ECONOMIC DEVELOPMENT AND PLANNING STANDING COMMITTEE

FINAL MINUTES

11 October 2017
Table of Contents

<table>
<thead>
<tr>
<th>Folio</th>
<th>Date</th>
<th>Particulars</th>
</tr>
</thead>
<tbody>
<tr>
<td>46706</td>
<td>11.10.2017</td>
<td>Economic Development and Planning Standing Committee Minutes</td>
</tr>
</tbody>
</table>

Declaration of Potential Conflict of Interest

Nil.
ECONOMIC DEVELOPMENT AND PLANNING
STANDING COMMITTEE
MINUTES

1. COMMITTEE ATTENDANCE:

Crs A J Camm (Chairperson), K L May, J F Englert, F A Mann (nee Fordham) and Mayor G R Williamson were in attendance at the commencement of the meeting.

2. NON-COMMITTEE ATTENDANCE:

Also present were Cr M J Bella, Cr L G Bonaventura, Cr A R Paton, Cr R D Walker, Mr C Doyle (Chief Executive Officer), Mr G Carlyon (Director Development Services) and Mrs M Iliffe (Minute Secretary).

The meeting commenced at 11.00 am.

3. ABSENT ON COUNCIL BUSINESS:

Cr R C Gee

4. APOLOGIES:

Nil

5. CONFLICT OF INTEREST:

Nil
6. CONFIRMATION OF MINUTES:

6.1 ECONOMIC DEVELOPMENT AND PLANNING STANDING COMMITTEE MINUTES - 13 SEPTEMBER 2017

THAT the Economic Development and Planning Standing Committee Meeting Minutes dated 13 September 2017 be adopted.

Moved Cr Mann (nee Fordham)  Seconded Cr Englert

CARRIED

7. BUSINESS ARISING OUT OF MINUTES OF PREVIOUS MEETING:

Nil

8. CORRESPONDENCE AND OFFICERS’ REPORTS:

8.1 DEVELOPMENT SERVICES MONTHLY REVIEW REPORT - SEPTEMBER 2017

Author  Director Development Services

Purpose
To review the attached Development Services Monthly Review Report for September 2017.

Officer's Recommendation

THAT the attached report be received.

Director Development Services (DDS) spoke to the report and provided a brief overview of the Development Services Directorate for the month of September 2017.

Cr Mann (nee Fordham) queried how the upcoming events were selected.

DDS advised there is an Events Strategy where Council has target sectors they are trying to attract. There are several ways these events come to Council's attention, there are the outwards focused advocacy with Mackay Tourism and we are in constant contact with various other contacts like TEQ. Council also provides support to local community groups with the focus on visitation and economic outcomes for the region.
Cr Camm commented on the regional highlights where the events and conferences were held in September with the Hibiscus Coast Spring Showcase and the Eungella Bird Week and Bushwalking Festival showing the range of events offered across the region.

Cr Mann (nee Fordham) commented that there is a lot of work being carried out by the Natural Environment team and she was pleased to see Lamberts Lookout had a community planting event which she believes fosters a sense of pride and ownership of the asset. The Mansfield Drive Works for Queensland project is exceptional, on completion she viewed the project and there were over 20 young residents utilising this park.

Cr Camm advised the engagement with the team is fantastic. Several Councillors have attended meetings with the Eungella Progress Association where the Parks architect has been available to answer any questions from the community in relation to the design of the parks.

Cr May queried if any Council officers were attending the Caravanning Queensland State Conference at the MECC on 13 to 15 October given Council is currently developing their RV and Caravan Strategy.

DDS advised he will take this on notice and come back to the Councillors.

Cr May queried if the number of new constructions in the region could be reported to Councillors monthly.

DDS advised this data is available but they may be a month's lag in the data as it is provided via an external source to Council. Cr May believes this data is very important to gauge part of the region's economic recovery and would like to receive this information.

Cr Camm asked if this data would be included in the monthly reports, noting the data is from an external source.

Cr Camm queried if there is an opportunity for Council Officers to engage with the businesses at the Fourways in relation to the Mackay Pride Façade Improvement Scheme.

DDS advised there are two (2) Mackay Pride Façade Improvement Scheme Guidelines, the City Centre specific one and the second one which mentions the Fourways area. There has not been much take-up in the past from the businesses in the Fourways area and agrees it is now timely to engage with these businesses again.

Cr Bonaventura complimented the Committee on providing the data in the future on the number of new constructions occurring in the region and queried if this information was available internally rather than waiting for the external source.

DDS advised Council receives copies of the final certifications from the private certifiers who certify the buildings and this is a manual process. The report provided via the external source at the end of each month is more accurate.

Cr Camm queried if, given the data is sourced externally, rather than include this data in the monthly report could it be circulated to the Councillors each month when it is received by DDS.
DDS advised he would have Councillors added to the distribution list for this report.

Committee Resolution

THAT the Officer’s Recommendation be adopted.

Moved Cr May Seconded Cr Englert

Cr May wished to highlight a few points from the report, the increase in operational works this year compared to last year is a key indicator that the Mackay region is on the move. There was a huge increase in visitation to the Orchid House Open Day held recently compared to last year. Also, the completion of Mansfield Drive, where a substantial amount of funds were allocated to the area and given the past issues with vandalism is hopeful the community will value this asset going forward. She congratulated the DDS, MECC staff and the team who put together the Sir Elton John concert, who made this a showcasing event for the Mackay region.

Also, in contrary to the Letter to the Editor on Saturday 7 October 2017, in the monthly report highlighted the Wagyu Association Australia Conference and the Australian Cane Farmers Conference will be held in Mackay. She believes this Council certainly supports rural activities, rural industries and it is a great opportunity for local producers to take advantage of these two (2) conferences in the coming months.

Cr Camm, on behalf of the Economic Development and Standing Committee, congratulated the DDS and his entire team in relation to the work and efforts, particularly around the Sir Elton John Concert.

CARRIED

8.2 MATERIAL CHANGE OF USE - UNDEFINED USE (FUNCTION FACILITY) - 147 ANDREW FORDYCE ROAD, MOUNT JUKES QLD 4740 - LOT 17 ON SP175692 (DA-2016-22)

Application Number: DA-2016-22
Date Received: 11 March 2016
Action Officer: Josephine McCann
Applicant’s Details: Peter M Schofield
Proposal: Material Change of Use - Undefined use (Function Facility)
Site Address: 147 Andrew Fordyce Road, Mount Jukes QLD
Property Description: Lot 17 on SP175692

Owner’s Details: Peter M Schofield and Victoria L Cheetham

Area: 6.002ha

Planning Scheme: Mackay City Planning Scheme including amendments up to 24 February 2014

Planning Scheme Designations:
Locality: Mackay Hinterland
Precinct: O'Connell River and Northern Streams
Zone: Rural

Assessment Level: Impact

Submissions: Nil

Referral Agencies: Nil / Advice / Concurrent (list including trigger)

Attachments:
Attachment A: Locality Plan
Attachment B: Adjoining Neighbours Map
Attachment C: Proposal Plan
Attachment D: Acoustic Assessment
Attachment E: Submitter Map

Recommendation: Approved Subject to Conditions
ASSESSMENT OF APPLICATION

Purpose

The Material Change of Use application is for an Undefined Use (Function Facility) at 147 Andrew Fordyce Road, Mount Jukes also formally known as Lot 17 on SP175692 (refer Attachment A – Locality Plan). The subject lot is zoned Rural in the Mackay City Planning Scheme 2006. An application for an Undefined Use (Function Facility) in the Rural Zone triggers an impact assessable application requiring public notification. Two properly made submissions were received objecting to the proposal.

The submitters have raised concerns summarized as noise, road safety and amenity. These matters have been addressed in general within this report. Whilst noting the submitters’ concerns, the submissions did not raise any planning grounds that cannot be appropriately justified or conditioned, therefore the application is recommended for approval subject to conditions.

Background

Council issued a Negotiated Decision Notice, effective 30 April 2010, for a Tourist Facility under DA-2009-186. Condition 6 of this approval restricted the use to:-

- **bed and breakfast accommodation as per “Bed and Breakfast Accommodation”** means any premises being part of a dwelling house, used as accommodation for tourists and travellers on a temporary basis (maximum of four weeks). Such accommodation is not self-contained. Where on rural land such activity is in conjunction with bona fide farming activities conducted upon the same premises but need not be part of a dwelling house. The use includes host farms and farm stay accommodation”.
- **Day visitors (i.e. not overnight stays) for example tour groups, school groups or nursing home groups which arrive by bus or van.**

A council compliance officer conducted an inspection of the subject site on 6 February 2015 as part of an audit. Also a search of the internet identified a website (www.stickandstonesseaforth.com.au) and Facebook site (https://www.facebook.com/pages/Sticks-and-Stones/681266995295640) for Sticks and Stones. Both sites were promoting and advertising the premises as an event venue for weddings and functions. Furthermore, existing signage located on the corner of the Bruce Highway and Yakapari-Seaforth Road advertises the venue for “Functions and Weddings”.

Subsequently, on 19 February, 2015, Council issued a show cause notice alleging that the owners were in contravention of Conditions 2, 6, 12, and 20 of their approval DA-2009-186 and that the approved use of the site does not include such events as functions and weddings. This application was therefore submitted to Council, for assessment, in response to the show cause notice.

Subject Site and Surrounds

The subject site is at Mount Jukes and located approximately 30km northwest from the Mackay CBD. The property is irregular in shape, zoned rural under the Mackay City Planning Scheme 2006, and has an area of 6ha. The site is within a rural residential-type node with
similar sized lots adjoining to the northeast and southwest and across the road to the northwest. The site backs onto a larger densely vegetated rural lot. Existing onsite, is a dwelling house, associated residential storage sheds, a dam, and a separate building containing the existing tourist facility. The property is not connected to reticulated water or sewer services. The site slopes downwards to the rear of the lot.

The nearest dwelling houses, to this function facility, are located 190 metres to the west and 224 metres to the east (see Attachment B – Adjoining Neighbours Map).

Proposal

The applicant proposes to legalise their already expanded operations from their previous approval. The increased operation includes catering for wedding parties and other private functions, which includes:

- driveway widening to the front of the facility
- future amenities block on the eastern boundary
- informal camping area for overnight guests associated with private functions and weddings
- wedding gazebo
- extended hours of operation to allow for earlier breakfast and later evening functions (existing hours are 8am-9pm except for bed and breakfast use Monday-Sunday),
- extended hours proposed for amplified noise (7am to 10pm Monday-Sunday) (existing amplified noise hours 8am-6pm Monday-Sunday).

Please refer to Attachment C – Proposal Plans for details of the existing and proposed expanded facility.

MACKAY ISAAC WHITSUNDAY REGIONAL PLAN

The subject site is located within the Rural Footprint and the proposal is generally consistent with the intent and outcomes of the MIWRP.

PLANNING SCHEME ASSESSMENT

Planning Scheme - Applicable Codes

The proposal has been assessed against Council’s Planning Schemes and Policies and is generally consistent with the intent of the Scheme. This application has been assessed against the following applicable codes: -

Mackay Hinterland Locality Code

The proposal is generally consistent with the overall outcomes and specific outcomes of the locality code.
Rural Zone

The proposal is generally compliant with the overall outcomes and specific outcomes of the rural zone, except for the details below:

Division 13 Overall & Specific Outcomes for the Rural Zone in the Mackay Hinterland Locality

2.(c) Non-rural activities do not occur

Specific Outcomes for the Rural Zone in the Mackay Hinterland Locality.

P5 Non-rural activities do not occur on land included in the Rural Zone.

Recommendation

This proposal is a commercial/events activity and is therefore a non-rural use. Uses such as the proposed can be supported in the rural zone as there are a few key features of the subject site and immediate surrounds that make the use appropriate in this location.

