

1986 - 1991 : +2.4% per annum  
 1991 - 1996 : +2.53% per annum  
 1996 - 2001 : +2.59% per annum  
 and  
 1986 - 2001 : +2.84 per annum



## LEGEND

———— ACTUAL GROWTH  
..... PROJECTED GROWTH



PIONEER SHIRE COUNCIL

AMENDMENT TO THE STRATEGIC PLAN

POPULATION PROJECTIONS 3183

## 4.0 URBAN LANDS

### 4.1 Primary Urban Centres

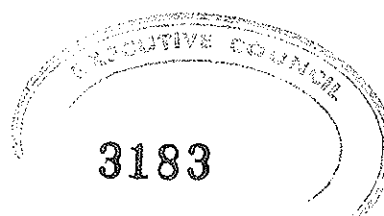
#### 4.1.1 Additional Urban Neighbourhood

Since the preparation of the Strategic Plan for the whole of the Shire of Pioneer in 1982 and subsequent gazettal of the Town Planning Scheme and Strategic Plan in November 1983, the need for the designation of additional primary urban centres has become evident. In particular, urban development has been limited in the Northern Beaches area due to the previous extent of sewerage reticulation and infrastructure.

The reason for the omission of the Blacks Beach-Eimeo area as an official urban neighbourhood in the Strategic Plan of 1983 was, as stated in Part B of the Strategic Plan.

"...From the detailed study of growth trends in the last ten years and from a consideration of the population forecasts that have been made in other studies to the year 2001 and the Five Year Works Programmes the Shire Council considers it is essential that the next five year's urban development be restricted as much as possible to eight neighbourhoods, namely:

Shoal Point - Bucasia  
Andergrove - Beaconsfield  
Slade Point  
North Mackay  
Mount Pleasant - Glenella  
Eimeo - Black's Beach  
Ooralea - Paget, and  
Walkerston



Also, because of the infrastructural deficiencies and lack of funding, residential development will need to be directed chiefly at four of the neighbourhoods, viz.

Shoal Point

Andergrove - Beaconsfield

Mount Pleasant - Glenella and

North Mackay, where industrial development also appears inevitable in the Cremorne and Vines Creek area."

The three additional centres which have emerged as primary urban centres since the Urban Neighbourhoods Map was structured in the Strategic Plan of 1983 are;

- i) Blacks Beach;
- ii) Eimeo;
- iii) Planella.

These centres form the basic structure of the proposed urban neighbourhood which has been designated as one integral neighbourhood based on the following criteria.

#### 4.1.2 Selection of Additional Urban Neighbourhood

The rationale for the formulation of the additional urban neighbourhood are based on:-

- (i) Availability of services and area to be commanded by the Northern Beaches Sewerage Scheme;
- (ii) The central location of the Eimeo State School and Pre-school Centre situated at Planella;
- (iii) Accessibility due to the existing arterial road network in addition to the proposed extensions to the arterial and sub-arterial network as indicated on Figure 2;
- (iv) The idyllic location of the neighbourhood as much of the area experiences sea breezes and picturesque scenery which in some instances yields sea views;

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- (v) The growth in population being experienced in the area and the high interest being generated by developers of tourist facilities;

The total population contained within the proposed urban neighbourhood is calculated as being that attributable to Eimeo, Blacks Beach and the existing subdivision known as "Planella" and that area of existing urban development fronting the Mackay-Bucasia Road and Sologinkins Road which is situated within Collector District Number 051007. At the 1986 Census this latter Collector District had a total population of 861, of which 20%, or 175 persons could be considered residing in the proposed urban neighbourhood.

The total estimated resident population of the urban neighbourhood as designated on figure 1 is as follows:-

Blacks Beach	1,067
Eimeo	370
"Planella" (including Sologinkins Road)	497
TOTAL	1,934

Based on the population projection as indicated in Table 3.10 of this report the overall expected increase of the population of the Northern Beaches area to the year 2001 is 71.5% from the 1986 year base. This rate of increase would effectively project a population figure of 3,368 for the proposed urban neighbourhood. Although this rate of increase in population would not justify the setting aside of such a large area of land as proposed by the additional urban neighbourhood there are other considerations to be taken into account.

These include a comparison of the previous population projections as defined in Appendix C of the Addendum Report to the Strategic Plan, dated 22nd August 1983, with the actual rate of population growth throughout the Pioneer Shire. Although the previous projected population for the whole of the Shire envisaged a Shire population of 37,035 to 1985, this was actually 951 higher than the actual Census population for the Shire at 1986 which was 36,084 persons.

