

DEVELOPMENT SERVICES HIGHLIGHTS & SIGNIFICANT ISSUES REPORT - MONTH ENDED 28 FEBRUARY 2010

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Purpose

To review Development Services Department highlights and performance for the months ended 28 February 2010.

Background and Discussion

Key Performance Indicators for February 2010 are as follows: -

DEVELOPMENT ASSESSMENT

Applications Received

Description	February 2010	Actual February 2010	Average KPI's since July 2008	Target
Development Applications Received	33	-	45	-
Material Change of Use - Code	18	-	26	-
Material Change of Use - Impact	3	-	7	-
Reconfiguration of a Lot - Less than 6	7	-	8	-
Reconfiguration of a Lot - More than 6	0	-	2	-
Combined Applications	5	-	2	-
Average Acknowledgement Notice Period	4 days	100% in 10 days	93% in 10 days	85% in 10 days
Average Information Request Period	6 days	80% in 10 days	81% in 10 days	85% in 10 days
MCU and ROL requiring an information request	-	-	32%	No more than 40%
Number of Concurrence Applications Received	8	-	7	-
Notices of Appeal	0	-	1	-
Form 2 Requests (<i>Change of Approval, Change of Conditions & Extension of Currency Period</i>)	6	100% in 30 days	72% in 30 day	85% in 30 days

Applications Decided - Code

Description	February 2010	Actual February 2010	Average KPI's since July 2008	Target
Number of current MCU and ROL applications (at end of month)	88	-	133	-
Number of applications in Decision Making Period (at end of month)	13	-	40	-
Number of applications Decided	22	-	38	-
Average Number of days in Decision Making Period	17 days	95% in 40 days	87% in 40 days	85% in 40 days

Average number of days to Decide Application (lodgement to decision)	54 days	86% in 80 days	80% in 80 days	85% in 80 days
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Applications Decided - Impact

Description	February 2010	Actual February 2010	Average KPI's since July 2008	Target
Number of current MCU and ROL applications (at end of month)	63	-	79	-
Number of applications in Decision Making Period (at end of month)	24	-	28	-
Number of applications Decided	8	-	8	-
Average Number of days in Decision Making Period	59 days	13% in 40 days	52% in 40 days	50% in 40 days
Average number of days to Decide Application (lodgement to decision)	147 days	88% in 230 days	76% in 230 days	85% in 230 days

Negotiated Decisions

Description	February 2010	Actual February 2010	Average KPI's since July 2008	Target
MCU and ROL with a negotiated decision request	3	8%	15%	No more than 20%
Negotiated Decision Making Period	104 days	0% in 20 days	51% in 20 days	85% in 20 days

* Note one application was under negotiation for 165 days. On receipt of the final representations (including amended plans) decision was made in 6 days.

Concurrence Agency Responses

Description	February 2010	Actual February 2010	Average KPI's since July 2008	Target
Concurrence Agency Response	9 applications responded	78% in 10 days	88% in 10 days	85% in 10 days

Town Planning Certificates

Type	February 2010	Actual February 2010	Average KPI's since July 2008	Target
Limited	7	100% in 5 days	96% in 5 days	85% in 5 days
Standard	1	0% in 10 days	58% in 10 days	85% in 10 days
Full	Nil	-	100% in 10 days	85% in 30 days

Duty Planner Enquiries

Enquiries	Number
Booked appointments (Mackay, Mirani and Sarina)	55
Email and Fax	236

DEVELOPMENT ENGINEERING

Description	February 2010	Actual February 2010	Average KPI's since July 2008	Target
Operational Works				
Number of current applications	55	-	50	-
Applications received	11	-	11	-
Average acknowledgement notice period	- days	-% in 10 days	53% in 10 days	85% in 10 days
Average information request period	2 days	100% in 10 days	86% in 10 days	85% in 10 days
OW requiring an information request	6	55%	38%	No more then 50%
Applications finalised	6	-	11	-
Average days for Decision Making Period	17 days	83% in 40 days	91% in 40 days	85% in 40 days
Average days from Lodged to Decided	48 days	75% in 80 days	76% in 80 days	85% in 80 days
Survey Plans				
Applications received	8	-	16	-
Average days lodgement to signing	15 days	75% in 15 days	54% in 15 days	85% in 15 days
Applications finalised	8	-	16	-
Number of lots sealed	51	-	89	-
Minor Works				
Applications received	95		71	-
Applications finalised	87		73	-
Average days from lodged to decided	4 days	98% in 10 days	70% in 10 days	85% in 10 days