Firstly, when considering item 2(a) of the Rural Zone Code

(a) rural activities undertaken on land within the Rural Zone continue unconstrained by encroachment of incompatible land uses

The proposed use does not constrain rural activities as the surrounding sites are relatively small rural lifestyle blocks.

Also, the subject site is not suitable for large scale rural activities because of the size, topography, existing vegetation and surrounding locality of rural living style lots.

Finally, the Hinterland Locality Code Overall Outcomes does allow for non-rural activities in rural areas;

i) non-rural activities in rural areas are limited to activities which specifically require the particular rural location and do not adversely affect the operation of rural uses, or the rural landscape and character of the area.

This is considered to be the case given the demand for a rural setting event venue within Mackay.

Given the above, despite the conflict with the provisions of the Rural Zone Code, the proposal can be supported.

Bushfire Management Overlay Code

The proposal is consistent with the Overall Outcomes of the Bushfire Management Overlay Code because the internal layout of the site ensures efficient emergency access, adequate water supply is provisioned; the site features well maintained internal buffers; and the site is approximately 7kms from Rural Fire Brigade Services.
Good Quality Agricultural Land Overlay Code

The subject site is located on land zoned rural however the property is covered half by the existing dwelling and associated shed, a dam, and the existing tourist facility as approved under DA-2009-186. The site is approximately 6ha and is part of a rural lifestyle area in the rural zone; therefore, the site is not considered to be usable for agriculture, other than in a small scale for crops such as mangos, lychees or similar produce.

Development on Steep Land Overlay Code

The proposal complies with the relevant provisions in the Steep Land Overlay Code. The subject site is partially identified as being land with a slope of 15% or greater. Both current and proposed planning scheme mapping show the location of the existing tourist facility as being outside areas of significant slope. Further, the existing building was approved previously under DA-2009-186 and no major changes have occurred since.

Landscape Character Overlay Code

The proposal complies with the relevant provisions in the Landscape Character Overlay Code. The proposal is essentially an additional change of use and will not make any large-scale changes to the built form. As such, there will be no additional impact on the landscape character of the area beyond what was approved previously under DA-2009-186.

Environment & Infrastructure Code

The proposal is generally consistent with the overall outcomes and specific outcomes of this code and where required appropriate conditions can be effected to ensure compliance.

Recreational Facilities Code

The proposal is generally consistent with key amenity provisions in the code. The scale and built form are generally in keeping with the rural lifestyle lots off Andrew Fordyce Road, the intensity of the use is considered to be acceptable for this lifestyle area. The premises are not located in the city centre and adjoins rural residential style properties. The applicant has noted that the events facility has been designed and oriented to ensure the noise is directed away from neighbouring residences. The noise management plan submitted as part of the application material will form part of the conditions package for this approval.

Given that the subject site is located in an area that is considered to be a “rural residential” node, the form, scale and intensity of the development is in accord with the setting of the site and the surrounding area. This proposal will be providing a facility and service that will meet the needs of the residents of the immediate locality and further afield in a controlled environment without compromising the form and character of this precinct.

The acoustic report submitted (refer to Attachment D – Acoustic Assessment) provided comment on the measurements as follows:

"The noise levels from the Sticks and Stones venue at the two nearby residences are likely to be quite low. It is not possible to fully assess the noise impact of Sticks and Stones since the ambient noise level on Sunday was quite high. However, it is likely during the evening (up to 10pm) the background noise levels would be between 30
$dB(A)$ and $35 \ dB(A)$. The Licensing Commissions defines unreasonable noise from entertainment between 6am and 10pm as the adjusted maximum sound pressure level LA10, plus adjustments for tonal and impulse components, must not exceed the background level LA90 by more than 10$dB(A)$ when measured at any affected premises. Hence up to 10pm a noise level of at least 40 $dB(A)$ would most likely be acceptable at nearby residences. Since the noise level from the venue at the nearby dwellings is likely to be between 30 and 34 $dB(A)$ the noise levels from the venue are likely to be viewed as acceptable.

After 10:00 pm and before midnight a more stringent noise limit applies, since background noise levels are usually quieter and a high level of amenity is required. In this instance, it would be usual to refer to the Environmental Protection Policy controlling background creep. In this instance for a noise that varies the measured LAeq should not exceed the background by more than 5 $dB(A)$. Or for design purposes the modelled noise level should not exceed the background plus 3 $dB(A)$. Typically, the minimum background noise levels are limited to 30 $dB(A)$. Hence an LAeq of 33 $dB(A)$ would be acceptable at the nearby residences. On average the LAeq is equivalent to LA10 – 3$dB(A)$”.

Hence, even the noisiest period during the evening would comply with the after 10pm noise level goal at the nearby dwellings. However, the noise from the venue is usually less after 10pm since many patrons have typically departed the venue and there are usually smaller number of patrons remaining in attendance”.

Furthermore, it is a fact that functions or weddings events does not happen every day and the site will achieve a level of visitation within the capacity of the site to accept the consequential changes without detriment to the environment or recreational quality of the setting including landscape character.

A Noise Management Plan has been provided (refer to Attachment C – Proposal Plan) that outlines how the operator will implement a procedure to ensure that noise from functions at the premises will not create an undue impact on surrounding residents. The conditions of any approval will require that this Management Plan be adopted and implemented by the operator for all events at the property.

Mackay Region Planning Scheme

Under the new Mackay Region Planning Scheme (MRPS) 2017 the subject site is included in the Rural Zone. A proposal for a Function Centre is defined as”: -

“function facility means the use of premises for (a) receptions or functions; or(b) preparing and providing food and liquor for consumption on the premises as part of a reception or function”.

Such an application would be Impact Assessable and assessed against the whole of the planning scheme but in particular against the following:

- Rural Zone Code
- General development requirements code
- Agricultural Land Overlay Code
• Bushfire Hazard Overlay Code
• Landscape Character Overlay Code
• Landslide Hazard Overlay Code

Assessment against the MRPS would utilise the same justifications as discussed above in this report. On this basis, and given the proposal is generally consistent with the relevant provisions of the codes above, it is considered the proposal would be recommended for approval under the MRPS.

INFRASTRUCTURE CHARGES

Under Council’s current Adopted Infrastructure Charges Resolution, the proposal does generate an infrastructure charge in line with the Places of Assembly (Function Facility) charge category for gross floor area and impervious area as well. However, the subject site has an existing lawful use of that of “Tourist Facility” and all the existing structures will be used for the function facility therefore there will be no increase in gross floor area or impervious area which negates the need for an infrastructure charge notice to be issued as part of this application.

INFRASTRUCTURE CONSIDERATIONS

The proposed development is located on a 6ha property and is already operating, albeit without the necessary development permits. All necessary infrastructure is supplied to the property and the development of the proposed development will not generate the need for the provision of any additional infrastructure or services as the development are using the services already provided to the site.

REFERRAL AGENCIES

Nil.

SUBMISSIONS

The application was publicly notified in accordance with the requirements of the Sustainable Planning Act 2009. Two (2) properly made submissions (refer to Attachment E – Submitters Map), objecting to the proposal, were received during the notification period. It is noted that concerns were raised by other community members; however, they declined to make a formal submission about the proposal.

The concerns raised in the submissions have been addressed as follows:

1. Zoning

   Submitters' concerns
   “The land is situated within the Rural Zone. The planning scheme clearly discourages any other use other than rural activities to be conducted within a Rural Zone...The proposal to operate the proposed function facility seven days per week for the proposed hours of operation will impact significantly on the quiet rural neighbourhood.”

   Applicant’s comments
   The 2 submissions maintain the planning scheme discourages non-rural activities from
within the Rural Zone which is incorrect. As discussed in the development application report, non-rural activities including tourist development is supported by the planning scheme in the rural area in specific circumstances which apply to the proposal:

- The nature of the proposal specifically requires a site in the rural area with high rural landscape values;
- The proposal re-uses an existing tourist facility within the prime tourist area of Seaforth/Cape Hillsborough;
- The scale of the proposal fits with the rural setting and capacity of the subject land without causing adverse impacts.

Assessment Manager’s comments
Council recognizes natural rural landscapes are conducive to tourism and special events. This development in this specific location can be supported, even though the lots off Andrew Fordyce Drive are zoned rural, they serve the purpose of rural residential lifestyle blocks rather than have the capability to support agricultural production. The Planning Scheme does support the establishment of non-rural activities in certain situations and it is considered that this proposal fits the circumstances outlined in the Scheme.

2. Road Safety

Submitters’ concerns
“Andrew Fordyce Road is a single lane bitumen road designed for local traffic only, containing blind corners and hills. Vehicles are required to move off onto the grassed road verges to pass and vehicles entering and exiting the property would be required to completely cross the seal section of the road surface. The increase of traffic on Andrew Fordyce Road presents a significant safety hazard to residents and school children using the road for access to their properties as well as to visitors using the proposed facility.”

Applicant’s comments
The 2 submissions raised concern about road safety and the standard of the vehicle crossover.

Andrew Fordyce Drive is a higher standard than many rural access roads. The bitumen carriageway is wide enough for a bus (at least 4.5m wide) with grassed shoulders suitable for passing. The low traffic volumes make it unusual to pass another car while travelling the road. Event traffic will all be generally travelling the same direction down the road and spread out over the hour before the wedding and over the 3-4 hours after the wedding ceremony ends. There are no evidence existing events have created any road safety issues. The bitumen road and verges remain in good condition. The submitters make specific mention of school children using the road to access their properties. It would be very unusual for an event to be held on weekdays at the time of the day children are walking to or from the school bus.

The standard of the existing vehicle crossover is a matter for Council’s consideration and
conditioning if required.

**Assessment Manager’s comments**

While Andrew Fordyce Road is not a high order road, it is considered capable of catering for the traffic generated by the irregular events of the proposed events facility. The road is of an appropriate standard to accommodate the expected traffic at events and it is already a low speed environment. Any temporary increase in traffic numbers during an event is not expected to change the level of safety for users of the road.

### 3. Noise/Amenity of Residents

#### Submitters’ concerns

“All fences in the area as with most fences in rural areas are constructed of four strands of barb wire as was the original fence. The dividing fence of iron sheeting and the massive stone pillars along with an advertising sign which is in contravention of the current development approval are not subservient to the landscape…”

“The structures are sited in a natural amphitheatre creating noise nuisance to neighbouring properties. No provision has been included in the submission to minimise the impact of noise to neighbouring properties. Excessive noise levels from amplified music have been experienced by nearby residences from the operation of the facility in the past. The noise levels are such that residences have been unable to hear their TV or hold a conversation inside the residence without closing doors and windows. The application states ‘the manager of the facility manages noise’ is incorrect as the facility has operated with excessive noise outside the hours specified in the previous and current development approvals. On a number of occasions during 2016 amplified music at excessive volumes has been generated up to 2am”

#### Applicant’s comments

During the course of assessment the applicant met with the CEO and Director whereby the only outstanding matter raised by the submissions was considered to be noise. On this basis the applicant subsequently provided the formal noise assessment for Council’s review as a response to the submissions.

In response to concern raised about noise in the 2 submissions, the applicant commissioned the attached acoustic assessment by noise experts, Simpson Engineering Group. The Acoustic assessment is based on noise levels recorded for a Sticks & Stones Wedding event held on 13 August 2016 from 6pm to 11.30pm and background noise levels for the day after the event.

The acoustic assessment notes background noise levels recorded the day after the event are not reliable as the wind came up. As such, they adopted a background noise level between 30 db (A) and 35 dB (1) based on the background noise levels recorded from 12am (35dBA) to 2am (30dBA) on 14 August 2016 immediately following the event. This is a conservative approach as background noise levels during this time are typically quieter than during the evening.

The acoustic assessment compares event and adopted background noise levels to determine whether event noise is within the acceptable limits at nearby residents. The assessment has deduced event noise was within the acceptable levels at neighbouring residences for the whole event, including post 10pm when the acceptable levels are much lower.