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However when the trends are studied at the Primary Urban Centre levels it is established that there has been underestimation in some instances and overestimation in others as follows:-

TABLE 4.1

COMPARISON OF ACTUAL POPULATION TRENDS TO PREVIOUS  
POPULATION PROJECTIONS AT NOMINATED URBAN CENTRES

AREA	1981 CENSUS	PREVIOUS PROJECTION TO 1985 - STRATEGIC PLAN	1986 CENSUS
North Mackay	8209	9065	9597
Andergrove/Beaconsfield	3344	4775	5309
Shoal Point/Bucasia	1635	2110	1618
Walkerston	1248	1430	1303

Whilst the overestimation for Shoal Point/Bucasia and Walkerston was by a factor of 23% and 9% respectively, the underestimation for Andergrove/Beaconsfield and North Mackay was by a factor of 11.2% and 6% respectively. It is therefore established that those areas which are fully serviced are also those which have grown to a greater extent than previously expected. This trend is also expected to occur in the Northern Beaches district as the provision of services progresses in the area.

A further consideration is that there is increasing interest in Tourist facility development in the Northern Beaches with proposals for tourist resort development on separate parcels of land in the Blacks Beach area (with a combined total area of over 60 hectares). Other significant tourist developments which have established in the Northern Beaches are the Ko Huna Village at Bucasia which contains 60 Accommodation Units and Oz Oasis at Eimeo which can accommodate 100 families in tent style accommodation.



The third major consideration in the provision of an urban neighbourhood of the scale as proposed is the ultimate sewerage benefitted area of the Northern Beaches. Although sections of the designed network for the Northern Beaches Sewerage Scheme will be constructed beyond the year 2010 it is nevertheless inevitable that this service will extend, and it is considered that the larger area will be more systematically developed as the sewerage scheme progresses rather than the three nominated urban centres of Blacks Beach, Eimeo and "Planella" being considered in isolation.

#### 4.1.3 Effect of Urban Expansion on Canelands in the Proposed Neighbourhood

As outlined in the following Table 4.2, 275 hectares of assigned caneland are contained within the proposed urban neighbourhood. The caneland is assigned to the Farleigh Mill. It is pertinent to evaluate the gross assigned areas of Farleigh Mill from the year ended 1983 to the year just completed 1987 as stated in the Australian Sugar Year Books 1984 and 1988.

##### FARLEIGH MILL

##### GROSS ASSIGNED AREA - YEAR

16,071ha 1983

16,279ha 1987

Therefore, there has been an increase of 208 hectares of gross assigned area attributed to the Farleigh Mill since the inception of the Strategic Plan for the Pioneer Shire to the year just completed, 1987. This amount represents a 1.29% increase in assigned area throughout this period.

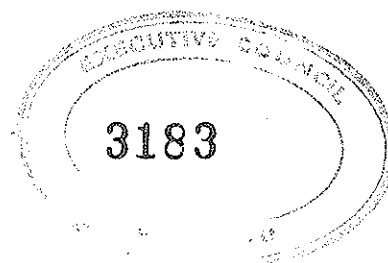




TABLE 4.2

## PROPOSED URBAN NEIGHBOURHOOD - SPATIAL ALLOCATION/LAND SUITABILITY

AREA DISTRIBUTION (ha)	URBAN NEIGHBOURHOOD BLACKS BEACH/EIMEO/PLANELLA	LAND CLASSIFICATION					
		CLASS 1	CLASS 2	CLASS 3	CLASS 4	CLASS 5 UPLANDS	CLASS 5 LOWLANDS
Area Developed (Urban)	107	-	-	-	-	-	-
Area Cane Assignment	275	-	-	275	-	-	-
Area (Non Cane) Suitable for Development	358	-	-	155	81	122	-
Area Not Suitable for Development	180	-	-	-	-	-	180
Total Area in Neighbourhood	920	-	-	430	81	122	180

Although there is a relatively high proportion of Class 3 land which is suitable for sugar cane with moderate limitations within the amended neighbourhood, further consultation of the Queensland Department of Primary Industries Drawing No. 2273 indicates that the land contained within the proposed urban neighbourhood has only moderate production potential.

Whilst the area of 275 hectares of assigned caneland is situated within the proposed urban neighbourhood it is unlikely that all of this land, or indeed very much of the assigned caneland would be utilised for urban development before the year 2010.