HEALTH & REGULATORY SERVICES

Development Compliance

Status of Compliance Activities:

Description	February 2010	Actual February 2009	Average KPI's since July 2008
Requests for action received for the month	54	91	44
Requests for action finalised for the month	64	95	73

Show Cause Notices issued	6	5	8
Enforcement Notices issued	0	1	2
Local Laws Notices Issued	0	0	3
Cases requiring on-going intervention	48	109	83

30 Cases currently at 'Legal Action Commenced' phase, of which 17 are intending to lodge MCU applications or engagement of Private Certifier and are pending that result.

Building Governance

Description	February 2010	February 2009	Average per month since July 2008
Building applications lodged by certifiers	246	169	227
Value of Building Works	\$43,504,245	\$45,109,205	\$38,056,895
Number of Detached dwellings	74	55	67
Number of Attached Dwellings	5	5	13
Building Application Audits (<i>Audits of building files by Building Surveyor & Plumbing Inspector</i>)	36	7	33
Building Records Searches (<i>A database search of approved structures on properties</i>)	72	33	47
Request for copy of Certificate of Classification Received	17	-	-
Request for Pool Fence Compliance Inspection	3	-	-

Lapsed application process implemented since January 2010 is having positive results in people seeking to obtain compliance.

Local Laws

Complaints

Category	February 2010	February 2009	Average per Month since July 2008	Average Days to Finalise Complaint since July 2008
Abandoned Vehicles	25	36	27	13
Dogs Barking	20	16	33	27
Dogs Aggressive	18	35	41	14
Dogs Straying	115	124	115	14
Dogs Excessive numbers/unregistered	8	2	8	21
Parking Issues	78	2	9	69
Livestock/Poultry/Birds	24	15	26	13

Untidy and Overgrown	127	76	58	18
Miscellaneous	14	12	14	24

Parking

Description	February 2010	Average per Month since July 2008	% Unpaid Over 90 Days since July 2008
Number of Infringements	394	636	16%
Machine Faults Received	29	39	

Dog Registrations

Registrations	Number
Total Registrations at beginning of month	13,233
New Registrations for this Month	151

Environmental Health

Inspections - Licensed Premises

Premises Type	Routine Work Inspection	Complaint Inspections
Caravan Parks	11	2
Flammable Liquids	3	1
Food	61	7
Accommodation	1	1
Swimming Pools	9	1
Vendors	9	1

Annual Registered Inspections - Licensed Premises

Premises	Premises Inspected this month	Premises Inspected since February 2010	Total No. of Licensed Premises
Caravan Parks	14	18	22
Flammable Liquids	10	14	129
Food	92	166	549
Footpath Dining	0	0	15
Accommodation	2	2	67
Swimming Pools	10	13	73

94 13

128

Vendors	9	9	12
Skin Penetration	0	1	7

Environmental Protection

Environmentally Relevant Activity Registrations

Categories	Enquiries	Inspections	Complaints
Asphalt Manufacturing	1	0	0
Chemical Storage	1	0	0
Plastic Product Manufacturing	1	0	0
Abrasive Blasting	3	1	0
Boiler Making or Engineering	1	1	0
Metal Forming	1	0	0
Metal Recovery	1	0	0
Motor Vehicle Workshop	3	4	0
Printing	1	0	0
Surface Coating	4	0	0
Concrete Batching	1	0	0
Wooden Product Manufacturing	2	0	0
Boat Maintenance/Repair	1	0	0