These findings are not unexpected to the applicant given he lives between the function
facility and his closest neighbours to the west. The closest neighbouring residence is on Lot 18/SP175692 which is separated from the function facility by a distance of 225m and a vegetated hillside with a height difference of 17m. It is understood the principal submitter’s residence is on Lot 20/RP733388, which is separated from function facility by a distance of 400m and more vegetated hillside with a height difference of over 30m.

At 10am on 17 February 2017, a site visit was undertaken by the Director Development Services, Gerard Carlyon, then Acting Principal Planner, Brogan Jones and the writer to experience for themselves the level of noise from the Sticks & Stones’ stereo system at the closest neighbouring residence and to question that neighbour about any concerns they may have had about noise. The day was clear and there were light winds. The stereo system was turned up to a volume where meeting participants could not hear each other talk inside the function facility building. Meeting participants then drove to the closest neighbouring residence and listened. While the music could be heard by meeting participants, all agreed it was distant and unlikely to adversely impact on the amenity of the neighbours, even at night time. Upon questioning by Council officers, this was confirmed by the neighbour. The neighbour said they hadn’t heard the music as loud as that before, even during an event.

We are aware complaints have been made to the authorities about noise and fireworks at parties on the property with the Police attending from time to time. The applicant advises there is a history of ill feeling between the applicant and a nearby resident which he attributes to a fire from his burning off on his property which threatened neighbouring properties. He also advises the complaints have mostly been made about his own private parties, not events. The fireworks set off were during an event without his prior knowledge and were strongly dealt with. The applicant’s personal circumstances have changed and he now relies entirely on these events for his livelihood. The business is growing and the applicant is taking his responsibility for managing events and any private parties ever more seriously. The rural tranquillity of the venue is a point of difference which he specifically markets. He commissioned RPS to prepare the attached “Sticks & Stones Noise Management Plan” to help him manage noise during events. The plan is about managing the expectations of his customers from when they first inquire about an event until the event ends and improving relationships with his neighbours so they contact him directly with any concerns during an event so that he can take action.

Assessment Manager’s comments
Noise and its impact on nearby residents is Council’s chief concern with the proposal.

Despite not having planning approval the facility has been holding events and functions for a while now. The applicant has noted that the events facility has been designed and oriented to ensure the noise is directed away from neighbouring residences. The Noise Management Plan submitted as part of the application material will form part of the conditions package for this approval. Furthermore, it is noted that the two immediate neighbouring properties (most likely to be affected by noise impacts) have not lodged submissions objecting to the proposal. Council will also be conditioning that the Noise Management Plan be operative at all times. Council will also further condition that a maximum of only two events be allowed from Mondays to Thursday. Also, that if an event is held on a Sunday, then the Monday following that Sunday be an event-free day.

While it is understandable why some residents may be concerned about the application given non-compliance with the previous approval it is considered that the submissions have not
raised any issues or sufficient concern to warrant refusal of the application given Council's ability to place conditions upon any approval.

RESOURCES IMPLICATIONS

Nil.

RISK MANAGEMENT IMPLICATIONS

Nil, other than if an appeal is lodged by the applicant or submitters in response to the approval or its conditions.

CONSULTATION

External

The application was publicly notified in accordance with the Sustainable Planning Act 2009 and it has been determined the requirements of the Act has been satisfied in this respect.

Internal

The application has been tabled at Council’s internal development enquires meeting where the proposal was considered appropriate rural development in this rural locality. The Director of Development Services and the (then) acting principal planner has personally undertaken a site visit.

CONCLUSION

This proposal for an Undefined Use (Function Facility) development complies with the intent of the Mackay City Planning Scheme and the new Mackay Region Planning Scheme. While it is acknowledged that submissions have raised concerns, particularly in relation to noise from the facility, it is considered that the facility is an appropriate development in this location and conditions can be applied to appropriately address the concerns raised. The proposed development is recommended for approval subject to conditions.

Officer's Recommendation

A. THAT Council approve the application for a Material Change of Use - Undefined Use (Fuction Facility), located at 147 Andrew Fordyce Road, Mount Jukes, described as Lot 117 on SP175692, by RPS East Mackay Australia Pty Ltd on behalf of Mr Peter M Schofield, subject to the following conditions:

1. Plan of Development

The approved Material Change of Use – Undefined Use (Function Facility) development must be completed and maintained generally in accordance with the Plan of Development (identified in the Table below) and supporting documentation which forms part of this application, except as otherwise specified by any condition of this approval.
2. Event Management and Amplified Noise
   
a. The maximum number of guests allowed to be present at any one function/event/wedding is limited to 150 guests.

b. Functions and weddings to be held Mondays to Thursdays will be limited to two evening functions or weddings on these days.

c. For all users of the facility, the use of amplified music from Mondays to Thursdays and Sundays must cease at 9pm. On Friday and Saturday all amplified music must cease at 10pm.

d. If the function facility host an event/function on a Sunday, then the Monday following that Sunday must be an event free day.

e. No Band/s incorporating drums kits or similar are permitted to perform at this function facility.

3. Compliance with Noise Management Plan

The applicant must implement and comply, with the measures set out in the Sticks & Stones Noise Management Plan No 126560-1, prepared by RPS Pty Ltd, Version 1 dated 14 August 2017, unless otherwise specified in Condition 3.
4. Hours of Operation

Other than the Bed and Breakfast and overnight camping guests, the hours of operation are limited to 7am to 10pm Mondays to Sundays.

5. Persons Conducting Business

The business must be conducted by a person or persons resident on the property and a maximum 3 other persons may be employed who is not residents of the property.

6. Access

The existing access to the subject site must be upgraded, if required, to comply with Council’s Standard Drawing A4-25 Typical Minor Access Details for Council Rural Roads.

A Minor Works Permit from Council will be required for any such upgrade works.

7. Construction of Amenity Block

The amenity block shown on plan of development by RPS Pty Ltd dated 23/12/2015, Drawing No 126560-1-P01A, Sheet 1 of 3, REV A, must be constructed within 12 months of the date of this approval.

A Permit for Building Works must be obtained from a Private Building Certifier for the construction of this amenity block.

8. Advertising Sign/s Approval

No advertising sign and/or advertising device must be erected without separate Council approval. An application to Council under Subordinate Local Law 1.4 must be made and approved prior to any such sign or device being erected.

9. Carparking

Car parking areas must be made available on the property for guests’ vehicles. The area may be sealed or formed with a gravel hardstand treatment, though Council will also accept parking on a grassed area.

The amount of parking to be made available should match the expected patron parking for each function, with a minimum provision for 35 vehicles. The parking area should be appropriately sign posted and delineated.

Should the grassed parking area option be chosen, it is recommended that the parking area be moved regularly within the property so that no one area becomes worn and a potential source of dust generation. Should dust nuisance be created from the property Council may require the provision of
a dust free surface to a formalised parking area.

10. Vehicle Manoeuvring

All car parking spaces must be designed to allow all vehicles to drive forwards both when entering and leaving the property.

11. Parking Signs and Pavement Markings

A sign/signs and pavement markings must be provided directing drivers to the car parking.

12. Loading/Unloading

The loading and unloading of vehicles and the delivery of goods to and from the premises must, at all times, be undertaken entirely within the site and be so conducted as to cause minimum interference with other vehicular traffic.

13. Use of Car Parking areas

The areas set aside for parking, vehicle manoeuvring, loading, and unloading, must not be used for the storage or placement of goods or materials.

14. Stormwater Management

Ponding of stormwater resulting from the development must not occur on adjacent sites and stormwater formerly flowing onto the site must not be diverted onto other sites. The site shall be graded so that it is free draining.

The applicant must ensure that any proposed works required for the approved development do not cause any impact or worsening of stormwater runoff on adjoining properties.

15. Waste

a. Provision must be made on the land for the storage and collection of garbage and other solid waste. This area must be graded and drained and screened from public view to the satisfaction of the Council.

b. The location and design of the waste storage area must be located so as not to cause a nuisance to neighbouring properties in accordance with the relevant provisions of the Environmental Protection Act and Regulations.

c. All waste generated from construction of the proposed development shall be effectively controlled on-site before disposal. All waste must be disposed of in accordance with the Environmental Protection Act and Regulations.
16. **Lighting**

Any external lighting must be designed, baffled and located to prevent any adverse effect on adjoining land to the satisfaction of the responsible authority.

Security lighting on the subject site must be turned off at 9pm and then activated via movement sensors after that time.

17. **Nuisance or Annoyance**

The use must be conducted in such a manner so as not to cause nuisance or annoyance to persons or property not associated with the use.

18. **General Amenity Provision**

The use and or development must be managed so that the amenity of the area is not detrimentally affected, through the:

a. Transport of materials, goods or commodities to or from the subject site.

b. Appearance of any building, works or materials.

c. Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.

d. Presence of vermin

19. **Notice of Intention to Commence the Use**

Prior to the commencement of the use on the site, written notice must be given to Council that the use (development and/or works) fully complies with the decision notice issued in respect of the use (please see attached notice for your completion and return to development.services@mackay.qld.gov.au).

20. **Compliance with Conditions**

All conditions must be complied with prior to the commencement of the use, unless specified in an individual condition.

21. **Maintenance of Development**

The approved development (including landscaping, car parking, driveways and other external spaces) must be maintained in accordance with the approved drawing(s) and/or documents, and any relevant Council engineering or other approval required by the conditions.
22. Conflict between plans and written conditions

Where a discrepancy or conflict exists between the written condition(s) of the approval and the approved plans, the requirements of the written condition(s) will prevail.

23. Compliance with Council Standards

All design and construction for the development must be in accordance with Council’s Policies, Engineering Design Guidelines, Standard Drawings and Standard Construction Specifications.

24. Damage

The developer is responsible for the repair of any damage that is caused to Council’s infrastructure as a result of the construction works associated with the proposed development. The developer must make any damage safe and then notify Council immediately. Council will make the decision as to who will carry out the rectification works and the timing for the completion of those works.

B. THAT the applicant be provided with the following Assessment Manager Advice:

1. Food Business Licence

The approved Undefined Use (Function Facility) may require further approvals for a Food Business Licence from Councils’ Health & Regulatory Services section. This section should be contacted to determine if an approval will be required and their requirements for obtaining the relevant approvals.

2. Local Laws

The approved development must also comply with Council’s current Local Laws under the Local Government Act 2009.

3. Hours of Work

It is the applicant/owner’s responsibility to ensure compliance with Section 440R of the Environmental Protection Act 1994, which prohibits any construction, building and earthworks activities likely to cause audible noise (including the entry and departure of heavy vehicles) between the hours of 6:30pm and 6:30am from Monday to Saturday and at all times on Sundays or Public Holidays.

4. Dust Control

It is the applicant/owner’s responsibility to ensure compliance with Section 319 General Environmental Duty of the Environmental Protection Act 1994, which prohibits unlawful environmental nuisance caused by dust, ash,
fumes, light, odour or smoke beyond the boundaries of the property during all stages of the development including earthworks and construction.

5. Sedimentation Control

It is the applicant/owner’s responsibility to ensure compliance with Chapter 8, Part 3C of the *Environmental Protection Act 1994* to prevent soil erosion and contamination of the stormwater drainage system and waterways.

6. Noise During Construction and Noise in General

It is the applicant/owner’s responsibility to ensure compliance with Chapter 8, Part 3B of the *Environmental Protection Act 1994*.

7. General Safety of Public During Construction

It is the principal contractor’s responsibility to ensure compliance with Section 19 (2) of the *Work Health and Safety Act 2011*. Section 19 (2) states that a person conducting a business or undertaking must ensure that the health and safety of other persons is not put at risk from work carried out as part of the conduct of the business or undertaking.

It is the responsibility of the person in control of the workplace to ensure compliance with Section 20 (2) of the *Work Health and Safety Act 2011*. Sections 20 (2) states that the person in control of the workplace is obliged to ensure that the means of entering and exiting the workplace and anything arising from the workplace are without risks to the health and safety of any person.