Maintaining an allowance of 25 persons per hectare as included in Part B of the Strategic Plan 1983, a likely amount of total land take-up by the year 2001 is therefore: 1,434 persons

25  
= 57.4 ha **3183**

It would be preferred that this area of land was taken from that included in the 358 hectares of land area (non cane) classified as suitable for development. However should it be found that the growth of urban development in the Northern Beaches area escalates in this time the maximum loss of assigned caneland will be 1.68% of the gross assigned area of the Farleigh Mill based on the total 1987 gross assigned area. This percentage will be far less should the uptake of land for canegrowing by Farleigh (or the Sugar Mills Co-operative) continue at the same rate as for 1983 to 1987.

It is considered therefore, that any loss of caneland within the proposed urban neighbourhood will be gradual and only as the demand warrants.

#### 4.2 Secondary Urban Centres

As indicated in Table 3.9 only three of the nominated secondary urban centres being Koliyo, Midge Point and Mount Ossa, experienced growth in population between 1981 and 1986. Whilst an overall decline in the populations of the secondary urban centres is expected to continue, it would also be expected that the centres of Midge Point, Seaforth, St. Helen's Beach and Ball Bay will experience urban growth in addition to further tourist facility development to the year 2000 particularly in the event Pioneer Shire Council proceeds with the implementation of town water supply schemes to serve these beach centres.

#### 4.3 Trends in Urban Expansion

Although the total number of residential building approvals throughout the Shire has continued to decline from a peak situation in 1983-84, it is pertinent to study the various urban locations in the Shire with regard to fluctuations in the numbers of occupied dwellings between 1981 and 1986.



#### 4.3.1 Occupied Dwellings

An indication of the trend in urban expansion and potential for population growth can be ascertained from the following Table 4.3 which lists the total number of occupied dwellings at the designated primary urban centres in 1981 and 1986.

TABLE 4.3  
TOTAL OCCUPIED PRIVATE DWELLINGS  
AT PRIMARY URBAN CENTRES IN PIONEER SHIRE  
COMPARISON OF 1981 AND 1986 CENSUS DATA

LOCATION	NUMBER OF OCCUPIED PRIVATE DWELLINGS	
	1981	1986
Andergrove/Beaconsfield	842	1,592
Blacks Beach/Planella	306	410
Bucasia/Shoal Point	451	576
Eimeo	111	133
Glenella *	351	255
North Mackay	2,383	3,261
Slade Point	878	1,034
Walkerston	351	420
TOTAL	5,673	7,681

\* Note that the 1981 Collector Districts for Glenella covered a much larger area than for 1986.

From the above table a number of significant factors are established as follows:-

- (i) The increase in the number of occupied private dwellings in the primary urban centres during the last intercensal period was 35.4% which compares with the increase of 24.64% for the whole of the Shire;
- (ii) The increase in the number of occupied private dwellings in the Blacks Beach, "Planella" and Eimeo area for the same period was 29% compared to 24.64% for the whole of the Shire;

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- (iii) Major increases in the numbers of occupied private dwellings in the Andergrove/Beaconsfield district (89%) and North Mackay district (36.8%).

The population growth rates for North Mackay and Andergrove - Beaconsfield areas are consonant with the increase in the number of occupied private dwellings experienced in these districts. However these are well established areas in comparison with the Northern Beaches district which will experience an increased growth rate to the year 2000 and beyond as the provision of infrastructure is extended.

#### 4.4 The Park Residential Zone - Implications on Urban Expansion and Arable Lands

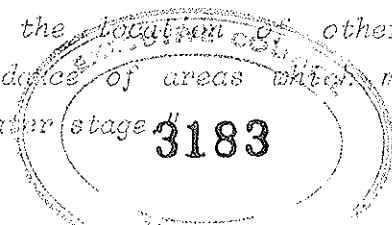
The intent and description of the Park Residential zone is as follows:-

##### "Park Residential

*A very low density zone which is essentially urban in character containing large residential allotments on which the erection of a dwelling house, a local utility, or the keeping of domestic animals are the exclusive uses permitted as of right. The zone is intended to provide large allotments for which all of the usual urban services are available with the exception of sewerage.*

*Applications to rezone any land to Park Residential must demonstrate that the land is suitable for this type of development by ensuring that the land is capable of septic waste disposal and that the land can be readily connected to a reticulated water supply. In addition kerb to kerb bitumen streets are required in a Park Residential subdivision.*

*When considering an application to rezone land to Park Residential the Council shall consider such matters as the soil suitability for the disposal of septic wastes and its value for agriculture, the location of the development in relationship to the location of other types of residential development and the avoidance of areas which may be more suitable for closer development at a later stage.*



The above description therefore endorses the objectives of the existing Strategic Plan with regard to urban and rural land use. As is currently the case when processing rezoning applications concerning rural land within the Shire, the Department of Primary Industries will be consulted for specific advice on classification of land and suitability of the land resource for growing sugarcane. This will not only require the consultation of Land Suitability Maps by Department of Primary Industries Officers but also site inspections and soils testing by the Department's Land Resources Division particularly when contentious parcels of land are involved.