Inspections - Registered Premises

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Premises	Premises Inspected this month	Premises Inspected since February 2009	Total No. of Licensed Premises
Poultry Farming	0	0	1
Asphalt Manufacturing	0	0	1
Chemical Storage	0	0	63
Plastic Product Manufacturing	0	1	6
Abrasive Blasting	1	1	15
Boiler Making or Engineering	1	1	110
Metal Forming	0	0	12
Metal Recovery	0	1	8
Motor Vehicle Workshop	4	6	202
Printing	0	0	7
Surface Coating	0	0	17
Concrete Batching	0	0	12
Wooden Product Manufacturing	0	0	29
Boat Maintenance/Repair	0	0	6

Vector Control

Sites Inspected	Sites Treated	Hectares Treated
202	153	4,240 ha

Pest Management

Declared Weeds

Plants:	Enquiries	Inspection
Parthenium Weed	3	3
Giant Rats Tail Grass	16	11
Sicklepod	12	10
Tobacco Weed	1	0
Singapore Daisy	9	1
Lantana	3	0
Water Hyacinth	2	0
Water Lettuce	3	0
Other Plant	2	0

Declared Animals

Animals	Enquiries	Traps
Dingo/Wild Dog	16	4
Feral Pig	9	0
Fox	1	0

STRATEGIC PLANNING

1. Waterways & Open Space

PROJECT	PROGRESS	PLANNED ACTIVITIES
1.1 Stormwater Studies		
Kellys Road Catchment Stormwater Trunk Infrastructure Study	- Addendum report of study compiled.	- Report to Council to accept addendum report.
McCreadys Creek South Stormwater Trunk Infrastructure Study	- Consultant appointed.	- Land owners in study area requested to provide information of previous flood events for inclusion in modelling.
Review of 2006 Mackay Stormwater Quality Management Plan	- Report detailing review received.	- Report to Council March 2010.

PROJECT	PROGRESS	PLANNED ACTIVITIES
Example Site Based Stormwater Management Plan	- Example SBSMP for flat sites received.	- Complete key priority actions by April 2010.
1.2 Flood Studies		
Goosepond Creek Flood Study	- Briefing to Council held on 10 February 2010.	- Report to Council once final Report is received (anticipate March 2010). - Release report and data to public around mid-year.
Pioneer River Flood Study	- Bathymetry survey of tidal reaches of Pioneer River and Bakers Creek commissioned. - Update provided to Council at briefing on 10 February 2010.	- Draft report expected mid-year.
1.3 Open Space		
Open Space Policy Review	- Three quotes received from consultants.	- Consultancy to be awarded and inception meeting to be held.
1.4 Erosion and Sediment Control		
Review best practice Erosion and Sediment Control guidelines	- Ongoing.	- Investigate options for future education and compliance on ESC policies and guidelines.

2. Local Area Planning

PROJECT	PROGRESS	PLANNED ACTIVITIES
2.1 Planning Scheme Maintenance		
Mackay PS Amendments 3 of 2007: Car Parking provisions	- Received 1 st State Interest Review response from Minister.	- Report to Council and commence public consultation.
Mackay PS Amendments 1 of 2009 (priority amendments - various)	- Awaiting 1 st State Interest Review response from Minister.	- Public consultation.
New Amendments - Mirani and Sarina Planning Schemes (minimum lot sizes)	- New project.	- Report to Council to resolve to propose amendments to change minimum lot sizes for residential lots.
2.2 Local Planning Instruments		
Mirani and Marian Local Area Plan	- Finalised Enquiry by Design (EbD) Outcomes Report.	- Public consultation.
Sarina Local Area Plan	- Briefing to Council on outcomes of EbD held on 10 February 2010.	- Finalised Enquiry by Design (EbD) Outcomes Report.

PROJECT	PROGRESS	PLANNED ACTIVITIES
Ooralea Local Area Plan	- Project being discussed with preferred consultant.	- Consultancy to be confirmed.
Other: Midge Point	- Received 1 st Draft Local Area Plan from a private developer.	- Document to be reviewed and the way forward to be determined.
2.3 SPA Planning Scheme		
New Planning Scheme	- Submission on Draft QPP lodged with DIP. Finalised QPP reflected some issues raised in submission.	- Working draft (Version 0.1) of Planning Scheme to be developed 2010.
2.4 Heritage		
Heritage Planning	- Ongoing.	- Release new Heritage guide for maintenance of residential properties. - Update Heritage listings on Milis.
Heritage Advisory Committee	- First HAC meeting for 2010 was held 12 February 2010.	- Next HAC meeting scheduled for 14 May 2010.