8. Contaminated Land

It is strictly the applicant/owner’s responsibility to source information regarding contaminated land from the Department of Environment and Heritage Protection, Contaminated Land Section as Council has not conducted detailed studies and does not hold detailed information pertaining to contaminated land.

The Director Development Services (DDS) provided a brief background overview of the report.

Cr May queried the location of the neighbouring house on Lot 16 as the map on page 44 of the Agenda did not show this.

DDS advised the map on page 43 of the Agenda showed the location of both neighbouring houses.

The Mayor queried if the 24 conditions attached to the Material Change of Use (MCU) were worked up in conjunction with the applicant.
DDS advised applicants in general prefer less conditioning but Council believes they have come to a compromise which allows the applicant to successfully operate their business.

The Mayor queried if the department was happy with the MCU conditions.

DDS advised his department are happy with the MCU conditions.

Cr Bonaventura sought some clarity around the operation of a business in a rural zone.

Cr Camm advised under the Facilitating Development project covering tourism in a rural zone that Council is encouraging tourism and requested the DDS to clarify Council's position.

DDS advised there can be conflicts when any business is operating in the rural zone, but makes the point that in this case it is not an intensive farming area and the use can co-exist quite well. Council believes a rural tourism use can work well in the rural zone but always take the view that the rural practices have precedence.

Committee Resolution

THAT the Officer's Recommendation be adopted.

Moved Cr May Seconded Cr Englert

Cr May believes the concerns of the residents have been covered in the research and the content of the report and the opportunity for this rural activity fills a niche in the market and offers to both local and regional residents the ability to visit Sticks and Stones for an event.

CARRIED

8.3 LOCAL COASTAL PLANS FOR 2017/18

Author Natural Environment Coordinator

Purpose

To update the committee on the timelines for the development of the two Local Coastal Plans due to be completed this financial year.

Background/Discussion

Mackay Regional Council developed and adopted the Mackay Coastal Guidelines (2012) which set the strategic intent for the management of the coastal zone. Site-specific beach or local
coastal plans have been developed for the majority of the region’s beaches. A small number of plans are still to be completed. The target for 2017/18 is to complete two plans.

The two plans that will be completed this year are Midge Point and Slade Point/Lamberts Beach. Work commenced on the Local Coastal Plan for Midge Point in 2016, but the plan was put on hold. Slade Point/Lamberts Beach has been identified as the next highest priority for the development of a plan.

Reef Catchments has been engaged to develop and finalise the plans. The intention is to finalise the Midge Point plan first, and to commence the Slade Point/Lamberts Beach plan early in 2018. It is anticipated that each plan will take approximately three months to produce.

In addition to the plans for Midge Point and Slade Point/Lamberts Beach, discussions have been held between council and relevant stakeholders regarding developing a plan of action for Cape Hillsborough. Given the small area of council-managed land in this location, the format and scope of this plan will be reduced compared to recent Local Coastal Plans and the plan will be largely operational. It is anticipated that this plan of action will also be completed this financial year.

**Consultation and Communication**

Discussions have been held between Council and Reef Catchments staff regarding the timelines and processes for developing the plans.

As has occurred with previous plans, the development of the Local Coastal Plans for Midge Point and Slade Point/Lamberts Beach will involve an extensive community consultation program.

It is relevant that in addition to the consultation regarding the development of a coastal plan significant recent consultation has occurred with these communities regarding possible NDRRA disaster response works and much of this consultation and the works which will occur at those locations will be considered as part of the coastal plans.

**Resource Implications**

$15,000 has been set aside in the Natural Environment Levy budget for 2017/18 to complete the two plans.

**Risk Management Implications**

Completing two Local Coastal Plans this financial year is in line with the Operational Plan target for 2017/18 and will help manage ongoing risks at these locations.

**Conclusion**

In line with Operational Plan requirements, two Local Coastal Plans will be developed in 2017/18, for Midge Point and for Slade Point/Lamberts Beach. The intention is to commence the Midge Point plan in October 2017, and the Slade Point/Lamberts Beach plan in February 2018. It is anticipated that each plan will take approximately three months to complete.
Officer's Recommendation

THAT the committee notes the intention and timelines for preparing Local Coastal Plans for Midge Point and Slade Point/Lamberts Beach in 2017/18.

The Director Development Services (DDS) provided a brief background overview of the report.

Cr May advised she believes the completed Shoreline Erosion Management Plans reports for both these areas will complement the Local Coastal Plans when they are being prepared.

Cr Mann (nee Fordham) believes these two (2) locals areas are the next logical locations to carry out coastal plans given the challenges faced by these communities.

Committee Resolution

THAT the Officer's Recommendation be adopted.

Moved Cr Mann (nee Fordham) Seconded Cr Englert

CARRIED

8.4 ATTENDANCE OF COUNCILLORS AT DESTINATIONQ AND QUEENSLAND TOURISM AWARDS

Author Manager Economic Development and Tourism

Purpose

To seek approval for the following Councillors to attend the upcoming tourism industry events:

- Deputy Mayor Amanda Camm – DestinationQ Annual Forum, 9 November 2017, Brisbane Convention and Exhibition Centre
- Deputy Mayor Amanda Camm and Cr Karen May – Queensland Tourism Awards, 10 November 2017, Brisbane Convention and Exhibition Centre

Background/Discussion

Mackay Regional Council has made a strong commitment to economic development and tourism in the Mackay Region and the nominated functions are recognised as highly valuable.

The theme of the 2017 DestinationQ Annual Forum on November 9 is competitiveness from collaboration in the tourism sector and will feature international keynote speakers. There will be industry presentations by tourism businesses who represent best practice and that are working closely with their destination to support a common vision.
The Sarina Sugar Shed recently won three Gold Awards at the Mackay Region Tourism Awards for Outstanding Contribution by a Volunteer or Volunteer Group, Excellence in Food Tourism and Tourism Attraction and subsequently is in the running for Tourism Attraction, Distilleries Wineries and Breweries, Excellence in Food Tourism and Most Outstanding Contribution by a Volunteer or Volunteer Group at the Queensland Tourism Awards.

Consultation and Communication

Discussions have been held between Director Development Services, the Chief Executive Officer as well as with the relevant Councillors.

Resource Implications

The total cost to attend the Queensland Tourism Awards will be in the vicinity of $1000 per person including Gala ticket, return flights, accommodation and meal costs. There is no registration cost to attend DestinationQ with the only additional cost for accommodation. This will be borne by the Councillor budget within the Office of the Mayor and CEO.

Risk Management Implications

There are no risks to attendance at these conferences.

Conclusion

Given Mackay Regional Council’s current focus on economic development and tourism it will be of value to Mackay Regional Council for the nominated Councillors to attend the listed functions to promote and support the Mackay region brand and showcase the region at a state level.

Officer's Recommendation

THAT Council endorse the attendance of the below listed Councillors at the following events:

- Deputy Mayor Amanda Camm – DestinationQ Annual Forum, 9 November 2017, Brisbane Convention and Exhibition Centre
- Deputy Mayor Amanda Camm and Cr Karen May – Queensland Tourism Awards, 10 November 2017, Brisbane Convention and Exhibition Centre

Committee Resolution

THAT the Officer's Recommendation be adopted.

Moved Cr Mann (nee Fordham)  
Seconded Cr Englert
Cr Mann (nee Fordham) feels it is important that there is a Councillor representation at the Queensland Tourism Awards as Council's Sarina Sugar Shed has been nominated for two (2) State Awards.

Cr May advised if the Sarina Sugar Shed is successful in winning the *Food and Wine Award* this year, the Sarina Sugar Shed will be eligible to be entered into the Hall of Fame. To be eligible for inclusion in the Hall of Fame an award recipient needs to win the award three years in a row.

**CARRIED**

9. **TENDERS:**

Nil

10. **CONSIDERATION OF NOTIFIED MOTIONS:**

Nil

11. **PUBLIC PARTICIPATION:**

Nil

12. **LATE BUSINESS:**

Nil
13. CONFIDENTIAL REPORTS:

13.1 DEVELOPMENT SERVICES MONTHLY LEGAL REPORT - SEPTEMBER 2017

Confidential Legal Report - Subject to Legal Professional Privilege

Committee Resolution

THAT the report be received.

Moved Cr May Seconded Cr Mann (nee Fordham)

CARRIED

13.2 APPROVED SPONSORSHIP UNDER THE INVEST MACKAY EVENTS AND CONFERENCE ATTRACTION PROGRAM - SEPTEMBER 2017

Confidential

Committee Resolution

THAT the sponsorships approved under the Invest Mackay Events and Conference Attraction Program are noted.

Moved Cr Mann (nee Fordham) Seconded Cr Englert

CARRIED

13.3 APPROVED CONCESSIONS UNDER THE FACILITATING DEVELOPMENT IN THE MACKAY REGION POLICY - SEPTEMBER 2017

Confidential

Committee Resolution

THAT the concessions approved under the Facilitating Development in the Mackay Region Policy are noted.

Moved Cr Englert Seconded Cr Mann (nee Fordham)

CARRIED
14. MEETING CLOSURE:

The meeting closed at 11.38 am.

15. FOR INFORMATION ONLY:

15.1 DEVELOPMENT APPLICATION INFORMATION - 01.09.2017 TO 31.09.2017

For Council Information Only - No Decision Required.