Each proposal for Park Residential development will be considered by Council on its merits which precludes the designation of specific areas in the Strategic Plan. However, it is preferred that Park Residential development occurs within the proposed urban neighbourhood and most certainly within the urban neighbourhoods of the Shire. The provision of proof in respect of need for proposed Park Residential developments will be the responsibility of prospective developers.

The requirements for development standards such as the provision of water supply reticulation, kerb to kerb bitumen roads and, where possible connection to a sewerage system are designed to ensure that Park Residential development is located in close proximity to existing urban development.

#### 4.5 Provision of Infrastructure in the Northern Beaches Area

##### 4.5.1 Arterial Road System

Road access to the Northern Beaches is primarily by the Mackay-Bucasia, Shoal Point and Eimeo Roads which were under the control of the Main Roads Department until June, 1987. The former is being continually improved as a Main Road and is progressing towards an acceptable standard. The roads from Bucasia to Shoal Point and to Eimeo are regarded as being substandard roads and while upgrading is proposed in the immediate future they are not expected to be able to carry high density traffic without considerable improvement. The

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upgrading of Eimeo Road will be at Main Roads Department cost and the Bucasia - Shoal Point Road is under Pioneer Shire Council's jurisdiction. The roads to the Blacks Beach - Dolphin Heads area are Council's responsibility and tourist developments in this area will obviously impact on Council's finances in respect of the need to upgrade the road system. The arterial road system proposed to serve the Northern Beaches area is outlined on Figure 2.

An additional matter of concern with respect to on-going tourist development in the Northern Beaches area is the need for a direct road connection to the Mackay Harbour and the proposed small boat harbour and associated tourist developments immediately to the north of the existing harbour. Such a road would cost of the order of \$5.0M and would be directly related to the need to provide an adequate road connection to the proposed tourist developments in the Northern Beaches area.

The need for contributions from developers to the upgrading of the road networks is to be noted.

#### 4.5.2 Basic Utility Services

##### Water Supply

The Northern Beaches are supplied with water as an extension of the Mackay City - North Mackay System. Planning for the funding and construction programming for augmentation of the existing schemes has been completed and details are set out in the five year forward borrowing programme 1987/88 - 1991/92. The planning covers two sections, Eastern and Western.

In the Eastern section the construction of the Mackay Harbour Slade Point Reservoir with a capacity of 5.5ML has been completed and in the Western section the Dolphin Heads extension is also complete.

Detailed design is in progress for schemes in both sections such as the Harbour/Slade Point - Vines Creek Pump Station and Slade Point - Amhurst Street Main in the Eastern section and Eimeo Augmentation Main and Blacks Beach Augmentation Main in the Western section.

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The programming for augmentation of the above Water Supply Schemes has been prioritised to ensure that an adequate supply will be available to service not only the projected urban population growth but also the expanding tourism development in the Northern Beaches.

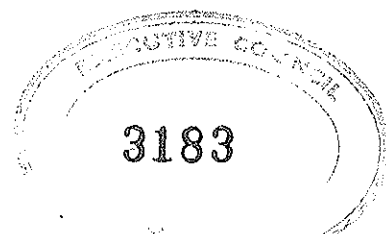
### Sewerage

The areas of Bucasia and Eimeo are now sewered and works are progressing on sewerage the Blacks Beach - Dolphin Heads area. A Planning Report titled "Northern Beaches Sewerage Scheme, Balance Areas - Planella and Shoal Point" was completed in April, 1988. Included in the report is a proposal to upgrade the existing Bucasia Waste Water Treatment Plant which, when completed in 1989, will have a contributing population of 3,800 although the Plant Capacity will be designed to cater for 9,000 persons.

Planning for the funding and construction programming for sewerage reticulation of the Balance Area - Shoal Point and Planella has been completed and details are set out in the five year forward borrowing programme 1987/88 - 1991/92.