3. Regional & Strategic Planning

PROJECT	PROGRESS	PLANNED ACTIVITIES
3.1 WHAM Regional Plan		
WHAM Regional Plan Implementation	- Council's comments submitted to DIP.	- To be discussed with DIP.
3.2 Mackay Strategic Plan		
Mackay 200k Strategic Plan	- Briefing with State Agencies held on Foundation Principles for Strategic Plan held on 26 February 2010.	- Audit of strategic elements contained in current planning schemes.
Residential Densities Strategy	- Consultants have been engaged.	- Internal workshops scheduled for 16 March (Phase 1) regarding preliminary site identification and evaluation criteria.
Climate Change Risk Assessment Adaption Strategy	- Expressions of Interest (EOI) advertised on 20 Feb 2010.	- EOI submissions close on 16 March 2010. - Consultant to be engaged in May with funding in Financial Year 2011.

4. PIPs

PROJECT	PROGRESS	PLANNED ACTIVITIES
4.1 Indexation		
Rate Increases	<ul style="list-style-type: none"> - Last of phased increases came into force on 1 February 2010. - Publication of reviewed Economic Incentive Subsidy information. 	<ul style="list-style-type: none"> - No planned activities. - Effective from 1 April 2010.
4.2 PIPs		
Mackay PIP	<ul style="list-style-type: none"> - Preparation of 3rd submission of Planning Assumptions for the Mackay PIP. 	<ul style="list-style-type: none"> - Mackay Planning Scheme submission to go to State in April.
4.3 Transport Planning		
Transport Planning	<ul style="list-style-type: none"> - Meeting with DMR held in February 2010 regarding modelling. - Complete draft Traffic Impact Assessment and draft Cost Impact Assessment internal operating guideline for consultation. - Internal workshop on strategic options for car parking matters. 	

CRITICAL ACTIVITIES FOR THE NEXT MONTH

It is anticipated that State Government will announce the formation of a Regional Planning Committee to oversee production of (Statutory) Regional Plan. (Refer to Daily Mercury article on 5 March 2010.

WORKING GROUPS

▪ Development Industry Forum

The group met on 22 February 2010, and the following items were discussed:

- KPI's and Benchmarking;
- Council to cease assessing Developer's residential land using the rating formula;
- Engineering Standards - Development Requirements & Standard Conditions;
- Council's Culture (Customer Service Standards);
- Risk Smart Assessments for Industrial Land applications;
- Accepting land below Q5 as acceptable Parkland;
- Council's plans for an electronic development process;
- Completion of civil works and plan sealing process;
- Councils Fees and Charges 2010;
- PD Online;
- Soil and Erosion Controls;
- New Coastal Plan;

- Stormwater Quality Management Plan;
- Residential Densities Strategy (Housing Diversity);
- Growth investigations - Ooralea Richmond;
- Development Activities Levels; and
- Update on Regional Plan.

▪ Smart Housing Working Group

Next meeting to be held on 18 March 2010.

▪ Affordable Housing Working Group

Next meeting to be held on 4 March 2010.

▪ Heritage Advisory Committee

The Committee met on 12 February 2010, and the following items were discussed:

- Sites proposed for listing in Queensland Heritage Register;
- Potential place for Local Heritage List;
- New Heritage Kit - conserving heritage houses in the Mackay Region;
- Poor condition of Heritage listed buildings

Consultation

There has been consultation with Development Services Program Managers.

Resource Implications

Nil.

Conclusion

- Planning applications continue to be quiet while;
- Engineering applications are still up;
- Building Approvals are also up - \$43.5M for the month, is about 15% above average. Detached dwellings continue to lead the recovery with 74 new houses approved - up 35% from this time last year and 10% up on our average. The total number of new houses approved since 1 July 2010, is 679.
- Lot registration are up from last month, but 51 lots is not enough to meet demand.
- We treated over 4,000 for mosquitoes; and
- Responded to over 150 dog complaints.

Officer's Recommendation

THAT the reports be received.