Development Applications Received

<table>
<thead>
<tr>
<th>App. No.</th>
<th>Code / Impact</th>
<th>Address</th>
<th>Applicant</th>
<th>Description</th>
<th>Officer</th>
</tr>
</thead>
<tbody>
<tr>
<td>DA-2006-268/C</td>
<td>Code L 902 Mackay-Bucasia Road, BEACONSFIELD</td>
<td>Gainbright Pty Ltd</td>
<td>Request to Consider Plans Generally in Accordance - Material Change of Use from Rural to Urban Residential AND Reconfiguration of 1 lot to create 88 Urban Residential lots (assessed under the Superseded Planning Scheme)</td>
<td>Dennis O’Riely</td>
<td></td>
</tr>
<tr>
<td>DA-2010-206/D</td>
<td>Code 44 Bruce Highway, BAKERS CREEK</td>
<td>Cougar Developments Pty Ltd</td>
<td>Extension Application (4 Years) - Reconfiguration of a Lot - 2 Rural Lots into 262 Urban Residential Lots, 1 Open Space Lot and 2 Balance Lots - The Waters Stages 2-5</td>
<td>Darryl Bibay</td>
<td></td>
</tr>
<tr>
<td>DA-2012-383/A</td>
<td>Code 125 Royston Park Drive, KUTTABUL</td>
<td>Tenbern Pty Ltd</td>
<td>Extension Application (6 Years) - Wildlife Retreat - 6 Guest Houses</td>
<td>Josephine McCann</td>
<td></td>
</tr>
<tr>
<td>DA-2012-410/B</td>
<td>Code 10 Gold Street, MACKAY</td>
<td>Akasa Pty Ltd</td>
<td>Extension of Currency Period - Multiple Dwelling Units (6)</td>
<td>Darryl Bibay</td>
<td></td>
</tr>
<tr>
<td>DA-2013-136/A</td>
<td>Code L 1 Mackay-Bucasia Road, RURAL VIEW</td>
<td>Illuka Investments Pty Ltd</td>
<td>Change Application - 2 Urban Expansion Lots into 51 Residential lots - Stage 5, Richmond Hills</td>
<td>Dennis O’Riely</td>
<td></td>
</tr>
<tr>
<td>DA-2013-137/A</td>
<td>Code L 903 Boveys Road, RICHMOND</td>
<td>Illuka Investments Pty Ltd and Pointglen Developments Pty Ltd</td>
<td>Change Application - 2 Urban Expansion Lots and 1 Rural Lot into 91 Residential Lots - Stage 6 &amp; 7</td>
<td>Dennis O’Riely</td>
<td></td>
</tr>
<tr>
<td>DA-2013-326/A</td>
<td>Code 125 Holmes Road, BAKERS CREEK</td>
<td>Michael J Fenech and Margaret-Mary Fenech</td>
<td>Extension to Currency Period (24 Weeks) Material Change of Use - Caretaker’s Residence</td>
<td>Darryl Bibay</td>
<td></td>
</tr>
<tr>
<td>DA-2015-125/A</td>
<td>Code 22 David Muir Street, SLADE POINT</td>
<td>Development Certification</td>
<td>Minor Change Application - Warehouse</td>
<td>Helle Jorgensen Smith</td>
<td></td>
</tr>
<tr>
<td>DA-2017-100</td>
<td>Code 55 Mdina Drive, HABANA</td>
<td>Allbuild Approvals</td>
<td>Dwelling House (Outbuilding &gt; 200m2 and height dimensions)</td>
<td>Helle Jorgensen Smith</td>
<td></td>
</tr>
<tr>
<td>DA-2017-101</td>
<td>Code 856 Maraju-Yakapari Road, DUMBLETON</td>
<td>Kylie M Smith</td>
<td>Boundary Realignment - 2 Rural Lots into 2 Lots</td>
<td>Helle Jorgensen Smith</td>
<td></td>
</tr>
<tr>
<td>DA-2017-91</td>
<td>Code 55 Palomino Parade, EKAKALA</td>
<td>James M Finch</td>
<td>Dwelling House (Outbuilding)</td>
<td>Helle Jorgensen Smith</td>
<td></td>
</tr>
<tr>
<td>DA-2017-93</td>
<td>Code 30 Logan Crescent, EKAKALA</td>
<td>Adam J Daniel and Nicole R Daniel</td>
<td>Dwelling House (Outbuilding)</td>
<td>Josephine McCann</td>
<td></td>
</tr>
<tr>
<td>DA-2017-95</td>
<td>Code 11 Nicholsons Crossing Road, MIRANI</td>
<td>Bruce A Torrens</td>
<td>Dwelling House (Outbuilding/Awning)</td>
<td>Darryl Bibay</td>
<td></td>
</tr>
<tr>
<td>DA-2017-96</td>
<td>Code 38 Tamron Drive, MOUNT PLEASANT</td>
<td>Charlie Camilleri and Pauline Camilleri</td>
<td>1 Low Density Residential Lot into 2 Lots</td>
<td>Dennis O’Riely</td>
<td></td>
</tr>
<tr>
<td>DA-2017-97</td>
<td>Impact 289 Shakespeare Street, MACKAY</td>
<td>Duchess Constructions</td>
<td>Community Use (Vehicle Storage Shed)</td>
<td>Helle Jorgensen Smith</td>
<td></td>
</tr>
</tbody>
</table>
### Development Applications Entering Decision Making Period

<table>
<thead>
<tr>
<th>App. No.</th>
<th>Code / Impact</th>
<th>Address</th>
<th>Applicant</th>
<th>Description</th>
<th>Officer</th>
</tr>
</thead>
<tbody>
<tr>
<td>DA-2010-206/D</td>
<td>Code</td>
<td>44 Bruce Highway, BAKERS CREEK</td>
<td>Cougar Developments Pty Ltd</td>
<td>Extension Application (4 Years) - Reconfiguration of a Lot - 2 Rural Lots into 262 Urban Residential Lots, 1 Open Space Lot and 2 Balance Lots - The Waters Stages 2-5</td>
<td>Darryl Bibay</td>
</tr>
<tr>
<td>DA-2013-136/A</td>
<td>Code</td>
<td>0 Mackay-Bucasia Road, RURAL VIEW</td>
<td>Illuka Investments Pty Ltd</td>
<td>Change Application - 2 Urban Expansion Lots into 51 Residential lots - Stage 5, Richmond Hills</td>
<td>Dennis O'Riely</td>
</tr>
<tr>
<td>DA-2013-137/A</td>
<td>Code</td>
<td>0 Boveys Road, RICHMOND</td>
<td>Illuka Investments Pty Ltd and Pointglen Developments Pty Ltd</td>
<td>Change Application - 2 Urban Expansion Lots and 1 Rural Lot into 91 Residential Lots - Stage 6 &amp; 7</td>
<td>Dennis O'Riely</td>
</tr>
<tr>
<td>DA-2013-326/A</td>
<td>Code</td>
<td>125 Holmes Road, BAKERS CREEK</td>
<td>Michael J Fenech and Margaret-Mary Fenech</td>
<td>Extension to Currency Period (24 Weeks) Material Change of Use - Caretaker's Residence</td>
<td>Darryl Bibay</td>
</tr>
<tr>
<td>DA-2015-125/A</td>
<td>Code</td>
<td>22 David Muir Street, SLADE POINT</td>
<td>Development Certification</td>
<td>Minor Change Application - Warehouse</td>
<td>Helle Jorgensen Smith</td>
</tr>
<tr>
<td>DA-2017-90</td>
<td>Impact</td>
<td>217 Shakespeare Street, MACKAY</td>
<td>J.A. &amp; J.B. Boyle Pty Ltd ATF Boyle Family Trust</td>
<td>Crematorium</td>
<td>Dennis O'Riely</td>
</tr>
<tr>
<td>DA-2017-95</td>
<td>Code</td>
<td>11 Nicholsons Crossing Road, MIRANI</td>
<td>Bruce A Torrens</td>
<td>Dwelling House (Outbuilding/Awning)</td>
<td>Darryl Bibay</td>
</tr>
<tr>
<td>DA-2017-96</td>
<td>Code</td>
<td>38 Tamron Drive, MOUNT PLEASANT</td>
<td>Charlie Camilleri and Pauline Camilleri</td>
<td>1 Low Density Residential Lot into 2 Lots</td>
<td>Dennis O'Riely</td>
</tr>
</tbody>
</table>

### Development Applications Finalised

<table>
<thead>
<tr>
<th>App. No.</th>
<th>Code / Impact</th>
<th>Address</th>
<th>Applicant</th>
<th>Description</th>
<th>Officer</th>
</tr>
</thead>
<tbody>
<tr>
<td>CA-IDAS-2005/296F</td>
<td>Code</td>
<td>L 49 Sugarshed Road, ERAKALA QLD 4740</td>
<td>Ajana Park Pty Ltd</td>
<td>Minor Change Application - To nominate building setbacks on the approved plan of development - Combined Application for a Material Change of Use AND a Reconfiguration of 3 Lots to create 43 Park Residential Lots known as stage 4 and 5A of Settlers Rise Estate</td>
<td>Dennis O'Riely</td>
</tr>
<tr>
<td>MCUC-ASPA-2015/46A</td>
<td>Code</td>
<td>9 Peak Downs Highway, OORALEA QLD 4740</td>
<td>Rio Tinto - Hail Creek Mine</td>
<td>Change Application - Car Park (Temporary Use to become Permanent Use)</td>
<td>Josephine McCann</td>
</tr>
<tr>
<td>MCUC-ASPA-2017/43</td>
<td>Code</td>
<td>478 Kinchant Dam Road, KINCHANT DAM QLD 4741</td>
<td>Endurance Sheds Mackay</td>
<td>Oversized Shed &gt;200m2</td>
<td>Helle Jorgensen Smith</td>
</tr>
<tr>
<td>MCUC-ASPA-2017/81</td>
<td>Code</td>
<td>33-37 Margaret Vella Drive, PAGET QLD 4740</td>
<td>D &amp; T Hydraulics and Engineering Pty Ltd</td>
<td>General Industry (Electroplating Facility)</td>
<td>Helle Jorgensen Smith</td>
</tr>
<tr>
<td>MCUC-ASPA-</td>
<td>Code</td>
<td>26284 Peak Downs</td>
<td>Mackay Sugar Limited</td>
<td>General Industry (Locomotive Shed)</td>
<td>Darryl Bibay</td>
</tr>
<tr>
<td>Year</td>
<td>Code</td>
<td>Address</td>
<td>Applicant</td>
<td>Description</td>
<td>Decision</td>
</tr>
<tr>
<td>------</td>
<td>------</td>
<td>---------</td>
<td>-----------</td>
<td>-------------</td>
<td>----------</td>
</tr>
<tr>
<td>2017/83</td>
<td></td>
<td>Highway, RACECOURSE QLD 4740</td>
<td>Ian R Wallace</td>
<td>Material Change of Use - Residential Storage Shed</td>
<td>Dennis O'Riely</td>
</tr>
<tr>
<td>2017/84</td>
<td>MCUC-ASPA-</td>
<td>7 Tait Street, WEST MACKAY QLD 4740</td>
<td>Geoffrey R Larsen</td>
<td>Dwelling House (Outbuilding) - Height Dimensions and Boundary Setback</td>
<td>Helle Jorgensen Smith</td>
</tr>
<tr>
<td>2017/91</td>
<td>MCUC-ASPA-</td>
<td>55 Palomino Parade, EAKALA QLD 4740</td>
<td>James M Finch</td>
<td>Dwelling House (Outbuilding)</td>
<td>Helle Jorgensen Smith</td>
</tr>
<tr>
<td>2008/14A</td>
<td>MCUCO-IDAS-</td>
<td>2 Interlink Court, PAGET QLD 4740</td>
<td>Wisely Holdings Pty Ltd</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2017/53</td>
<td>ROLC-ASPA-</td>
<td>L 903 Cinnamon Drive, GLENELLA QLD 4740</td>
<td>Glenella One Pty Ltd</td>
<td>1 Urban Expansion Lot into 54 Lots - Preliminary Approval Only</td>
<td>Josephine McCann</td>
</tr>
<tr>
<td>2017/77</td>
<td>ROLC-ASPA-</td>
<td>L 601 Kersisdale Crescent, BEACONSFIELD QLD 4740</td>
<td>SHD Pty Ltd</td>
<td>2 Urban Expansion Lots into 13 Lots</td>
<td>Dennis O'Riely</td>
</tr>
<tr>
<td>2017/78</td>
<td>ROLC-ASPA-</td>
<td>108-118 Dawson Boulevard, RURAL VIEW QLD 4740</td>
<td>James W Copping</td>
<td>Reconfiguration of a Lot (1 Lot into 5 Lots)</td>
<td>Helle Jorgensen Smith</td>
</tr>
<tr>
<td>2017/82</td>
<td>ROLC-ASPA-</td>
<td>41 Forgan Street, NORTH MACKAY QLD 4740</td>
<td>Phoenixrising Super Fund</td>
<td>1 Urban Residential Lot into 3 Lots</td>
<td>Darryl Bibay</td>
</tr>
</tbody>
</table>

**Generally in Accordance With**

<table>
<thead>
<tr>
<th>Code</th>
<th>Address</th>
<th>Applicant</th>
<th>Description</th>
<th>Decision</th>
</tr>
</thead>
<tbody>
<tr>
<td>CA-IDAS-2006/268C</td>
<td>L 902 Mackay-Bucasia Road, BEACONSFIELD QLD 4740</td>
<td>Gainbight Pty Ltd</td>
<td>Request to Consider Plans Generally in Accordance - Material Change of Use from Rural to Urban Residential AND Reconfiguration of 1 lot to create 88 Urban Residential lots (assessed under the Superseded Planning Scheme)</td>
<td>Dennis O'Riely</td>
</tr>
</tbody>
</table>