Whilst the proposed schemes will initially comprise reticulation to service the existing development in the Shoal Point and Planella areas, forward programming in the abovementioned Planning Report will ensure the servicing of full development in the Northern Beaches district to well beyond the year 2010. This forward planning envisages a total scheme area of 1854 hectares with an estimated ultimate equivalent population at full development of 43,000 persons.

The existing serviced area and proposed areas to be serviced within the Northern Beaches are indicated on Figure 3 which also outlines the ultimate sewerage benefitted area for the district.



## 5.0 RURAL RESIDENTIAL DEVELOPMENT

With regard to future proposals concerning Rural Residential development in the Shire the major criteria to be utilised in assessing such applications will continue to be:-

- (i) Need or demand for the development;
- (ii) Whether the land is assigned caneland or potentially suitable for canegrowing;
- (iii) Sewerage disposal;
- (iv) Availability of a potable water supply;
- (v) Topographic constraints;
- (vi) Potential alienation or prejudicial effect on natural resources;
- (vii) Potential adverse effects on the proper and orderly growth of urban areas throughout the Pioneer Shire.

### 5.1 Development Control Plan 2 - Rural Residential Subdivision in the Walkerston to Eton Area

Due to the strong demand for subdivision of rural land in the Walkerston to Eton area, a Development Control Plan for Rural Residential development in this area has been prepared.

In addition to the criteria nominated above all future applications concerning the rezoning of Rural A land to Rural Residential within the Walkerston to Eton area will be assessed on their compliance with the specific objectives and provisions of the Development Control Plan 2.

The Development Control Plan for Rural Residential subdivision in this 'Planned Area' further reinforces the significance of Walkerston as a primary urban centre. With an urban population of 1,303 at the 1986 Census Count, Walkerston plays an additional supporting role to the surrounding rural population which numbered 1,894 persons residing in the three adjoining Collector Districts of 051604, 051608 and 051609 in the 1986 Census Count.

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## 6.0 TOURIST DEVELOPMENT

In addition to the Northern Beaches district there are several other coastal centres within the Shire which are proving to be attractive locations for a diverse array of tourism developments. These include, but are not limited to, Midge Point, Seaforth, Halliday Bay, Ball Bay, and Cape Hillsborough. The Northern Beaches centres of Bucasia, Eimeo and Dolphin Heads contain established tourism developments and additional opportunities exist at these locations and at Blacks Beach, Shoal Point and Slade Point for growth in the tourist trade.

### 6.1 Implications of the Special Facilities (Tourist Resort) Zonings and/or Integrated Resort Development Act

Council recently received and processed an application concerning an Integrated Resort Development at Midge Point. This subject proposal involved the development of 2,200 equivalent tenements with a total integrated community population of about 9,000 persons.

Should such a proposal proceed at this or any other location within Pioneer Shire it would be subject to the provision of adequate infrastructure including a reticulated water supply and sewerage scheme. Circumstances involving the availability of a water supply and other considerations such as suitability of a site for the construction of sewerage treatment plants are site specific and will be considered on their merits.

However, if a proposal is dependent on the provision of utility services from Council mains discussion between the developer and Council will be required to determine firstly the possibility of providing the services and also the programming and funding arrangements for such provision.



The implications of such large scale developments and indeed of the smaller Special Facilities (Tourist Resort) and similar proposals, include the consideration of:

- a) The likely benefits and/or detrimental effects of the proposed development on the surrounding district and for the whole of Pioneer Shire.
- b) Repercussions on existing townships in close proximity to the proposed developments in relation to housing the potential employees of the Resorts and upgrading of important infrastructure such as road access to both the townships and the proposed sites;
- c) Impacts of tourism development on environmentally significant areas including the littoral regime and natural watercourses.

The main criteria, therefore, in the assessment of the viability of the larger scale tourist resort development will be:

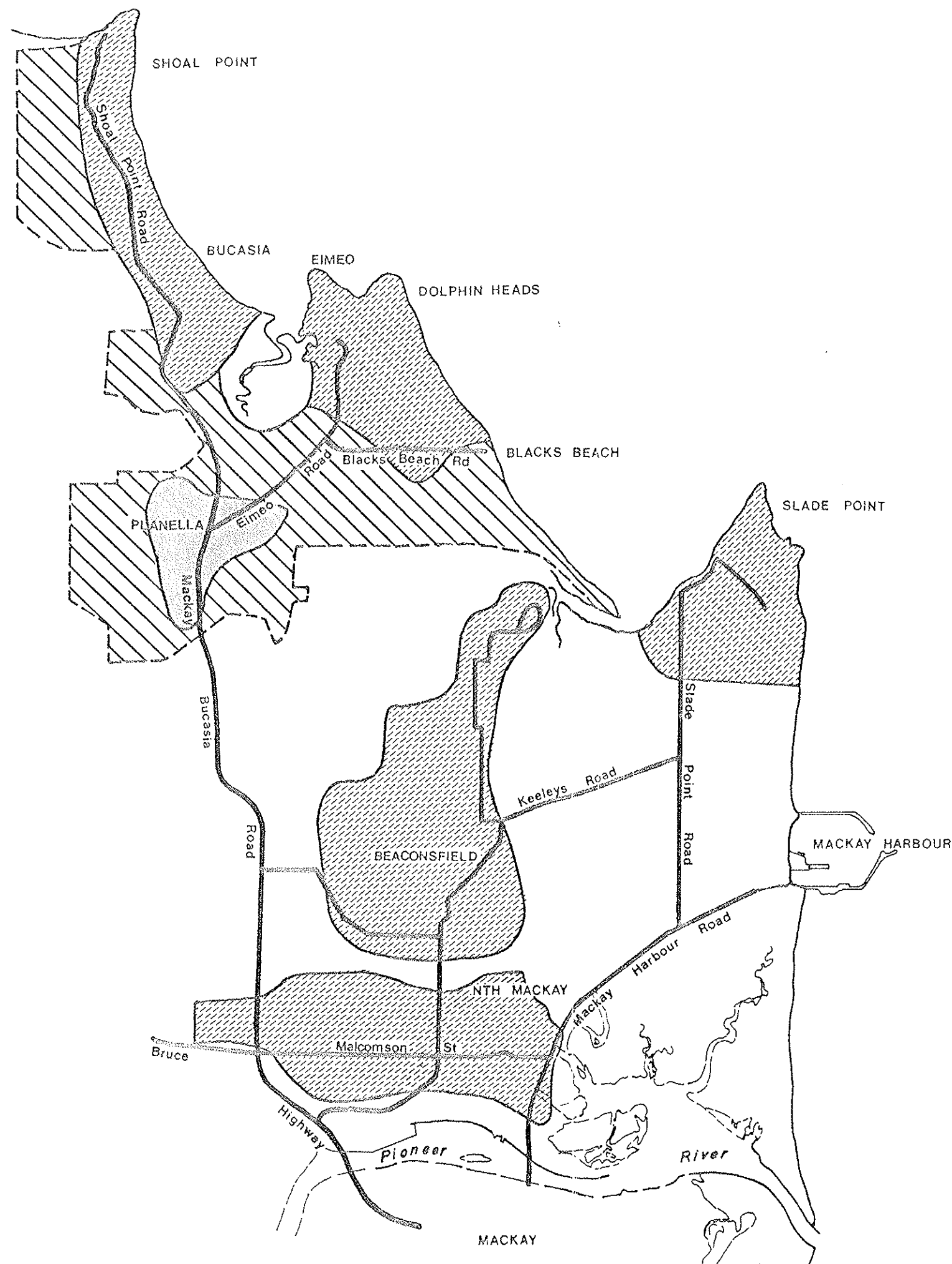
- i) Proposed method for the provision of basic utility services on the site including the possibility for economies of scale to be provided by joint use of sewage treatment facilities by the developer and Council;
- ii) Amount of contribution required to be made by the developer to Council for sewerage and water supply headworks charges where applicable and also for any additional engineering infrastructure necessitated by the proposed development, such as upgrading or construction of new roadworks external to the site;
- iii) Potential alienation or prejudicial effect on natural resources and the environment. Particular attention will be paid to the proposed treatment of beach erosion prone areas and land adjoining natural watercourses. Approvals to undertake works in beach erosion prone areas will be required



to be obtained by the developer from the Beach Protection Authority. Due to the scale and national prominence of some of the development proposals being received by Council, greater significance must be attached to the preservation of the littoral regime. Therefore where the guidance of the Beach Protection Authority is required a greater degree of emphasis must be placed on the Authority's recommendations for the preservation of Beach Erosion Prone Areas in the Shire. Refer Figure 5 which indicates the Erosion Prone Areas in Pioneer Shire and Mackay City.




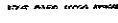
In addition to the above major criteria proposals for Tourist Resort development must comply with the objectives of the Pioneer Shire Strategic Plan concerning "Urban Areas", "Rural", "Open Space", "Tourist and Entertainment Facilities" and "Traffic and Transport".