**Relevant Period Extended**

<table>
<thead>
<tr>
<th>Code</th>
<th>Address</th>
<th>Applicant</th>
<th>Description</th>
<th>Decision</th>
</tr>
</thead>
<tbody>
<tr>
<td>MCUC-ASPA-2012/383A</td>
<td>125 Royston Park Drive, KUTTABUL QLD 4741</td>
<td>Tenbern Pty Ltd</td>
<td>Extension Application (6 Years) - Wildlife Retreat - 6 Guest Houses</td>
<td>Josephine McCann</td>
</tr>
<tr>
<td>MCUC-ASPA-2012/38A</td>
<td>26 McCulloch Street, NORTH MACKAY QLD 4740</td>
<td>Telstra Corporation Ltd</td>
<td>Extension of Currency Period (2 Years) - Telecommunication Facility</td>
<td>Dennis O'Riely</td>
</tr>
<tr>
<td>MCUC-ASPA-2013/173A</td>
<td>L 5 Brampton Island, BRAMPTON ISLAND QLD 4741</td>
<td>Brampton Enterprises Pty Ltd</td>
<td>Extension of Currency Period (4 Years) Tourist Facility</td>
<td>Shane Kleve</td>
</tr>
<tr>
<td>MCUC-ASPA-2013/41A</td>
<td>89 Juliet Street, SOUTH MACKAY QLD 4740</td>
<td>Bruce McDiarmid</td>
<td>Permissible Change - Extension of Relevant Period (2 Years) - Motel (80 Rooms plus Manager's Residence)</td>
<td>Kevene Albert</td>
</tr>
<tr>
<td>ROLC-ASPA-2013/167A</td>
<td>L 8 Schmidtkes Road, OORALEA QLD 4740</td>
<td>Ronald W Bradford and Merle P Bradford</td>
<td>Extension of Currency Period (4 Years) - Reconfiguration of a Lot - 1 Urban Expansion Lot into 151 Urban Expansion Lots, 2 Balance Lots, and 2 Drainage Lots</td>
<td>Dennis O'Riely</td>
</tr>
<tr>
<td>ROLC-ASPA-2015/108A</td>
<td>15 Rollinson Drive, VICTORIA PLAINS QLD 4751</td>
<td>Paul A Penny and Dionne Penny</td>
<td>Extension of Currency Period (2 Years) - 1 Rural Residential Lot into 2 Lots</td>
<td>Josephine McCann</td>
</tr>
</tbody>
</table>

**Application Not Required**

<table>
<thead>
<tr>
<th>Code</th>
<th>Address</th>
<th>Applicant</th>
<th>Description</th>
<th>Decision</th>
</tr>
</thead>
<tbody>
<tr>
<td>MCUC-ASPA-2017/93</td>
<td>30 Logan Crescent, EAKALA QLD 4740</td>
<td>Adam J Daniel and Nicole R Daniel</td>
<td>Dwelling House (Outbuilding)</td>
<td>Josephine McCann</td>
</tr>
</tbody>
</table>

**Consent Order Issued**

<table>
<thead>
<tr>
<th>Code</th>
<th>Impact</th>
<th>Address</th>
<th>Applicant</th>
<th>Description</th>
<th>Decision</th>
</tr>
</thead>
<tbody>
<tr>
<td>MCUI-ASPA-2013/259</td>
<td>Impact</td>
<td>L 241 Slater Avenue, BLACKS BEACH QLD 4740</td>
<td>Hawkhaven Pty Ltd</td>
<td>Hotel (Liquor Barn and Drive Through - Extension to existing Blacks Beach Tavern)</td>
<td>Julie Brook</td>
</tr>
<tr>
<td>Code</td>
<td>Description</td>
<td>Developer</td>
<td>Decision</td>
<td></td>
<td></td>
</tr>
<tr>
<td>----------------------</td>
<td>-------------------------------------------</td>
<td>------------------------------------</td>
<td>----------</td>
<td></td>
<td></td>
</tr>
<tr>
<td>ROLC-ASPA-2013/257</td>
<td>L 241 Slater Avenue, BLACKS BEACH QLD 4740</td>
<td>Hawkhaven Pty Ltd</td>
<td>1 Urban Residential Lot into 3 Lots</td>
<td>Julie Brook</td>
<td></td>
</tr>
<tr>
<td>ROLC-ASPA-2013/258</td>
<td>L 241 Slater Avenue, BLACKS BEACH QLD 4740</td>
<td>Hawkhaven Pty Ltd</td>
<td>1 Urban Residential Lot into 24 Lots</td>
<td>Julie Brook</td>
<td></td>
</tr>
<tr>
<td><strong>Negotiated Decision</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ROLC-ASPA-2017/1</td>
<td>217 Wainai Road, FARLEIGH QLD 4741</td>
<td>Victor J Attard</td>
<td>1 Rural Residential Lot into 2 Lots</td>
<td>Leah Harris</td>
<td></td>
</tr>
</tbody>
</table>

Confirmed on Wednesday 15 November 2017

………………………………………

CHAIRPERSON
APPENDIX / ATTACHMENTS
Development Services
Monthly Review Report
September 2017
Executive Summary

DEVELOPMENT SERVICES

September was an incredible month, with the largest ever event attracted by our Conference and Events program, the Elton John “Once in a Lifetime” concert. The concert itself, as well as associated projects such as the Elton John mural, lightshow, street renaming and business luncheon with the local Chamber of Commerce all contributed to the success of this initiative. Economic Development staff have arranged meetings with Tourism and Events Qld in November to explore opportunities for further events, now that Mackay has clearly demonstrated its capacity to stage large scale international acts.

In the development part of the directorate, it is pleasing to see continued upswing in applications, with a number of residential applications moving through the approval pipeline. We are now seeing a number of new houses underway in multiple estates across Mackay and while there are still pockets of pain, the market is improving.

In Strategic Planning, we have a number of important projects progressing well, including the Local Government Infrastructure plan, the Sains main street project and the waterfront PDA which could be a transformational project for the region.

The Parks team are looking forward to some much-needed rain to breathe life into our parks and gardens, but have been using the lengthy dry spell to finalise a range of capital works projects.

Gerard Cartyon
Director Development Services

The ‘Still Standing’ Post Elton Street Party held in the Mackay City Centre on September 23 attracted approximately 5,000 people.
Development News 09/2017
Updates on Significant Developments Currently Being Assessed by Council

APPLICATION LODGED
DA-2017-96
38 Ternion Drive, Mount Pleasant
The application proposes to subdivide one large residential property into two smaller properties within Belmont Estate.

APPLICATION LODGED
OW-2017-25
Lot 44 Midge Point Road, Midge Point
Earthworks and associated drainage, sediment & erosion control and acid sulphate soil management for a 103 lot residential subdivision.

APPLICATION APPROVED
DA-2017-77
L601 Kerrisdale Crescent, Beaconsfield
The application proposes to construct 13 residential lots on land at the entry to Kerrisdale Estate (corner of Golf Links Road and Norwood Parade).

APPLICATION APPROVED
OW-2017-18
361 Shakespeare Street, Mackay
OW - Civil Works - Industrial - Extension to machinery and vehicle sales, outdoor sales premises & ancillary car repair.
Monthly Safety Review

Summary

Seven incidents were reported during September.

No lost time injuries or lost days were recorded in September.

Three injuries to MRC employees were reported in September:
- An employee injured their wrist while pushing a vehicle to help it gain traction on wet grass.
- An employee felt pain in their back after lifting fence posts.
- An employee felt pain in their arm while they were mulching garden beds.

Other incidents included:
- A member of the public injured their hand on a wheel stop during an event.
- A near miss incident where a rock flicked up and hit a non-staff member’s vehicle.
- A near miss incident where a non-staff member’s vehicle was damaged when it was hit by a MRC car and trailer that was reversing.
- A near miss incident where a power pole was hit by the spray bar of a water truck as it was reversing.

Each incident is investigated and appropriate corrective measures implemented, to reduce future risks.

**Incidents and Injuries**

**Lost Time Injuries & Days Lost**

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Development Engineering</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Development Assessment</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parks, Environment &amp;</td>
<td>0</td>
<td>4</td>
<td>4</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>Sustainability</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Budget performance for the first quarter is largely tracking as planned, apart from some large additional applications fees what were received in advance of the new Planning Act, commencing in July 2017.

<table>
<thead>
<tr>
<th>Operating Results</th>
<th>YTD budget</th>
<th>YTD actual</th>
<th>Variance</th>
<th>%</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development Services Management</td>
<td>91,192</td>
<td>89,196</td>
<td>(1,997)</td>
<td>98%</td>
<td></td>
</tr>
<tr>
<td>Strategic Planning</td>
<td>454,497</td>
<td>466,325</td>
<td>11,828</td>
<td>103%</td>
<td></td>
</tr>
<tr>
<td>Development Assessment</td>
<td>(24,173)</td>
<td>(99,847)</td>
<td>(75,675)</td>
<td>413%</td>
<td></td>
</tr>
<tr>
<td>Development Engineering</td>
<td>118,079</td>
<td>22,185</td>
<td>(95,894)</td>
<td>19%</td>
<td></td>
</tr>
<tr>
<td>Economic Development</td>
<td>198,212</td>
<td>(108,817)</td>
<td>(217,829)</td>
<td>-99%</td>
<td></td>
</tr>
<tr>
<td>Parks, Environment &amp; Sustainability</td>
<td>3,432,724</td>
<td>3,403,740</td>
<td>(28,984)</td>
<td>99%</td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL OPERATIONAL</strong></td>
<td><strong>4,181,632</strong></td>
<td><strong>3,772,980</strong></td>
<td><strong>(408,552)</strong></td>
<td>90%</td>
<td></td>
</tr>
</tbody>
</table>

Legend:
- Operations more than 10% over Budget
- Operations between 1% & 10% over Budget
- Operations between 1% to 6% under Budget
- Operations less than 6% under Budget
- Operations more than 50% under Budget

Operating Results

![Operating Result Graph]

Page 5
Review of Operations

DEVELOPMENT ASSESSMENT

Volume of Operations

<table>
<thead>
<tr>
<th>Category</th>
<th>Under Assessment</th>
<th>New</th>
<th>Completed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Material Change of Use</td>
<td>28</td>
<td>5</td>
<td>6</td>
</tr>
<tr>
<td>Reconfiguration of a Lot</td>
<td>14</td>
<td>3</td>
<td>5</td>
</tr>
<tr>
<td>Combined Applications</td>
<td>5</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Concurrence Agency Referrals</td>
<td>7</td>
<td>8</td>
<td>9</td>
</tr>
<tr>
<td>Change Applications</td>
<td>22</td>
<td>9</td>
<td>3</td>
</tr>
<tr>
<td>Negotiated Decisions</td>
<td>10</td>
<td></td>
<td>0 1</td>
</tr>
</tbody>
</table>

Cumulative Number of Approved Development Assessment Applications

[Graph showing cumulative total from January to December for years 2015, 2016, and 2017]
### Development Assessment Performance Against Legislative Timeframes

<table>
<thead>
<tr>
<th>Application</th>
<th>Status</th>
<th>% Decided</th>
</tr>
</thead>
<tbody>
<tr>
<td>MCU Code (85% in 40 Days)</td>
<td>✔</td>
<td>100% decided in 40 days.</td>
</tr>
<tr>
<td>MCU Impact (50% in 40 Days)</td>
<td></td>
<td>No applications decided.</td>
</tr>
<tr>
<td>ROL (85% in 40 Days)</td>
<td>✔</td>
<td>100% decided in 40 days.</td>
</tr>
<tr>
<td>Concurrence Agency (85% in 10 Days)</td>
<td>✔</td>
<td>56% decided in 10 days.</td>
</tr>
<tr>
<td>FastTrack / Streamlined Applications</td>
<td></td>
<td>No applications decided.</td>
</tr>
</tbody>
</table>

* Approval timeframes have been significantly impacted by staffing constraints
DEVELOPMENT ENGINEERING

Volume of Operations

<table>
<thead>
<tr>
<th>Operational Works</th>
<th>10</th>
<th>4</th>
<th>2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Operational Works - Construction Phase</td>
<td>2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Subdivision Plans</td>
<td>3</td>
<td>9</td>
<td></td>
</tr>
<tr>
<td>Minor Works Permits</td>
<td>14</td>
<td>15</td>
<td></td>
</tr>
<tr>
<td>Signage Applications</td>
<td>6</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>Prescribed Tidal Works</td>
<td>3</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Change Applications</td>
<td>7</td>
<td>4</td>
<td></td>
</tr>
</tbody>
</table>

Cumulative Value of Approved Operational Works

Two Operational Works applications were approved in September 2017 with a total value of works of $809,900.

Development Engineering Performance Against Legislative Timeframes

<table>
<thead>
<tr>
<th>Application</th>
<th>Status</th>
<th>% Decided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minor Works (85% in &lt;10 Days)</td>
<td></td>
<td>81% decided in 10 days.</td>
</tr>
<tr>
<td>Signage Applications (85% in &lt;20 Days)</td>
<td></td>
<td>100% decided in 20 days.</td>
</tr>
<tr>
<td>Operational Works (85% in 40 Days)</td>
<td></td>
<td>100% decided in 40 days.</td>
</tr>
<tr>
<td>Plan Sealing (85% decided in 20 days without action notice)</td>
<td></td>
<td>100% decided in 20 days without Action Notice.</td>
</tr>
</tbody>
</table>

* Approval timeframes have been significantly impacted by staffing constraints
### STRATEGIC PLANNING

<table>
<thead>
<tr>
<th>Projects</th>
<th>Status</th>
<th>Description / Update of Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mackay Region Planning Scheme</td>
<td></td>
<td>The new Mackay Region Planning Scheme was finalised with Administrative and Alignment Amendments that commenced on 31 July 2017. The focus for August and September was on implementation of the Planning Scheme, with various information and training sessions conducted and marketing on the benefits of the new scheme commenced.</td>
</tr>
<tr>
<td>Sarina Town Centre Revitalisation Study</td>
<td></td>
<td>Broad concepts were presented to Council and additional investigation on design options underway which will require more time to complete. Expected reporting back to Council in early 2018.</td>
</tr>
<tr>
<td>Mackay Region Industrial Land Provision Study</td>
<td></td>
<td>Long term study to consider infrastructure options for developing industrial precincts identified in the proposed planning scheme. Study will be ongoing for 2017/18.</td>
</tr>
<tr>
<td>Planning Scheme Policy – Open Space Policy</td>
<td></td>
<td>Draft policy to set service standards for open space provisions under the Mackay Region Planning Scheme. Consultation on the draft policy planned to commence in late 2017.</td>
</tr>
<tr>
<td>Mackay Waterfront Redevelopment</td>
<td></td>
<td>Potential redevelopment opportunities at the Pioneer River and Birnington Esplanade waterfronts are being investigated. Consultation on initial concepts are now complete and an application is being prepared to request that the area be declared as a Priority Development Area. Issues papers are being prepared to inform further concept designs for various precincts in the study area.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Projects</th>
<th>Status</th>
<th>Description / Update of Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>Growth Allocation Model</td>
<td></td>
<td>A model to allocate and map future urban growth over a 20 year projection period based on growth scenarios. Further modelling scheduled to be undertaken following the release of the 2016 Census data and updated projections to be released in early 2018.</td>
</tr>
<tr>
<td>Transport Modelling</td>
<td></td>
<td>Transport model developed and further scenario testing undertaken during 2016/17. Model updates and further updates will be investigated in 2017/18.</td>
</tr>
<tr>
<td>Development of a Local Government Infrastructure Plan</td>
<td></td>
<td>Project planning and preparation for the project is underway. Preparation of the Draft LGIP commenced and is set to be completed by October 2018 for independent review. Consultation planned for early 2018.</td>
</tr>
<tr>
<td>Mackay Isaac Whitsunday Regional Transport Plan (State Government)</td>
<td></td>
<td>Council has been working with Transport and Main Roads and the Whitsunday and Isaac Regional Councils on the development of the State Government’s Regional Transport Plan.</td>
</tr>
<tr>
<td>Amendments to the Adopted Infrastructure Charges Resolution</td>
<td></td>
<td>A review of the existing Adopted Infrastructure Charges Resolution (AICR) has commenced. Draft AICR due to be finalised in 2017.</td>
</tr>
</tbody>
</table>
## Waterways

<table>
<thead>
<tr>
<th>Projects</th>
<th>Status</th>
<th>Description/Update of Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mackay Region Coastal and Inland Flood Hazard Adaptation Strategy (CIFHAS)</td>
<td></td>
<td>Project to identify the Mackay Regions coastal and flood hazards and identify adaptation options to minimize the adverse impacts of these hazards. Three projects currently underway include terrestrial LiDAR (street view image and property details such as floor levels, type etc.), consultation planning and a condition assessment of seawalls in the Mackay urban area.</td>
</tr>
<tr>
<td>Mackay Floodplain Management Plan</td>
<td></td>
<td>The second meeting for the Mackay Floodplain Management Plan was held on May 23 which provided an update of project progress and items requiring clarification for progress. Additional information has been gathered and provided to the consultant. Baseline modelling is underway, project pending progress of Terrestrial LiDAR and flood damage curve information.</td>
</tr>
<tr>
<td>Erosion Prone Area Review</td>
<td></td>
<td>Detailed studies of Town Beach and Blacks Beach are underway to refine our understanding of erosion prone areas, which may assist with potential future planning scheme zone amendments. Recommendations of the study are being considered.</td>
</tr>
<tr>
<td>Flood Damage Curves</td>
<td></td>
<td>A consultant was appointed and has completed a survey of building stock in Mackay using 19 residential properties and six commercial properties. Surveys were undertaken in June and information is being considered. The study will provide information on damage to properties for incremental flood height above floor level which will assist in defining the real flood risk of the region.</td>
</tr>
</tbody>
</table>

## Project Update - Implementing the Mackay Region Planning Scheme 2017

### WE ARE OPEN FOR BUSINESS

---

Project Update –

The Mackay Region Planning Scheme 2017 delivers “one region, one vision”, setting forth an exciting blueprint for future development throughout the region. Upon its commencement on 31 July 2017, the planning scheme created history as the first ever single planning instrument covering the entire Mackay Region.
The new planning scheme has been in operation for over two months, and in this time a range of information has been released to assist with planning scheme implementation.

'Go-live' information sessions

Four information sessions on the planning scheme were provided immediately before and after the commencement date. The well-attended sessions were open to both internal and external stakeholders. Topics covered included underpinning principles of the planning scheme, key benefits, key changes and go-live arrangements. Dedicated question and answer sessions proved to be mutually beneficial with stakeholders’ questions answered and aspects requiring further investigation identified.

Information available & planned

A host of supporting material has been progressively released since commencement of the planning scheme, including:

- A twelve-page document providing an overview of the planning’s scheme underpinning principles, key benefits and preparation process is available on Council’s website.
- 15 user guides on various aspects of the development assessment process and planning scheme requirements are now available on Council’s website. A further nine user guides will be made available in the near future. Additional user guides will be prepared on an as needed basis. The collection of user guides is and will be the most comprehensive suite of guidance and supporting material on the development system ever produced by Council. It is hoped that the material will be of great benefit to people navigating their way through the system.
- The planning scheme mapping is available on Council’s website on MMAPS - an interactive web-based system and also in PDF form. A new version of Council's MMAPS system will be launched in October, including the addition of a convenient 'planning report' function which provides advice on all mapping designations applying to individual properties.
- In addition to the planning scheme documents available on Council’s website in PDF Form, an interactive web-based (E Plan) format will be launched in October.

Promotion

The benefits of the new planning scheme are being promoted in various forms of media – TV, print and web. The intent of the campaign is not only to highlight the virtues of the planning scheme, but also to build confidence and stimulate investment in our region.

Future potential amendments

The planning scheme will be a dynamic instrument that will continue to evolve over time. Council is currently investigating potential amendments to provisions relating to Dwelling Houses to ensure full alignment with recent legislative changes, to ensure provisions meet community expectations and achieve intended amenity outcomes. Further amendments will be considered in due course.
### Natural Environment Projects

<table>
<thead>
<tr>
<th>Project</th>
<th>Status</th>
<th>Description / Update of Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>Environmental Sustainability Strategy</td>
<td>•</td>
<td>The Environmental Sustainability Strategy has now been adopted by Council. The Terms of Reference for the Sustainability Executive Group is being developed and the group will meet shortly. The group will oversee the implementation of the strategy.</td>
</tr>
<tr>
<td>Lamberts Lookout</td>
<td>•</td>
<td>A planting event was held at Lamberts Lookout to help stabilise the slope.</td>
</tr>
<tr>
<td>Mackay Natural Environment Centre</td>
<td>•</td>
<td>Renovations of the kitchen and office are largely completed and the nursery is in the process of seeking Nursery Industry Accreditation. Students from Finch Hatton School visited the nursery.</td>
</tr>
<tr>
<td>Midge Point and Lamberts Beach SEMPS</td>
<td>•</td>
<td>Community sessions were held regarding the Midge Point and Lamberts Beach SEMPS and potential disaster recovery works and funding.</td>
</tr>
<tr>
<td>Local Coastal Plans</td>
<td>•</td>
<td>Local Coastal Plans for Midge Point and Lamberts Beach are in development. A committee report has been started to outline project schedules.</td>
</tr>
<tr>
<td>Northern Beaches Safe Swimming Options</td>
<td>•</td>
<td>Consultation started on safe swimming options for the Northern Beaches.</td>
</tr>
</tbody>
</table>

### Capital Works Projects

<table>
<thead>
<tr>
<th>Project</th>
<th>Status</th>
<th>Description / Update of Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>North Street Park Eungella</td>
<td>•</td>
<td>The upgrade of North St park has commenced. A picnic shelter has been constructed and works have commenced on block retaining walls and steps. Additional works will involve concrete paths, garden beds and tree planting.</td>
</tr>
<tr>
<td>W4Q Mansfield Park Upgrade</td>
<td>•</td>
<td>Upgrading of Mansfield Dr park has been completed and the park has been opened to the public. The project involved new play equipment with shade structure, multipurpose sports court, picnic shelter, paths and tree planting.</td>
</tr>
<tr>
<td>W4Q Amenities Upgrade Seaforth Campground</td>
<td>•</td>
<td>The refurbishment of the front amenities block at Seaforth Campground has been completed. Works involved replacing cracked brick cubicle dividing walls, upgrade/ replacement of old plumbing fittings, replacement of hot water systems, new vanity bench/sinks and seats, replacement of all cubicle doors and fittings, new epoxy/ flake flooring and a full repaint. Works were completed and the amenities opened in time for the September school holidays.</td>
</tr>
<tr>
<td>W4Q Queens Park Play Equipment</td>
<td>•</td>
<td>Works on what will be Mackay’s largest playground have commenced. The project involves construction of a large skywalk/ slide structure and other play equipment for all ages. Picnic shelters, barbeques, concrete paths, drinking fountain and park fencing will also be constructed as part of the project. Works on concrete paths and fencing have been completed, construction of the play equipment has commenced with the first of two smaller play areas completed. The footings for the large skywalk structure are currently in progress. The project will be complete end of October.</td>
</tr>
</tbody>
</table>

### Botanic Gardens Projects

<table>
<thead>
<tr>
<th>Project</th>
<th>Status</th>
<th>Description / Update of Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pathway Upgrades</td>
<td>•</td>
<td>Boardwalk completed. Upgrades and repairs to the Gymnosperm bridge now taking place.</td>
</tr>
<tr>
<td>Operational Depot &amp; Nursery</td>
<td>•</td>
<td>Stage one undergoing defect rectification. Occupation delayed as a result. Stage 1A, the construction of the potting shed and associated areas, due to start shortly.</td>
</tr>
<tr>
<td>Furniture, Fixtures and Shelters</td>
<td>•</td>
<td>Part of the replacement furniture has been ordered. Cacti being obtained for remaining furniture. Signage strategy under review. New signs expected to be ordered and installed during the first half of 2018.</td>
</tr>
</tbody>
</table>
Requests for Maintenance Work

Results of Customer Survey (July / August 2017)