# PIONEER SHIRE COUNCIL

## LEGEND

-  SEWERAGE AND WATER SUPPLY (existing or under construction)
-  EXISTING WATER SUPPLY
-  AREA PROPOSED TO BE SERVICED
-  ULTIMATE SEWERAGE BENEFITTED AREA NORTHERN BEACHES SCHEME

0 1 2 3 km

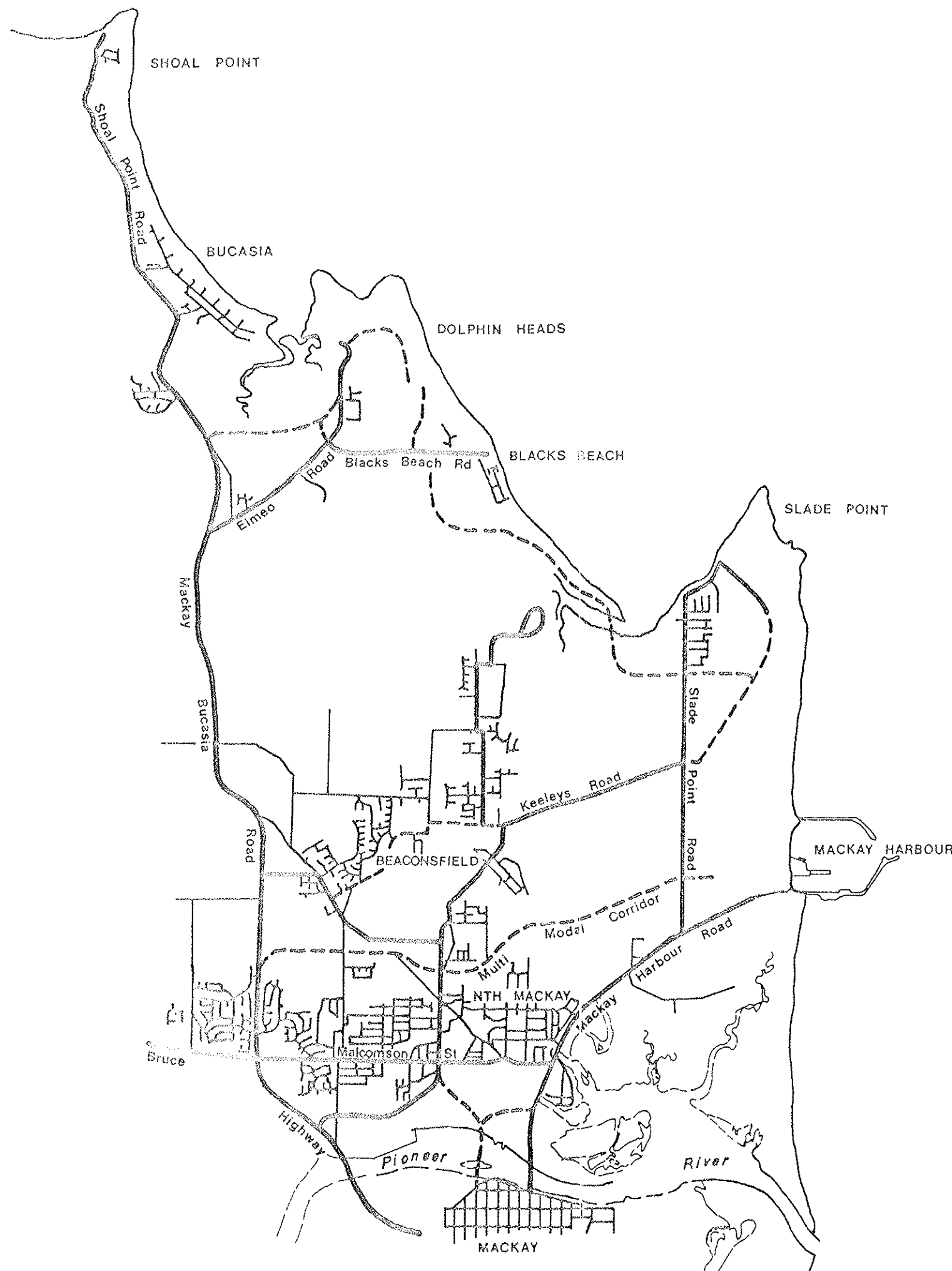
## AMENDMENT TO THE STRATEGIC PLAN



## SEWERAGE & WATER SUPPLY EXISTING & PROPOSED SERVICES



FIG. 3