- Attitude of staff receiving request
  - Percentage
  - Satisfaction Level
  - VERY GOOD: 68.1%
  - GOOD: 21.7%
  - FAIR: 4.3%
  - POOR: 0.0%
  - VERY POOR: 5.8%

- Attitude of staff attending request
  - Percentage
  - Satisfaction Level
  - VERY GOOD: 67.7%
  - GOOD: 23.6%
  - FAIR: 4.1%
  - POOR: 1.1%
  - VERY POOR: 5.5%

- Time taken to address request
  - Percentage
  - Satisfaction Level
  - VERY GOOD: 52.1%
  - GOOD: 18.4%
  - FAIR: 12.7%
  - POOR: 10.1%
  - VERY POOR: 5.4%

- Appearance of completed work
  - Percentage
  - Satisfaction Level
  - VERY GOOD: 56.0%
  - GOOD: 24.0%
  - FAIR: 13.8%
  - POOR: 4.3%
  - VERY POOR: 7.2%

- Degree work addresses request
  - Percentage
  - Satisfaction Level
  - VERY GOOD: 55.1%
  - GOOD: 23.2%
  - FAIR: 10.1%
  - POOR: 1.4%
  - VERY POOR: 10.1%

- Overall satisfaction with response
  - Percentage
  - Satisfaction Level
  - VERY GOOD: 52.0%
  - GOOD: 24.0%
  - FAIR: 8.7%
  - POOR: 2.0%
  - VERY POOR: 10.1%

Representative Comments
- Helpful and happy
- The Roundup is beautiful but the communication is very poor.
- Appears in good repair.
- Everything was as it should be.
- The actual request of what was going to take place at the turn around in question was well detailed.
- Hazardous tree removed.
- Excellent service with a quick response to remedy.
- I would thank MRC arborist on the excellent service provided.
- Can you please thank Warren the MRC // Horticulturist/Arborist on his excellent service.
- Great – made area much more presentable and tidy.

Trends

Overall rating trends

- 2015
- 2016
- 2017
- 2018
**ECONOMIC DEVELOPMENT**

<table>
<thead>
<tr>
<th>Marketing</th>
<th>Events</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Revitalize the City Centre</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Strategy / Project</strong></td>
<td><strong>Status</strong></td>
</tr>
<tr>
<td>Business Attraction</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>
## Strong Local Businesses with a Global Reach

<table>
<thead>
<tr>
<th>Strategy / Project</th>
<th>Status</th>
<th>Description / Update of Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>Resources Industry Network (BIN) Export Group</td>
<td></td>
<td>Anthony Christensen, Group Manager METS for TIQ, attended the August Export Group meeting. Anthony shared his experiences from his recent trade mission to India and discussed the proposed itinerary of the upcoming trade mission to the International Mining, Equipment, Minerals and Metals Exhibition (IME) in India in November.</td>
</tr>
<tr>
<td>International Education and Training</td>
<td></td>
<td>The outcomes of GW3’s application to the Partnership Fund for the Study Greater Whitsunday Cluster Feasibility are expected to be announced shortly. Partners on the project include GW3, CQ University, Whitsunday, Isaac and Mackay Regional Council.</td>
</tr>
<tr>
<td>Resource Centre of Excellence</td>
<td></td>
<td>Quotes for the delivery of a pre-feasibility study and business case for the Resource Centre of Excellence are being reviewed. This study will form the first stage of the Resource Centre of Excellence project. A funding application was submitted in July under the Regional Jobs and Investment Package. If successful, the funding application will support the second stage of the project which will investigate detailed design and feasibility.</td>
</tr>
</tbody>
</table>

## Working to Support Local Business

<table>
<thead>
<tr>
<th>Strategy / Project</th>
<th>Status</th>
<th>Description / Update of Project</th>
</tr>
</thead>
</table>
| Mackay Events & Conference Attraction Program |        | Events/conferences held in September Eight events/conferences were held:  
  • Mackay Bluewater Fling  
  • Elton John On Tour in a Lifetime Concert  
  • Timberfest  
  • Eungella Bird Week & Bushwalking Festival  
  • Bulls Masters Country Challenge Cup  
  • River 2 Reef Charity Ride  
  • Queensland State Mountain Bike Championships  
  • Hibiscus Coast Spring Showcase  
  
Events/conferences approved in September Nine new events/conferences were approved through the program include:  
  • Tour De Cure  
  • Sugar City Classic (Sarina BMX)  
  • Australian Fishing Championships XIV  
  • North Australian Championships (Surf Life Saving)  
  • School Sport Australia (ASSRL) National Under 15 Rugby League Championships  
  • Wagyu Association Australia Conference  
  • International Advisory Board of the Asian Silicon Society (ASIS-7) Conference  
  • Case IH Step UP! 2018 conference (Australian Grain Farmers Association)  
  • Bowen Basin Symposium 2020  
  
Mackay Pride Facade Improvement Scheme - Round 4 |        | Expressions of Interest opened in August and are currently being considered as received. Two applications have been approved.  


## Partnerships for Economic Development

<table>
<thead>
<tr>
<th>Strategy / Project</th>
<th>Status</th>
<th>Description / Update of Project</th>
</tr>
</thead>
</table>
| Implementation of the Economic Development Strategy    |        | Mackay Region Fishing Strategy  
Economic Development is progressing the delivery of the Strategy and is managing the formation of a Steering Group to coordinate a strategy delivery. The first meeting relating to the formation of this Steering Group will be held in October. |
| Mountain Bike Strategy  
Economic Development is working with Community Lifestyle and other stakeholders to prepare the scope of a Mountain Bike Strategy. Consultant quotes will be sought in the coming months. |        |                                                                                                           |
| General Aviation  
Economic Development continues to coordinate advice to airstrip operators as requested. |        |                                                                                                           |
| Recreational Vehicle Attraction                         |        | Economic Development has engaged a town planning consultant to undertake a review of Council’s regulatory framework related to the approval and operation of caravan parks/camping grounds. A consultant will now also be engaged to deliver an RV Strategy which will focus on the broader marketing and ancillary infrastructure requirements to support the Mackay region as an RV friendly destination. |
| Facilitating Development in Mackay Region Policy        |        | Two stage two applications and one application for an extension to an existing approval were approved at the September Economic Development & Planning Standing Committee. |
| Mackay Information Technology Network (MITN)            |        | Economic Development will continue to engage with MITN to discuss future partnership opportunities.                                                                 |
| Week of Wagyu                                           |        | A working group is being established to identify and coordinate activities complementary to the annual Australian Wagyu Association National Conference which will be held in Mackay on 2-4 May, 2018. |

## Attracting & Keeping Young People in the Region

<table>
<thead>
<tr>
<th>Strategy / Project</th>
<th>Status</th>
<th>Description / Update of Project</th>
</tr>
</thead>
</table>
| Support and incubate to foster creativity & commercialise ideas and start ups |        | Split Spaces Mackay  
Economic Development will continue to engage with Split Spaces Mackay to discuss future partnership opportunities as requested. Support has recently been provided for the visit by the Queensland Chief Entrepreneur and the delivery of the twelve-month Ceder Dojo Youth Entrepreneur Program. |
| Startup Mackay                                           |        | Economic Development have provided sponsorship support for the Startup Weekeand Mackay to be held from 10-12 November, 2017.                                    |
| Advancing Regional Innovation Program                   |        | Mackay Regional Council is a key partner to the Greater Whitsunday Alliance application to the Advancing Regional Innovation Program for the delivery of a Regional Collaborative Action Plan. Funding of $500,000 over three years for the Action Plan was announced in August, and contract negotiations are now being finalised. Council will continue to support the role-out of the Action Plan. |
### Place Management of Suburbs & Localities

<table>
<thead>
<tr>
<th>Strategy / Project</th>
<th>Status</th>
<th>Description / Update of Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>Place Making</td>
<td></td>
<td>Economic Development are reviewing possible place making activities in regional localities and will implement a place making program in 2017/18.</td>
</tr>
<tr>
<td>Sarina Field of Dreams</td>
<td></td>
<td>New Mackay Region Visitor Information Centre &amp; Parkland Development. Yassillo Construction have now been on site for approximately one month. Construction work is progressing with significant visual changes across the Parklands, including car park excavation, removal of landscaping in preparation of new works, improved drainage and new footpaths. The Design and Construct contract for the Railway Station Visitor Information Centre was awarded in September to WHF Group Pty Ltd, a local building company. October will see the early contract documentation finalised and the Design Review for the refurbishment of the Sarina Railway Station into the new Mackay Region Visitor Information Station is also anticipated to commence. Signage &amp; Wayfinding consultants have been engaged, and were on site during September to commence Stage One of their deliverables.</td>
</tr>
</tbody>
</table>

### Sarina Sugar Shed

<table>
<thead>
<tr>
<th>Strategy / Project</th>
<th>Status</th>
<th>Description / Update of Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>Business Operations</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Item</th>
<th>September</th>
<th>YTD</th>
<th>Annual Target</th>
</tr>
</thead>
<tbody>
<tr>
<td>Visitation</td>
<td>1,445</td>
<td>4,639</td>
<td>10,000</td>
</tr>
<tr>
<td>Ticket Sales</td>
<td>$25,390</td>
<td>$77,399</td>
<td>$185,000</td>
</tr>
<tr>
<td>Retail Sales</td>
<td>$35,478</td>
<td>$95,002</td>
<td>$327,000</td>
</tr>
<tr>
<td>Total Income (incl. Tickets Income)</td>
<td>$60,859</td>
<td>$173,402</td>
<td>$512,000</td>
</tr>
<tr>
<td>Total Expenses</td>
<td>$76,359</td>
<td>$193,598</td>
<td>$809,664</td>
</tr>
</tbody>
</table>

### e-Statistics

<table>
<thead>
<tr>
<th>Subscribers</th>
<th>September</th>
<th>August</th>
<th>July</th>
<th>June</th>
<th>May</th>
<th>Apr</th>
</tr>
</thead>
<tbody>
<tr>
<td>City Centre Business Network</td>
<td>1,101</td>
<td>1,111</td>
<td>1,127</td>
<td>950</td>
<td>902</td>
<td>972</td>
</tr>
<tr>
<td>Regional Focus Business Network</td>
<td>153</td>
<td>153</td>
<td>153</td>
<td>171</td>
<td>171</td>
<td>173</td>
</tr>
<tr>
<td>Sarina Business Network</td>
<td>182</td>
<td>184</td>
<td>186</td>
<td>196</td>
<td>195</td>
<td>198</td>
</tr>
<tr>
<td>Evans Avenue Network</td>
<td>71</td>
<td>71</td>
<td>72</td>
<td>88 (expired emails &amp; review)</td>
<td>88</td>
<td>132</td>
</tr>
<tr>
<td>City Deals Club Subscribers</td>
<td>3,858</td>
<td>3,675</td>
<td>3,666</td>
<td>3,666</td>
<td>3,687</td>
<td>3,743</td>
</tr>
</tbody>
</table>
## UPCOMING EVENTS

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Oct 2-15</td>
<td>2017 Australian Fishing Championships</td>
<td>Mackay Region Dams</td>
</tr>
<tr>
<td>Oct 12-15</td>
<td>Sugar City Classic</td>
<td>Sarina BMX Ground</td>
</tr>
<tr>
<td>Oct 13</td>
<td>Movies in the Meadow – A free outdoor movie night for the community</td>
<td>Meadowlands Amphitheatre</td>
</tr>
<tr>
<td>Oct 13-15</td>
<td>Caravaning QLD State Conference</td>
<td>MECC</td>
</tr>
<tr>
<td>Oct 21</td>
<td>The Grass is Greener – A boutique music festival showcasing the best of Australian talent</td>
<td>Meadowlands Amphitheatre</td>
</tr>
<tr>
<td>Oct 27</td>
<td>Mackay West Rotary Christmas Fair</td>
<td>Col Stor Park</td>
</tr>
</tbody>
</table>