# PIONEER SHIRE COUNCIL

## LEGEND

- ARTERIAL and SUB-ARTERIAL ROADS
- PROPOSED NEW ARTERIAL ROADS

0 1 2 3 km

## AMENDMENT TO THE STRATEGIC PLAN

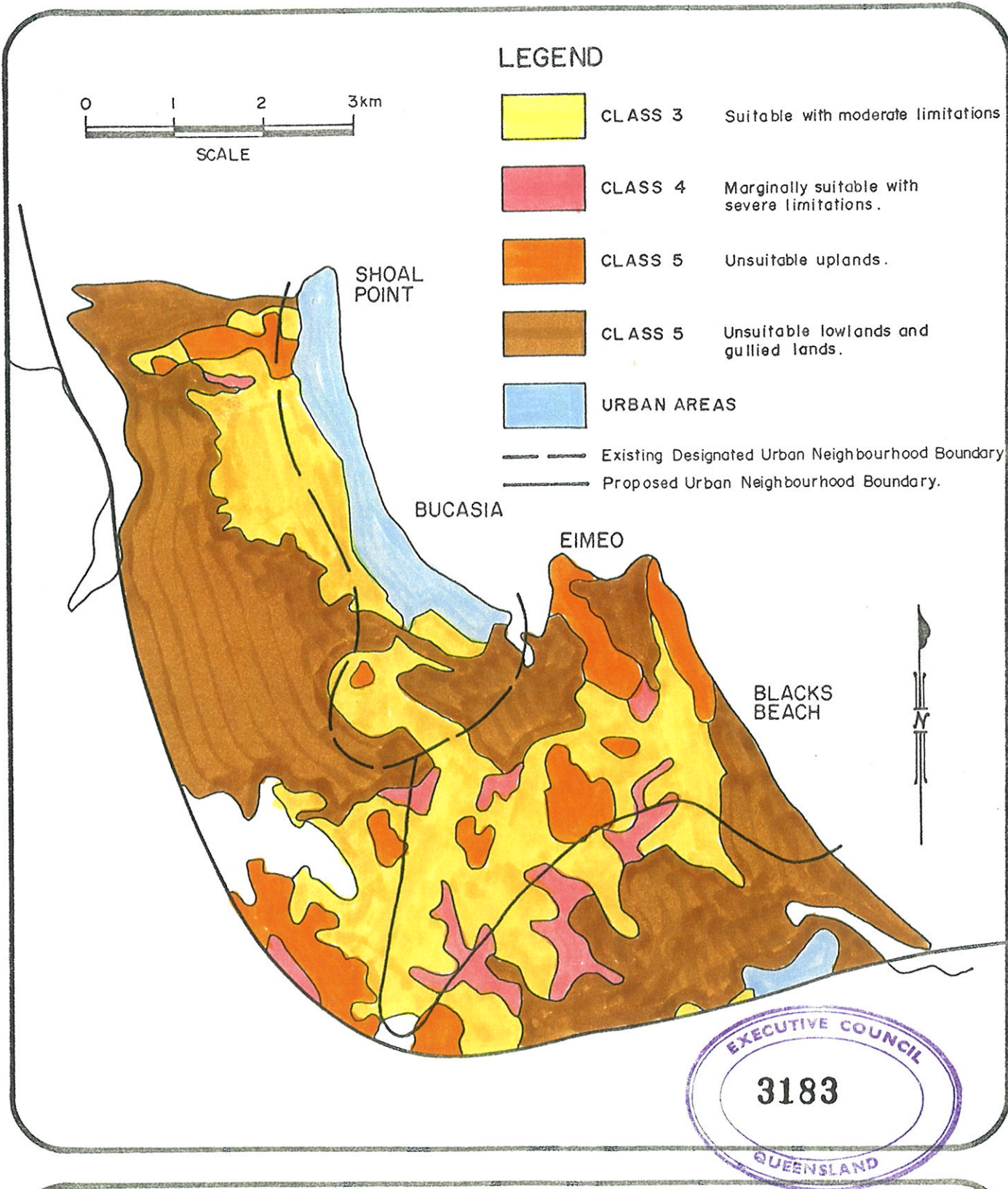


## NORTHERN BEACHES ARTERIAL ROAD SYSTEM



FIG. 2





PIONEER SHIRE COUNCIL

# AMENDMENT TO THE STRATEGIC PLAN NORTHERN BEACHES STUDY AREA LAND SUITABILITY OF SUGAR CANE